

Commissioner Bauer introduced the following resolution and moved for its adoption:

RESOLUTION #25-110

A RESOLUTION GRANTING A VARIANCE FOR A DRIVE-THROUGH LANE IN THE FRONT YARD AT 14751 ARMSTRONG BLVD NW

RECITALS

1. The City of Ramsey received an application from Shannon Marcus of Border Foods, LLC (the "**Permittee**") requesting a **Variance** to the drive-through placement standards in Section 106-625 of Ramsey City Code on property legally described as follows:

Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

(the "**Subject Property**"); and

2. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on May 22, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the **Subject Property** is approximately 1.32 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned COR-2b, Commercial Subdistrict.
5. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and
6. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan.
7. That City Code Section 106-625 (**Performance Standards**) states that drive-through lanes are not permitted in the front yard or within the front build-to line.
8. That due to the presence and location of wetlands and utilities on the **Subject Property**, and that due to the lot dimensions of the **Subject Property**, the **Permittee** has significant constraints for development.
9. That the **Permittee** is proposing to construct a restaurant with a drive-through lane in the front yard to reduce the impervious surfacing footprint and efficiently use the buildable area of the **Subject Property** in accordance with all other standards of Ramsey City Code.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variances**) of the Ramsey City Code.
2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code, which includes placing the drive-through in the front yard between the building and the right-of-way to maximize stacking space on the property, limit the

potential for vehicular traffic to back up into the private access road or Armstrong Boulevard, and reducing the number of conflicts between vehicular and pedestrian traffic.

3. That the **Variance** is necessary because the plight of the landowner is due to circumstances unique to the property not created by the landowner, as the **Subject Property** is encumbered by wetlands and existing utility infrastructure that limit the size and shape of the buildable area.
4. That the **Variance** will not alter the essential character of the locality, as the **Applicant** has designed the site plan to allow for a blend of urban and suburban design elements to foster economic development while maintaining multi-modal connectivity, an urban streetscape, and a higher design standard.
5. That the **Variance** is not intended to solely satisfy economic considerations.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the “**Variance**”) to deviate from the prohibition of drive-through lanes in the front yard of COR-2b-zoned properties as set forth in Section 106-625, to allow a drive-through lane to be located 12.5 feet from the west property line on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of plans dated May 7, 2025, designed by Elan Design Lab.
2. That the **Applicant** shall comply with all other regulations in Chapter 106 of City Code.
3. That the **Applicant** shall not expand the drive-through lane beyond the 12.5-foot setback of the on the **Subject Property** in any way unless in full compliance with City Code.
4. That the **Applicant** shall install a decorative fence along the drive-through lane as a mitigating feature.
5. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
6. That this resolution shall be recorded against the property with the Anoka County Recorder’s Office prior to receiving a building permit.

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

Chairperson Gengler
Commissioner Bauer
Commissioner Musgrove
Commissioner Anderson
Commissioner Lubarski
Commissioner Rudack

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

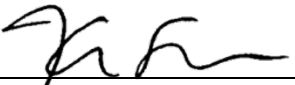
Commissioner VanScoy

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of May, 2025.



Planning Commission Chairperson

ATTEST:



City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303