

**CITY OF SAINT ANTHONY VILLAGE  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 22-036**

**A RESOLUTION APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT  
FOR A FENCE EXCEEDING THE REQUIRED 6 FOOT HEIGHT MAXIMUM IN THE  
FRONT YARD SETBACK AREA AT 2812 27TH AVENUE NE  
IN THE “C”, COMMERCIAL ZONING DISTRICT**

**WHEREAS**, the City of St. Anthony Village received a request on behalf of Boulevard Autoworks for a fence of 8 feet in height within the front yard setback at 2812 27th Ave. NE; and

**WHEREAS**, the property is located in the “C”, Commercial Zoning District; and

**WHEREAS**, the subject parcel is currently developed with a commercial use and an aging 6-foot fence; and

**WHEREAS**, a fence of up to 8 feet in height is allowed by Conditional Use Permit in the Commercial District; and

**WHEREAS**, the proposed fence is otherwise consistent with the requirements of the Zoning Ordinance with regard to size, setback and other standards, or will be made so pursuant to City approval; and

**WHEREAS**, the fence will be constructed to be consistent with the materials standards required by the applicable Ordinances related to such fences; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission held a public hearing on March 15, 2022 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission recommended approval of the Conditional Use Permit with the conditions noted in the Staff report; and

**WHEREAS**, the City Council makes the following findings of fact in support of the resolution for approval:

1. The property is located in an area of mixed commercial and residential land uses on a collector roadway.
2. The proposed fence is reasonably consistent with the character of the neighborhood in which it is located.
3. The proposed fence will replace a smaller, aging fence and will affect a more appropriate screening and buffering purpose than the current fence.
4. The other related requirements of the City’s Zoning Ordinance can be met by the proposed application.

5. The proposed improvements constitute a reasonable use of the property.
6. The proposed fence, constructed within the requirements of the Code, will not adversely impact surrounding property or public areas.

**NOW THEREFORE MAY IT BE RESOVLED**, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Conditional Use Permit for a fence of 8 feet in height as shown on the plans and application documents submitted as of February 7, 2022, at 2812 27th Avenue NE.

Passed in regular session of the City Council on the 12<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Randy Stille, Mayor

ATTEST: \_\_\_\_\_  
City Clerk

Review for Administration: \_\_\_\_\_  
Charlie Yunker, City Manager