

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

**RESOLUTION #26-024**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR VEHICLE REPAIR USE AT 14310 SUNFISH LAKE BOULEVARD NW**

**RECITALS**

1. Mr. Josh Clark of Clark Companies, hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate motor vehicle repair uses on the property addressed as 14310 Sunfish Lake Boulevard NW and legally described as:

The South 250 Feet of the North 750 Feet of the East 871 Feet as measured along the East and North lines of the North half of the Southeast quarter of Section 27, Township 32, Range 25, except road, subject to easement of record, Anoka County, Minnesota.

(the “**Subject Property**”); and

2. The Subject Property is zoned I-1, Community Business District, and the total area of the Subject Property is approximately 4.65 acres; and
3. The parcels to the north, west, and south of the **Subject Property** are also zoned I-1, Light Industrial District, and properties to the east (across Sunfish Lake Boulevard) are zoned R-1A, Single-Family Residential District; and
4. The **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and
5. Motor Vehicle Repair is listed as a Conditional Use per City Code Section 106-521 (Principal Uses) within the I-1 Zoning District; and
6. The **Permittee** has submitted a Site Plan, architectural plans, and architectural code analyses, all designed and prepared by El-Nagdy Architects and dated December 11, 2025 (as shown in **Exhibit A**), depicting the location of an existing 14,440 square-foot building labeled as “Building 1, which contains Suites 100 through 104 (inclusive), an existing 6,200 square-foot building labeled as “Building 2,” which contains Suites 200 through 202 (inclusive), 33 parking stalls, and other site improvements; and
7. The **Permittee** has also submitted a written narrative to explain the requested motor vehicle repair use, which is speculative in nature and intended to allow for future tenants to lease and operate motor vehicle repair uses within any of the eight existing suites in the existing buildings; and

8. The **Permittee** will make improvements to the existing buildings to accommodate the change in occupancy from warehousing to motor vehicle repair, and will obtain all applicable building permits in accordance with State Law; and
9. The Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and
10. That the Planning Commission reviewed the request at their meeting on January 22, 2026, and recommended \_\_\_\_\_; and
11. That the City Council reviewed the request at their meeting on February 10, 2026.

### **FINDINGS OF FACT**

1. That the motor vehicle repair use 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 vehicle repair use will be designed and operate 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:**

- 1) That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) for the construction and operation of motor vehicle repair uses on the Subject Property contingent upon the following conditions:

### **CONDITIONS**

1. Final legal form approved by the City Attorney.
2. The building improvements will be constructed in accordance with the change in occupancy from the existing warehousing use, and any change in occupancy from the existing warehousing use will require building permits in accordance with State Law.
3. A new Sewer Accessibility Charge (SAC) Determination form must be submitted to account for the change in use of the existing structures, as required by Metropolitan Council Environmental Services (MCES), and a concurrent Water Accessibility Charge (WAC) may apply in accordance with the City of Ramsey’s policies.
4. All repair operations must be conducted inside the existing buildings.
5. All vehicles must be properly licensed.
6. Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on any adjacent public roadway.

7. The Permittee stated that any visibly damaged vehicles will be parked indoors. Should visibly damaged vehicles need to be parked outdoors, an amendment to this Conditional Use Permit shall be requested.
8. No visibly damaged vehicles may be parked outdoors on the **Subject Property**. All vehicles stored outdoors on the **Subject Property** shall be operable and parked within a designated parking space directly abutting a drive aisle.
9. Section 106-560 of City Code requires each motor vehicle repair use to provide a minimum of 3 parking spaces for each enclosed bay and 1 space for each full-time employee. If the 33 parking stalls are insufficient for meeting minimum parking requirements for all tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.
10. Outdoor storage as an accessory use is a Conditional Use in the I-1 zoning district. Should outdoor storage be requested by any of the tenants on the **Subject Property**, an amendment to this Conditional Use Permit shall be requested.
11. No area of the **Subject Property** may be used for accumulation of junk or debris, and the entire **Subject Property** shall comply with Chapter 30 of Ramsey City Code, entitled “Nuisances”.
12. All waste must be located in dumpsters or trash bins, located within a designated waste enclosure on the **Subject Property**.
13. All hazardous waste generated on the **Subject Property** are properly disposed of in accordance with Ramsey City Code and all applicable state laws. If a hazardous waste generators license is applicable through the Minnesota Pollution Control Agency’s regulations, a copy of the license shall be submitted to the City.
14. No vehicle dealer’s license will be issued for any tenant or suite on the **Subject Property**.
15. Signs must meet City Code requirements and obtain the proper permits.
16. 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.
17. 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.
18. The **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
19. The **Permittee** knowingly and intentionally terminates any outstanding Conditional Use Permits for the **Subject Property** and any claim to a land use right thereunder.

20. In the event that violations of any conditions set forth in this **Permit** occur, the City Council shall have the authority to revoke the **Permit** as stated in Section 106-230 of Ramsey City Code, including but not limited to the **Permit** becoming null and void if the use is discontinued for a continuous one-year period.

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:

Mayor Heineman  
Councilmember  
Councilmember  
Councilmember  
Councilmember  
Councilmember  
Councilmember

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 13<sup>th</sup> day of January, 2026.

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Mayor

**ATTEST:**

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City Clerk

# Exhibit A

**consultants**

project	2024
start date	5-28-2024
drawn by	AE
checked by	AE

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, AND NOTES FOR THIS PROJECT WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA.

REGISTRATION NO.	0000000000
EXPIRES	12-31-2024
CATEGORY	0000000000
CERTIFICATION	

**revisions**

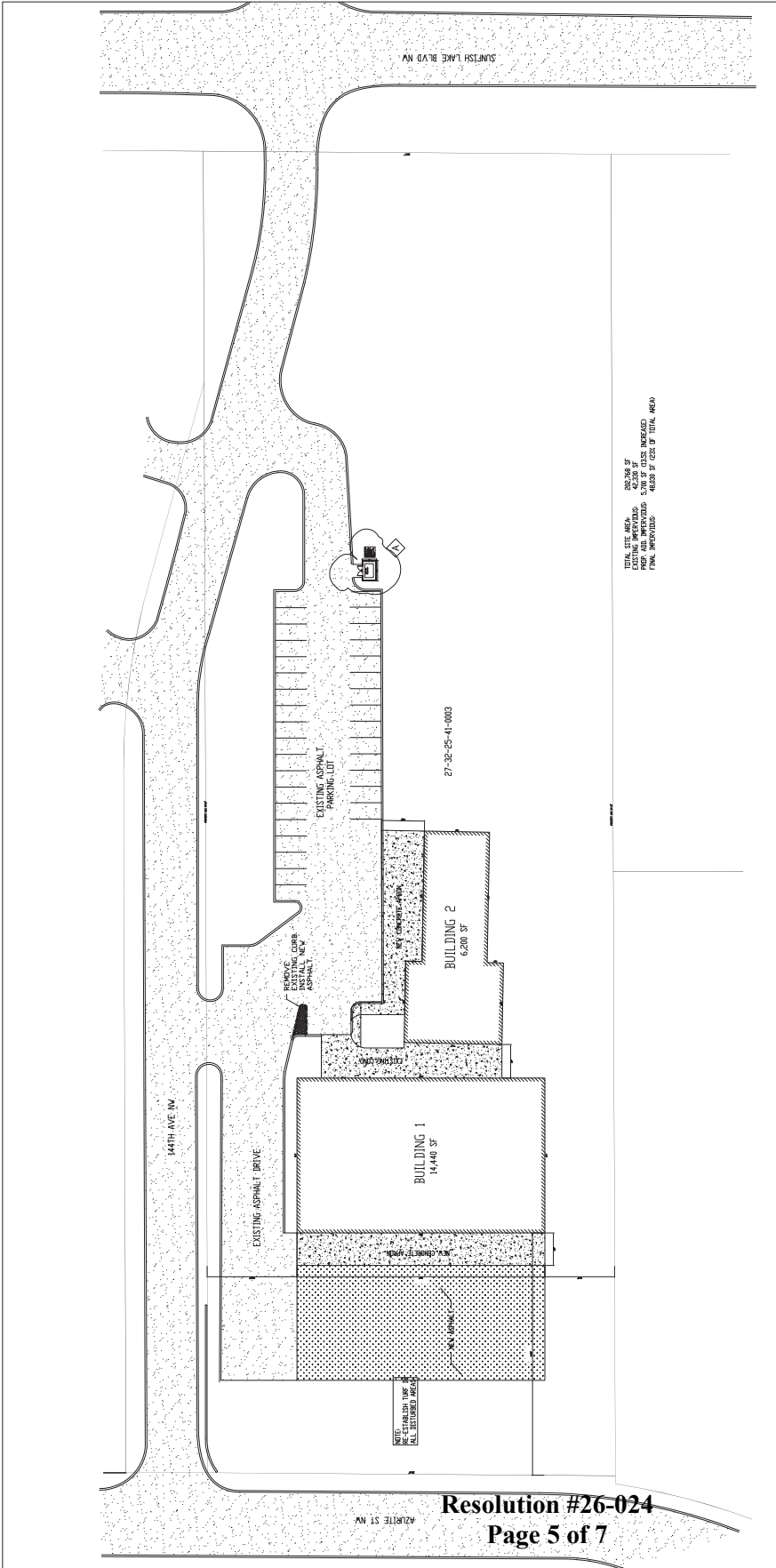
REVISION 1	7/25/2025
REVISION 2	8/25/2025
REVISION 3	12/11/2025

**project title**

**COMMERCIAL  
REMODEL  
14310  
SUNFISH LAKE  
BLVD.  
RAMSEY  
MN, 55303**

**SITE PLAN  
REFERENCE**

A-0.0



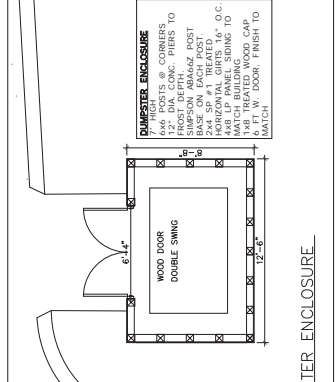
TOTAL SITE AREA: 202,248 SF  
EXISTING IMPERVIOUS: 42,200 SF  
PROPOSED IMPERVIOUS: 142,000 SF  
FINAL IMPERVIOUS: 148,800 SF (73% OF TOTAL AREA)

**LEGEND**

- EXISTING BITUMENS
- EXISTING CONCRETE
- PROPOSED BITUMENS
- PROPOSED CONCRETE

**IMPERVIOUS SUMMARY**

TOTAL SITE AREA: 202,248 SF  
EXISTING IMPERVIOUS: 42,200 SF (20% OF TOTAL AREA)  
PROPOSED IMPERVIOUS: 142,000 SF (70% OF TOTAL AREA)  
FINAL IMPERVIOUS: 148,800 SF (73% OF TOTAL AREA)



2 DUMPSTER ENCLOSURE  
1/4"=1'-0"

1 SITE PLAN (REFERENCE)  
1/32"=1'-0"



