

RESOLUTION NO. 22-____(A)

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR TINT PRO'S LLC AT 1313 OSBORNE ROAD NE

WHEREAS, Triet Nguyen, Tint Pro's LLC. (the "Applicant") submitted an application for approval of a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical, auto sales and other associated auto services at 1313 Osborne Road NE; and

WHEREAS, the legal description for the conditional use permit is as follows:

That part of Lot 22, Auditor's Subdivision No. 152, lying South of the North line of the South 505 feet of the Southwest Quarter of the Southeast Quarter of Section 1, Township 30, Range 24, Anoka County, Minnesota, except the South 330 feet of the West 230 feet of said Lot 22, also except that part of said Lot 22, lying within the South 100 feet of said Quarter Quarter

AND

That part of Lot 22, Auditor's Subdivision No. 152 and of the Southwest Quarter of the Southwest Quarter of Section 1, Township 30 North, Range 24 West, Anoka County, Minnesota, described as that part of the Southerly 100 feet of said Quarter-Quarter lying Westerly of the Southerly extension of the East line of Lot 22, Auditor's Subdivision No. 152, except Lot 24, Auditor's Subdivision No. 152. Abstract property; and

WHEREAS, the Planning Commission considered the Applicant's request at a duly noticed Public Hearing which took place on May 23, 2022; and

WHEREAS, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, the City Council considered the application at its June 6, 2022 meeting and has made the following findings in support of approval of the conditional use permit application, excluding auto sales:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the amended I-1 Light Industrial District.
2. The use is screened from adjacent residential uses and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
3. Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
4. No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
5. Unusual odors, fumes, dust, noise or vibration associated with the use will be adequately mitigated by the applicant and work will be conducted indoors.

6. No residential use is proposed on the site; and, therefore incompatible growth in that regard is not an issue with this use.

WHEREAS, auto sales is not a permitted use in the I-1, Light Industrial, zoning district.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by the Applicant for a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical and other associated auto services at 1313 Osborne Road NE, subject to the following conditions:

1. Applicant shall agree to the revocation of all previous conditional use permits for the site.
2. The applicant shall apply for and receive all applicable permits prior to signage and landscape installation.
3. The applicant shall conduct auto services inside the building, with the garage door shut.
4. The applicant shall ensure sufficient parking for customers and employee cars and will stripe the lot to ensure that service bays and parking spaces are clearly designated.

BE IT FURTHER RESOLVED that the application for a conditional use permit for auto sales at 1313 Osborne Road NE is hereby denied with the following findings of fact:

1. Auto sales use is not allowed within the I-1, Light Industrial, zoning district.
2. The zoning ordinance as written for the I-1, Light Industrial, zoning district allows a wide range of industrial and related commercial activities, giving the property owner many reasonable uses of the property.
3. The City Council has considered acceptable uses within the I-1, Light Industrial, zoning district and has determined that auto sales are an appropriate use within the C-2, Neighborhood and Service Center Commercial, zoning district, but are not compatible with uses within the I-1 district.

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 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-30, Resolution Granting Approval of Conditional Use Permit for Tint Pro's LLC at 1313 Osborne Road NE, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____