

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, August 26, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Gene Pagel
Applicant: Gene Pagel
Location: 725 82nd Avenue NE
Petition: The applicant is seeking a variance approval to expand the driveway on their property, extending it to the zero lot line on the western side of 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. 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: August 16, 2024
Published: August 16, 2024



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:	500
Received by:	W3
Date Filed:	7/17/24
Date Complete:	
Base Fee:	200
Escrow:	300

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: 725 82nd Ave NE		
Property Identification Number (PIN#):		Current Zoning:
Legal Description: LOT 9 BLK PARK HIGHLANDS 2ND SUBJ TO EASE OF REC (Attach if necessary):		
APPLICANT INFORMATION		
Name: Gene Pagel		Business Name:
Address: 725 82nd Ave NE		
City Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 763-443-9626	Fax:	E-mail: page1geno@gmail.com
Contact: Gene Pagel		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:	Driveway	
Nature of Proposed Use:	Access to garage	
Reason(s) to Approve Request:	Replace old driveway	
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:	Replace Driveway	
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 _____ 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: _____

Owner: Dene Pagel Date: 7-17-2024

**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: Gene Pagel

Telephone: 763-443-9626

Address: 725 82nd Ave NE

Cell Phone: 763-443-9626

City/State/Zip: Spring Lake Park, MN 55432

E-mail: page1geno@gmail.com

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

Name: _____

Telephone: _____

Address: _____

Cell Phone: _____

City/State/Zip: _____

E-mail: _____

3. Project Location (Address and Legal Description): 725 82nd Ave NE
LOT 9 BLK 2 Park Highlands 2nd SUBJ to EASE of REC

4. Present Use of Property: Driveway

5. Description of Project: Replace Driveway

6. Specify Section of the Ordinance from which variance is sought: _____

Driveway on the side of garage, the same as my neighbors side driveway.

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

Have driveway go along the side of garage to access back garage door.

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?

Access to back garage door.

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes No Why or why not?

The driveway is consistent with the Comprehensive Plan.

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes No Why or why not?.

Able to drive to the back garage door.

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

Yes No Why or why not?

There is no unique circumstances to the property.

e. In your opinion, will the variance maintain the essential character of the locality?

Yes No Why or why not?

The driveway is consistent with neighbors driveway.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

Date:

Fee Owner's (Property Owner) Signature:

Date:

Gene Pagel

7/17/2024

KOROGI MICHAEL ALAN
PIN: 02-30-24-14-0079
700 82ND AVE NE
SPRING LAKE PARK, MN 55432

VANG CHELAI
PIN: 02-30-24-14-0051
8217 JACKSON ST NE
SPRING LAKE PARK, MN 55432

WEBSTER TRUSTEE BEVERLY ...
PIN: 02-30-24-14-0053
8201 JACKSON ST NE
SPRING LAKE PARK, MN 55432

GIBBS, JOANNE M
PIN: 02-30-24-14-0049
749 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

HERMAN, DAINEN P
PIN: 02-30-24-14-0074
740 82ND AVE NE
SPRING LAKE PARK, MN 55432

GRANZOW LEAH
PIN: 02-30-24-14-0047
733 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

LEWANDOWSKI NANCY ANN
PIN: 02-30-24-14-0060
709 82ND AVE NE
SPRING LAKE PARK, MN 55432

JORGENSON-RATHKE JANET
PIN: 02-30-24-14-0075
1633 ISLAND CT
WACONIA, MN 55387

ANTHENAT WAYNE H & KIMBER...
PIN: 02-30-24-14-0054
732 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

CHRISTENSON, TRACY R
PIN: 02-30-24-14-0081
709 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

PAGEL GENE R
PIN: 02-30-24-14-0062
725 82ND AVE NE
SPRING LAKE PARK, MN 55432

ANDERSON, JEFFREY
PIN: 02-30-24-14-0057
708 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

WAGNER, TRENTON
PIN: 02-30-24-13-0012
8230 MONROE ST NE
SPRING LAKE PARK, MN 55432

FAKHARY ASGHAR G
PIN: 02-30-24-14-0056
716 HOLLAND LN
SPRING LAKE PARK, MN 55432

KALLAND JEREMIAH
PIN: 02-30-24-14-0076
724 82ND AVE NE
SPRING LAKE PARK, MN 55432

DANIAL TAHAMI
PIN: 02-30-24-14-0059
701 82ND AVE NE
SPRING LAKE PARK, MN 55432

PIERCE KELSEY
PIN: 02-30-24-13-0011
699 82ND AVE NE
SPRING LAKE PARK, MN 55432

ROBINSON DERRICK
PIN: 02-30-24-14-0014
748 83RD AVE NE
SPRING LAKE PARK, MN 55432

SWENSON, DEVIN
PIN: 02-30-24-13-0013
8220 MONROE ST NE
SPRING LAKE PARK, MN 55432

HANSON, NANCY M TRUSTEE
PIN: 02-30-24-14-0045
717 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

JANSEN RANDY J & EILEEN R
PIN: 02-30-24-14-0087
757 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

CASTENEDA, NATALIE
PIN: 02-30-24-14-0052
8209 JACKSON ST NE
FRIDLEY, MN 55432

LEEHANE KAREN E & THOMAS ...
PIN: 02-30-24-14-0080
701 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

WAGNER, RACHEL ANN
PIN: 02-30-24-14-0084
733 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

BURRIS, DAWN M
PIN: 02-30-24-14-0016
728 83RD AVE NE
SPRING LAKE PARK, MN 55432

ALVAREZ MENDOZA, JAIME G
PIN: 02-30-24-13-0014
690 82ND AVE NE
SPRING LAKE PARK, MN 55432

SPRING LK PARK CITY OF
PIN: 02-30-24-14-0002
1301 81ST AVE NE
SPRING LK PARK, MN 55432

ANGERHOFER JACK A & MICH...
PIN: 02-30-24-14-0055
724 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

BESST, ROBERT E
PIN: 02-30-24-14-0017
712 83RD AVE NE
SPRING LAKE PARK, MN 55432

LEBAHN, JEFFREY E
PIN: 02-30-24-14-0071
800 82ND AVE NE
SPRING LAKE PARK, MN 55432

HUERTA, CAROLINA
PIN: 02-30-24-14-0061
717 82ND AVE NE
SPRING LAKE PARK, MN 55432

THAYER JEFFREY & KATHLEEN...
PIN: 02-30-24-14-0015
740 83RD AVE NE
SPRING LAKE PARK, MN 55432

STICKNEY, GEORGE W
PIN: 02-30-24-14-0050
340 PEAVEY RD
WAYZATA, MN 55391

TILLMAN GARY A & MARILYN L
PIN: 02-30-24-14-0048
741 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

NELSON NEIL S & EMMI L
PIN: 02-30-24-14-0013
760 83RD AVE NE
SPRING LAKE PARK, MN 55432

NICU, MARIA
PIN: 02-30-24-14-0043
701 HOLLAND LN NE
SPRING LK PK, MN 55432

JULIEN ERIC E
PIN: 02-30-24-14-0058
700 HOLLAND LN NE
SPRING LK PK, MN 55432

KING ANDREA R
PIN: 02-30-24-14-0077
716 82ND AVE NE
SPRING LAKE PARK, MN 55432

SPRING LK PARK CITY OF
PIN: 02-30-24-14-0001
1301 81ST AVE NE
SPRING LK PK, MN 55432

ZAIC JOHN
PIN: 02-30-24-14-0026
801 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

WROBEL, MICHELLE
PIN: 02-30-24-14-0086
749 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

AMARVI A P & STANOCH M L M
PIN: 02-30-24-14-0046
725 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

SADZAK, SENAD
PIN: 02-30-24-14-0083
725 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

SCHMIDT, KYLE R
PIN: 02-30-24-14-0085
741 BALLANTYNE LN NE
SPRING LK PK, MN 55432

LO BLONG
PIN: 02-30-24-14-0073
748 82ND AVE NE
SPRING LAKE PARK, MN 55432

GRAM HARRIET YVONNE
PIN: 02-30-24-14-0063
733 82ND AVE NE
SPRING LAKE PARK, MN 55432

MILLER, JOHN MAURICE
PIN: 02-30-24-14-0082
717 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

LEE FONG
PIN: 02-30-24-14-0078
708 82ND AVE NE
SPRING LAKE PARK, MN 55432

BURLAGER THOMAS & LOU EL...
PIN: 02-30-24-14-0044
709 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

DIERS TERESA M
PIN: 02-30-24-14-0072
756 82ND AVE NE
SPRING LAKE PARK, MN 55432