



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2022-026

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE
SUBJECT PROPERTY 1682 WEDGEWOOD CIRCLE**

WHEREAS, City Staff received a land use application for 1682 Wedgewood Circle (“Subject Property”) for a Conditional Use Permit on March 9, 2022;

WHEREAS, the Subject Property is located in the R-3 – Townhouse and Low Density Multiple Dwelling District and is guided as Medium Density Residential in the Land Use plan;

WHEREAS, a Conditional Use Permit is required for a Class II Accessory Home Occupation in this zoning district;

WHEREAS, the Applicant is proposing a home occupation of a business related to repair, maintenance, and restoration of firearms including online sales;

WHEREAS, a home occupation is allowed in residential zoning districts, but a Conditional Use Permit is required when there is the delivery of products;

WHEREAS, Subject Property meets the conditions as regulated in Section 1325.02 Accessory Uses, Subd.3 for Home Occupations;

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 1000 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that requires a public hearing;

WHEREAS, the City’s obligation has been met where the Arden Hills Planning Commission did hold a public hearing on April 6, 2022. All persons present at said meeting were given an opportunity to be heard and present written statements; and

WHEREAS the Planning Commission considered the Applicant’s request for a Conditional Use Permit and, as such voted 6-0 in favor of the recommending approval with conditions.

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NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

Hereby adopts Resolution 2022-026 approving Planning Case 22-003 for a Conditional Use Permit at the Subject Property 1682 Wedgewood Circle to allow a Class II Accessory Home Occupation.

BE IT FURTHER RESOLVED that City Council approves Planning Case 22-003 for a Conditional Use Permit at the Subject Property 1682 Wedgewood Circle, based on the findings of fact and the submitted plans and April 25, 2022 Report to the City Council, as amended by the following conditions:

1. The Applicant shall obtain, maintain, and provide evidence upon request of applicable County, State or Federal licensing for the proposed home occupation following City Council approval.
2. The Applicant shall for the duration of the Conditional Use Permit continue to provide evidence to the City of issuance of FFL renewal licenses and/or Letters of Authorization from the Federal Firearms Licensing Center prior to the expiration of the federal firearms license.
3. The number of daily deliveries associated with the home occupation shall be limited to one per day.
4. No exterior evidence of the home occupation shall be permitted.
5. No exterior signage shall be permitted.
6. The home occupation shall be conducted only by the occupants of the premises and may not employ any person not residing in the residence.
7. There shall be no patrons visiting the premises and all home occupation engagement and sales must be exclusively conducted online.
8. The premises shall at all times be protected by a contracted security service and all firearms and ammunition shall be kept secured in heavy duty gun safes.
9. The level of security is adequate to address the potential risks as determined by the Ramsey County Sheriff's Department.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 25th DAY OF APRIL, 2022.

David Grant, Mayor

ATTEST:

Jolene Trauba, Deputy City Clerk

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