

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

RESOLUTION #25-194

RESOLUTION DENYING A VARIANCE TO LOT WIDTH AT 17201 ST. FRANCIS BOULEVARD NW

RECITALS

1. The City of Ramsey received an application from Tim O’Shaughnessy (the Applicant) requesting a Variance to the minimum lot width requirements in conjunction with a request to subdivide property (Major Plat) at 17201 St. Francis Boulevard NW and legally described as follows:

*Lot 1, Block 1, OSHAUGHNESSY ADDITION, Anoka County, Minnesota; and
Outlot A, OSHAUGHNESSY SECOND ADDITION, Anoka County, Minnesota*

(the "**Subject Property**")

2. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the **Subject Property** is zoned RR, Rural Residential District, as are surrounding parcels on the south and northwest. Parcels to the northeast and west are zoned PUD, Planned Unit Development. The eastern portion of the property is located within the Scenic River Protection Overlay.
4. That the Subject Property has a lot width of approximately 713.41 feet.
5. That City Code Section 106-430(a) (Bulk Standards) specifies that minimum lot width for non-cul-de-sac lots in Rural Residential zoning district is 200 feet.
6. That City Code Section 106-105 (Definitions) define Lot Width as means “the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement.”
7. That the Applicant has requested to subdivide the property into four lots as OSHAUGHNESSY THIRD ADDITION.
8. That along the western portion of the property, one of the proposed lots has a lot width of approximately 109 feet while the other two adjacent proposed lots have widths of approximately 302 feet each.
9. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That there is enough width on the western side of the existing parcel to adjust the proposed lots so that each has at least 200 feet of width as measured at the minimum setback line, including the area encumbered by a power line easement.
2. That the proposed narrow lot would be out of character with other properties in the area as none zoned RR, Rural Residential District, are below 200 feet in width.

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

- 1) That the Ramsey Planning Commission hereby denies approval of a variance (the "Variance") to deviate from the required lot width requirement and directs the Applicant to prepare a conforming plat to proceed to the Preliminary Plat phase of a Major Plat review.

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

Chairperson Gengler
Commissioner Anderson
Commissioner Lubarski
Commissioner N. Bauer
Commissioner R. Bauer
Commissioner Musgrove
Commissioner VanScoy

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 28th day of August, 2025.



Planning Commission Chairperson

ATTEST:



City Clerk