

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #25-203**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OFF-PREMISE  
DIGITAL BILLBOARD AT 6111 HIGHWAY 10 NORTHWEST**

**RECITALS**

1. Kenjoh Outdoor Advertising, LLC, hereafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the properties generally known as 6111 Highway 10 NW and legally described as:

*Lot 1, Block 1, Guy Addition, except Parcel 66 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota;*

*Lot 1A, Block 1, Guy Addition, Anoka County, Minnesota;*

*Lot 2, Block 1, Guy Addition, except Parcel 67 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota.*

(the ‘Subject Property’);

2. 6111 Ramsey Properties LLC is the Owner of the Subject Property and has a lease agreement with the Permittee.
3. That the Subject Property is zoned B-2 Business District and is approximately 2.00 acres in size.
4. That the Subject Property is guided as Commercial in the City’s 2040 Comprehensive Plan.
5. That an off-premises digital billboard is classified as a conditional use in the B-2 Community Business District.
6. That the Planning Commission held the public hearing on the proposed off-premises digital billboard at its scheduled meeting on August 28, 2025.
7. That the Planning Commission approved Resolution #25-196 approving a variance to the separation requirements of Chapter 108 – Sign Code.
8. That the Planning Commission recommended approval of this Conditional Use Permit.

**FINDINGS OF FACT**

1. That the billboard will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
2. That the billboard will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the billboard will not be hazardous to existing or future neighboring uses.
4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, and police and fire protection.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:** That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") for the construction and operation of an off-premises digital billboard on the Subject Property contingent upon the following conditions:

**CONDITIONS**

1. That this Permit conform to site plan dated 5/23/23 (revised).
2. That this Permit conform to the plans dates 5/31/2023 with a thirty-foot tall stone base.
3. That a revised landscape plan to meet the intent of the 1999-approved plan shall be submitted to City Staff for review and approval and installed within one year of the date of this resolution.
4. That a signed lease be executed for the property between the Owner and the Permittee.
5. That a signed agreement guaranteeing the City no less than 20 hours (provided in 9,000 eight-second spots) per month for community and public service messages at such times as shall be reasonably determined by the City. The Mayor and City Administrator are authorized to sign said agreement.
6. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
7. That the Permittee shall apply for and obtain a building permit for the sign and all conditions therein.
8. That the Permittee shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.
9. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Olson, 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 the 14<sup>th</sup> day of October, 2025.

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Mayor

**ATTEST:**

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City Clerk