



Spring Lake Park  
**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](mailto:info@slpmn.org)

For Office Use Only	
Case Number:	
Fee Paid:	2000
Received by:	WB
Date Filed:	4/4/24
Date Complete:	
Base Fee:	500
Escrow:	1500

## DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 7705 @ 7707 Central Ave NE Spring Lake Park MN 55432		
Property Identification Number (PIN#): 01-30-24-43-0004		
Current Zoning: F-1		
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: YAN SMALL	Business Name: MinnSprouts LLC	
Address: 3032 Hillview Rd		
City: Moundsview	State: MN	Zip Code: 55112
Telephone: [REDACTED]	Fax: [REDACTED]	E-mail: [REDACTED]
Contact: [REDACTED]		
OWNER INFORMATION (if different from applicant)		
Name: YAN SMALL	Business Name:	
Address: 3032 Hillview Rd		
City: Moundsview	State: MN	Zip Code: 55112
Telephone: [REDACTED]	Fax:	E-mail:
Contact: [REDACTED]		
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:		
Nature of Proposed Use:		
Reason(s) to Approve Request: need build extension of curren Building .		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		

**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.


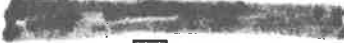
The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.


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.

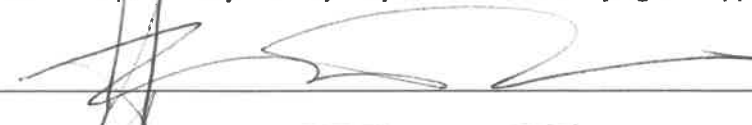
I wish to be notified of additional costs in the following manner (select one):

E-mail   Fax   USPS – Certified Mail

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:  Date: 4/1/24  
Owner:  Date: 4/1/24

**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: YAN SMALL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

Name: YAN SMALL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): 7705 & 7707 Central Ave NE  
Spring Lake Park MN 55432

4. Present Use of Property: Farming sprouts

5. Description of Project: Building addition or Extension with current Building and adding a loading dock

6. Specify Section of the Ordinance from which variance is sought: About Setback rule  
With new addition

7. Explain how you wish to vary from the applicable provisions of this Ordinance: \_\_\_\_\_  
Total is three Variances: 1. Impervious Surface coverage: Maximum 85%,  
2. Setback, Rear yard, minimum 10 feet, 3. Setback Side yard minimum 10 feet.

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?  
1. Surface coverage 85% is <sup>size</sup> similar with other industrial buildings nearby  
2. East side setback rear yard can be 10 feet or 13 feet to match current building  
3. North side setback is 10 feet, plus neighbor's land 10 feet, total is 50 feet to residence district.

**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: YAN SMAUL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

Name: YAN SMALL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): 7705 & 7707 Central Ave NE  
Spring Lake Park MN 55432

4. Present Use of Property: Farming sprouts

5. Description of Project: Building addition or Extension with current Building and adding a loading dock

6. Specify Section of the Ordinance from which variance is sought: About Setback rule  
With new addition

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

Total is three Variances: 1. Impervious Surface coverage: Maximum 85%;  
2. Setback, Rear yard, minimum 10 feet, 3. Setback Side yard minimum 10 feet.

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?

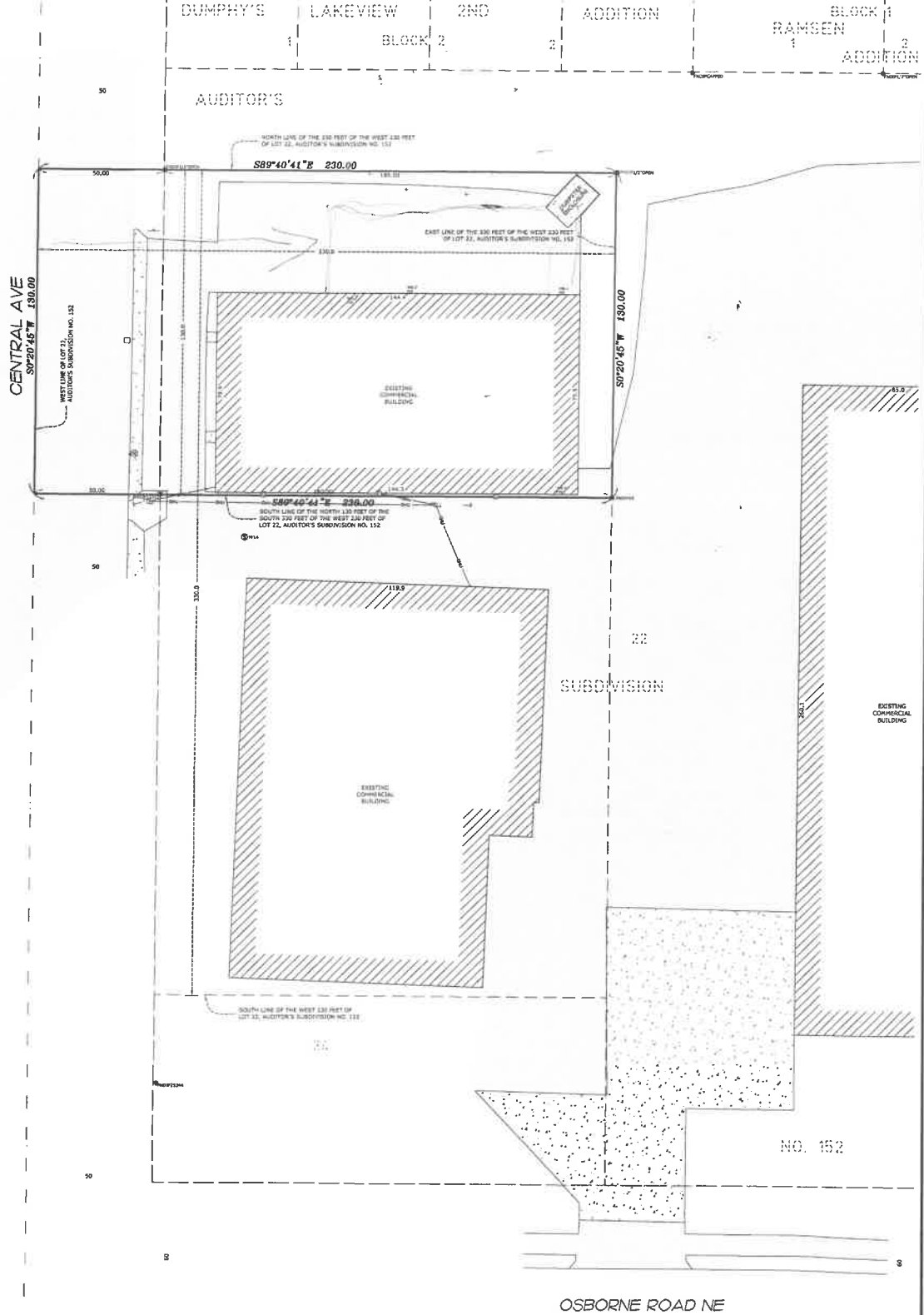
1. Surface coverage 85% is <sup>size</sup> similar with other industrial buildings nearby.  
2. East side Setback rear yard can be 10 feet or 13 feet to match current building.  
3. North side Setback is 10 feet, plus neighbor's land 40 feet, total is 50 feet to residence district.

# CERTIFICATE OF SURVEY

~for~ YAN SMALL  
 ~of~ 7705 CENTRAL AVE NE  
 SPRING LAKE PARK, MN 55432

PROPERTY DESCRIPTION: Per Warranty Deed Doc. No. 2382228.002

The North 130 feet of the South 330 feet of the West 230 feet of Lot 22,  
 AUDITOR'S SUBDIVISION NO. 152, Anoka County, Minnesota



### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 08/01/23.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 01-30-24-43-0004.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

### LEGEND

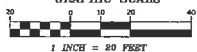
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52140
- ▲ DENOTES FOUND PKNAIL
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- ⊕ DENOTES HYDRANT
- ⊖ DENOTES WATER VALVE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES GAS METER
- ⊘ DENOTES GUY WIRE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES SIGN
- ⊙ DENOTES OVERHEAD UTILITY
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel S. Hanson  
 License No. 52140  
 Date: 08/17/2023

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

### GRAPHIC SCALE



**E. G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

# MINN TOFU LOADING DOCK

7703 CENTRAL AVENUE NE  
SPRING LAKE PARK, MN 55432

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISION HISTORY - THIS SHEET



DUAN CORPORATION  
1111 W. WASHINGTON AVE. SUITE 100  
MINNEAPOLIS, MN 55402  
PH: 612.338.2800

SIGNATURE: \_\_\_\_\_  
NAME: FRANK DUAN  
DATE: \_\_\_\_\_  
REGISTRATION NUMBER: 20235

## EXISTING SITE PLAN

CONTRACT NO. 24-01  
SCALE

DATE: 2/27/2024

SD

A1

© DUAN CORPORATION 2024

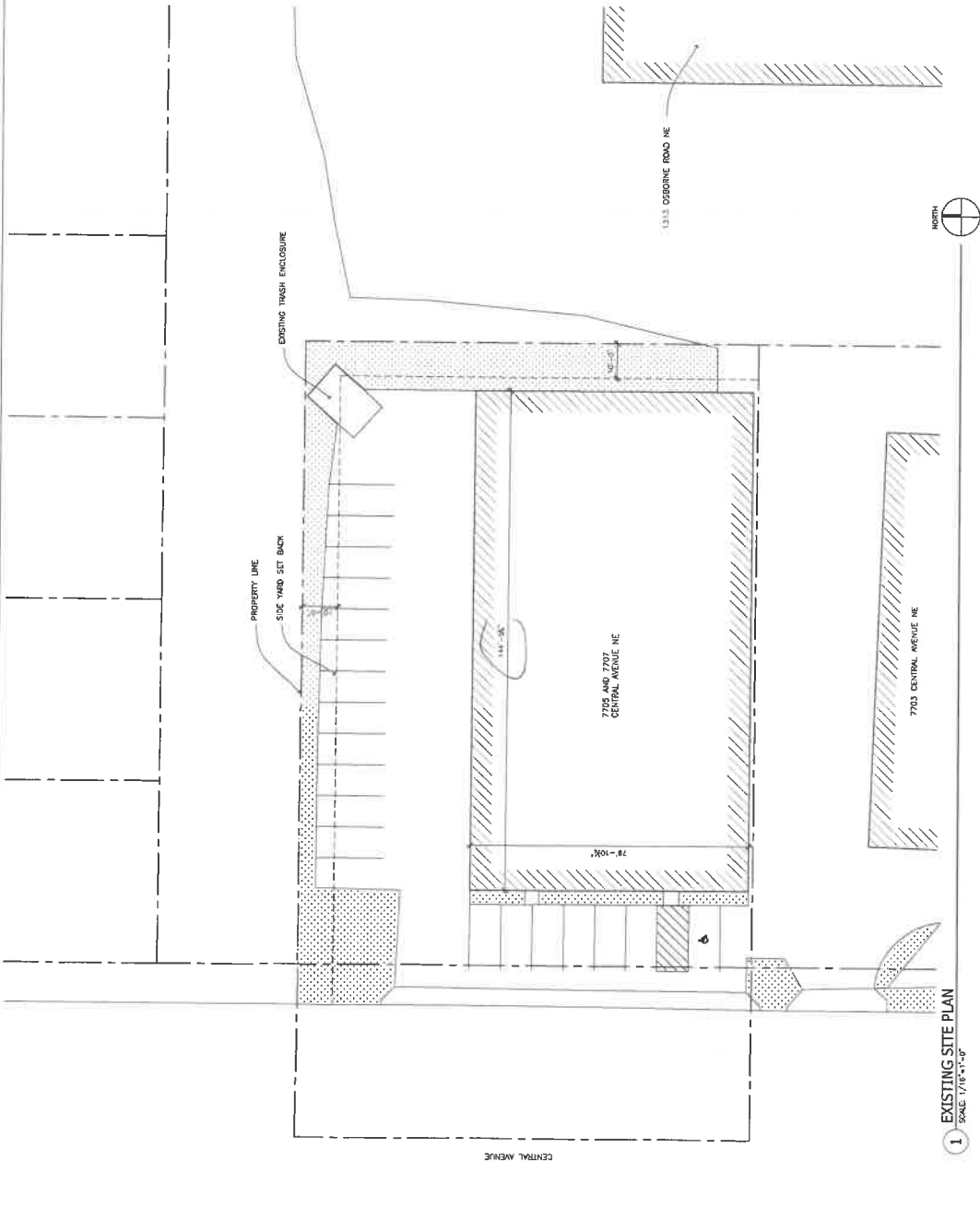
### EXISTING SITE CONDITIONS

THE ZONING DISTRICT OF THIS PROPERTY IS L-1, LIGHT INDUSTRIAL DISTRICT.  
SITE AREA (NOT INCLUDING CENTRAL AVENUE): 24,900 S.F.  
IMPERVIOUS SURFACE AREA: 21,354 S.F. (85.6%)  
75% MAXIMUM TEST CODE  
IMPERVIOUS SURFACE VARIANCE: 10.0%

EXISTING BUILDING AREA: 11,334 S.F.  
EXISTING VOLUME: 1,921,000 S.F. FOR MANUFACTURING;  
2,500 S.F. FOR OFFICE;  
TOTAL EXISTING VOLUME: 4,421,000 S.F.

PARKING SPACES REQUIRED: 0.5 PER 1,000 S.F. FOR MANUFACTURING;  
7,984 S.F. / 1,000 \* 2.5 = 20 SPACES REQUIRED  
TOTAL PARKING SPACES REQUIRED: 24  
TOTAL PARKING SPACES PROVIDED: 20  
PARKING VARIANCE: 4

LOADING DOCK FOR 10,000 S.F. TO 20,000 S.F.:  
2 LOADING DOCKS REQUIRED;  
0 LOADING DOCKS PROVIDED.



1 EXISTING SITE PLAN  
SCALE: 1/16"=1'-0"









City of Spring Lake Park  
1801 81st Ave NE  
Spring Park, MN 55432  
763.784.6491

Receipt: 000000392  
Receipt: 04/04/24  
Cashier: WBROWN  
Received Of: **YAN SMALL - MINNSPROUTS LLC**

7705 CENTRAL AVE NE  
SPRING LAKE PARK MN 55432-2900

The sum of: **\$2,000.00**

EVAR	ESCROW FOR VARIANCE		\$1,500.00
VAR	VARIANCE		\$500.00
	Remaining Balance:	Total:	\$2,000.00
	TENDERED: Check	10462	\$2,000.00

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 Monday, April 22, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Minnfoods Group LLC  
Applicant: Minnfoods Group LLC  
Location: 7705 Central Avenue NE  
Petition: The applicant is seeking a variance for the rear yard setback to permit a minimum setback of 10 feet; a variance for the side yard setback to permit a minimum setback of 10 feet; and a variance to allow maximum impervious surface coverage of 85% to allow a building addition and loading dock on the property.

The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at [www.slpmn.org/meetings](http://www.slpmn.org/meetings). 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: April 12, 2024  
Published: April 12, 2024

JP & KP LLC  
PIN: 01-30-24-34-0050  
7740 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

NELSON TANNER  
PIN: 01-30-24-43-0176  
1326 CROWN OAKS DR  
SPRING LAKE PARK, MN 55432

OLSON CHRISTOPHER J  
PIN: 01-30-24-43-0170  
1322 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

PEASE GERALD J & FRANCES ...  
PIN: 01-30-24-43-0079  
1328 78TH CIR NE  
SPRING LAKE PARK, MN 55432

JOHNSON CELIA SAGE  
PIN: 01-30-24-43-0173  
1327 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

ELLIOTT, THEODORA JULIA  
PIN: 01-30-24-43-0073  
1302 78TH CIR NE  
SPRING LAKE PARK, MN 55432

ENGELBRECHT, CORY  
PIN: 01-30-24-43-0054  
1327 78TH CIR NE  
SPRING LAKE PARK, MN 55432

WILKINSON CONSTRUCTION C...  
PIN: 01-30-24-43-0197  
7275 BUSH LAKE RD  
EDINA, MN 55439

HULKE KRISTINE L  
PIN: 01-30-24-43-0177  
1324 CROWN OAKS DR  
SPRING LAKE PARK, MN 55432

RICHARD, HELEN J  
PIN: 01-30-24-43-0174  
1329 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

LIVERMORE EVAN  
PIN: 01-30-24-43-0053  
1315 78TH CIR NE  
SPRING LAKE PARK, MN 55432

ZHOU, SHAOHUA  
PIN: 01-30-24-43-0175  
18832 65TH PL N  
MAPLE GROVE, MN 55311

KIRSCHER, SCOTT  
PIN: 01-30-24-43-0168  
1326 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

TP PROPERTIES GROUP L L C  
PIN: 01-30-24-43-0198  
1313 OSBORNE RD NE  
SPRING LAKE PARK, MN 55432

FLIESS ANDREA L  
PIN: 01-30-24-43-0178  
1723 PULASKI RD  
BUFFALO, MN 55313

JP & KP LLC  
PIN: 01-30-24-34-0049  
7740 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

PEDRO, THOMAS  
PIN: 01-30-24-43-0074  
99 W PLEASANT LAKE RD  
ST PAUL, MN 55127

SHIELD PROPERTY LLC  
PIN: 01-30-24-43-0086  
6527 CENTRAL AVE NE  
FRIDLEY, MN 55432

RS BROWN RENTALS LLC  
PIN: 01-30-24-34-0023  
18607 LONG LAKE RD  
RICHMOND, MN 56368

BURNETT DONALD G & JUDITH...  
PIN: 01-30-24-43-0082  
1364 78TH CIR NE  
SPRING LAKE PARK, MN 55432

REICHERT, JENNIFER A  
PIN: 01-30-24-43-0075  
1318 78TH CIR NE  
SPRING LAKE PARK, MN 55432

DIERKHISING, ADAM S  
PIN: 01-30-24-43-0055  
339 78TH CIR NE  
SPRING LAKE PARK, MN 55432

GIESELMAN PAMELA  
PIN: 01-30-24-43-0169  
1324 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

ST PAUL BRD OF WATER.COM...  
PIN: 01-30-24-43-0107  
25 2 4TH ST  
ST PAUL, MN 55102

MCCLOSKEY, MATTHEW  
PIN: 01-30-24-34-0022  
710 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

MINNFOODS GROUP LLC  
PIN: 01-30-24-43-0004  
7705 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

SHIELD PROPERTY LLC  
PIN: 01-30-24-43-0106  
6527 CENTRAL AVE NE  
FRIDLEY, MN 55432

LBRECHT KRISTIN S  
PIN: 01-30-24-43-0171  
323 COUNCIL OAKS DR  
SPRING LAKE PARK, MN 55432

RS BROWN RENTALS LLC  
PIN: 01-30-24-34-0021  
18607 LONG LAKE RD  
RICHMOND, MN 56368

FLOWERS, ANTHONY  
PIN: 01-30-24-43-0052  
1303 78TH CIR NE  
SPRING LAKE PARK, MN 55432

JACOBSON LINDA G & NEAL D  
PIN: 01-30-24-43-0080  
1340 78TH CIR NE  
SPRING LAKE PARK, MN 55432

COBIAN, RACHEL A  
PIN: 01-30-24-43-0167  
1328 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

VILHAUER WILMA J  
PIN: 01-30-24-34-0006  
7730 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

CHEN, ZONG REN  
PIN: 01-30-24-43-0172  
1325 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

MILLER CHRISTOPHER E & JAN...  
PIN: 01-30-24-43-0076  
1320 78TH CIR NE  
SPRING LAKE PARK, MN 55432

KALAM, AHMED MAJED  
PIN: 01-30-24-43-0081  
1352 78TH CIR NE  
SPRING LAKE PARK, MN 55432