

**RESOLUTION NO. 2026-08**

**A RESOLUTION GRANTING APPROVAL OF AN INTERIM USE PERMIT  
FOR REC DIRECT INC. TO PERMIT AUTO AND MARINE SALES AT  
1109 COUNTY HIGHWAY 10 NE**

**WHEREAS**, Chad Moren, on behalf of Rec Direct Inc. (the “Applicant”), submitted an application for approval of an Interim Use Permit (“IUP”) to allow “Auto and Marine; sales, leasing, and rental” at 1109 County Highway 10 NE (PID 01-30-24-22-0138); and

**WHEREAS**, the subject property is legally described as follows:

**WHEREAS**, the subject property is guided Commercial under the City’s 2040 Comprehensive Plan and zoned C-2, Neighborhood and Service Center Commercial; and

**WHEREAS**, “Auto and Marine; sales, leasing, and rental” is permitted as an Interim Use within the C-2 zoning district pursuant to SLPC 16.64.040, Appendix D; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on February 17, 2026 and recommended approval of the request; and

**WHEREAS**, the City Council has considered the application pursuant to SLPC 16.58 (Interim Use Permits).

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA AS FOLLOWS:**

1. *Findings of Fact.*

- a. The Applicant proposes to occupy approximately 5,725 square feet of an existing 11,480 square foot multi-tenant commercial building for retail sales of recreational equipment, marine and boating products, boats, and utility task vehicles (UTVs), with no exterior building modifications proposed.
- b. The property is guided Commercial in the 2040 Comprehensive Plan, and the proposed use is consistent with that designation.
- c. The property is zoned C-2, Neighborhood and Service Center Commercial, and “Auto and Marine; sales, leasing, and rental” is permitted as an Interim Use in that district.
- d. The Applicant proposes to use four (4) existing parking spaces for limited outdoor display. The site currently contains 73 off-street parking spaces, and even after allocation of four spaces for display, the remaining parking exceeds minimum zoning requirements for the existing and proposed uses.
- e. Existing streets, including County Highway 10 and Cottagewood Terrace NE, are adequate to accommodate anticipated traffic associated with the proposed use.
- f. No site grading, drainage, or exterior alterations are proposed; therefore, stormwater management and natural drainage systems will not be adversely impacted.

- g. The use, if operated in compliance with City Code and the conditions of this permit, will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, nor injurious to property values.
  - h. The Interim Use Permit will automatically expire upon closure of the business or transfer of ownership, consistent with SLPC 16.58.030(d).
2. *Approval.* The Interim Use Permit for “Auto and Marine; sales, leasing and rental” at 1109 County Highway 10 NE is hereby approved subject to the following conditions:
- a. The use shall be limited to operation within the existing building and to a maximum of ten (10) designated parking spaces for outdoor display, with no more than six (6) such spaces located in the front of the building, as generally depicted in the approved application materials.
  - b. Expansion of the use, including additional outdoor display or outdoor storage, shall require amendment of this Interim Use Permit.
  - c. No outdoor storage of inoperable vehicles, parts, or equipment is permitted.
  - d. All activities shall comply with applicable provisions of the Spring Lake Park City Code, including but not limited to performance standards related to noise, odor, vibration, and lighting.
  - e. The Applicant shall obtain and maintain all required local, county, state, and federal licenses and permits.
  - f. The Interim Use Permit shall expire upon (a) closure of the business, (b) transfer of ownership of the business or property, or (c) violation of the conditions of this permit.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of March 2026.

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer