

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on April 22, 2024 at the Able Park Building, 8200 Able Street NE at 7:00 PM.

### 1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

### 2. ROLL CALL

#### MEMBERS PRESENT

Chair Hans Hansen  
Commissioner Rick Cobbs  
Commissioner Brad Delfs  
Commissioner Sharon Weighous

#### MEMBERS ABSENT

Commissioner Kelsey Hollihan  
Commissioner Eric Julien

#### STAFF PRESENT

Building Official Jeff Baker, Administrator Daniel Buchholtz, Planner Phil Carlson

#### VISITORS

Michael Konetski	738 Sanburnol Drive NE	Spring Lake Park MN
Chris Bossany	770 Maple Street NE	Spring Lake Park MN
Larry Brunko	770 Maple street NE	spring Lake Park MN

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes – April 22, 2024 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Delfs, to approve the minutes from March 25, 2024 Planning Commission meeting.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

### 5. PUBLIC HEARING

#### A. Public Hearing – Variance Application – 738 Sanburnol Drive NE

Administrator Buchholtz stated that the City received an application for a variance from Michael Konetski, 738 Sanburnol Drive NE. He stated tht Mr. Konetski is requesting a

variance from the side yard setback for a driveway addition to his property. Administrator Buchholtz stated that Mr. Konetski is seeking a variance from the 5-foot side yard setback requirement, as set forth in SLPC 16.40.030 of the Spring Lake Park City Code.

Administrator Buchholtz stated that the 738 Sanburnol Drive NE is guided for low density residential in the 20240 Comprehensive Plan. He said the property is zoned R-1, single Family Residential. Administrator Buchholtz mentioned that SLPC 16.40.030 governs parking and loading spaces. He stated that in any of the residence districts, no parking or loading space shall be located within 15 feet of any property line.

Administrator Buchholtz said that driveways, garages and carports in conjunction with any single- or two-family residence shall be exempted from this requirement; however, they shall not be located less than five feet from the property line, except by variance obtained in the manner provided in the City Code. He stated that variances in the case of driveways may be allowed down to zero feet setback from the property line.

Administrator Buchholtz said that Mr. Konetski is seeking a 3-foot variance from the side yard setback (2 feet from the eastern property line instead of 5 feet).

Administrator Buchholtz stated staff is recommending approval of the variance. He said that staff's analysis of the application shows that the driveway expansion will not alter the character of the neighborhood as there are other driveways in the vicinity of the property that are located within side yard setback.

Administrator Buchholtz stated that if the Planning Commission wishes to recommend approval of the variance it would with the following conditions:

- The driveway modifications must be constructed pursuant to the standards set forth by the city applicant must secure a zoning permit from the code enforcement department for the expanded driveway.
- Drainage must be handled in such a way not to deposit stormwater or snow on to a neighboring property.

Chairperson Hansen opened the public hearing at 7:04 PM.

Mr. Konetski, 738 Sanburnol Drive NE, stated that he wants to put in a six foot extension from the crease in the driveway apron. He stated that the four feet along the side of the garage is a straight continuous line, except for seven feet from the sidewalk, where there will be a half moon of two-three feet. Mr. Konetski said he is required to have a five-foot setback at a minimum. He stated that he is just looking for a one-foot variance. He is looking for a four-foot setback.

Commissioner Delfs gave a clarification of the dimensions being requested on the drawing submitted by Mr. Konetski.

Building Official Baker explained that the curb cut can only be as wide as the current width of the driveway up to the edge of the public right of way. He stated that Mr. Konetski can then angle out the driveway to the east towards the neighbor's property.

Chairperson Hansen closed the public hearing at 7:16 PM.

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs to recommend approval of the variance for side yard setback for a driveway addition to the property of Michael Konetski, 738 Sanburnol Drive NE, subject to the following conditions:

- The driveway modifications must be constructed pursuant to the standards set forth by the city applicant must secure a zoning permit from the code enforcement department for the expanded driveway.
- Drainage must be handled in such a way not to deposit stormwater or snow on to a neighboring property.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

## 6. OTHER

Administrator Buchholtz gave an update on the City Hall Renovation/Expansion project.

Administrator Buchholtz stated that the City was successful in being awarded a \$289,000 Community Development Block Grant for new Terrace Park playground equipment.

## 7. ADJOURN

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs to adjourn.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:32 PM.