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The City of Vadnais Heights  
800 East County Road E  
Vadnais Heights, MN 55127

## *Memorandum:*

TO: Mayor Johannsen and City Council  
FROM: Kevin Watson, City Administrator *KW*  
DATE: January 8, 2014  
SUBJECT: Garceau Rezoning Request

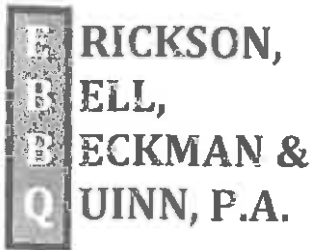
### **Requested Council Action**

Approve Prepared Resolution Denying the Request for Rezoning for the Garceau Hardware Store Site Located at 3429 Centerville Road.

### **Background**

On December 18<sup>th</sup>, 2013, the City Council voted to uphold current zoning at 3429 Centerville Road, commonly referred to as the Garceau Hardware site. The property owner was requesting to rezone the property from C1 Neighborhood Commercial to C2 Community Commercial. The attached resolution details the reasoning for denial.

*10A*



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Robert C. Bell – *of counsel*

January 2, 2014

Mayor and Council Members  
City of Vadnais Heights  
800 East County Road E  
Vadnais Heights, MN 55127

RE: City of Vadnais Heights City Council – Resolution  
Our File No.: 1017-00012

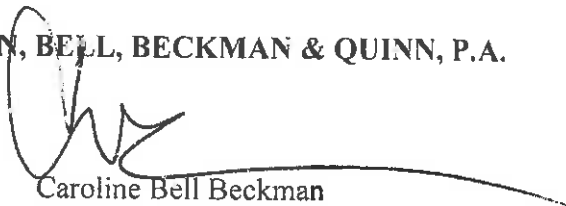
Dear Mayor and Council Members:

Enclosed pursuant to Minn Stat. 15.99 is a Resolution memorializing the Motion and Findings of the City Council at the December 18, 2013 Council meeting, denying the request for rezoning for the Garceau Hardware Store site located at 3429 Centerville Road.

If you have any questions, please contact me.

Very truly yours,

**ERICKSON, BELL, BECKMAN & QUINN, P.A.**



Caroline Bell Beckman

CBB/ljl

Enclosures

cc: Mr. Kevin Watson  
Mr. Bill Weber

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF  
VADNAIS HEIGHTS, MINNESOTA

\* \* \* \* \*

Pursuant to due call and notice thereof, a regular meeting of the City Council of Vadnais Heights, County of Ramsey, State of Minnesota, was duly called and held at the City Hall in said City on December 18, 2013.

The following members were present: \_\_\_\_\_.

The following members were absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced the following Resolution:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION DENYING THE REQUEST FOR REZONING FOR THE GARCEAU  
HARDWARE STORE SITE LOCATED AT 3429 CENTERVILLE ROAD FOR REZONING  
FROM C1 NEIGHBORHOOD COMMERCIAL TO C2 COMMUNITY COMMERCIAL,  
RAMSEY COUNTY, MINNESOTA

\* \* \* \* \*

WHEREAS, the City of Vadnais Heights received an application to rezone the former Garceau Hardware site located at 3429 Centerville Road in the City of Vadnais Heights, Minnesota, from C1 Neighborhood Commercial to C2 Community Commercial zoning.

WHEREAS, on December 18, 2013, the City Council considered the application for rezoning from C1 Neighborhood Commercial to C2 Community Commercial zoning for the Garceau Hardware site located at 3429 Centerville Road in the City of Vadnais Heights, Minnesota.

WHEREAS, after two weeks published and posted notice having been given, as well as notice having been mailed to all affected property owners according to Minnesota Statutes, a public hearing was held on December 18, 2013, at which all persons interested in said application were given an opportunity to be heard.

WHEREAS, the City Council held a public hearing and heard from the applicant and surrounding property owners, as well as City staff and Planner.

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WHEREAS, the City Council voted on Motion of Councilmember Murphy, seconded by \_\_\_\_\_, with a vote of 5 to 0 to deny the application for rezoning from C1 Neighborhood Commercial to C2 Community Commercial zoning.

WHEREAS, at this time the City seeks to affirm its denial in writing pursuant to M.S. §15.99 and sets forth the following Findings that were adopted at the Council meeting:

1. The Council finds that the neighboring properties are zoned C1 and Residential, and therefore, C2 Community Commercial zoning at that site would be incompatible with surrounding properties and would create piecemeal zoning.
2. The C2 Community Commercial zoning districts in the City of Vadnais Heights are not located in the interior of the City, but on the periphery of the City's borders, near commercial zones, which is the appropriate location as opposed to this inner city site.
3. In the past, the Code Enforcement has had code enforcement issues with the use of the prior incompatible hardware store site and C2 Community Commercial zoning here would likely raise the same issues.
4. C2 Community Commercial uses would be too intense for nearby housing and result in excessive noise impacts on the neighborhood.

WHEREAS, the City Council seeks to memorialize the above Findings and documents the same in writing as support for the denial of the Application for Rezoning from C1 Neighborhood Commercial to C2 Community Commercial for the Garceau property located at 3429 Centerville Road, Vadnais Heights, Minnesota.

NOW, THEREFORE, the City Council seeks to affirm its denial of request to rezone Garceau property located at 3429 Centerville Road, Vadnais Heights, Minnesota, from C1 Neighborhood Commercial to C2 Community Commercial zoning and denies the same on the above Findings.

\* \* \* \* \*

The motion for the adoption of the foregoing Resolution was duly seconded by Council Member \_\_\_\_\_, and upon a vote being taken thereon, the following voted in favor thereof: \_\_\_\_\_, and the following voted against the same: \_\_\_\_\_, and the following were absent: \_\_\_\_\_.

Whereupon said Resolution was declared duly passed and adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF RAMSEY )

I, the undersigned, being the duly qualified and acting City Administrator of the City of Vadnais Heights, Minnesota, do hereby certify that I have carefully compared the attached and foregoing Extract of Minutes of a regular meeting of the City Council of the City of Vadnais Heights, Minnesota, held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, with the original on file in my office, and the same is a true and correct transcript therefrom, insofar as same relates to the matter shown.

WITNESS my hand as such City Administrator of the City of Vadnais Heights, Minnesota, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
City Administrator