

RESOLUTION NO. 21-44

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR SHASHE MARKET AT 8421B CENTER DRIVE NE

WHEREAS, Shashe Market (the “Applicant”) submitted an application for approval of a conditional use permit to permit the operation of an small convenience store at 8421B Center Drive NE; and

WHEREAS, the legal description for the planned unit development is as follows:

Tracts B & C, Registered Land Survey No. 205, together with the South 60 feet of the North 74.9 feet of the West 50 feet of Lot 31, Spring Lake Park Plat A, subject to easements of record; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on October 25, 2021; and

WHEREAS, the Planning Commission recommended approval of the application of an automotive vehicle repair business to the City Council; and

WHEREAS, the City Council considered the application at its October 4, 2021 meeting and has made the following findings in support of approval of the conditional use permit application for operation of an automotive vehicle repair business:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the I-1 zoning district.
2. The use is not adjacent to residential uses and is within a commercial/industrial district and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
3. Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
4. No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
5. There are no unusual odors, fumes, dust, noise or vibration associated with the use, and all work will be conducted indoors.
6. No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by HLP Construction LLC for a conditional use permit to permit the operation of an automobile vehicle repair business at 8375 Sunset Road NE, subject to the following conditions:

1. The applicant shall apply for and receive all applicable building and signage permits prior to beginning work.

2. The applicant shall ensure that customer and employee cars are parked only in sports designated for use by Shashe Market. If parking becomes a problem, in the City's opinion, the City reserves the right to revisit the Conditional Use Permit and impose conditions or limit the use of the space.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 1st day of October, 2021.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
 Counties of Anoka and Ramsey) ss
 City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 21-44, A Resolution Granting Approval of Conditional Use Permit for Shashe Market At 8421B Center Drive NE, adopted by the Spring Lake Park City Council at their regular meeting on the 1st day of November, 2021.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

