



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

For Office Use Only	
Case Number:	
Fee Paid:	00
Received by:	WBS
Date Filed:	11/27/23
Date Complete:	
Base Fee:	500
Escrow:	1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8421 Center Dr Suite A		
Property Identification Number (PIN#):		Current Zoning:
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Brandon Prior		Business Name: Prior Performance LLC
Address: [REDACTED]		
City: [REDACTED]	State: MN	Zip Code: 55038
Telephone: 763-367-0576	Fax:	E-mail: brandon.prior@priorperformance.com
Contact:		Title: owner
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: operation of motorcycle repair facility		
Nature of Proposed Use:		
Reason(s) to Approve Request:		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: 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 Brandon@priorperformance.com 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: [Signature] Date: 11/21/23
Owner: [Signature] Date: 11/21/23

NOTE: Applications only accepted with ALL required support documents. See City Code

City of Spring Lake Park
Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. Locally the only motorcycle repair facility is the HD dealer in Blaine, we provide a friendly, cost conscious option in a market with limited options.
2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. Being a small business we have a small chemical footprint & do not make a lot of noise which could impact other businesses or homes in the area
3. That the proposed use will comply with the regulations specified in Chapter ~~163~~ of the Zoning code. We are compliant with Chapter 16¹⁶ as we do not make excessive noise, we store vehicles & tires inside and keep our Dumpster in containment.
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We have found to be a good fit for the industries surrounding us, very automotive based. We have a great upstanding client base who patronize other local business.

5. That the use will not lower property values or impact scenic views in the surrounding area.
We are self contained & keep our site in & out looking good as well as pulling weeds & snow that is left behind by management.
6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. We have minimal traffic & most on motorcycles so we contain our customers to our parking lot.
7. That the use includes adequate protection for the natural drainage system and natural topography. Drainage will not be hindered.
8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. We do not deal with toxic chemicals & only test ride bikes on the open road so as not to be loud on site.
9. That the proposed use will not stimulate growth incompatible with prevailing density standards. We will be looking for growth but if it were to get near that level we would relocate as our property would not last.



December 7, 2023

Brandon Prior
[REDACTED]

Dear Mr. Prior,

On November 27, 2023, The City of Spring Lake Park received your application for a Conditional Use Permit (CUP) for 8421 Center Drive NE, Suite A.

The City hereby notifies you that it is extending the time period for City action under Minn. Stat. 15.99, subd. 3(f). The initial 60-day time period would end January 26, 2024. The time period is extended until March 26, 2024.

The reasons for this extension are:

- 1) The deadline for the November 27, 2023 Planning Commission meeting was missed.
- 2) The City does not hold a Planning Commission meeting in December. The next Planning Commission meeting is January 28, 2024.

I understand the importance of adhering to timelines and assure you that this request is not made lightly. We are committed to ensuring the timely review of your CUP request.

Your request for the CUP will be heard at the next Planning Commission Meeting on January 28, 2024 at 7:00 PM.

If you have any questions, please feel free to contact me at 763-792-7219, Monday - Friday between the hours of 8:00 Am – 4:30 PM, or at wbrown@slpmn.org.

Thank you for your time and consideration.

Sincerely,

Wanda Brown
Deputy City Clerk
City of Spring Lake Park

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

Property Owner: Center Drive Partners LLC
Applicant: Brandon Prior
Location: 8421 Center Drive NE Suite A
Petition: The applicant is seeking a conditional use permit to operate a motorcycle repair facility in the I-1, Light Industrial District.

The public hearing will be held at Spring Lake Park City Hall, 1301 81st Avenue NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at 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: January 12, 2024
Published: January 12, 2024

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0078
145 PATENT RD W
BEDFORD HILLS, NY 10507

SCHENDEL, BARBARA
PIN: 01-30-24-11-0053
8413 SUNSET RD NE
SPRING LAKE PARK, MN 55432

WELLS FARGO BANK NA
PIN: 01-30-24-12-0030
PO BOX 2609
CARLSBAD, CA 92018

RISE INCORPORATED
PIN: 01-30-24-11-0069
8406 SUNSET RD NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0060
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

QUARVE CONTRACTING INC
PIN: 01-30-24-11-0089
N8916 LAKESHORE DR
HAYWARD, WI 54843

PORATH, DIANE KAY
PIN: 01-30-24-12-0064
555 43RD AVE NE
COLUMBIA HEIGHTS, MN 55421

TINMEN LLC
PIN: 01-30-24-11-0080
22175 GULL LAKE DR
NISSWA, MN 56468

WELLS FARGO BANK NA
PIN: 01-30-24-12-0031
PO BOX 2609
CARLSBAD, CA 92018

RISE INC
PIN: 01-30-24-11-0068
8392 SUNSET RD NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0082
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

QUARVE CONTRACTING INC
PIN: 01-30-24-11-0088
N8916 LAKESHORE DR
HAYWARD, WI 54843

FRANCEN INVESTMENTS LLC
PIN: 01-30-24-12-0075
8329 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0065
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

SHAMSO, JAMA MIRE
PIN: 01-30-24-11-0051
8401 SUNSET RD NE
SPRING LAKE PARK, MN 55432

WELLS FARGO BANK NA
PIN: 01-30-24-12-0046
PO BOX 2609
CARLSBAD, CA 92018

FRANCEN INVESTMENTS LLC
PIN: 01-30-24-12-0073
8329 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0081
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

EFC REAL ESTATE LLC
PIN: 01-30-24-12-0011
8455 CENTER DR NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0080
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

QUARVE CONTRACTING INC
PIN: 01-30-24-12-0068
N8916 LAKESHORE DR
HAYWARD, WI 54843

FRLJ, ADISA
PIN: 01-30-24-12-0078
1477 105TH AVE NW
COON RAPIDS, MN 55433

EAGLE BROOK CHURCH
PIN: 01-30-24-11-0081
7015 20TH AVE
CENTERVILLE, MN 55038

QUARNSTROM RONDY & JEAN...
PIN: 01-30-24-11-0074
13452 LEXINGTON AVE NE
HAM LAKE, MN 55304

WELLS FARGO BANK NA
PIN: 01-30-24-12-0029
PO BOX 2609
CARLSBAD, CA 92018

RISE INC
PIN: 01-30-24-11-0072
8406 SUNSET RD NE
SPRING LK PK, MN 55432

KOOM SAB LLC
PIN: 01-30-24-12-0067
554 JANESVILLE ST NE
FRIDLEY, MN 55432

CLIFTON PROPERTIES LLC
PIN: 01-30-24-12-0012
8445 CENTER DR NE
MINNEAPOLIS, MN 55432

RISE INC
PIN: 01-30-24-11-0071
8406 SUNSET RD NE
SPRING LAKE PARK, MN 55432

WELLS FARGO BANK NA
PIN: 01-30-24-12-0045
PO BOX 2609
CARLSBAD, CA 92018

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0079
145 PATENT RD W
BEDFORD HILLS, NY 10507

HALL, SCOTT R
PIN: 01-30-24-11-0050
8429 SUNSET RD NE
SPRING LAKE PARK, MN 55432

FREDERICKSON, SUSAN
PIN: 01-30-24-11-0052
8425 SUNSET RD NE
SPRING LAKE PARK, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-11-0075
2550 UNIVERSITY AVE W STE 4...
SAINT PAUL, MN 55114

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0090
145 PATENT RD W
BEDFORD HILLS, NY 10507

JACOBS, MICHAEL B
PIN: 01-30-24-12-0013
2840 113TH LN NW
COON RAPIDS, MN 55433

JOCHUM CYRIL & JOANNE
PIN: 01-30-24-11-0049
25430 BLUFF SIDE RD
DEERWOOD, MN 56444