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**To:** Mayor Nelson and Members of the City Council  
Chair Hansen and Members of the Planning Commission

**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

**Date:** June 9, 2022

**Subject:** Performance Standards

The City Council requested a joint work session with the Planning Commission to discuss updating the City's performance standards. The City Council wishes to gain perspective from the Commission on their recommendation on the visual performance standards and come to consensus on the appropriate regulation of visual performance standards for commercial and industrial zoning districts.

Minutes from the April 23 Planning Commission meeting and the May 9 City Council work session are included with this memorandum as a reference to the discussion. Also included are visual performance standard ordinances from various cities in close proximity to Spring Lake Park to help educate members on the topic.

Various businesses in Spring Lake Park have moved forward with projects that meet or exceed the proposed visual building standards set forth in the proposed ordinance.

- Hy-Vee, 8155 Highway 65 NE
- Public Storage, 7807 Highway 65 NE
- Pro Courier, 8370 Sunset Road NE
- City Moving and Storage, 8457 Sunset Road NE (construction to start soon)

Over the past ten years, staff has discouraged the use of pole building construction and metal siding within the City. As such construction is generally prohibited in cities throughout the Twin Cities metropolitan area, these commercial builders did not challenge this and have constructed projects with alternative materials.

Staff is seeking direction on how to proceed with the performance standard ordinance. We look forward to a good discussion.

If you have any questions, please don't hesitate to contact me at 763-784-6491.