

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-086

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AND CAR WASH AT THE SOUTHEAST CORNER OF FERRET STREET NW AND BUNKER LAKE BOULEVARD NW

RECITALS

1. Mr. Nate Byom of Kwik Trip, Inc., hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a motor fuel station and car wash on the property generally located at the southeast corner of Ferret Street and Bunker Lake Boulevard NW and legally described as:

Lot 1, Block 2, KWIK TRIP 1782, Anoka County, Minnesota

(the “**Subject Property**”); and
2. That the Subject Property is zoned B-2, Community Business District, and the total area of the Subject Property is approximately 3.35 acres; and
3. That the parcels to the north (across Bunker Lake Boulevard) and south of the **Subject Property** are also zoned B-2, Community Business District, and properties to the west and southwest are zoned I-1, Light Industrial District; and
4. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan; and
5. That Motor Fuel Stations and Car Washes are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-2 Zoning District; and
6. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted; and
7. That the **Permittee** has submitted a Site Plan, designed by Kwik Trip and Carlson Engineering and dated April 8, 2025, depicting the location of the approximately 9,126 square foot convenience store building, the attached 1,931 square foot car wash, 10 double-sided fuel pumps, 49 parking stalls, and other site improvements; and
8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and
9. That the Planning Commission reviewed the request at their meeting on April 24, 2025, and recommended _____; and
10. That the City Council reviewed the request at their meeting on May 13, 2025.

FINDINGS OF FACT

1. That the motor fuel station and car wash will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the motor fuel station and car wash will be designed in such a way that it will not change the essential character of the area.

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 a motor fuel station and car wash on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.
2. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.
3. That the site improvements be constructed in accordance with the approved plans.
4. Signs must meet City Code requirements and obtain the proper permits.
5. The site is subject to review and all conditions therein of the Lower Rum River WMO.
6. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff’s review comments, from the City of Ramsey and any other applicable agencies.
7. 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 that are requested.
8. 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.
9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

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 13th day of May, 2025.

Mayor

ATTEST:

City Clerk