



**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:	2000 - 157091
Received by:	
Date Filed:	2/28/24
Date Complete:	
Base Fee:	500 Escrow: 1500

## 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 checked="" type="checkbox"/> Conditional Use Permit <input 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: 970 Highway 10 Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01.30.24.22.0123		Current Zoning: C-2
Legal Description: 01.30.21.22.0045, 01.30.24.22.0044, 01.30.24.22.0141 (Attach if necessary):		
APPLICANT INFORMATION		
Name: Gutu Urgessa		Business Name: Lake City Transportation
Address: 1858 Deer Hills Trail		
City: Eagan	State: MN	Zip Code: 55122
Telephone: 612-669-2238	Fax:	E-mail: gutu@lakecitytransportation.com
Contact: Phone	Title: Owner	
OWNER INFORMATION (if different from applicant)		
Name: Keith Schweiger		Business Name: Perfect 10 Auto
Address: 926 County Hwy 10 NE		
City: Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 763-277-7777	Fax:	E-mail: brosalesinc@aol.com
Contact:	Title: Owner	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:	Was an RV rental place, it is currently not occupied	
Nature of Proposed Use:	Type III Transportation Base Location for School Districts and Schools. Will do van maintenance in shop for the vehicles that transport the students	
Reason(s) to Approve Request:	We serve the community by transporting students to school in our mini Vans (Type III Vehicles)	
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:	Date of Application:	
Nature of Request:		
<b>NOTE:</b> 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 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 gutu@lakecitytransportation.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: Gutu Urgessa ES\* Date: 2-27-24

Owner: Keith Schweiger Date: 2-27-24

**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. We transport mainly homeless, Special needs, and Reg Ed students within the community on Type III vehicles to get them to school so they receive their needed services and receive a quality education.  

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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. All of our employees have background checks and we do not provide any type of service that would be detrimental to any persons in the area. Our service is transporting students within the community to their program or school.  

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3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. This is a service company that provides transportation for school districts and schools, which falls within the regulations. There is another company within a mile providing this similar service in this zoning area.  

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4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We will have this property fenced in with a minimum of a 6 foot high Opaque fence so nobodies enoyment shall be affected.  

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5. That the use will not lower property values or impact scenic views in the surrounding area. \_\_\_\_\_  
Based on the highway and next to other businesses this will not impact any scenery  
Including this business in the community is an asset for the community

6. That existing utilities, streets, highways and proposed access roads will be adequate to  
accommodate anticipated traffic. All of the roads right off of the highway are more  
than adequate to host the traffic needs.

7. That the use includes adequate protection for the natural drainage system and natural  
topography. The business drainage is already set up and is adequate at this property.  
The current city drainage is already set up and is adequate at this property

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. For the minor  
amount of maintenance done and usage of the building it is adequate to contain  
and control all and any nuisance. We will be installing a 6 ft Opaque fence to further  
prevent and control this.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.  
We will not grow or stimulate any growth that is incompatible with the prevailing  
standards.

DWK INC  
PIN: 01-30-24-22-0135  
4329 N WOODGATE LN  
EAGAN, MN 55122

HUSEBY, ROGER L  
PIN: 01-30-24-22-0143  
11620 3RD AVE N  
PLYMOUTH, MN 55441

HUSEBY, ROGER L  
PIN: 01-30-24-22-0045  
11620 3RD AVE N  
PLYMOUTH, MN 55441

ADS LLC  
PIN: 01-30-24-22-0046  
950 COUNTY RD 10 NE STE 120  
SPRING LAKE PARK, MN 55437

ADS LLC  
PIN: 01-30-24-22-0047  
950 COUNTY RD 10 NE STE 120  
SPRING LAKE PARK, MN 55437

PIN: 01-30-24-22-9906

SCHWEIGER RENTALS LLC  
PIN: 01-30-24-22-0134  
913 MANOR DR NE  
SPRING LAKE PARK, MN 55432

HUSEBY, ROGER L  
PIN: 01-30-24-22-0144  
11620 3RD AVE N  
PLYMOUTH, MN 55441

HUSEBY, ROGER L  
PIN: 01-30-24-22-0141  
11620 3RD AVE N  
PLYMOUTH, MN 55441

SCHWEIGER, KEITH  
PIN: 01-30-24-22-0049  
926 COUNTY HIGHWAY 10  
SPRING LAKE PARK, MN 55432

SPRING LAKE PARK LEASED H...  
PIN: 01-30-24-22-0175  
2905 NORTHWEST BLVD STE 1...  
MINNEAPOLIS, MN 55441

CINMAR LLC  
PIN: 01-30-24-22-0176  
4720 155TH LN NW  
RAMSEY, MN 55303

ADS LLC  
PIN: 01-30-24-22-0055  
950 COUNTY RD 10 NE STE 120  
SPRING LAKE PARK, MN 55437

HUSEBY, ROGER L  
PIN: 01-30-24-22-0123  
11620 3RD AVE N  
PLYMOUTH, MN 55441

TIU INVESTMENT HOLDINGS LL...  
PIN: 01-30-24-22-0054  
2597 7TH AVE E  
SAINT PAUL, MN 55109

HUSEBY, ROGER L  
PIN: 01-30-24-22-0142  
11620 3RD AVE N  
PLYMOUTH, MN 55441

HUSEBY, ROGER L  
PIN: 01-30-24-22-0044  
11620 3RD AVE N  
PLYMOUTH, MN 55441

ADS LLC  
PIN: 01-30-24-22-0048  
950 COUNTY RD 10 NE STE 120  
SPRING LAKE PARK, MN 55437

SPRING LAKE PARK CITY OF  
PIN: 01-30-24-22-0140  
1301 81ST AVE NE  
SPRING LAKE PARK, MN 55432

FOGERTY NORTH TOWN LLC  
PIN: 01-30-24-22-0019  
479 APOLLO DR STE 50  
LINO LAKES, MN 55014

STRAMER RAYMOND A & ROSE...  
PIN: 01-30-24-22-0105  
8435 LADDIE RD NE  
SPRING LAKE PARK, MN 55432

SCHWEIGER, KEITH  
PIN: 01-30-24-22-0051  
926 COUNTY HIGHWAY 10  
SPRING LAKE PARK, MN 55432

ADS LLC  
PIN: 01-30-24-22-0056  
950 COUNTY RD 10 NE STE 120  
SPRING LAKE PARK, MN 55437

ACCAP/RISE  
PIN: 01-30-24-22-0018  
1201 89TH AVE NE #345  
BLAINE, MN 55434

SPRING LK PK CITY OF  
PIN: 01-30-24-22-0061  
1301 81ST AVE NE  
SPRING LK PK, MN 55432

SCHWEIGER, KEITH  
PIN: 01-30-24-22-0050  
926 COUNTY HIGHWAY 10  
SPRING LAKE PARK, MN 55432

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, March 25, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Keith Schweiger  
Applicant: Gutu Urgessa  
Location: 970 Highway County 10  
Petition: The applicant is seeking a conditional use permit to allow applicant to operate a Type III Transportation Base Location and permit fleet vehicle maintenance and repair in the existing building.

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](http://www.slpmn.org/meetings). Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.

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Daniel R. Buchholtz  
Administrator, Clerk/Treasurer

Posted: March 15, 2024  
Published: March 15, 2024

CITY OF SPRING LAKE PARK

Cashier asystAdmin  
At Front Counter

2/28/24 1:35pm 157091

From: LAKE CITY TRANSPORTATI  
970 CTY RD 10

CR Escrow for CUP 1500.00  
LAKE CITY  
TRANSPORTATION

CR Conditional Us 500.00  
LAKE CITY  
TRANSPORTATION

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Receipt total 2000.00  
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CK 2739 2000.00  
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Change Due 0.00

Thank you!