

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on February 26, 2024, at the City Hall, 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

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – January 22, 2024 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Delfs, to approve the minutes from January 22, 2024 Planning Commission meeting.

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

5. PUBLIC HEARING

A. Public Hearing – Ordinance Amending SLPC 16.64.040, Appendix D: Schedule of Permitted Use by District

Administrator Buchholtz stated that the City Council directed staff to update the “Schedule of Permitted Uses by District for clarity and to encourage a mix of businesses that will enhance the City’s tax base and provide the goods and services residents desire.

Administrator Buchholtz said that the ordinance outlines revisions across various zoning districts. He said that some highlights include the following:

Residential

- Adjustments to the categories of permitted uses in residential districts to remove cemetery and professional offices and studios as conditional uses in the R1, R-2 and R-3 district.
- Limitation of square footage of places of worship in residential areas to ensure that the place of worship fits in scale with the surrounding residential neighborhood.
- Adding home based businesses as a permitted use, so long as they comply with SLPC 16.36.010.

Commercial

- Clarified the types of uses throughout the code to minimize the level of staff interpretation needed when evaluating zoning requests.
- Added uses such as electric vehicle charging stations, and essential service structures.
- Establish that vehicle related businesses (drive-through lanes, etc) generally require a conditional use permit due to the traffic-oriented nature of their development.

Industrial

- Updating various types of uses in the I-1 zoning district, including machine shops, data centers, construction trades, research and development, among others.

Administrator Buchholtz stated that the ordinance aims to enhance the clarity, efficiency, and responsiveness of the zoning code to current and future development needs, promoting a balanced approach to land use that respects community values and economic growth.

Commissioner Cobbs inquired about the deletion to laboratories; medical, dental. Administrator Buchholtz stated that those now have moved to research and development.

Chairperson Hansen stated that there are limits to where businesses can be placed located due to access restrictions on the highways. Administrator Buchholtz said that the comprehensive plan guides many uses in the table.

Chairperson Hansen asked for public comment. Hearing none, Chairperson Hansen closed the public hearing at 7:19 PM.

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs, to move Ordinance Amending SLP 16.64.040, Appendix D: Schedule of Permitted Uses by District onto the City Council.

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

6. OTHER

Administrator Buchholtz gave an update on the Ordinance passed by City Council to temporarily move all City Meetings to the Able Park Building until the City Hall Renovation/Expansion project is completed. He stated that the meetings will still be recorded and played the next day.

7. ADJOURN

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

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

Meeting adjourned at 7:24 PM.