

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

**RESOLUTION #25-062**

**A RESOLUTION APPROVING A VARIANCE TO SUBDIVISION CODE  
AT 6549 HIGHWAY 10 NW**

**RECITALS**

**WHEREAS**, the City of Ramsey, a charter city and municipal corporation, owns the following property:

*That part of Government Lots 3 and 4, and of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, described as follows:*

*Commencing at the Northeast corner of said Section 34; thence on an assumed bearing of South 0 degrees, 55 minutes, 06 seconds East, along the East line of said Northeast Quarter, for 1321.75 feet to the Northeast corner of said Government Lot 4; thence South 89 degrees, 36 minutes, 21 seconds West, along a line to be hereafter known as Line "A" for the purposes of this description, for 1623.71 feet to a point to be hereafter known as Point "B" for the purposes of this description, being a Judicial Landmark marked pursuant to Torrens File No. T-2694; thence South 1 degree, 05 minutes, 57 seconds East for 164.16 feet to the intersection with the Northeasterly right-of-way boundary line of Trunk Highway No. 10, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M5, filed as Anoka County Recorders Document No. 541042, said point of intersection also being a Judicial Landmark set pursuant to said Torrens File No. T-2694, and also being the actual point of beginning of the tract to be hereby described; thence return North 01 degree, 05 minutes, 57 seconds West for 164.16 feet to said Point "B"; thence North 00 degrees, 42 minutes, 25 sections West for 243.04 feet to the intersection with the Southerly railroad right-of-way line of Burlington Northern Railroad Company, said point of intersection also being a Judicial Landmark set pursuant to said Torrens File No. T-2694; thence South 66 degrees, 41 minutes, 37 seconds East, along said railroad right-of-way line, for 604.63 feet to the intersection with the aforescribed line "A"; thence South 89 degrees, 36 minutes, 21 seconds West along said line "A" for 231.51 feet to a point thereon a distance of 320.80 feet East of said Point "B"; thence South 01 degree, 05 minutes, 57 seconds East for 311.78 feet to the intersection with said highway right-of-way Boundary line; thence North 65 degrees, 48 minutes, 26 seconds West along said highway right-of-way boundary line for 354.78 feet to the point of beginning.*

*also known as Lot 6 and part of Lot 7, AUDITORS SUBDIVISION NUMBER 30, according to the map or plat thereof on file and of record in the office of the county recorder in and for Anoka County, Minnesota.*

(the "City's Property")

**WHEREAS**, The City of Ramsey received an application from Mr. Jonathan Septer on behalf of Oak Terrace Estates LLC (the "**Applicant**") requesting a **Variance to the Subdivision Code** (City Code

Section 117-561) to subdivide the City's Property via a meets-and-bounds description in the following manner as depicted on Certificate of Survey dated 1-9-2025 and labeled Exhibit A:

*Parcel One-*

*That part of the Northeast Quarter of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the Burlington Northern Railroad right of way. Also being a part of Lot 6, AUDITOR'S SUBDIVISION NUMBER 30, according to the recorded plat thereof.*

*Abstract Property*

*Parcel Two-*

*Lots 6 and 7, AUDITOR'S SUBDIVISION NUMBER 30, except that part platted as DEAL INDUSTRIAL PARK, according to the recorded plats thereof, and also except that part lying within the Northeast Quarter of the Northeast Quarter of Section 34, Township 32, Range 25, being a part of said Lot 6, Anoka County, Minnesota.*

**WHEREAS**, the **Applicant** 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 available.

**FINDINGS OF FACT**

1. That the **Variance** will be in accordance with the objectives of the intent of the Subdivision Code (Chapter 117) of the Ramsey City Code.
2. That the **Variance** will facilitate a land sale between the City and the Applicant's client in order to use the property in a reasonable manner.

**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 to Subdivision Code pursuant to Section 117-561 of City Code to allow a meets-and-bounds subdivision of the City's Property as described as Parcel One and Parcel Two above, subject to review and approval as to legal form, and contingent upon the following:

1. A standard-form drainage and utility easement document must be recorded against Parcel One in the area where sanitary sewer and watermain are anticipated.
2. A legal document recorded against Parcel One and the property to the south for cross-access and encroachments of built improvements until such time where Parcel One can be combined with the parcel to the south.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_, 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 Planning Commission this the 27<sup>th</sup> day of March, 2025.

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Planning Commission Chair

**ATTEST:**

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City Clerk

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