

RESOLUTION NO. 22-36

**RESOLUTION GRANTING APPROVAL OF INTERIM USE PERMIT FOR PLATNUM
AUTO GROUP LLC TO PERMIT INDOOR AUTO SALES 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 City Council approved a conditional use permit to permit auto detailing, window tinting, vinyl wrap, light mechanical and other associated auto services at its June 6 meeting; and

WHEREAS, the City Council approved a code amendment creating an interim use permit process and making automobile sales as an interim use in the I-1 zoning district; and

WHEREAS, on July 6, 2022, Mr. Nguyen requested his application for auto sales be amended from a conditional use permit to an interim use permit; and

WHEREAS, on July 25, 2022, the applicant requested the name associated with the auto sales business be updated to Platinum Auto Group, LLC; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on July 25, 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 August 1, 2022 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The proposed use is a reasonable use of the property, anticipated as a interim use in the I-1 Light Industrial District.
2. Automobile sales will occur entirely inside the building 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.

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 interim use permit to permit auto sales at 1313 Osborne Road NE, subject to the following conditions:

1. Applicant shall store automobile vehicles for sale inside the building. No outdoor storage of vehicles and associated merchandise is permitted.
2. The applicant shall comply with the conditions outlined in Resolution 32-22.
3. The interim use permit shall expire either upon the sale or transfer of ownership of the building and/or business, a violation of the conditions of the interim use permit or a change in the City's zoning regulations which renders the use nonconforming, whichever is earlier.

BE IT FURTHER RESOLVED by the City Council that the application for a conditional use permit to permit auto sales at 1313 Osborne Road NE is denied with the finding of fact that auto sales is not a permitted or conditional use in the I-1, Light Industrial 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 1st day of August, 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. 22-36, Resolution Granting Approval of Interim Use Permit for Platinum Auto Group LLC at 1313 Osborne Road NE, adopted by the Spring Lake Park City Council at their regular meeting on the 1st day of August, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____