

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

RESOLUTION #25-215

**A RESOLUTION GRANTING A VARIANCE TO IMPERVIOUS SURFACE
COVERAGE WITHIN THE SHORELAND OVERLAY DISTRICT
AT 6151 140TH AVENUE NW**

RECITALS

1. The City of Ramsey received an application from Loucks, Inc., on behalf of Zero Zone Refrigeration LLC (the “**Permittee**”), requesting a variance to the impervious surface coverage standard in the Shoreland Overlay District to accommodate a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard and legally described as follows:

Lot 1, Block 1, Zero Zone Addition, Anoka County, Minnesota

(together, the “**Subject Property**”)

2. That the **Permittee** is proposing an approximately 58,000 square foot building addition and expansion of the parking lot (together, the “**Building Addition**”).
3. That the **Subject Property** is located within the Shoreland Overlay District, which includes all lands within 1,000 feet of the Ordinary High Watermark (OHW) of Magnesium Street Pond (DNR ID #02-116).
4. That Magnesium Street Pond is classified as a General Development Lake, which requires a fifty (50) foot setback for any structures, and a Shore Impact Zone (SIZ) of twenty-five (25) feet from the OHW.
5. That the **Subject Property** is not a riparian lot and is separated from Magnesium Street Pond by a four-lane County Highway (Bunker Lake Boulevard).
6. That the **Building Addition** is well outside the SIZ and the minimum required setback from the OHW.
7. That within the Shoreland Overlay District, impervious surfacing is limited to no more than 25 percent of a property.
8. That the **Subject Property** currently consists of 39.9% impervious surfacing.
9. That the **Building Addition** will increase the impervious surfacing on the **Subject Property** to 62.7%.
10. That the **Building Addition** includes multiple infiltration basins to assist with managing stormwater, and the project must comply with not only the City’s stormwater regulations

for water quality and runoff rates, but also the Lower Rum River Watershed Management Organization's stormwater regulations as well.

11. That prior to the official submittal of the Land Use Application, City Staff informed the MN DNR about the project and the DNR noted that they would look for and encourage the use of appropriate stormwater infiltration practices, such as incorporation of riparian vegetation, pervious pavements, bioretention, etc.
12. That City Staff forwarded the Site Plan and Landscape Plan to the MN DNR for review and comment.
13. That the MN DNR response stated that as long as there is not direct runoff from the **Subject Property** to the public water (Magnesium Street Pond), the DNR would not likely comment on the requested variance (i.e., they would have no objection to the request).
14. That the Environmental Policy Board reviewed the request on September 15, 2025 and recommended approval of the variance to impervious coverage on the **Subject Property**.
15. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on October 2, 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 **Building Addition** does not violate the intent and purpose of the Comprehensive Plan.
2. That the **Building Addition** will be placed in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That other than the impervious surfacing, the **Building Addition** complies with all applicable codes in Chapter 106 (Zoning Code) of the Ramsey City Code.
4. That the **Building Addition** is a reasonable use of the **Subject Property**.
5. That the **Building Addition** will not alter the essential character of the locality.

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 (the "**Variance**") to exceed the impervious surface restrictions within the Shoreland Overlay District for the proposed **Building Addition** on the **Subject Property**, contingent upon the following conditions:

1. That this **Variance** shall allow a deviation from the impervious surface limitations within the Shoreland Overlay District.

2. That this **Variance** allows impervious surface coverage on the **Subject Property** up to 63%.
3. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and issuance of a building permit for the **Building Addition** shall constitute initiation.

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 2nd day of October, 2025.

Planning Commission Chairperson

ATTEST:

City Clerk

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