

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2025-23

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR OPTIMIZE
PHYSICAL THERAPY TO OPERATE A SPORTS PERFORMANCE TRAINING
CENTER AT 8406 SUNSET DRIVE NE**

WHEREAS, Optimize Physical Therapy (“Applicant”) has applied for a Conditional Use Permit to operate a sports performance training center at 8406 Sunset Drive NE, Spring Lake Park, MN; and

WHEREAS, the subject property is zoned I-1 Light Industrial, which allows a sports performance training center as a conditional use pursuant to Ordinance 504, adopted on June 2, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 27, 2025, to consider the application and recommended approval of the Conditional Use Permit based on the findings and conditions outlined in the staff report; and

WHEREAS, the City Council has reviewed the application, supporting materials, and staff recommendations, and finds that the use meets the conditional use standards set forth in Section 16.56.030 of the Spring Lake Park Zoning Code;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota, as follows:

1. *Approval.* A Conditional Use Permit is hereby granted to Optimize Physical Therapy to operate a sports performance training center at 8406 Sunset Drive NE, legally described in Exhibit A.
2. *Conditions of Approval.* The Conditional Use Permit shall be subject to the following conditions:
 - The conditional use is contingent upon adoption and codification of Ordinance 504, amending the zoning code to allow sports performance training centers in the I-1 district.
 - All parking for activities on the site shall be accommodated with off-street parking on the property or through a joint parking agreement.
 - All signage shall comply with the requirements of the Spring Lake Park Zoning Code.
 - Customer parking and pedestrian access shall not interfere with off-street loading or large truck maneuvering areas.
 - The Building Official shall determine whether the proposed use requires building modifications to meet applicable health and safety codes. Any required modifications shall be completed at the expense of the property owner or tenant.
3. *Findings of Fact.* The City Council makes the following findings in support of this Conditional Use Permit:

- The proposed use is compatible with the surrounding light industrial uses and will not be detrimental to nearby properties.
 - The use will not have a negative impact on public health, safety, or welfare and will contribute to the general public interest by providing recreational and therapeutic services for youth athletes.
 - Adequate off-street parking and site access are available to serve the use.
 - The proposed use complies with the development standards for sports performance training centers as adopted by Ordinance 504.
 - The use meets the criteria for conditional uses set forth in Section 16.56.030 of the City Code.
4. Recording. The Conditional Use Permit shall be recorded against the property by the City.
 5. Revocation. The City reserves the right to revoke this permit if the conditions herein are not met or if the use is found to be in violation of the City Code.

The foregoing resolution was moved for adoption by Councilmember .

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 June 2025.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

EXHIBIT A
LEGAL DESCRIPTION

The South Half of Lot 30, "Spring Lake Park Plat A", Anoka County, Minnesota.

The South 75 feet of the East 150 feet of the North Half of Lot 30, "Spring Lake Park Plat A", Anoka County, Minnesota.

Lot 31, except therefrom the North 112.3 feet, and also except therefrom the South 43.65 feet, and also except therefrom the West 50 feet, Spring Lake Park Plat A, Village of Spring Lake Park, Minnesota.

AND

The South 43.65 feet of Lot 31, and the West 50 feet of that part of Lot 31 lying North of the South 43.65 feet and lying South of the North 176.9 feet, and the North one-half of Lot 30, except the East 150 feet of the South 75 feet thereof, Spring Lake Park Plat "A", and except the following described parcel. Beginning at a point 17.15 feet North of the Southwest corner of the North one-half of said Lot 30, which is the Southeast corner of Lot 11, Spring Lake Park Plaza, thence East 2 feet on the Easterly extension of the South line of Lot 11, Spring Lake Park Plaza, thence North parallel with the East line of said Lot 11 to the intersection of the North line extended Easterly of said Lot 11, thence West on the North line, of said Lot 11, extended Easterly to the Northeasterly corner of said Lot 11, thence South along the East line of said Lot 11 to the point of beginning, Anoka County, Minnesota

Abstract Property

PID #s: 01-30-24-11-0068, 01-30-24-11-0069, 01-30-24-11-0070, and 01-30-24-11-0071