

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #25-093**

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR  
PLEASURELAND RV CENTER – NORTH METRO**

**RECITALS**

1. Pleasureland RV Center – North Metro, hereinafter referred to as the “Permittee”, has properly applied for Site Plan approval for a parking lot expansion and utility connections on the property generally known as 7900 Riverdale Drive NW and legally described as follows:

LOTS 2-6, BLOCK 5 ALPACA ESTATES, Anoka County, Minnesota

(“Subject Property”)

2. That Pearson Investments, LLC is the fee owner of the Subject Property and is a party to the Land Use Application.
3. That the Permittee appeared before the Planning Commission for a public hearing on March 27, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
4. That the Subject Property is zoned B-3 Regional Business District and is guided as Commercial in the 2040 Comprehensive Plan.
5. That the Environmental Policy Board reviewed the natural resources aspects of the project on March 17, 2025, and recommended approval.
6. That the Planning Commission reviewed the Site Plan on March 27, 2025, and recommended approval.
7. That the City Council reviewed and approved the Site Plan and Stormwater Maintenance Agreement on April 8, 2025.
8. That the City Council reviewed the Development Agreement on May 13, 2025.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY  
OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of the Development Agreement for the proposed improvements on the Subject Property, contingent upon the following conditions:

## CONDITIONS

1. That the Applicant enter into this Development Agreement with the City.
2. That the Applicant enter into a Stormwater Maintenance Agreement with the City.
3. Compliance with Staff comments as noted in ProjectDox, including providing a Photometric Plan that complies with City Code Section 106-310 (Lighting).
4. That the Applicant obtains the necessary permits to connect to the City's sanitary sewer and municipal water systems.
5. That if the private well is retained, it can only be used for irrigation purposes and must be completely disconnected from the building.
6. That the Applicant obtains the necessary permit(s) from the Lower Rum River Watershed Management Organization.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 13<sup>th</sup> day of May, 2025.

