

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

RESOLUTION #26-186

**RESOLUTION APPROVING A RESTAURANT WITH A DRIVE-THRU
AT 14340 RAMSEY BOULEVARD NORTHWEST**

RECITALS

1. Daniel and Natalie DeWey of Harlow Beckett Enterprises and hereafter referred to as the “Applicant”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a restaurant with a drive-thru on the property located at 14340 Ramsey Boulevard NW, and legally described as:

Lot 1, Block 1, COR Seven, Anoka County, Minnesota

(the “Subject Property”); and
2. That the Subject Property is zoned COR-3, Workplace Subdistrict, and the total area of the Subject Property is approximately 0.89 acres; and
3. That all parcels to the north, west, and south of Subject Property are also zoned COR-3; and
4. That the Subject Property is guided as Mixed Use in the 2040 Comprehensive Plan; and
5. That restaurants are listed as Permitted Uses per City Code Section 106-621 (Principal Uses) within the COR-3 Zoning District; and
6. That the proposed restaurant will have a drive-thru which are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the COR-3 Zoning District; and
7. That the Applicant has submitted building elevations, designed by Arcvision and dated July, 2026; and
8. That the Applicant has submitted a site and civil plans prepared by Hakanson Anderson dated August 6, 2026; and
9. That all submitted plans are in conformance with all applicable City Code regulations; and
10. That the Planning Commission held a public hearing and reviewed the request at their meeting on August 25, 2026, and recommended approval; and
11. That the City Council reviewed the request at their meeting on September 8, 2026.

FINDINGS OF FACT

1. That the drive-thru 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 drive-thru 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 for the operation of a drive-thru use in conjunction with a restaurant on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant must obtain all of the necessary building permits and make those improvements in accordance with the approved plans, subject to any outstanding review comments, including an updated lighting plan meeting photometric minimums and waste enclosure plan that includes matching brick.
2. That signs must meet City Code requirements and obtain the proper permits.
3. That the Applicant signs a development agreement in order to guarantee that site improvements will be installed according to plan.
4. That a cross-access and maintenance agreement must be signed and recorded to ensure proper access to the site.
5. Queueing for the drive-thru must remain on the Subject Property. Should queueing spill onto the shared access roadway, the business operator or property owner must work with City Staff on a solution. The bypass lane may be converted to an additional drive-thru lane should the need arise.
6. That this Permit shall automatically expire if the use is not initiated within one year of approval, and issuance of a Building Permit shall constitute initiation, or the use is discontinued for 265 consecutive days.
7. That the Applicant 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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk