

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on May 28, 2024 at the Able Park Building, 8200 Able Street NE at 7:00 PM.

1. CALL TO ORDER

Acting Chair Delfs called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Commissioner Rick Cobbs
Commissioner Brad Delfs
Commissioner Eric Julien
Commissioner Sharon Weighous

MEMBERS ABSENT

Chair Hans Hansen
Commissioner Kelsey Hollihan

STAFF PRESENT

Building Official Jeff Baker, Administrator Daniel Buchholtz, Planner Phil Carlson

VISITORS

Dan Klinkhammer	1011 Osborne Road NE	Spring Lake Park MN
Richard Penick	1011 Osborne Road NE	Spring Lake Park MN
Tim Workman	8075 Hayes Street NE	Spring Lake Park MN
Andrea Workman	8075 Hayes Street NE	Spring Lake Park MN
Michelle Books		

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – April 22, 2024 Meeting

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to approve the minutes from April 22, 2024 Planning Commission meeting.

Voting Aye: Commissioner Weighous, Commissioner Cobbs, Commissioner Julien, Acting Chair Delfs. Motion carried.

5. PUBLIC HEARING**A. Public Hearing – Variance Application – 8075 Hayes Street NE**

Administrator Buchholtz stated that the City received an application from Tim Workman, 8075 Hayes Street NE for a variance from the side yard setback for a driveway addition to his property. He stated that the applicant is seeking a variance from the 5-foot side yard setback requirement, as set forth in SLPC 16.40.030 of the Spring Lake Park City Code.

Administrator Buchholtz said Mr. Workman is seeking a 1-foot variance from the side yard setback (4-feet from the northern property line instead of 5-feet).

Administrator Buchholtz stated staff is recommending approval of the variance. He said that staff's analysis of the application shows that the driveway expansion will not alter the character of the neighborhood as there are other driveways in the vicinity of the property that are located within the side yard setback.

Administrator Buchholtz stated that if the Planning Commission wishes to recommend approval of the variance it would with the following conditions:

- Driveway modifications must be constructed pursuant to the standards set forth by the City of Spring Lake Park. Applicant must secure a zoning permit from the Code Enforcement Department for the expanded driveway.
- Drainage must be handled in such a way not to deposit storm water or snow onto a neighboring property.

Acting Chair Delfs opened the public hearing at 7:04 PM. Hearing no comments from the audience, Acting Chair Delfs closed the public hearing at 7:04 PM.

Motion made by Commissioner Weighous seconded by Commissioner Cobbs to recommend approval of the variance for a side yard setback for a driveway addition to the property of Tim Workman, 8075 Hayes Street NE, subject to the following conditions:

- Driveway modifications must be constructed pursuant to the standards set forth by the City of Spring Lake Park. Applicant must secure a zoning permit from the Code Enforcement Department for the expanded driveway.
- Drainage must be handled in such a way not to deposit storm water or snow onto a neighboring property.

Voting Aye: Commissioner Weighous, Commissioner Cobbs, Commissioner Julien, Acting Chair Delfs. Motion carried.

B. Public Hearing – Interim Use Permit – 1011 Osborne Road NE

Acting Chair Delfs opened the public hearing at 7:05 PM.

City Planner Carlson stated that the variance application is for Minnesota Youth Athletic Services (MYAS), 1011 Osborne Road NE. He stated the site has a garage and two small storage sheds on the site but they need more storage and are requesting to build another garage the same size as the existing one. Planner Carlson said that with the IUP application the City could allow for the second garage, along with conditions within the IUP granting variance to exceed the 1,200 sq. ft. limit and to encroach in the side setback.

Planner Carlson said the requested garage would encroach into the required side setback. The proposed location of the second garage is reasonable; locating it at the required 40-ft setback would place it in the middle of the site and parking area, which would be inconvenient and unreasonable. The adjacent side yard of the Park Heights townhomes is a 95-ft deep vacant wooded area, making the effective setback about 100 ft between the MYAS garage and the townhomes. He stated that processing this request as an Interim Use Permit would insure that any new use of the building in the future would remove the additional garage, bringing the site back into compliance and not perpetuating the non-conformity.

Planner Carlson said the Planning Commission can recommend approval of an Interim Use Permit and variances to the area of accessory structures and to the side setback for a new 720-square-foot garage for MYAS at 1011 Osborne Road NE with the following conditions:

- The new garage accessory structure will be compatible in appearance with the existing garage on site. The existing storage sheds will be removed upon approval of the Interim Use Permit for the new garage.
- The applicant will follow City engineering and building code requirements.
- The Interim Use Permit will lapse and the site must be brought into compliance with the accessory structure area requirements once Minnesota Youth Athletic Services no longer owns or occupies the building.
- The Interim Use Permit is conditioned on approval of a variance to the north side setback for a 5-foot setback instead of the required 40-foot setback and a variance to the limit of 1,200 square feet of accessory structures to allow a total 1,440 square feet of accessory structures with the second garage on site.

Mr. Rich Penick, Associate Director of Minnesota Youth Athletic Services gave an overview for the need of an additional garage. He stated that the garage would be climate controlled.

Commissioner Cobbs asked if the IUP would expire if MYAS sold the building? Planner Carlson confirmed that the IUP would expire if MYAS no longer owned the facility.

Acting Chair Delfs closed the public hearing at 7:20 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to recommend approval of the Interim Use Permit for 1011 Osborne Road NE, subject to the following conditions:

- The new garage accessory structure will be compatible in appearance with the existing garage on site. The existing storage sheds will be removed upon approval of the Interim Use Permit for the new garage.
- The applicant will follow City engineering and building code requirements.
- The Interim Use Permit will lapse and the site must be brought into compliance with the accessory structure area requirements once Minnesota Youth Athletic Services no longer owns or occupies the building.
- The Interim Use Permit is conditioned on approval of a variance to the north side setback for a 5-foot setback instead of the required 40-foot setback and a variance to the limit of 1,200 square feet of accessory structures to allow a total 1,440 square feet of accessory structures with the second garage on site.

Voting Aye: Commissioner Weighous, Commissioner Cobbs, Commissioner Julien, Acting Chair Delfs. Motion carried.

6. OTHER

Administrator Buchholtz gave an update on the City Hall Renovation/Expansion project.

7. ADJOURN

Motion made by Commissioner Julien, seconded by Commissioner Cobbs to adjourn.

Voting Aye: Commissioner Weighous, Commissioner Cobbs, Commissioner Julien, Acting Chair Delfs. Motion carried.

Meeting adjourned at 7:26 PM.