

RESOLUTION NO. 2026-16

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP)
FOR 8375 SUNSET ROAD NE**

WHEREAS, an application has been submitted by Konstantine Ebraldize – Carway LLC, for a Conditional Use Permit (CUP) to allow a ‘Vehicle repair and maintenance’ use at 8375 Sunset Road NE (Parcel ID 01-30-24-11-0059); and

WHEREAS, the subject property is zoned Light Industrial (I-1); and

WHEREAS, ‘Vehicle repair and maintenance’ is allowed as a conditional use in the I-1 zoning district; and

WHEREAS, the Planning Commission conducted a public hearing on March 23, 2026 and recommended approval of the request; and

WHEREAS, the City Council has reviewed the application, staff report, and supporting materials.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING LAKE PARK, MINNESOTA:

1. *Approval.* The Conditional Use Permit (CUP) for 8375 Sunset Road NE is hereby approved, subject to the following findings of fact and conditions:
2. *Findings of Fact*
 - a. The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
 - b. The property is zoned Light Industrial (I-1), and ‘Vehicle repair and maintenance’ is allowed as a conditional use in this zone per Section 16.64.040 of the city’s zoning ordinance.
 - c. The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.
3. *Conditions of Approval*
 - a. The applicant is permitted to operate an ‘Vehicle repair and maintenance’ use on the site in accordance with the site plan received by the city and reviewed with this request.
 - i. Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - ii. Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city’s zoning ordinance.

- b. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- c. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- d. The applicant shall pay any fees and escrows associated with this request.

The foregoing resolution was moved for adoption by

Upon roll call, the following voted aye

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 6th day of April 2026.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer