Memorandum

Spring Lake Park
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To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: August 31, 2021

Subject: Infinity Automotive CUP Update

Enclosed with this memorandum is the following:
- Resolution 21-35, Approval of Conditional Use Permit for Infinity Automotive.
- Staff memorandum from Stantec
- Draft Planning Commission minutes from the August 23 meeting
- CUP Application from Infinity Automotive
- Existing CUP permit
- Written testimony from Carolyn Lohman

The Planning Commission spent a significant amount of time on this request, making changes to the City Planner's recommendation before forwarding the matter to the City Council. Differences between the Planner's recommendation and the Commission's was that the Planning Commission increased the number of cars allowed to be parked overnight on site to 34, reduced the operating hours of the permit, and requested the City Council establish a timeline for the planting of the screening (resolution contemplates October 30, 2021).

The business expressed concern about the screening requirement, particularly the fact that they are a tenant and do not own the property. However, the Planning Commission felt strongly about screening the additional parking from University Avenue and beautifying the corridor. The Commission believed this condition was directly connected to the applicant's request.

The applicant currently has over $12,000 in outstanding fines for violation of the existing SUP. The Commission concurred with staff that compliance is important and has recommended staying the outstanding fines and waiving them if the applicant follows the CUP conditions for a period of a year. This is included in the proposed Resolution, should the City Council concur with that recommendation.

The Planning Commission recommends approval of the CUP for Infinity Automotive, subject to reasonable conditions as outlined in the resolution.

If you have any questions, please don't hesitate to contact me at 763-784-6491.