

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

### RESOLUTION #26-079

#### A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES AND A SHOWROOM AT 6701 HIGHWAY 10 NW

##### RECITALS

1. Mr. Tom Dehn of Power Lodge 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 Motor Vehicle Sales Showroom on the property located at 6701 Highway 10 NW, and legally described as:  
  
Lot 3, Block 1, Deal Industrial Park, Anoka County, Minnesota  
  
(the “**Subject Property**”); and
2. That the **Subject Property** is zoned B-3, Regional Business District, and the total area of the Subject Property is approximately 1.85 acres; and
3. That all parcels to the west and east of **Subject Property** are also zoned B-3, Regional Business District, and that the **Subject Property** is bounded by railroad right-of-way to the north and Highway 10 right-of-way to the south; and
4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan; and
5. That Motor Vehicle Sales and Showrooms are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-3 Zoning District; and
6. That the **Applicant** has submitted a floor plan, designed by Lampert Architects and dated January 30, 2026, depicting the location and layout of the 9,631 square foot showroom within the existing 26,431 square foot building that currently houses inventory of the Applicant’s business; and
7. That the **Applicant** has submitted a site plan exhibit to identify the parking display area for inventory along the south side of the building, in front of the showroom, and that said parking display area is deemed satisfactory by Staff; and
8. That all submitted plans are in conformance with all applicable City Code regulations; and
9. That the Planning Commission held a public hearing and reviewed the request at their meeting on March 26, 2026, and recommended \_\_\_\_\_; and
10. That the City Council reviewed the request at their meeting on April 14, 2026.

##### FINDINGS OF FACT

1. That the motor vehicle sales and showroom 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 sales and showroom 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 motor vehicle sales and showroom use 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.
2. That the **Applicant** shall establish and stripe a fire lane around the south, east, and north sides of the building to keep clear at all times for emergency access, as shown in **Exhibit A**.
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 to satisfy demand.
4. That signs must meet City Code requirements and obtain the proper permits.
5. That the **Applicant** 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 **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 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

Exhibit A

