
To: Spring Lake Park Planning Commission From: Phil Carlson, AICP, Stantec
City of Spring Lake Park
File: Lake City Transportation Date: March 25, 2024
970 County Highway 10
Applicant: Gutu Urgessa
Owner: Schweiger Rentals LLC

Re: Conditional Use Permit, Auto Service, 970 County Highway 10

INTRODUCTION

Lake City Transportation wants to operate their transport business from the site at 970 County Highway 10, the former Rent-N-Travel RV rental and sales business in the C-2 zoning district. The company has vans and small buses that transport students, special needs children, and the homeless for local school districts. There will be some service and repair of vehicles on site in the building. "Auto service" is a conditional use in the C-2 district.

Adjacent uses include commercial to the west and southwest, the frontage road and County Highway 10 to the north, the Legends apartment complex to the east, a vacant City-owned parcel to the south, and Triangle Memorial Park to the south and southwest across Manor Drive.

PLANNING & ZONING CONTEXT

The property is guided Commercial on the City's Land Use Plan and zoned C-2 Neighborhood & Service Center Commercial, as illustrated on the map excerpts on the next page. The site has had commercial uses for many years, including the RV rental and sales use with many large vehicles on site.

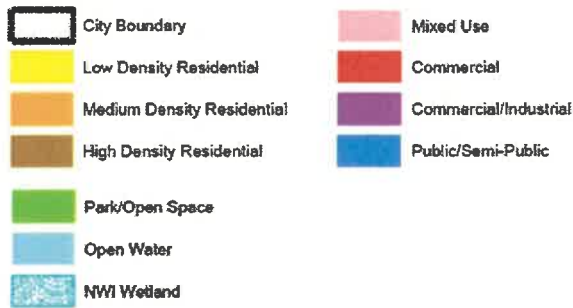
All service and repair work must be done within the building and the site will be fenced to screen stored vehicles from surrounding uses.

A conditional use is considered a permitted use to which reasonable conditions can be attached by the City to address issues that may impact surrounding properties. The City is obliged to develop conditions that would make the use compatible, rather than simply deny it.

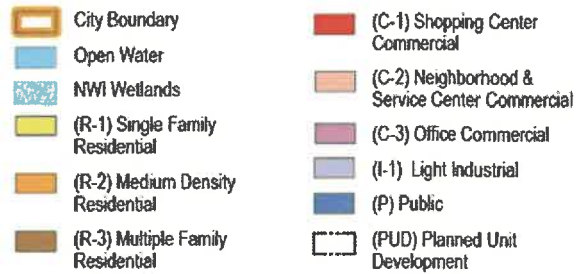


Re: **Conditional Use Permit, Auto Service, 970 County Highway 10**

Future Land Use Plan



Zoning Map



Site Viewing West from Service Drive and Laddie Road (Google Street View, 2022)



Re: **Conditional Use Permit, Auto Service, 970 County Highway 10**

CONDITIONAL USE CRITERIA

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows:

- 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;**

The use – vehicle storage and service – is assumed to be necessary and desirable.

- 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;**

The use, if conducted properly, will not be detrimental to people in the vicinity. There will added fencing which will primarily impact the apartment use to the east across Laddie Drive. There are existing overstory trees on the boulevard which need to be maintained to preserve what little vegetation and green space there is on site.

- c. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;**

No changes are proposed to the building or site at this time other than fencing, so the existing conditions are legal, even if non-conforming. The site does not comply with the parking setback to the front (25 ft required, 10 ft existing) and west side (10 ft required, 1 ft existing), but it does comply with the 35% maximum building coverage and 75% maximum impervious lot coverage regulations.

- d. The use is one of the conditional uses specifically listed for the district in which it is to be located;**

The use is listed as a Conditional Use in the C-2 district.

- e. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;**

The use and enjoyment of this area will not be impacted by the operation of this business if it is conducted within the building and if the site is properly screened.

- f. The use will not lower property values or impact scenic views in the surrounding area;**

The conduct of the use itself will not lower property values, and will involve minimal change to the property.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;**

The streets are adequate to serve the use.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;**

The conditional use permit will stipulate that all vehicles will be stored in the available parking spaces or within the building.

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i. The use includes adequate protection for the natural drainage system and natural topography;

Site drainage is not changing.

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

It is assumed that the use will continue to limit odor, fumes, dust, noise and vibration as required by the code.

k. The proposed use will not stimulate growth incompatible with prevailing density standards.

Not applicable.

RECOMMENDATION

I recommend that the Planning Commission recommend approval of a Conditional Use Permit including auto repair use at 970 County Highway 10 with the following conditions and findings of fact:

Conditions of Approval

- 1) All work on vehicles will be conducted within the enclosed building.
- 2) No storage of tires, vehicles, vehicle parts or other materials is permitted outside the building.
- 3) All vehicles parked on site will be operable and street worthy.
- 4) The number of vehicles parked and stored on site will not exceed the available on-site parking spaces.
- 5) A fence no more than 6 feet in height meeting City standards will be installed around the perimeter of the site to be reviewed and approved by the City Engineer.
- 6) The existing trees on site will be maintained or replaced at the owner's expense.
- 7) Movement of vehicles or other noisy activity will be limited to a reasonable level between the hours of 10 pm and 7 am so as not to disturb the peace and quiet of the neighborhood.
- 8) Operations on site will at all times follow the performance standards in Section 16.28.010 of the Spring Lake Park Zoning Code for noise, odor, fumes, light and other impacts.

Finding of Fact for Approval

- 1) Schweiger Rentals LLC owns the property at 970 County Highway 10.
- 2) The property is zoned C-2 Neighborhood & Service Center Commercial. Auto service and repair is a conditional use in the C-2 district.
- 3) Lake City Transportation has applied for a conditional use permit to operate their transport business including vehicle service and repair on site.
- 4) The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in Section 16.56.030(E)(1) of the City Code.



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OPTIONS

- 1) Recommend approval of the CUP as presented with the recommended conditions and findings, or as modified by the Planning Commission.
- 2) Recommend denial of the CUP, with findings for denial.
- 3) Continue the item to a future meeting to gather more information or more discussion.

60-DAY RULE

The Conditional Use Permit application was received on February 27, 2024. The deadline for final action by the City Council per State statute 15.99 is April 28, 2024.



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	2000 - 157091
Received by:	
Date Filed:	2/28/24
Date Complete:	
Base Fee:	500 Escrow: 1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 970 Highway 10 Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01.30.24.22.0123		Current Zoning: C-2
Legal Description: 01.30.21.22.0045, 01.30.24.22.0044, 01.30.24.22.0141 (Attach if necessary):		
APPLICANT INFORMATION		
Name: Gutu Urgessa		Business Name: Lake City Transportation
Address: 1858 Dear Hills Trail		
City: Eagan	State: MN	Zip Code: 55122
Telephone: 612-669-2238	Fax:	E-mail: gutu@lakecitytransportation.com
Contact: Phone		Title: Owner
OWNER INFORMATION (if different from applicant)		
Name: Keith Schweiger		Business Name: Perfect 10 Auto
Address: 926 County Hwy 10 NE		
City: Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 763-277-7777	Fax:	E-mail: brosalesinc@aol.com
Contact:		Title: Owner
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:	Was an RV rental place, it is currently not occupied	
Nature of Proposed Use:	Type III Transportation Base Location for School Districts and Schools. Will do van maintenance in shop for the vehicles that transport the students	
Reason(s) to Approve Request:	We serve the community by transporting students to school in our mini Vans (Type III Vehicles)	
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. *All fees and expenses are due whether the application is approved or denied.*

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. I agree to pay to the City all costs incurred during the review process as set forth in this Agreement. This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail gutu@lakecitytransportation.com Fax _____ USPS - Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Gutu Urgessa ES* Date: 2-27-24

Owner: Keith Schweiger Date: 2-27-24

NOTE: Applications only accepted with ALL required support documents. See City Code

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That 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. We transport mainly homeless, Special needs, and Reg Ed students within the community on Type III vehicles to get them to school so they receive their needed services and receive a quality education.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. All of our employees have background checks and we do not provide any type of service that would be detrimental to any persons in the area. Our service is transporting students within the community to their program or school.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. This is a service company that provides transportation for school districts and schools, which falls within the regulations. There is another company within a mile providing this similar service in this zoning area.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We will have this property fenced in with a minimum of a 6 foot high Opaque fence so nobodies enjoyment shall be affected.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
Based on the highway and next to other businesses this will not impact any scenery
Including this business in the community is an asset for the community

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. _____ All of the roads right off of the highway are more than adequate to host the traffic needs.

7. That the use includes adequate protection for the natural drainage system and natural topography. _____ The business drainage is already set up and is adequate at this property.
The current city drainage is already set up and is adequate at this property

8. That 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. _____ For the minor amount of maintenance done and usage of the building it is adequate to contain and control all and any nuisance. We will be installing a 6 ft Opaque fence to further prevent and control this.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. _____ We will not grow or stimulate any growth that is incompatible with the prevailing standards.

DWK INC
PIN: 01-30-24-22-0135
4329 N WOODGATE LN
EAGAN, MN 55122

HUSEBY, ROGER L
PIN: 01-30-24-22-0143
11620 3RD AVE N
PLYMOUTH, MN 55441

HUSEBY, ROGER L
PIN: 01-30-24-22-0045
11620 3RD AVE N
PLYMOUTH, MN 55441

ADS LLC
PIN: 01-30-24-22-0046
950 COUNTY RD 10 NE STE 120
SPRING LAKE PARK, MN 55437

ADS LLC
PIN: 01-30-24-22-0047
950 COUNTY RD 10 NE STE 120
SPRING LAKE PARK, MN 55437

PIN: 01-30-24-22-9906

SCHWEIGER RENTALS LLC
PIN: 01-30-24-22-0134
913 MANOR DR NE
SPRING LAKE PARK, MN 55432

HUSEBY, ROGER L
PIN: 01-30-24-22-0144
11620 3RD AVE N
PLYMOUTH, MN 55441

HUSEBY, ROGER L
PIN: 01-30-24-22-0141
11620 3RD AVE N
PLYMOUTH, MN 55441

SCHWEIGER, KEITH
PIN: 01-30-24-22-0049
926 COUNTY HIGHWAY 10
SPRING LAKE PARK, MN 55432

SPRING LAKE PARK LEASED H...
PIN: 01-30-24-22-0175
2905 NORTHWEST BLVD STE 1...
MINNEAPOLIS, MN 55441

CINMAR LLC
PIN: 01-30-24-22-0176
4720 155TH LN NW
RAMSEY, MN 55303

ADS LLC
PIN: 01-30-24-22-0055
950 COUNTY RD 10 NE STE 120
SPRING LAKE PARK, MN 55437

HUSEBY, ROGER L
PIN: 01-30-24-22-0123
11620 3RD AVE N
PLYMOUTH, MN 55441

TIU INVESTMENT HOLDINGS LL...
PIN: 01-30-24-22-0054
2597 7TH AVE E
SAINT PAUL, MN 55109

HUSEBY, ROGER L
PIN: 01-30-24-22-0142
11620 3RD AVE N
PLYMOUTH, MN 55441

HUSEBY, ROGER L
PIN: 01-30-24-22-0044
11620 3RD AVE N
PLYMOUTH, MN 55441

ADS LLC
PIN: 01-30-24-22-0048
950 COUNTY RD 10 NE STE 120
SPRING LAKE PARK, MN 55437

SPRING LAKE PARK CITY OF
PIN: 01-30-24-22-0140
1301 81ST AVE NE
SPRING LAKE PARK, MN 55432

FOGERTY NORTH TOWN LLC
PIN: 01-30-24-22-0019
479 APOLLO DR STE 50
LINO LAKES, MN 55014

STRAMER RAYMOND A & ROSE...
PIN: 01-30-24-22-0105
8435 LADDIE RD NE
SPRING LAKE PARK, MN 55432

SCHWEIGER, KEITH
PIN: 01-30-24-22-0051
926 COUNTY HIGHWAY 10
SPRING LAKE PARK, MN 55432

ADS LLC
PIN: 01-30-24-22-0056
950 COUNTY RD 10 NE STE 120
SPRING LAKE PARK, MN 55437

ACCAP/RISE
PIN: 01-30-24-22-0018
1201 89TH AVE NE #345
BLAINE, MN 55434

SPRING LK PK CITY OF
PIN: 01-30-24-22-0061
1301 81ST AVE NE
SPRING LK PK, MN 55432

SCHWEIGER, KEITH
PIN: 01-30-24-22-0050
926 COUNTY HIGHWAY 10
SPRING LAKE PARK, MN 55432

CITY OF SPRING LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, March 25, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Keith Schweiger
Applicant: Gutu Urgessa
Location: 970 Highway County 10
Petition: The applicant is seeking a conditional use permit to allow applicant to operate a Type III Transportation Base Location and permit fleet vehicle maintenance and repair in the existing building.

The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at www.slpmn.org/meetings. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.

Daniel R. Buchholtz
Administrator, Clerk/Treasurer

Posted: March 15, 2024
Published: March 15, 2024

CITY OF SPRING LAKE PARK

Cashier asystAdmin
At Front Counter

2/28/24 1:35pm 157091

From: LAKE CITY TRANSPORTATI
970 CTY RD 10

CR Escrow for CUP 1500.00
LAKE CITY
TRANSPORTATION

CR Conditional Us 500.00
LAKE CITY
TRANSPORTATION

Receipt total 2000.00

CK 2739 2000.00

Change Due 0.00

Thank you!