

RESOLUTION NO. 21-35

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR INFINITY AUTOMOTIVE AT 8443 UNIVERSITY AVENUE NE

WHEREAS, Infinity Automotive (the “Applicant”) has applied for approval of a conditional use permit to permit the operation of an automotive repair and detailing business at 8443 University Avenue NE; and

WHEREAS, the legal description for the property is as follows:

Outlot 11, Terrace Manor 4th Addition, except south 30 feet thereof, subject to easement of record; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on August 23, 2021; and

WHEREAS, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, the City Council considered the application at its September 7, 2021 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the C-2 zoning district;
2. Keeping the site attractive and reasonably free from too many cars parked overnight is a reasonable expectation in keeping with improving the visual appearance of the City’s business district;
3. Adding landscaping to the front of the property is a reasonable condition directly related to the limit on parked cars and improving the visual appearance of the commercial corridor along University Avenue;
4. The proposed use under the recommended conditions meets the criteria for approving a Conditional Use Permit in the City’s Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by Infinity Automotive for a conditional use permit to permit the operation of an automotive repair and detailing business at 8443 University Avenue NE, subject to the following conditions:

1. The previous special use permit is voided with approval of this Conditional Use Permit.
2. Hours of operation shall be 7AM to 7PM, Monday through Saturday.
3. Overhead doors are to be closed and all work on vehicles shall be performed inside the building.
4. There shall be no outside storage of parts or equipment.

5. No more than ten vehicles will be parked overnight (24 hours) on the front (west) side of the property and no more than twenty-four vehicles shall be parked overnight in the rear (east) side of the building.
6. New landscaping shall be installed pursuant to a landscape plan approved by the City Planner no later than October 30, 2021 on the boulevard at the front (west) side of the property, consisting of at least four overstory trees and at least twelve shrubs that will be 3 to 5 feet in height at maturity. All plant materials will be maintained for the duration of the Conditional Use Permit and will be replaced with approved equal if dead, damaged or destroyed.
7. If, in the opinion of the City's Building Official, the business satisfactorily follows the conditions in this Conditional Use Permit for a period of one year, the amounts owing on the outstanding administrative offense tickets will be waived by the City. If the conditions are not followed, new tickets may be issued and the additional amounts owing will be added to the existing amounts, with all such amounts to be certified to the property taxes to be paid in full
8. If the conditions of this permit are not met, the City Council may revoke the Conditional Use Permit under the provisions and process set forth in the City's Zoning Code.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: .

Whereon the Mayor declared said Resolution duly passed and adopted the 7th day of September, 2021.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 21-35, A Resolution Approving Application for Conditional Use Permit for Infinity Automotive, at 8443 University Avenue NE, adopted by the Spring Lake Park City Council at their regular meeting on the 7th day of September, 2021.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

