

CITY OF SPRING LAKE PARK NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Tuesday, May 27, 2025 at 7:00 PM or soon thereafter, to consider the following:

Property Owner: Kurtiss Kemmet
Applicant: Kurtiss Kemmet
Location: 965 83rd Avenue NE (PID# 01-30-24-22-0119). Legal Description is w1/2 of Lot 1 Block 2 Fairview Court
Petition: The applicant is seeking a variance to build a privacy 6' fence to replace the current chain link fence that extends past the garage in the Northwest corner of the property.

The public hearing will be held at Spring Lake Park City Hall, 1301 81st Avenue NE, Spring Lake Park, MN. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.

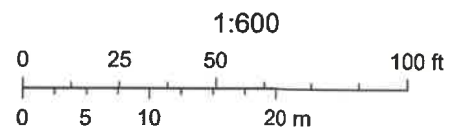
Daniel R. Buchholtz
Administrator, Clerk/Treasurer

Posted: May 16, 2025
Published: May 16, 2025

ArcGIS Web Map



5/12/2025, 10:44:33 AM





City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only

Case Number:
Fee Paid: 500
Received by: MB
Date Filed: 5/1/25
Date Complete:
Base Fee: 250 Escrow: 250

DEVELOPMENT APPLICATION**TYPE OF APPLICATION** (Check All That Apply)

- | | | |
|-------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Site Plan/Building Plan Review | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Ordinance Amendment (Text) | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Lot Combination |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Street or Easement Vacation | <input type="checkbox"/> Final Plat |

PROPERTY INFORMATION

Street Address: 965 83rd Ave NE

Property Identification Number (PIN#):

Current Zoning: Residential

Legal Description: Single family home
(Attach if necessary)

APPLICANT INFORMATION

Name: Kurtiss Kemmet

Business Name:

Address: 965 83rd Ave NE

City/State/Zip Code: Spring Lake Park, MN 55432

Telephone: 763 221 5773

Fax:

E-mail: Kurtiss.Kemmet@gmail.com

Contact:

Title:

OWNER INFORMATION (if different from applicant)

Name:

Business Name:

Address:

City/State/Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property:

Nature of Proposed Use:

Reason(s) to Approve Request: Would like to have a privacy fence replace the current chain link fence that extends past the garage.

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

☒ E-mail Kurtiss.Kennet@gmail.com ☒ Fax _____ ☐ USPS

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: [Signature] Date: 5/1/2025
Owner: [Signature] Date: 5/1/2025

NOTE: Applications only accepted with ALL required support documents.
See City Code

**City of Spring Lake Park
Variance Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: Kurtiss Kemmet

Telephone: 763 221 5773

Address: 965 83rd Ave NE

Cell Phone: _____

City/State/Zip: Spring Lake Park MN
55432

E-mail: Kurtiss.Kemmet@gmail.com

2. Property Owner Information (if different from above):

Name: _____

Telephone: _____

Address: _____

Cell Phone: _____

City/State/Zip: _____

E-mail: _____

3. Project Location (Address and Legal Description): 965 83rd Ave NE, Spring Lake Park

4. Present Use of Property: Private Home

5. Description of Project: Privacy fence in the side

6. Specify Section of the Ordinance from which variance is sought: Residential
Fence

7. Explain how you wish to vary from the applicable provisions of this Ordinance: _____

would like to extend a 6' privacy fence
past the garage

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. Practical Difficulties Test: Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?

☒ Yes ☐ No Why or why not?

b. In your opinion, is the variance consistent with the Comprehensive Plan?

☒ Yes ☐ No Why or why not?

c. In your opinion, does the proposal put property to use in a reasonable manner?

☒ Yes ☐ No Why or why not?

Allows us to use our front/back yard with some privacy that we do not have

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

☒ Yes ☐ No Why or why not?

The section of our yard we want fenced in is 58' from vision triangle

e. In your opinion, will the variance maintain the essential character of the locality?

☒ Yes ☐ No Why or why not?

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.


Applicant Signature:



Date:

5/1/2025

Fee Owner's (Property Owner) Signature:



Date:

5/1/2025



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012325
Receipt: 05/02/25
Cashier: WBROWN
Received Of: KEMMET, KURTISS D

965 83RD AVE NE
SPRING LAKE PARK MN 55432

The sum of: \$250.00

BDINV 0000001182

Remaining Balance: \$0.00

Total: \$250.00

TENDERED: Check 5098 \$250.00



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012326
Receipt: 05/02/25
Cashier: WBROWN
Received Of: KURTISS KEMMET

965 83RD AVE NE
SPRING LAKE PARK MN 55432-2064

The sum of: \$250.00

BDINV 0000001183

\$250.00

Remaining Balance: \$0.00

Total: \$250.00

TENDERED: Check 5098

\$250.00