

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

RESOLUTION #26-078

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR INDOOR COMMERCIAL RECREATION AT 8252 147TH LANE NW, SUITE 700

RECITALS

1. Mr. Ryan Hanson of Rub Some Dirt on it Training, LLC, doing business as D-BAT Baseball and Softball Academy and hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate an Indoor Commercial Recreation business for an indoor baseball and softball training facility on the property located at 8252 147th Lane NW, Suite 700, and legally described as:

Lot 1, Block 1, Bunker Lake Industrial Park Addition, Anoka County, Minnesota

(the “**Subject Property**”); and

2. That the **Subject Property** is zoned I-1, Light Industrial District, and the total area of the **Subject Property** is approximately 4.44 acres; and
3. That the **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and
4. That all parcels surrounding the **Subject Property** are also zoned I-1, Light Industrial District; and
5. That Indoor Commercial Recreation is listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the I-1 Zoning District; and
6. That the **Permittee** has submitted a floor plan, designed by Lampert Architects and dated February 11, 2026, depicting the location and layout of the 16,000 square foot tenant, which includes 15 batting cages, a 983 square foot pro shop, and a 267 square foot flex room, within the existing 56,000 square foot building; and
7. That the **Permittee** has submitted a parking justification report to identify the parking demand for the proposed tenant, and that said parking justification report is deemed satisfactory by Staff and should not be detrimental to other uses within the building; and
8. That the Planning Commission held the public hearing and reviewed the request at their meeting on March 26, 2026, and recommended approval; and
9. That the City Council reviewed the request at their meeting on April 14, 2026.

FINDINGS OF FACT

1. That the indoor commercial recreation 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 indoor commercial recreation use 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 an indoor commercial recreation use on the Subject Property contingent upon the following conditions:

1. That the **Permittee** must obtain all of the necessary building permits and make those improvements in accordance with the approved plans.
2. That if the indoor commercial recreation use changes format from a baseball and softball training academy and/or increases in square footage beyond the approved 16,000 square feet, an amendment to this **Permit** will be required.
3. That if existing parking on the **Subject Property** fails to meet demand for all uses on the **Subject Property**, the property owner shall stripe additional parking stalls in the rear loading area of the building to satisfy demand.
4. That signs must meet City Code requirements and obtain the proper permits.
5. 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.
6. 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.
7. 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 14th day of April, 2026.

Mayor

ATTEST:

City Clerk