

CITY OF SPRING LAKE PARK

RESOLUTION NO. 22-07

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR
JESUS CHRIST INTERNATIONAL MINISTRIES AT 1440-1450 85TH AVENUE NE**

WHEREAS, Jesus Christ International Ministries (the “Applicant”) submitted an application for approval of a conditional use permit to permit the operation of an assembly use at 1440-1450 85th Avenue NE; and

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

Lot 38 and the North 5 feet of Lot 37, Spring Lake Park Plaza, according to the map or plat thereof on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota; and

That part of the East half of the vacated alley in the plat of Spring Lake Park Plaza, Anoka County, Minnesota, lying Northerly of the Westerly extension across it of the South line of the North 5.00 feet of Lot 37, said plat, and lying Southerly of a line drawn from the Northwest corner of Lot 38, said plat, to the Northeast corner of Lot 39, said plat; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on January 24, 2022; and

WHEREAS, the Planning Commission recommended approval of the application of an assembly use to the City Council; and

WHEREAS, the City Council considered the application at its February 7, 2022 meeting and has made the following findings in support of approval of the conditional use permit application for an assembly use:

1. The proposed church use in an existing multi-tenant commercial building appears to not involve issues beyond parking. From the information submitted by the applicant and owners, parking appears to be adequate for the proposed use.
2. It is reasonable and appropriate for the City to review and respond to potential parking issues on site which could result in traffic or safety issues. Such review may involve imposing additional conditions on the use, which is an appropriate function of the City’s zoning authority.

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 Jesus Christ International Ministries for a conditional use permit to permit the operation of an assembly use at 1440-1450 85th Avenue NE, subject to the following conditions:

1. The property owners will reserve at least 12 spaces on Sunday morning for exclusive use by the church. The applicant and the property owner will need to discuss the number of spaces the church needs during evenings and weekdays. The spaces for church use will be clearly marked and the building owner will enforce the use of them. If parking becomes a problem, in the City's sole opinion, on-site or on the street, the City reserves the right to review the Conditional Use Permit and impose additional conditions, limit the use of the space or revoke the Conditional Use Permit.
2. The property owner and church will arrange for off-site joint parking with an adjacent property if parking needs grow beyond available parking.
3. The church or the property owners will apply for a sign permit if and when the church wishes to install new signage, which will comply with the City's sign regulations.
4. Any changes proposed to the exterior of the building or site as a result of this church use, other than signage will be reviewed by City staff to see if such changes require review of the Conditional Use Permit. In such a case, the City reserves the right to refer the Conditional Use Permit to the Planning Commission and City Council and impose additional conditions or limit the use of the space.
5. All parking lot areas shall be striped in accordance with current Code standards.

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 7th day of February 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator