

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on April 22, 2024 at the Able Park Building, 8200 Able Street NE at 7:00 PM.

1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen
Commissioner Rick Cobbs
Commissioner Brad Delfs
Commissioner Sharon Weighous

MEMBERS ABSENT

Commissioner Kelsey Hollihan
Commissioner Eric Julien

STAFF PRESENT

Building Official Jeff Baker, Administrator Daniel Buchholtz, Planner Phil Carlson

VISITORS

Michael Konetski	738 Sanburnol Drive NE	Spring Lake Park MN
Chris Bossany	770 Maple Street NE	Spring Lake Park MN
Larry Brunko	770 Maple street NE	spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – March 25, 2024 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Delfs, to approve the minutes from March 25, 2024 Planning Commission meeting.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs,
Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing – Variance Application – 738 Sanburnol Drive NE

Administrator Buchholtz stated that the City received an application for a variance from Michael Konetski, 738 Sanburnol Drive NE. He stated tht Mr. Konetski is requesting a

variance from the side yard setback for a driveway addition to his property. Administrator Buchholtz stated that Mr. Konetski is seeking a variance from the 5-foot side yard setback requirement, as set forth in SLPC 16.40.030 of the Spring Lake Park City Code.

Administrator Buchholtz stated that the 738 Sanburnol Drive NE is guided for low density residential in the 20240 Comprehensive Plan. He said the property is zoned R-1, single Family Residential. Administrator Buchholtz mentioned that SLPC 16.40.030 governs parking and loading spaces. He stated that in any of the residence districts, no parking or loading space shall be located within 15 feet of any property line.

Administrator Buchholtz said that driveways, garages and carports in conjunction with any single- or two-family residence shall be exempted from this requirement; however, they shall not be located less than five feet from the property line, except by variance obtained in the manner provided in the City Code. He stated that variances in the case of driveways may be allowed down to zero feet setback from the property line.

Administrator Buchholtz said that Mr. Konetski is seeking a 3-foot variance from the side yard setback (2 feet from the eastern property line instead of 5 feet).

Administrator Buchholtz stated staff is recommending approval of the variance. He said that staff's analysis of the application shows that the driveway expansion will not alter the character of the neighborhood as there are other driveways in the vicinity of the property that are located within side yard setback.

Administrator Buchholtz stated that if the Planning Commission wishes to recommend approval of the variance it would with the following conditions:

- The driveway modifications must be constructed pursuant to the standards set forth by the city applicant must secure a zoning permit from the code enforcement department for the expanded driveway.
- Drainage must be handled in such a way not to deposit stormwater or snow on to a neighboring property.

Chairperson Hansen opened the public hearing at 7:04 PM.

Mr. Konetski, 738 Sanburnol Drive NE, stated that he wants to put in a six foot extension from the crease in the driveway apron. He stated that the four feet along the side of the garage is a straight continuous line, except for seven feet from the sidewalk, where there will be a half moon of two-three feet. Mr. Konetski said he is required to have a five-foot setback at a minimum. He stated that he is just looking for a one-foot variance. He is looking for a four-foot setback.

Commissioner Delfs gave a clarification of the dimensions being requested on the drawing submitted by Mr. Konetski.

Building Official Baker explained that the curb cut can only be as wide as the current width of the driveway up to the edge of the public right of way. He stated that Mr. Konetski can then angle out the driveway to the east towards the neighbor's property.

Chairperson Hansen closed the public hearing at 7:16 PM.

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs to recommend approval of the variance for side yard setback for a driveway addition to the property of Michael Konetski, 738 Sanburnol Drive NE, subject to the following conditions:

- The driveway modifications must be constructed pursuant to the standards set forth by the city applicant must secure a zoning permit from the code enforcement department for the expanded driveway.
- Drainage must be handled in such a way not to deposit stormwater or snow on to a neighboring property.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

B. Public Hearing – Variance Application – Minnsprouts, LLC – 7705/7707 Central Avenue NE

Chairperson Hansen opened the public hearing at 7:17 PM.

City Planner Carlson stated that the variance application is for 7705/7707 Central Avenue NE. He stated that this is a small industrial lot and is currently occupied by a small building. Planner Carlson stated that the applicant wants to build a loading dock.

Planner Carlson said the applicant is requesting an additional 10 feet from the side lot line and 10 feet from the rear lot line. He stated that the standard in the industrial district is 25 feet and 35 feet. Planner Carlson said the applicant is requesting as part of the variance the lot coverage with hardcover, impervious 75 percentage the maximum is about 85 percent. He stated that the request would put the lot coverage at 92 percent.

Planner Carlson stated that the property has some unique characteristics.

1. A small lot and any increase in the building will come closer to a lot line versus if it was a very large lot. The lot is half an acre.
2. Part of the unique circumstances is that the property is next to a leg of the L shaped lot that is to the east and north, the 1313 I was born 10 Pros. So
3. The north side of the property has a 40-foot-wide strip that is vacant land, which is wooded, and it probably will never be built on, therefor making the setback 52 feet instead of 12 feet.

Commissioner Hansen inquired about the slop of the wooded area. Planner Carlson stated that the sloping would need to be verified through the watershed and the county drainage

requirements. He stated the applicant is creating a loading dock that would be low and the building floor would be above that, so there would be some manipulation and drainage involved.

Administrator Buchholtz stated that the applicant may need to do some ponding or an infiltration swale. He stated that there may need to be some form of water treatment and collection. Administrator Buchholtz stated that the outcome will be determined once the applicant makes application with Coon Creek Watershed District.

Planner Carlson stated that he has reviewed the application and is recommending approval of the application, with the following conditions:

- The applicant will meet all watershed district and county drainage requirements before issuance of a building permit.
- Care will be taken in the maneuvering of trucks in the public street. The City reserves the right to review the situation and require additional measures if there are problems with trucks movements at the site.

Chairperson Hansen closed the public hearing at 7:27 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Delfs to recommend approval of the variance for side and rear setbacks and impervious lot coverage for MinnFoods, LLC at 7705/7707 Central Avenue NE., with the following conditions:

- The applicant will meet all watershed district and county drainage requirements before issuance of a building permit.
- Care will be taken in the maneuvering of trucks in the public street. The City reserves the right to review the situation and require additional measures if there are problems with trucks movements at the site.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

6. OTHER

Administrator Buchholtz gave an update on the City Hall Renovation/Expansion project.

Administrator Buchholtz stated that the City was successful in being awarded a \$289,000 Community Development Block Grant for new Terrace Park playground equipment.

7. ADJOURN

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs to adjourn.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:32 PM.