

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

RESOLUTION #26-187

**A RESOLUTION APPROVING A VARIANCE TO LOT DEPTH FOR
LOTS 1-2, BLOCK 2, RUM RIVER RETREAT**

RECITALS

1. The City of Ramsey received a Land Use Application from Mr. Tom Dehn with Sundance Woods, LLC (the “Applicant”) seeking a variance to lot depth for two (2) proposed lots within a Preliminary Plat known as Rum River Retreat legally described as:

Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota.

(the ‘Subject Property’); and

2. That the Subject Property is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the Subject Property is zoned RR, Rural Residential District, as are all surrounding properties.
4. That City Code Section 106-460 specifies that the minimum lot depth for rural residential lots is 200 feet.
5. That there is an existing permanent road easement that restricts the lot depth of the Subject Property to 185 feet.
6. That shifting the road corridor for construction of the public street known as Erkium Street to meet the 200 foot lot depth requirement would result in greater tree loss.
7. That several of the existing, abutting lots east of Lots 1-2, Block 2, Rum River Retreat, also have a lot depth of approximately 185 feet.
8. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 27, 2026, and that said public hearing was properly advertised, and that the minutes of said public hearing are available.
9. That the City Council reviewed the Planning Commission’s recommendations at their regular meeting on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the depth of Lots 1-2, Block 2, RUM RIVER RETREAT, Anoka County, Minnesota, may be reduced to 185 feet.

The variance is based on a “practical difficulty” as the slightly reduced lot depth will not alter the essential character of the surrounding neighborhoods.

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