

To:	Planning Commission City of Spring Lake Park	From:	Phil Carlson Stantec
File:	Infinity Automotive – Conditional Use Permit (Nancy Singh, Owner)	Date:	August 23, 2021

Re: Infinity Automotive | 8433 University Avenue NE

BACKGROUND

Infinity Automotive operates an auto detailing business on a commercial site at 8433 University Avenue NE. The site is zoned C-2 Neighborhood and Service Center Commercial, which is intended for businesses close to a major roadway. The property fronts University Avenue with access from University Avenue Service Road NE. To the north and east of the property are single family residential uses zoned R-1, to the south is commercial property, also zoned C-2 like the subject site.

The property has an existing Special Use Permit (SUP) from 2002, updated in 2003, also for light auto repair businesses. The conditions for that SUP are attached to this report. *[A Special Use Permit is the same as a Conditional Use Permit/ CUP. The name was changed in an updated zoning code some time ago].*

The original 2002 SUP was for Life Time Auto Repair; the amended 2003 SUP was for Aurora Tech. The 2003 SUP, still in effect, has the following conditions:

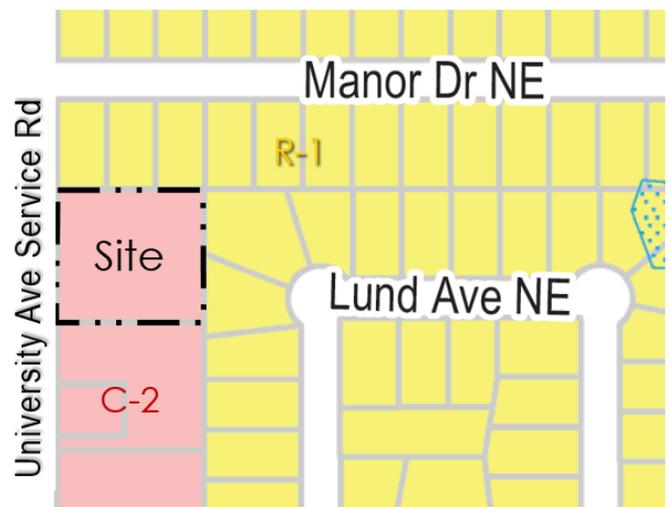
1. Hours 7AM/9PM M/F 7AM/9PM Sat.
2. Overhead doors to be closed.
3. No more than 5 key drop vehicles parked overnight (24 hours) on west side of property w/ a max of 6 vehicles in rear (east) parking lot for no more than 5 days & no outside storage of parts or equipment.
4. Installation of a 4 foot chain link fence w/ rolling gate on the NE corner of the building.

The SUP notes that use of the site as a used car lot use was denied.

The current operator, Infinity Automotive, has leased the property for four years. Since January of 2020 the City’s building official has recorded complaints and violations of the SUP on several occasions for having too many cars parked overnight on site. The correction notices and violations attached. Administrative offense tickets (fines) have accumulated totaling \$12,000. If not paid, these fines can be certified onto property taxes to be collected by the City. The owner has agreed to apply for a new CUP to resolve the situation.



Zoning Map



Reference: Infinity Automotive CUP | 8433 University Avenue NE

PLANNING ISSUES

The site has space for 40 cars to be parked on site, front and rear, but the concern is that too many cars parked overnight will make it look like a used car lot or junk yard and we believe this is the rationale for the limit on cars in the current SUP. Applicant/owner Nancy Singh has requested up to 10 cars in the front and 10 cars in the rear. Her request and other information about the business are included in the email attachment to this report. Allowing a certain number of cars on site for an auto service business is reasonable, but too many parked overnight is not. Improving the aesthetic appeal of this stretch of University Avenue is also desirable. Considering the repeated complaints and violations with the current SUP it may be hard to consider increasing the number of cars allowed. But in discussion with the City Administrator and Building Official there might be an approach that would present a win/win:

- 1) Approve a new CUP allowing 10 cars in front and 10 cars in back overnight as requested, with other conditions as in the current SUP.
- 2) Require new landscaping along University Avenue to screen cars and improve the view along that corridor.
- 3) Hold off collecting on the current administrative offense tickets for a year. If the business can comply with the new terms of the CUP for a year, the fines would be waived.

RECOMMENDATION

We recommend that the Planning Commission recommend approval of the Conditional Use Permit for 8843 University Avenue as outlined in this report with the following conditions:

- 1) The previous Special Use Permit is voided with approval of this Conditional Use Permit.
- 2) Hours of operation shall be 7 AM to 9 PM seven days a week (or as modified by the City Council).
- 3) Overhead doors are to be closed and all work on vehicles shall be performed inside the building. There shall be no outside storage of parts or equipment.
- 4) No more than ten vehicles will be parked overnight (24 hours) on the front (west) side of the property and no more than ten vehicles shall be parked overnight in the rear (east) side of the building.
- 5) New landscaping shall be installed as soon as practical after approval of this permit on the boulevard at the front (west) side of the property, consisting of at least four overstory trees and at least twelve shrubs that will be 3 to 5 feet in height at maturity, such plan to be reviewed and approved by the City Planner. All plant materials will be maintained for the duration of the Conditional Use Permit and will be replaced with approved equal if dead, damaged, or destroyed.
- 6) The pending administrative offense tickets due to be paid to the City at this time will be certified to the property taxes of this lot if this Conditional Use Permit is not approved and conditions followed.
- 7) If the business follows satisfactorily the conditions in this Conditional Use Permit, in the opinion of the City building official, for one year from approval, the amounts owing on administrative offense tickets will be waived by the City. If the conditions are not followed, new tickets may be issued and the additional amounts owing will be added to the existing amounts, all such amounts to be certified to the property taxes to be paid in full.
- 8) If the conditions of this permit are not met, the City Council may revoke the Conditional Use Permit under the provisions and process in the City Zoning Code.

Reference: Infinity Automotive CUP | 8433 University Avenue NE

FINDINGS OF FACT

We recommend the following findings of fact for approval of the Conditional Use Permit:

- 1) The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the C-2 zoning district.
- 2) Keeping the site attractive and reasonable free from too many cars parked overnight is a reasonable expectation in keeping with improving the visual appearance of the City's business district.
- 3) Adding landscaping to the front of the property is a reasonable condition directly related to the limit on parked cars and improving the visual appearance of the commercial corridor along University Avenue.
- 4) The proposed use under the recommended conditions meets the criteria for approving a Conditional Use Permit in the City's Zoning Code.

60-DAY LIMIT

The CUP application was complete on August 18, 2021. Final deadline for action by the City Council is October 18, 2021.

CONDITIONAL USE PERMIT CRITERIA

Section §153.202 of the Spring Lake Park zoning code outlines the requirements to approve a conditional use permit:

- (a) The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- (b) The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
- (c) The proposed use will comply with the regulations specified in this chapter for the district in which the proposed use is to be located;
- (d) The use is one of the conditional uses specifically listed for the district in which it is to be located;
- (e) The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;
- (f) The use will not lower property values or impact scenic views in the surrounding area;
- (g) Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;
- (h) Sufficient off-street parking and loading space will be provided to serve the proposed use;
- (i) The use includes adequate protection for the natural drainage system and natural topography;
- (j) The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and
- (k) The proposed use will not stimulate growth incompatible with prevailing density standards.



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

January 11, 2021

Inspection Location: 8443 University Ave NE
Initial Inspection Date: 3/30/2020
Re-inspection Date: 1/07/2021

Correction Notice

Action(s) necessary to abate violation(s)

(1) All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces. (2) All work shall be performed within a completely enclosed building. (3) All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited. (4) The sale of vehicles shall be prohibited, unless permitted by this chapter or allowed by conditional use. (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors. (SLPCO 153.120 (B)).

-Per your Special Use Permit dated 9/12/2002. No more than 5 key drop off vehicles parked overnight (24 hours) on the west side of the property with a maximum of 6 vehicles in the rear (east) parking lot for no more than 5 days. ***-Please remove the correct number of vehicles to comply with the restrictions of your Special Use Permit.***

The City of Spring Lake Park reached out to you with an Ongoing Violation Notice dated 10/27/2020. The letter informed you of two acceptable options for abatement, with a deadline of no later than 4:30 p.m. on November 13, 2020. The City has not received any word from Infinity Automotive and will be moving forward with a second double Administrative Offense Citation. These two options are still available for compliance.

The Spring Lake Park Police Department stopped out at the above location on 1/07/2021. The west side lot had 19 vehicles (**14 Over**) and the East side lot had 19 vehicles (**13 Over**). Total of **27** violations.

Please find a third Double Administrative Offense ticket for failure to correct the violations listed above. You are hereby directed to remove the above violations by **March 1, 2021**. Failure will result in issuance of a third Administrative Offense Ticket carrying a double fine for each violation (Per Vehicle). Your immediate attention and correction of these violations is required.

If you have any questions or concerns regarding your violation, please contact me at jbaker@slpmn.org or 763-792-7212.

Sincerely,

Jeff Baker
Code Enforcement Director

Cc: Address file
Jenny Gooden, Executive Assistance



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

December 1, 2020

Inspection Location: 8443 University Ave NE
Initial Inspection Date: 3/30/2020
Re-inspection Date: 5/12/2020

Correction Notice

Action(s) necessary to abate violation(s)

(1) All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces. (2) All work shall be performed within a completely enclosed building. (3) All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited. (4) The sale of vehicles shall be prohibited, unless permitted by this chapter or allowed by conditional use. (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors. (SLPCO 153.120 (B)).

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The City of Spring Lake Park reached out to you with an Ongoing Violation Notice dated 10/27/2020. The letter informed you of two acceptable options for abatement, with a deadline of no later than 4:30 p.m. on November 13, 2020. The City has not received any word from Infinity Automotive and will be moving forward with a second double Administrative Offense Citation.

The Spring Lake Park Police Department stopped out at the above location on 11/25/2020 @ 00:15. The west side lot had 19 vehicles (**14 Over**) and the East side lot had 19 vehicles (**13 Over**). Total of **27** violations.

Please find a second Double Administrative Offense ticket for failure to correct the violations listed above. You are hereby directed to remove the above violations by **January 1, 2021**. Failure will result in issuance of a third Administrative Offense Ticket carrying a double fine for each violation (Per Vehicle). Your immediate attention and correction of these violations is required.

If you have any questions or concerns regarding your violation, please contact me at jbaker@slpmn.org or 763-792-7212.

Sincerely,

Jeff Baker
Code Enforcement Official

Cc: Address file
Jenny Gooden, Executive Assistance

Jeff Baker

From: Dustin Lemke
Sent: Wednesday, November 25, 2020 12:29 AM
To: Jeff Baker
Subject: Car Count

8443 University-
Front-19
Rear-19

8301 Sunset
15 total

D. Lemke



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

October 27, 2020

Property Location: 8443 University Ave NE

Ongoing Violation Notice

Dear Property Owner,

This letter is in regards to past and ongoing violations of your Special Use Permit (SUP) dated September 12, 2002. This letter is intended to lay out a recent history of the violations and suggest acceptable options for abatement.

Recent History of Violations

In January of this year, the City received a complaint alleging a violation of your SUP on your property. I conducted an inspection of the property on January 6 and found that numerous vehicles were being stored on both the west and east sides of your property, well in excess of the storage permitted by your existing SUP. I spoke with a manager and advised the manager of this issue and presented a copy of the current SUP, which permits five vehicles to be parked on the west side of the property and six vehicles to be parked on the east side of the property.

Thereafter, and during the following week, I spoke with you about the need to bring the property into compliance with the current SUP, and you indicated an intent to apply for a new CUP from the City. When a new complaint was received on March 27, you had still not made application for a new CUP nor abated the violations. Code Enforcement sent you a formal compliance letter dated March 30 which gave you until April 6 to abate the violations. An inspection of your property upon expiration of that deadline revealed the presence of 21 vehicles on the west side of the property and 16 vehicles on the east side (26 total vehicles over that permitted by your current SUP). An Administrative Offense citation was issued to you for these violations on May 13 in the total amount of \$1,300.

In July, you contacted the City Administrator about the violations and he also suggested that you apply for a new CUP to assist with your vehicle storage issues on the property. You indicated an intent to do so. To date, no such application has been made.

On September 28, during a fire inspection on your property, Code Enforcement again observed that your property continued to be out of compliance with your SUP. On that date, staff observed 29 vehicles in excess of your permitted storage were being stored on the property. An Administrative Offense citation was issued to you for this violation on October 1. As this was a repeated violation, the ticket amount per violating vehicle doubled, per City policy, bringing the citation amount to \$2,900. The letter also advised you that your property would be re-inspected for compliance on October 30.

Acceptable Options for Abatement

The City of Spring Lake Park is trying to work with you to gain compliance. The City suggests one of the two following options for this:

The first option is to swiftly bring your property into compliance with your existing SUP, which permits outdoor parking up to the limits stated above. Should you commit yourself to this path and diligently follow through on an approved formal plan to do so, the City is willing to stay future ongoing enforcement citations while you abate the existing violations. If you desire to pursue this option, the City suggests that you submit, **by 4:30 p.m. November 13, 2020**, a reasonable written proposal for your phased abatement of the violations on the property. This plan should be

detailed and include vehicle count thresholds and the dates by which you will reduce your storage to said counts and the date for full compliance with the plan and your SUP. This plan will be subject to my review and approval.

Alternatively, (and as you have discussed with me and the City Administrator on separate occasions) you may apply for a new Conditional Use Permit (CUP) and request that the City permit additional vehicle storage on the property. The City Council would ultimately determine whether or not to approve such a request. If you intend to pursue this option, you must submit your completed CUP application and all applicable fees, costs and escrow to the City **no later than 4:30 p.m. on November 13, 2020**. The City is willing to stay further citations for these violations (provided the violations are not expanded – i.e. car counts cannot increase for this stay to apply) until November 13 if you provide written indication to me of an intent to make CUP application by that date.

Immediate Response Required

Compliance is the City's main goal when Administrative Offense citations are issued. Administrator Buchholtz and I have informed you about the violations and the CUP process, yet there has been no response from you, and the violations have continued. Rather than continue to issue further citations with progressively greater fine amounts, it is the City's hope that this letter prompts an immediate response, plan creation, and abatement of the violations so that further enforcement becomes unnecessary.

The City is willing to work with you on a reasonable and appropriate timeline for the overall correction and abatement of these violations but will require an immediate response and action from you. A follow-up inspection will be conducted on **November 13, 2020**, to monitor your compliance. If you have not indicated an abatement plan to the City in compliance with the terms of this letter by the above date, or you are not in compliance with said plan or your SUP, a second **double** Administrative Offense citation will be issued. Please be advised that ongoing compliance issues may also result in the City taking potential action on your SUP including, but not limited to, revocation of the same.

The City looks forward to your immediate cooperation in abating these ongoing violations. If you have any questions or concerns regarding compliance, please contact me at jbaker@slpmn.org 763-792-7212. Or Dan Buchholtz at dbuchholtz@slpmn.org 763-784-6491

Sincerely,



Jeff Baker
Code Enforcement Official

Cc: Address file
Jenny Gooden, Executive Assistance
John Thames, Attorney
Dan Buchholtz, Administrator



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

October 1, 2020

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

Inspection Location: 8443 University Ave NE
Initial Inspection Date: 03/30/2020
2nd Inspection Date: 05/12/2020
3rd Inspection Date: 09/28/2020
Confirmation by SLP PD of vehicle count left after hours: 09/30/2020

Third Violation Notice
Action(s) necessary to abate violation(s)

(1) All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces. (2) All work shall be performed within a completely enclosed building. (3) All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited. (4) The sale of vehicles shall be prohibited, unless permitted by this chapter or allowed by conditional use. (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors. (SLPCO 153.120 (B)).

-Per your Special Use Permit dated 9/12/2002. No more than 5 key drop off vehicles parked overnight (24 hours) on the west side of the property with a maximum of 6 vehicles in the rear (east) parking lot for no more than 5 days. **-Please remove the correct number of vehicles to comply with the restrictions of your Special Use Permit.**

The Spring Lake Park Police Department stopped out at the above location on 09/30/2020. The west side lot had 21 vehicles **(16 over)** and the east side **(13 over)** lot had 19 vehicles and a trailer parked. **Total of 29 violations.**

Please find an Administrative Offense tickets for failure to correct the violations listed above. You are hereby directed to remove the above violations by **October 30, 2020**. Failure will result in issuance of an Administrative Offense Ticket carrying a double fine for each violation (Per Vehicle). Your immediate attention and correction of these violations is required.

Only one information notice will be issued within a 12-month period. All subsequent violations of noted sections will dictate the issuance of an Administrative Citation with fine(s).

If you have any questions or concerns regarding your violation, please contact me at WMorris@slpmn.org or 763-792-7236.

Sincerely,

Walter Morris
Fire Inspector

Cc: Address file
Jenny Gooden, Executive Assistant

Spring Lake Park Police Department

1301 81st Ave NE Spring Lake Park, MN 55432

763-792-7200



Case #:20139684

Incident #: 20139684

Event

8443 UNIVERSITY AVE NE SPRING LAKE PARK, MINNESOTA 55432

Description of Incident: MISCELLANEOUS OFFICER
Reported Date: 06/12/2020 01:07:58
Time Assigned: 01:07
Time Arrived: 01:07
Time Cleared: 01:15
Incident Start Date: 06/12/2020 01:07:58
Exceptional Clearance: NOT APPLICABLE
Latitude: 45.121881
Longitude: -93.262771
Case Summary: Misc Officer - Code Enforcement FU
Confidential?: No

Owner Data (1)

INFINITY AUTOMOTIVE W

Related Offenses: MISCOFF MISCELLANEOUS OFFICER
Address: 8443 UNIVERSITY AVE NE
City: SPRING LAKE PARK
State: Minnesota
Zip Code: 55432
Latitude: 45.12188871302654
Longitude: -93.26277873936864
Business Phone: (763)-213-9548

Offenses (1)

MISCOFF MISCELLANEOUS OFFICER

UCR/NIBRS Code: 999 NIBRS non-reportable
Location Type: Commercial/Office Building
Bias Motivation: NONE
Attempted/Completed: Completed
Offender Suspected of Using: Not Applicable
Weapon Types:
Weapon Automatic1:

Vehicle (0)

Related Offense:
Towed By:

Narrative (1)

ORIGINAL OFFICER NARRATIVE



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

May 13, 2020

Inspection Location: 8443 University Ave NE
Initial Inspection Date: 3/30/2020
Re-inspection Date: 5/12/2020

Second Notice

Action(s) necessary to abate violation(s)

(1) All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces. (2) All work shall be performed within a completely enclosed building. (3) All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited. (4) The sale of vehicles shall be prohibited, unless permitted by this chapter or allowed by conditional use. (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors. (SLPCO 153.120 (B)).

-Per your Special Use Permit dated 9/12/2002. No more than 5 key drop off vehicles parked overnight (24 hours) on the west side of the property with a maximum of 6 vehicles in the rear (east) parking lot for no more than 5 days. *-Please remove the correct number of vehicles to comply with the restrictions of your Special Use Permit.*

The Spring Lake Park Police Department stopped out at the above location on 5/13/2020 @ 02:14. The west side lot had 21 vehicles (16 Over) and the East side lot had 16 vehicles (10 Over). Total of 26 violations.

Please find an Administrative Offense tickets for failure to correct the violations listed above. You are hereby directed to remove the above violations by **May 29, 2020**. Failure will result in issuance of an Administrative Offense Ticket carrying a double fine for each violation (Per Vehicle). Your immediate attention and correction of these violations is required.

Only one information notice will be issued within a 12-month period. All subsequent violations of noted sections will dictate the issuance of an Administrative Citation with fine(s).

If you have any questions or concerns regarding your violation, please contact me at jbaker@slpmn.org or 763-792-7212.

Sincerely,

Jeff Baker
Code Enforcement Official

Cc: Address file
Jenny Gooden, Executive Assistance

Spring Lake Park Police Department

1301 81st Ave NE Spring Lake Park, MN 55432

763-792-7200



Case #: 20109666

Incident #: 20109666

Event

8445 UNIVERSITY AVE NE SPRING LAKE PARK, MINNESOTA 55432

Description of Incident: MISCELLANEOUS OFFICER
Reported Date: 05/13/2020 02:04:17
Time Assigned: 02:04
Time Arrived: 02:04
Time Cleared: 02:11
Incident Start Date: 05/13/2020 02:04:17
Exceptional Clearance: NOT APPLICABLE
Latitude: 45.122052
Longitude: -93.262708
Case Summary: Misc Officer
Confidential?: No

Owner Data (1)

INFINITY AUTOMOTIVE W

Related Offenses: MISCOFF MISCELLANEOUS OFFICER
Address: 8443 UNIVERSITY AVE NE
City: SPRING LAKE PARK
State: Minnesota
Zip Code: 55432
Latitude: 45.12188871302661
Longitude: -93.26277874084505
Business Phone: (763)-213-9548

Offenses (1)

MISCOFF MISCELLANEOUS OFFICER

UCR/NIBRS Code: 999 NIBRS non-reportable
Location Type: Commercial/Office Building
Bias Motivation: NONE
Attempted/Completed: Completed
Offender Suspected of Using: Not Applicable
Weapon Types:
Weapon Automatic1:

Vehicle (0)

Related Offense:
Towed By:

Narrative (1)

ORIGINAL OFFICER NARRATIVE



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Caspian Ventures LLC
301 Concorde Place
Burnsville, MN 55337

April 30, 2020

Inspection Location: 8443 University Ave NE
Inspection Date: 3/9/2020
Follow Up: 4/6/2020

Enclosed you will find a correction notice for the above listed address. I am not sure if you are aware of these violations. Nothing has been done to resolve them and below you will find a timeline of how everything transpired.

1/3/2020 - I received a complaint regarding the number of vehicles being parked at 8443 University Avenue. After some investigating, I found the SUP that was connected in Laserfiche to Infinity Automotive Certificate of Occupancy. (See attached)

1/6/2020 – I stopped out at the property to verify the number of vehicles. I went into the business and spoke with a gentleman saying he was the manager. I let him know about the complaint and he made a copy of the SUP. I asked if I could take some pictures of the vehicles for documentation and he complied.

1/6/2020 – 1/10/2020 – During this week I received a phone call from Nancy stating she was the owner. She had questions about the SUP, since it is dated 9/12/2002. I let her know that when a business changes owner but not uses, a SUP and/or CUP stays with the building. She stated that she was going to look into applying for a new/more updated CUP.

3/27/2020 – I received a complaint regarding the number of vehicles being parked at 8443 University Avenue.

3/30/2020 – I drove by the property and notice multiple cars in both lots.

3/30/2020 – I mailed out a correction letter, (See attached)

3/30/2020 – 4/3/2020 - During this week I received a phone call from Nancy the owner. She told me about not being able to get payment from some customers. I told her that I understood the difficulties, but still need to follow up on complaints from the residents of Spring Lake Park.

4/6/2020 – I requested the Spring Lake Park police department to get a vehicle count outside of business hours.

4/7/2020 – I received a police report stating that there were twenty cars in the rear lot and fourteen in the front lot. The SUP states that five vehicles can be parked overnight in the front lot and six vehicles parked overnight in the rear lot.

This letter is to let you know that any Administrative Offense tickets issued will be issued to the owner of the property. My apologies for not sending the enclosed violation letter to you directly.

A follow-up inspection will be conducted on **May 12, 2020** to verify compliance. Failure will result in issuance of an Administrative Offense Ticket carrying a fine of \$50.00 for each violation (Per Vehicle). Your immediate attention and correction of this violation is required.

If you have any questions or concerns regarding your violation, please contact me at jbaker@slpmn.org or 763-792-7212.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Baker', with a long horizontal flourish extending to the right.

Jeff Baker
Code Enforcement Director

Cc: Address file
Jenny Gooden, Executive Assistance



Code Enforcement Division
1301 81st Avenue NE
Spring Lake Park, MN 55434
www.slpmn.org

Infinity Automotive
8443 University Ave NE
Spring Lake Park, MN 55432

March 30, 2020

Inspection Location: 8443 University Ave NE
Inspection Date: 3/30/2020

This letter is in follow-up to a complaint the Code Enforcement department received concerning a code violation(s) at the above referenced address.

Action(s) necessary to abate violation(s)

(1) All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces. (2) All work shall be performed within a completely enclosed building. (3) All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited. (4) The sale of vehicles shall be prohibited, unless permitted by this chapter or allowed by conditional use. (5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors. (SLPCO 153.120 (B)1-5).

-Per your Special Use Permit dated 9/12/2002 (Enclosed with this letter). No more than 5 key drop off vehicles parked overnight (24 hours) on the west side of the property with a maximum of 6 vehicles in the rear (east) parking lot for no more than 5 days. *-Please remove the correct number of vehicles to comply with the restrictions of your Special Use Permit.*

A follow-up inspection will be conducted on **April 6, 2020** to verify compliance. Failure will result in issuance of an Administrative Offense Ticket carrying a fine of \$50.00 for each violation (Per Car). Your immediate attention and correction of this violation is required.

Only one information notice will be issued within a 12-month period. All subsequent violations of noted sections will dictate the issuance of an Administrative Citation with fine(s).

If you have any questions or concerns regarding your violation, please contact me at jbaker@slpmn.org or 763-792-7212.

Sincerely,

Jeff Baker
Code Enforcement Director

Cc: Address file
Jenny Gooden, Executive Assistance

Spring Lake Park Police Department

1301 81st Ave NE Spring Lake Park, MN 55432

763-792-7200



Case #:20079481

Incident #: 20079481

Event

8443 UNIVERSITY AVE NE SPRING LAKE PARK, MINNESOTA 55432

Description of Incident: MISCELLANEOUS OFFICER
Reported Date: 04/07/2020 00:55:07
Time Assigned: 00:55
Time Arrived: 00:55
Time Cleared: 00:59
Incident Start Date: 04/07/2020 00:55:07
Exceptional Clearance: NOT APPLICABLE
Latitude: 45.121881
Longitude: -93.262771
Case Summary: FU For Code Enforcement
Confidential?: No

Owner Data (1)

INFINITY AUTOMOTIVE W

Related Offenses: MISCOFF MISCELLANEOUS OFFICER
Address: 8443 UNIVERSITY AVE NE
City: SPRING LAKE PARK
State: Minnesota
Zip Code: 55432
Latitude: 45.12188871302661
Longitude: -93.26277874084505
Business Phone: (763)-213-9548

Offenses (1)

MISCOFF MISCELLANEOUS OFFICER

UCR/NIBRS Code: 999 NIBRS non-reportable
Location Type: Commercial/Office Building
Bias Motivation: NONE
Attempted/Completed: Completed
Offender Suspected of Using: Not Applicable
Weapon Types:
Weapon Automatic1:

Vehicle (0)

Related Offense:
Towed By:

Narrative (1)

ORIGINAL OFFICER NARRATIVE

SPECIAL USE PERMIT CONDITIONS FOR: 8443 UNIVERSITY AVENUE N.E.

Life Time Auto Repair: 9/12/2002

An amended SUP for the approval to operate a light auto repair business w/ conditions;

1. Hours 7AM/9PM M/F 8AM/6PM Sat.
2. Overhead doors to be closed.
3. Dumpster enclosure.
4. Light plan to be submitted to council.
5. No outside storage of vehicles, equipment or parts.
6. Service vehicles may be parked on the west or rear of the building per plan dated 4/7/95.
7. Restripe per plan of 4/7/95.
8. Noise during the normal business hours must be maintained at a level so as not to disturb and residents if a problem arises hours of operation may be adjusted.

Aurora Tech: 11/3/2003

An amended SUP for the approval to operate a light auto repair business w/ conditions;

1. Hours 7AM/9PM M/F 7AM/4PM Sat.
2. Overhead doors to be closed.
3. No more than 5 key drop off vehicles parked overnight (24 hours) on west side of property w/ a max of 6 vehicles in rear (east) parking lot for no more than 5 days & no outside storage of parts or equipment.
4. Installation of a 4 foot chain link fence w/ rolling gate on the NE corner of the building.

**Denied for a used car sales lot.

BEAUBARY OIL INFINITY
 AUTO 8443

5W30	60 - 180	gallons	
5W20	60 - 180	gallons	* REAR
ATF	50 - 120	gallons	ROOM
Anti-Freeze	2 X 55	gallons	STORAGE
0W20	50 - 120	gallons	
5W30			
WASHER fluid	50 - 120	gallons	

8443 University Avenue

Life time Auto Repair Special Use Permit Issued: 9/19/2002

an amended SUP for the approval to operate a light auto repair business w/ conditions; 1] hours 7AM/9PM M/F 8AM/6PM Sat, 2] OH doors to be closed, 3] dumpster enclosure, 4] light plan to be submitted to council, 5] no outside storage of vehicles, equipment or parts, 6] service vehicles may be parked on the W or rear of the bldg., per plan dated 4/7/95, 7] restripe per plan of 4/7/95, 8] noise during the normal business hours must be maintained at a level so as not to disturb and residents if a problem arises hours of operation may be adjusted.

Aurora Tech Special Use Permit Issued: 11/3/2003

an amended SUP for the approval to operate a light auto repair business w/ conditions; 1] hours 7AM/9PM M/F 7AM/4PM Sat, 2] OH doors to be closed, 3] no more than 5 key drop off vehicles parked overnight (24 hours) on W side of property w/ a max of 6 vehicles in rear (east) parking lot for no more than 5 days & no outside storage of parts or equipment, 4] installation of a 4 foot chain link fence w/ rolling gate on the NE corner of the building.