

**RESOLUTION NO. 2026-14**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP) FOR 8421 CENTER DRIVE NE, SUITE B**

**WHEREAS**, an application has been submitted by Ronda Disch – Alpha Human Services / Alpha Emergence Behavioral Health, for a Conditional Use Permit (CUP) to allow a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use at 8421 Center Drive NE, Suite B (Parcel ID 01-30-24-12-0081); and

**WHEREAS**, the subject property is guided Commercial/Industrial in the City’s 2040 Comprehensive Plan and is zoned Light Industrial (I-1); and

**WHEREAS**, the proposed use is listed 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 8421 Center Drive NE, Suite B is hereby approved, subject to the following findings of fact and conditions:
2. *Findings of Fact*
  - a. The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.
  - b. “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
  - c. The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
  - d. The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).
3. *Conditions of Approval*
  - a. The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.

- b. An amendment to this permit will be required for any expansion of the proposed use on the site.
- c. Off-street parking shall be limited to spots designated for use by the property owner.
- d. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- e. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- f. 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.

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer