

To: Spring Lake Park Planning Commission From: Kribashini Moorthy, AICP
Evan Monson, AICP

Project/File: 193805540 Date: February 17, 2026

REQUEST: Interim Use Permit (IUP) request for 1109 County Highway 10 for an 'Auto and Marine; sales, leasing, and rental' use

APPLICANTS: Chad Moren – Rec Direct Inc.

OWNER: Linda Kreps

PROPERTY LOCATION: 1109 County Highway 10 (Parcel ID 01-30-24-22-0138)

ZONING CLASSIFICATION: Neighborhood and Service Commercial District (C-2)

REVIEW PERIOD: 60-day review period ends 3/29/2026.

ITEMS REVIEWED: Application and materials received on 1/26/2026, and 1/28/2026.

INTRODUCTION

The commercial property at 1109 County Highway 10 is owned by Linda Kreps. The property is about 2.45 acres and occupied by an 11,480 square foot (SF) building. Two businesses already exist within the building; the applicant proposes to occupy the remaining 5,725 SF of the building for their business, which would conduct retail sales of recreational equipment, marine/boating products, boats, and utility task vehicles (UTVs). The applicant also proposes using up to four of the existing parking stalls on the site for display of boats for UTVs. Since the applicant proposes to operate an auto and marine business, an interim use permit is required.

PLANNING & ZONING CONTEXT

The property is guided "Commercial" in the city's Comprehensive Plan, and zoned C-2 Neighborhood and Service Center Commercial, as illustrated on the map excerpts on the next page.

For C-2 districts, 'auto and marine; sales, leasing and rental' is permitted as an interim use as per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

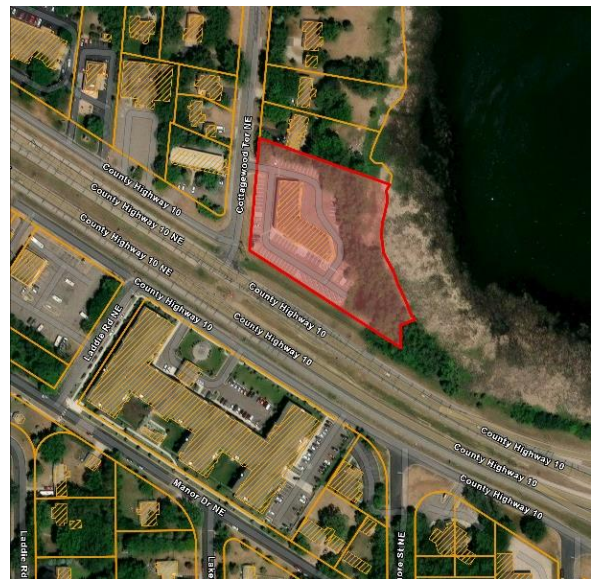


Figure 1: Site Location per Anoka County. Subject property is outlined in red, other parcel lines are in orange. Top of image is north.

An interim use is similar to a conditional use, in that the proposed use must meet certain criteria in order to be approved. Conditions of approval can be added to either a conditional use permit (CUP) or an interim use permit (IUP). An interim use is considered in planning practice here in Minnesota to be a temporary or transitional land use. Unlike a CUP, an IUP can have a specified end date. CUPs 'run with the land,' while an IUP functions like a license, in that it will terminate if the business or property is sold.

Cities typically categorize a use as an interim use under the following circumstances:

- Short-Term Need: When a use is needed only for a brief period until a permanent location is secured or while a permanent facility is under construction.
- Interim Acceptability: When a use is acceptable under current conditions but is expected to become incompatible as development or redevelopment occurs, or will ultimately be replaced by a permitted or conditional use in the district.
- Planned Long-Range Transition: When a use reflects anticipated long-term change consistent with the Comprehensive Plan, provided it remains compatible with surrounding development and aligns with the area's architectural character and design standards.

IUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for interim use requests are outlined in Section 16.58 of the zoning ordinance.

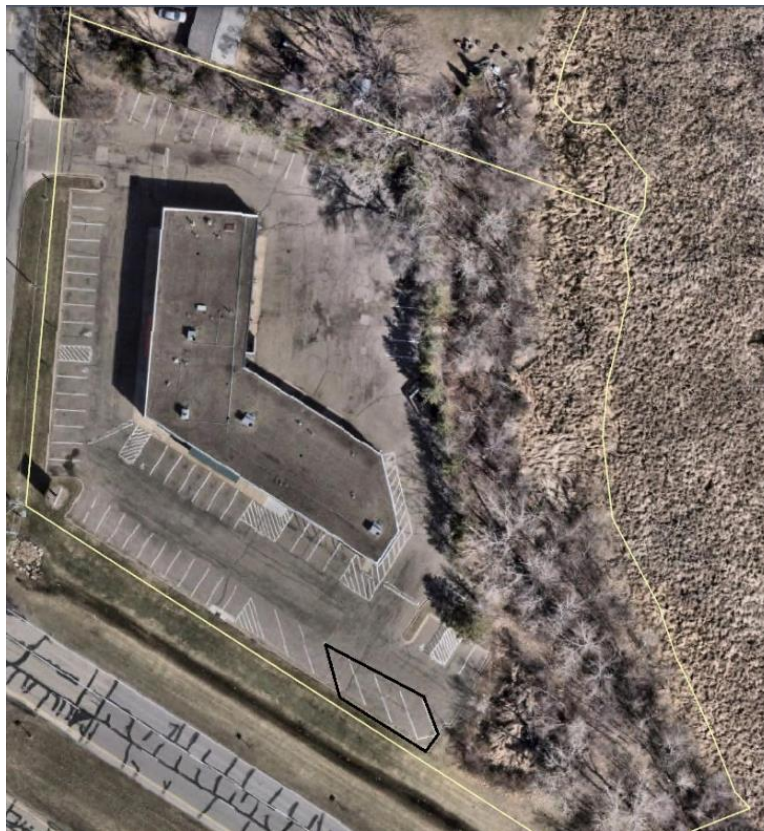


Figure 2: Parking spaces proposed for Outdoor Display are shown in black. Aerial per Anoka County GIS. Top of the above image is north.

PROPERTY INFORMATION

Parcel Description: The property at 1109 County Highway 10 is 2.45 acres in size and located on the northern edge of the city. The site contains an 11,480 SF multi-tenant commercial building. The site has frontage onto both County Highway 10 and Cottagewood Terrace NE, with an existing driveway access on Cottagewood Terrace NE. A total of 73 off-street parking stalls are provided on site.

Laddie Lake is located to the east of the property. Surrounding land uses include commercial uses and an apartment to the west, and single-family residential uses to the rear of the property.

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial" on the Future Land Use Map (see Figure 2-2 within the Plan). The proposed use is classified as a commercial activity and is therefore consistent with, and compatible with, the property's future land use designation.

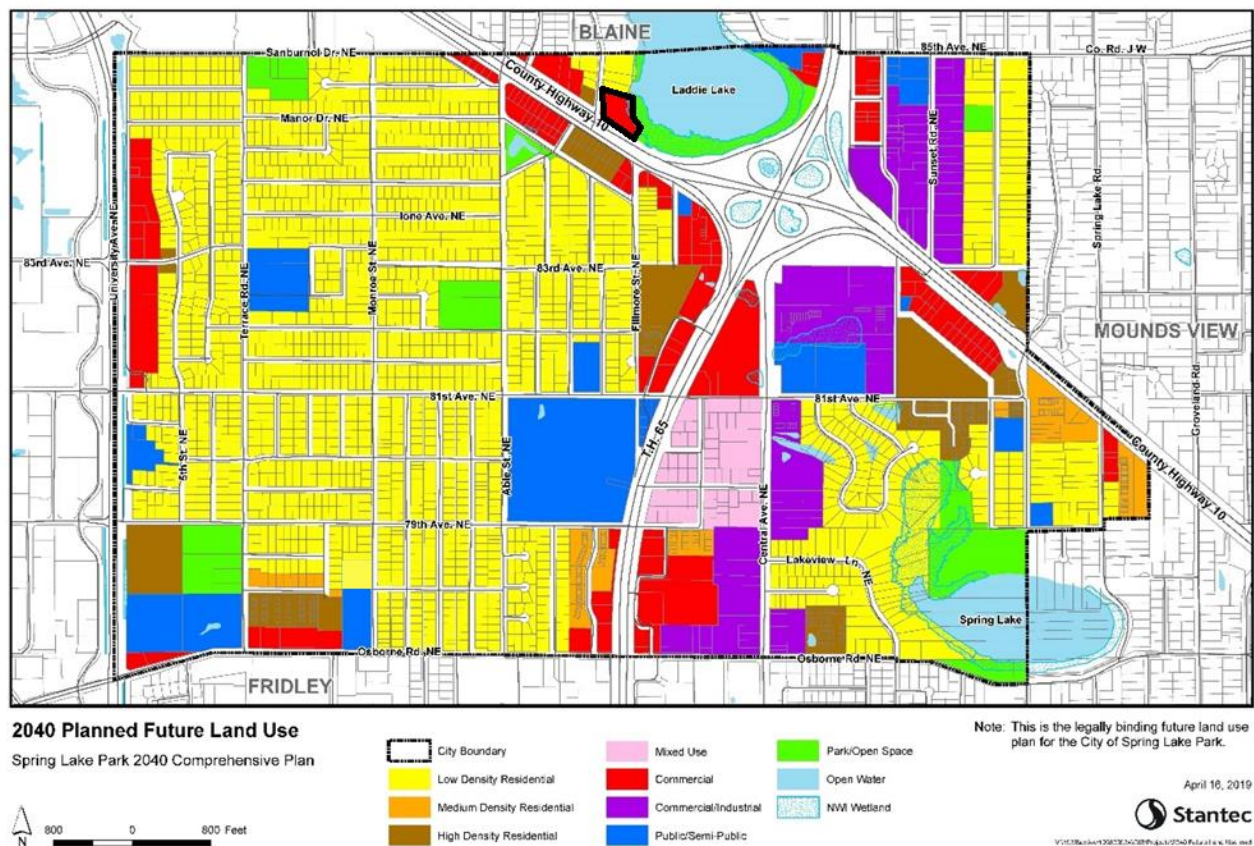


Figure 3: Excerpt of the Future Land Use Map from the city's 2040 Comprehensive Plan.

Zoning Code

The zoning code designates the subject property as Neighborhood & Service Center Commercial (C-2). 'Auto and Marine Sales' is allowed as an interim use in the C-2 district.

The existing building and parking on the property adhere to the city's zoning code. Section 16.64.010 lists the minimum off-street parking requirements based on use. The applicant's proposed use would appear to align as a "retail" use most closely, based on the uses listed in Section 16.64.010. Based on this interpretation, the proposed use would require six (6) off-street parking spaces. The other existing uses on the site would fit under the "professional office" and "service station" uses. Given the site has over 70 stalls existing, the site would still have more off-street parking than required under code.

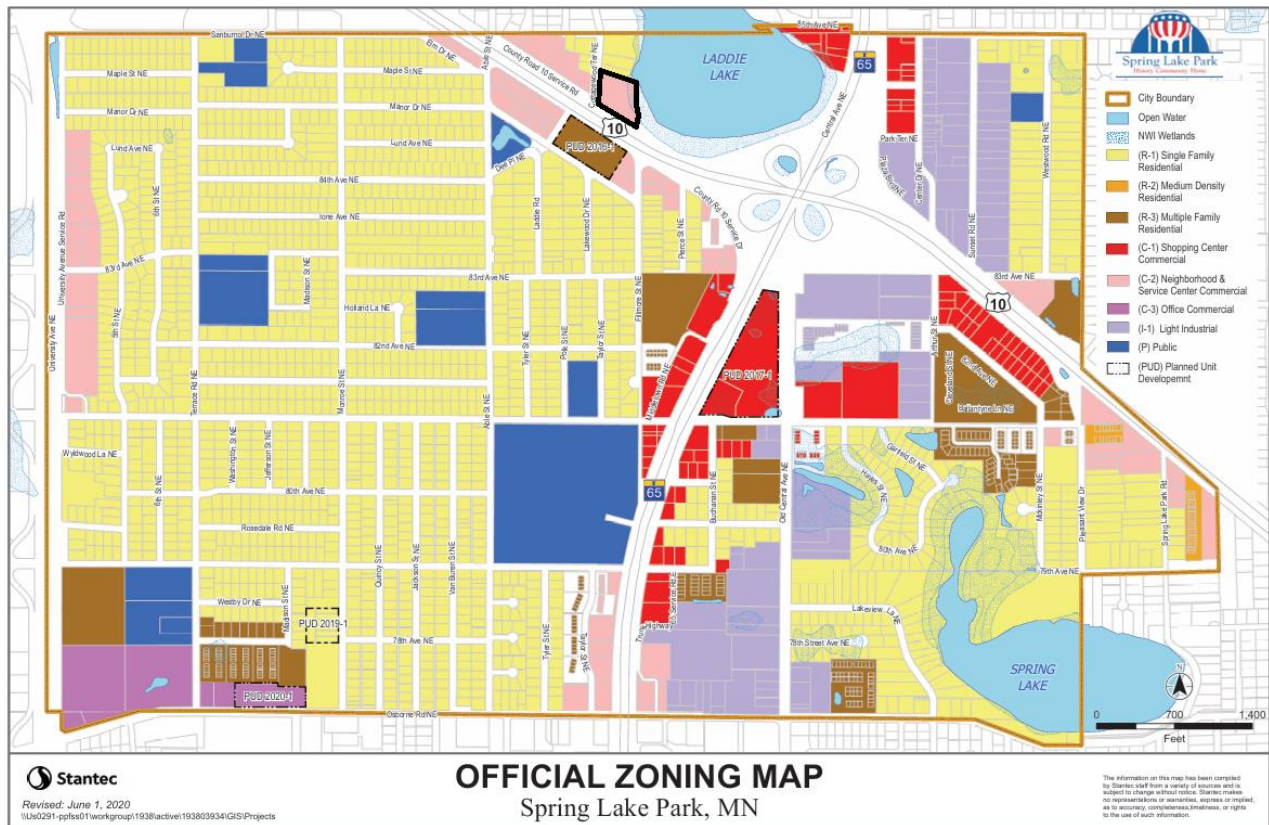


Figure 4: Zoning Map of the city.

Criteria for Review

Section 16.58.030 lists the criteria for review of an interim use request. These criteria are listed below in *italics*, with staff findings following:

- a. *Meets the standards of a conditional use permit as set forth in SLPC 16.56.*

The proposed interim use meets the standards of conditional use permit as stated in Section 16.56.030 Standards for Conditional Use Permit (see criteria and findings listed on page 5 and 6 of this report).

- b. *Conforms to the zoning regulations, performance standards and other requirements.*

The existing site conforms to the city's zoning regulations, performance standards, and other applicable requirements. The applicant has not proposed making any exterior changes to the building. Any future changes to the building and signage would have to adhere to the applicable requirements of the city's zoning code.

- c. *Is allowed as an interim use in the zoning district.*

Auto and marine sales are allowed as an interim use in the C-2 zoning district.

- d. *Will terminate upon a date or event that can be identified with certainty.*

The interim use permit will automatically expire upon closure of the proposed business or upon transfer of ownership, whichever occurs first.

- e. *Will not impose, by agreement, additional costs on the public if it is necessary for the public to take the property in the future.*

The proposed use of the building for auto and marine sales will not impose additional costs on the public if it is necessary for the public to take the property in the future

- f. *Will be subjected to, by agreement with the owner, any conditions that the City Council has deemed appropriate for permission of the use, including, but not limited to, a condition that the owner will provide an appropriate financial security to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.*

The owner or applicant can provide additional financial security, if required by the city.

Standards for Conditional Use Permit

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

- 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 proposed use – ‘Auto and marine; sales, leasing, and rental’ – 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.

- 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;*

The proposed business will not make any changes to the existing building. The existing building conforms to the city’s zoning regulations, performance standards, and other applicable requirements.

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

Not applicable.

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

The proposed business does not include any alterations to the existing building. The use does not create any additional impacts or impact the use and enjoyment of other nearby properties.

- 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, but as noted, the appearance of the site with many cars and little green space and landscaping does impact the scenic value of the area.

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

The existing streets are adequate to serve the proposed use.

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

Managing the number of cars on-site has been discussed previously with this property. The business is planning to occupy four spaces for outdoor display. There are 73 off-street parking stalls on the site currently. The site provides more parking than is required for the proposed and current uses on the site.

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

There are no changes to the site being proposed that would impact drainage.

- 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*

The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

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

Not applicable.

Based on the findings above, the proposed use meets the criteria in Section 16.58.030 for approval of an interim use permit, including the criteria in Section 16.56.030(E)(1).

OTHER REVIEW

Engineering staff reviewed the project plans, and had no comments. Staff with the Coon Creek Watershed District and Anoka County were contacted regarding the request, but had not provided comments at the time of writing this report.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Staff recommend the Planning Commission recommend the City Council approve of the requested interim use permit to allow for an 'Auto and marine; sales, leasing, and rental' business at 1109 County Highway 10 (parcel 01-30-24-22-0138), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes to operate a retail business selling recreational equipment, marine and boating products, boats, and utility task vehicles (UTVs) within the existing building. No exterior building modifications are proposed. Two other businesses currently occupy tenant spaces within the building, and the applicant would be the third tenant.
2. Retail sales of recreational equipment, marine/boating products, boats, and UTVs are classified as "Auto and Marine Sales" under the City Code. This use is allowed as an interim use within the Neighborhood & Service Center Commercial (C-2) zoning district in which the subject property is located.
3. The applicant proposes utilizing four parking spaces on the southeast corner of the site for outdoor display of merchandise (boats and UTVs).
4. The site currently provides 73 off-street parking spaces. After accounting for the four spaces proposed for outdoor display, 69 parking spaces remain available, which exceeds the minimum off-street parking required for the proposed use and existing uses on the site.
5. The applicant intends to occupy the building in its current condition and has not proposed any changes to the building exterior or existing landscaping.

Conditions of Approval:

1. Expansion of the use on the site, and expansion of outdoor display on the site, shall require an amendment of this permit to be approved by the city.
2. The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
3. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
4. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
5. The applicant shall pay any fees and escrows associated with this request.