

  
**REQUEST FOR COUNCIL ACTION**

Date: 1-11-16  
Item No.: 14.d

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Issue a Ramsey County Court Citation for Unresolved Violations of Roseville’s City Code at 3261 Old Highway 8.**

**BACKGROUND**

- The property is a single family home.
- The current owner is Mr. Thomas Ranallo who lives at the property.
- Current violations include:
  - Junk, debris, household items in open storage on driveway and in yard. Violation of Roseville’s City Code, Sections 407.02.D and 407.03.H which prohibit outside storage.
  - Commercial equipment and material outside storage on driveway and in yard. Violation of Roseville’s City Code Section 407.02.L which prohibits commercial equipment and material storage on a residential property.
  - Inoperable, unlicensed vehicles parked on driveway. Violation of Roseville’s City Code Section 407.02.O which prohibits junk vehicles.
  - Commercial trailer storage in a residential zone. Violation of Roseville’s City Code Section 407.02.L which prohibits commercial equipment storage on a residential property.
- This complaint was initiated from neighbors.
- The property owner has been repeatedly bringing items to his property and storing them outside on the driveway and in the yard. In the past he would eventually remove the storage after receiving a notice, however, he has not corrected the violations this time. There was another Council public hearing in 2012 for similar issues.
- An abatement action involving removing and storing items would not necessarily bring an end to the recurring violations. A court citation (requesting the property be maintained compliant for at least one year) could prove more effective since past enforcement actions have not discouraged the property owner from repeating the same violations.
- A status update, including pictures, will be provided at the Council hearing.

**POLICY OBJECTIVE**

- Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City’s 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The

28 Housing section of Imagine Roseville suggests that the City “implement programs to ensure safe  
29 and well-maintained properties.” In addition, the Land Use chapter (Chapter 3) and the Housing  
30 and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City’s efforts to  
31 maintain livability of the City’s residential neighborhoods with specific policies related to  
32 property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should  
33 promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to  
34 use code-compliance activities as one method to prevent neighborhood decline.

35 **FINANCIAL IMPACTS**

- 36 • The recurring City Code violations at 3261 Old Highway 8 negatively impact property values of  
37 surrounding properties.
- 38 • The issuance of a Ramsey County Court Citation would involve no monetary outlays by the City  
39 as the prosecuting attorney handles these cases as part of its contract.

40 **STAFF RECOMMENDATION**

- 41 • Staff recommends that the Council direct Community Development staff to issue a Ramsey  
42 County Court Citation to Mr. Thomas Ranallo for violation of Roseville’s City Code at 3261  
43 Old Highway 8.

44 **REQUESTED COUNCIL ACTION**

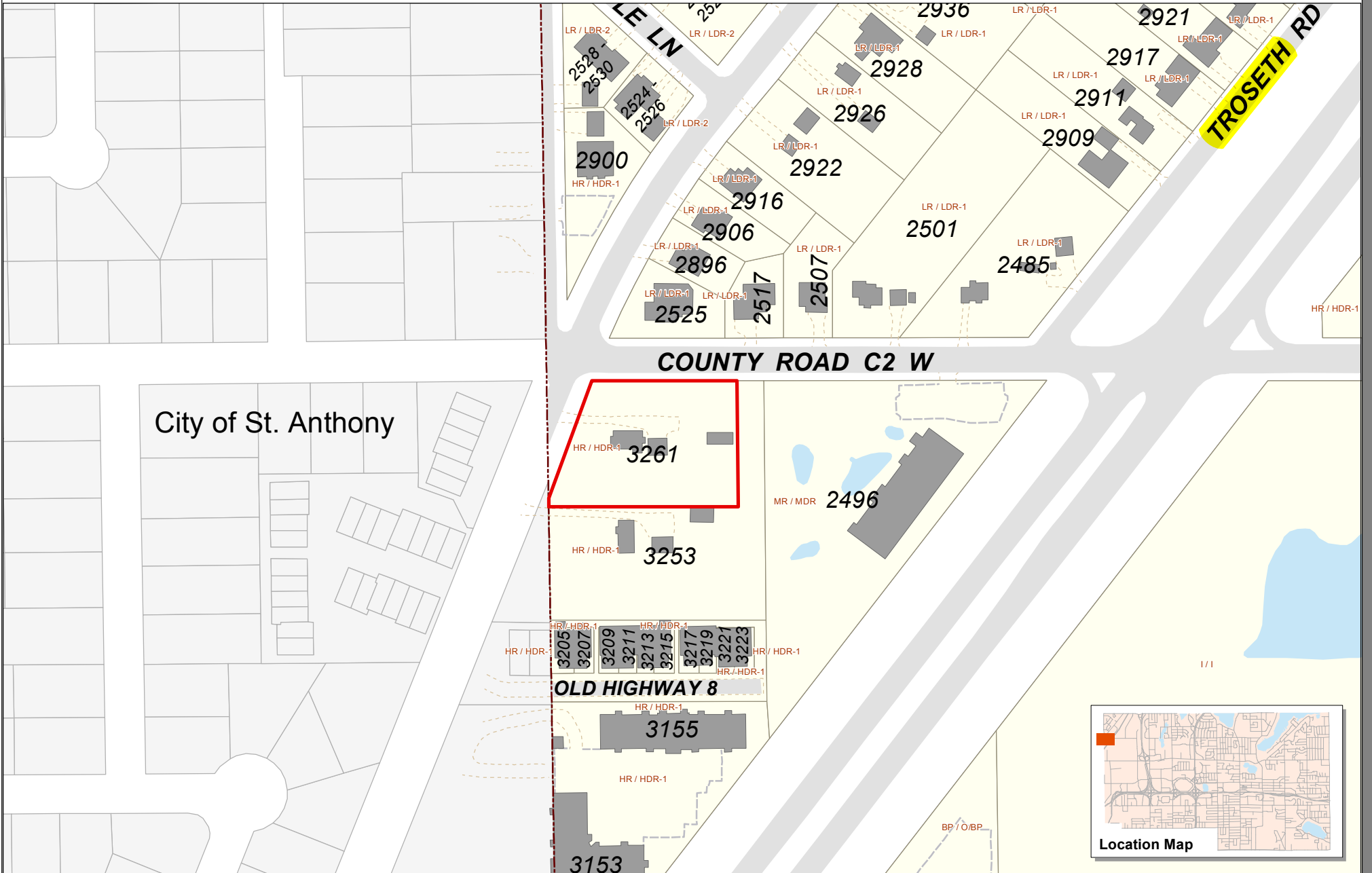
- 45 • Direct Community Development staff to issue a Ramsey County Court Citation to Mr. Thomas  
46 Ranallo for violation of Roseville’s City Code Sections 407.02.D, 407.03.H, 407.02.O and  
47 407.02.L at 3261 Old Highway 8.

48  
49 Prepared by: Don Munson, Codes Coordinator

Attachments: A: Map of 3261 Old Highway 8  
B. Photo

# ATTACHMENT A

# 3261 Old Highway 8



Prepared by:  
 Community Development Department  
 Printed: October 23, 2012



### Site Location

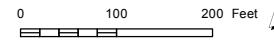
LR / LDR-1 Comp Plan / Zoning Designations

### Data Sources

\* Ramsey County GIS Base Map (10/1/2012)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

### Disclaimer

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**ATTACHMENT B**

