

**RESOLUTION NO. 24-30**

**A RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR AN AUTO REPAIR/TRANSPORTATION COMPANY AT 970 COUNTY HIGHWAY 10 NE**

**WHEREAS**, Lake City Transportation has made application for a conditional use permit to allow for a Type III Transportation Company, with auto repair as a use, at 970 County Highway 10 NE; and

**WHEREAS**, the property is zoned C-2, Neighborhood & Service Center Commercial, and is legally described as follows:

Lot 2, Block 2 Park Manor Addition, subject to easement of record; and

**WHEREAS**, mailed and published notice of a public hearing to consider the proposed conditional use permit was given; and

**WHEREAS**, a public hearing to consider the proposed conditional use permit was held by the Planning Commission on March 25, 2024; and

**WHEREAS**, the Planning Commission has recommended approval of the conditional use permit amendment, subject to conditions, after making the following findings of fact:

- 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.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Spring Lake Park, Minnesota that the City Council hereby approves an amendment to the conditional use permit at 970 County Road 10 NE to permit an auto repair business/transportation company, subject to the following conditions:

- 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) Hours of operation will be from 6:00 am to 7:00 pm; with vehicle maintenance activities only done between 7:00 am to 7:00 pm with doors closed.
- 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.
- 9) Minimum of six parking spaces for employees.
- 10) Stripping of the parking lot is required.

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 April, 2024.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer