

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

**RESOLUTION #25-272**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
FOR A BANK WITH TWO DRIVE-THRU LANES  
AT 7845 SUNWOOD DRIVE NW**

**WHEREAS**, Mr. Dean Suchy of CorTrust Bank (the "Applicant") has properly applied for a conditional use permit for a bank with two drive-thru lanes on the property legally described as follows:

Lot 1, Block 1, COR SIX, Anoka County, Minnesota

(the "Subject Property")

**WHEREAS**, the Subject Property is zoned COR-2b Commercial Subdistrict and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

**WHEREAS**, the proposed use of the property as a bank is a permitted use and the two drive-thru lanes are a conditional use; and

**WHEREAS**, construction of new business uses within the COR-2b Subdistrict requires a formal site plan review by the Planning Commission and approval by the City Council; and

**WHEREAS**, a conditional use permit review includes a site plan review; and

**WHEREAS**, the Planning Commission held the public hearing for the proposed use and site plan at its meeting on November 20, 2025, and recommended approval.

**WHEREAS**, the City Council reviewed the proposal at its meeting on December 9, 2025.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:** That the Conditional Use Permit for a bank with two drive-thru lanes and associated site improvements are hereby approved subject to the following conditions:

1. Plans submitted for a building permit must conform to those presented to the City Council dated 11/21/2025 (architectural), 11/20/2025 (photometrics), and 12/1/2025 (civil and landscape).
2. Plans are subject to approval from the Lower Rum River Watershed Management Organization.
3. The Applicant must enter into a development agreement with the City of Ramsey to guarantee completion of site improvements in a timely manner. The Mayor and City Administrator are authorized to sign this agreement.

4. Speakers shall not be audible from adjacent rights-of-way or residential uses.
5. The Applicant shall enter into an access and maintenance agreement for the shared access roadway to the north of the subject property.
6. This conditional use permit expires one year from the date of approval unless a building permit has been issued.

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 the 9<sup>th</sup> day of December, 2025.

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Mayor

**ATTEST:**

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City Clerk