

## Daniel Buchholtz

---

**From:** Nancy Singh <nancy@infinityautoshop.com>  
**Sent:** Wednesday, August 18, 2021 12:37 PM  
**To:** Carlson, Phil  
**Cc:** Lisa Dircks; Wanda Brown; Jeff Baker; Daniel Buchholtz  
**Subject:** RE: CUP application

Phil,

Ideally, 10 vehicles in the rear of the building would be good. 8-10 vehicles in the front would suffice to keep our business moving. At this stage in our business, we are so busy that we've fallen behind in repairs due to staff taking vacations/Covid, so we are attempting to play catch up.

We are certain we can comply with that SUP and I will ensure I do everything to abide by that.

In regards to your comment about failure to comply with the SUP, we didn't even know it existed until 2020, 4 years after we opened for business. We scrambled to get the work out that was pending during that time it was brought to our attention. I did everything in my power to contact the customers that 'abandoned' their vehicles due to non-payment etc., before finally agreeing to impound the vehicles.

I hope this clears things up and we can come to a resolution that benefits everyone.

Thank you,  
Nancy

---

**From:** Carlson, Phil <Phil.Carlson@stantec.com>  
**Sent:** Wednesday, August 18, 2021 9:17 AM  
**To:** Nancy Singh <nancy@infinityautoshop.com>  
**Cc:** Lisa Dircks <ldircks@slpmn.org>; Wanda Brown <wbrown@slpmn.org>; Jeff Baker <jbaker@slpmn.org>; Daniel Buchholtz <dbuchholtz@slpmn.org>  
**Subject:** RE: CUP application  
**Importance:** High

Nancy,

I am the city planner working with Dan Buchholtz and Jeff Baker to review your request for a new conditional use permit (CUP) application. Your email below is helpful to understand what you want to accomplish, but we need a specific request in order to present the request to the Planning Commission and City Council. The current SUP (special use permit, same as a conditional use permit, just renamed) allows for 5 cars parked overnight in front and 6 cars in the rear. Do you have a specific number that you would like to have permitted? We need that for our review.

Given the long history of failure to comply with the current SUP it may be difficult for the Planning Commission and City Council to seriously consider increasing the number of vehicles allowed. Let me know as soon as you can on what you want to do, along with your assurance that you can abide by that plan if approved.

Thanks,

**Phil Carlson**

Associate  
Spring Lake Park City Planner  
He/Him/His

Direct: 612 712-2028  
Mobile: 612 202-6474  
Phil.Carlson@stantec.com

Stantec  
733 Marquette Ave S, Suite 1000  
Minneapolis MN 55402



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

---

**From:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Sent:** Monday, August 9, 2021 1:08 PM  
**To:** Daniel Buchholtz <[dbuchholtz@slpmn.org](mailto:dbuchholtz@slpmn.org)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Carlson, Phil <[Phil.Carlson@stantec.com](mailto:Phil.Carlson@stantec.com)>; Wanda Brown <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>;  
Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** RE: CUP application

Dan,

Typically, over the weekends, we do not fill the front lot up with too many vehicles to deter from theft (as you already know, we've encountered numerous thefts over the course of the last year). The current SUP states that we can only have 5 vehicles stored on the lot and that's not feasible. The business has anywhere from 10 to 15 customer vehicles that are in for service. I work with over 10 dealers in SLP and surrounding areas performing service and detail to get the vehicles lot ready. The rule of thumb when performing service is 3 days, from mechanical to detail and then delivery. These vehicles are not sitting for extended periods of time unless, as of recently, due to Covid, there's delays in parts. I typically park vehicles in the back if it's pending parts. Some jobs require longer repair times and that is also a factor if a vehicle sits there. Some of the vehicles have been abandoned and due to mechanic's lien and timely process that is, that is also a factor.

So, in lesser words, I just need to be able to meet the needs of our business along with meeting the city's needs as well without receiving repercussions or backlashes on those needs.

Let me know if you have any further questions. You can reach out my email, phone or text.

Thank you,  
Nancy

---

**From:** Daniel Buchholtz <[dbuchholtz@slpmn.org](mailto:dbuchholtz@slpmn.org)>  
**Sent:** Thursday, August 5, 2021 3:26 PM  
**To:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Philip Carlson ([phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)) <[phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)>; Wanda Brown <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>; Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** RE: CUP application

Nancy,

The application you submitted isn't clear as to what your request is. My understanding is that you wish to continue your auto repair business but that you are seeking flexibility from the requirements in the existing SUP regarding the outdoor

parking of vehicles. If that is correct, what are you looking for in terms of the number of vehicles stored on site? Where would you park them – in the rear lot, the front lot or both? Those are the types of details that are missing from your application.

I've included an aerial photo of the property to assist you. Let me know if you have any questions. You can share that information with us via e-mail.

Thanks!

Dan

---

**From:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Sent:** Thursday, August 5, 2021 10:24 AM  
**To:** Daniel Buchholtz <[dbuchholtz@slpmn.org](mailto:dbuchholtz@slpmn.org)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Philip Carlson ([phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)) <[phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)>; Wanda Brown <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>; Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** RE: CUP application

Hi Dan,

Thank you for letting me know. Do I need to attend the August 23<sup>rd</sup> City Council meeting? Let me know.

Nancy

---

**From:** Daniel Buchholtz <[dbuchholtz@slpmn.org](mailto:dbuchholtz@slpmn.org)>  
**Sent:** Thursday, August 5, 2021 9:48 AM  
**To:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Philip Carlson ([phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)) <[phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)>; Wanda Brown <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>; Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** RE: CUP application

Nancy,

I received the check for the CUP application fee. We will proceed with the review of your CUP application.

Thanks!

Dan

---

**From:** Daniel Buchholtz  
**Sent:** Tuesday, August 3, 2021 4:14 PM  
**To:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Philip Carlson ([phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)) <[phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)>; Wanda Brown ([wbrown@slpmn.org](mailto:wbrown@slpmn.org)) <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>; Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** RE: CUP application

Nancy,

I just want to confirm that you received this. If I receive the remaining \$500 by tomorrow, we can proceed with the Planning Commission meeting on August 23. Otherwise, we will need to wait until the September 27 meeting.

Thanks!

Dan

---

**From:** Daniel Buchholtz  
**Sent:** Monday, July 26, 2021 1:02 PM  
**To:** Nancy Singh <[nancy@infinityautoshop.com](mailto:nancy@infinityautoshop.com)>  
**Cc:** Lisa Dircks <[ldircks@slpmn.org](mailto:ldircks@slpmn.org)>; Philip Carlson ([phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)) <[phil.carlson@stantec.com](mailto:phil.carlson@stantec.com)>; Wanda Brown ([wbrown@slpmn.org](mailto:wbrown@slpmn.org)) <[wbrown@slpmn.org](mailto:wbrown@slpmn.org)>; Jeff Baker <[jbaker@slpmn.org](mailto:jbaker@slpmn.org)>  
**Subject:** CUP application

Nancy,

The City received your application for a CUP amendment on July 15, 2021. In reviewing the application, the escrow amount (\$1,500) was paid but the CUP application fee (\$500) has not been paid. As such, pursuant to M.S. 15.99, the application is deemed incomplete. Please submit the \$500 application fee at your earliest convenience. If we receive the application fee by August 4, 2021, we can proceed with the public hearing at the August 23, 2021 City Council meeting.

Please let me know if you have any questions.

Thank you!

Dan

---

Daniel R. Buchholtz  
Administrator, Clerk/Treasurer  
City of Spring Lake Park  
1301 81<sup>st</sup> Avenue NE  
Spring Lake Park, MN 55432  
(763) 784-6491