



**City of Spring Lake Park**  
 1301 81<sup>st</sup> Avenue NE  
 Spring Lake Park, MN 55432  
 763-784-6491 (p) 763-792-7257 (f)  
[info@slpnmn.org](mailto:info@slpnmn.org)

<b>FOR OFFICE USE ONLY</b>	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

## 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: <u>8485 PLAZA BLVD NE</u>		
Property Identification Number (PIN#): <u>01-30-24-12-0079</u>		Current Zoning: <u>C-1</u>
Legal Description (Attach if necessary): <u>- attached</u>		
APPLICANT INFORMATION		
Name: <u>Bethel City of Hope, MN</u>		Business Name:
Address: <u>1915 Highway 36 west suite #76</u>		
City: <u>Roseville</u>	State: <u>MN</u>	Zip Code: <u>55113</u>
Telephone: <u>651 302 7777</u>	Fax:	E-mail:
Contact:		Title:
OWNER INFORMATION (if different from applicant)		
Name: <u>PETER &amp; BRIAN LUNSETH</u>		Business Name: <u>LUNSETH PROPERTIES LLC</u>
Address: <u>1923 GREEN AVE</u>		
City: <u>ANOVA</u>	State: <u>MN</u>	Zip Code: <u>55303</u>
Telephone: <u>763 421 7777</u>	Fax:	E-mail: <u>lunsethproperties@gmail.com</u>
Contact: <u>PETER</u>		Title: <u>JP</u>
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: <u>Vacant Retail</u>		
Nature of Proposed Use:		
Reason(s) to Approve Request: <u>Help Spring Lake Park business - Tax revenue</u>		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
ATTACHED SUPPORT DOCUMENTS		

**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 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.

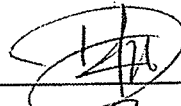

I wish to be notified of additional costs in the following manner (select one):

E-mail pkoffachof@mail.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:  Date: 11/24/20  
Owner:  Date: 11/24/20

NOTE: Applications only accepted with ALL required support documents  
See City Code

Legal Desc:

LOT 34 SPRING LAKE PARK PLAZA LOTS 34 THRU 36 INCL,  
TOG/W LOT 37 EX N 5 FT THEREOF, ALSO TOG/W LOTS 39 THRU 44  
INCL, SPRING LAKE PARK PLAZA, ALSO TOG/W ADJ VAC ALLEY, EX  
RD SUBJ TO EASE OF REC

**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. Churches generally are favorable to a community. The Church's goal is to contribute to its members welfare, and encourage them to positively impact their family & community.
  
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. Use will be regular church-type activities; worship services, teaching, small group meetings, child education & services. Our aim is to improve morals & welfare of community.
  
3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Use would be assembly/religious which is listed as conditional within C-1 zoning.
  
  
  
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. Surrounding properties are mainly businesses... most of which are closed on Sunday. Property has large amount of on site parking.

5. That the use will not lower property values or impact scenic views in the surrounding area. \_\_\_\_\_

Only planning to improve the space.  
No major changes to uses/elevation.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. \_\_\_\_\_

Just a small to medium sized church. Traffic impact would mostly be on Sunday morning. Hwy 65 & Hwy 10 would be the main routes to the location.

7. That the use includes adequate protection for the natural drainage system and natural topography. \_\_\_\_\_

No impact to drainage/topography

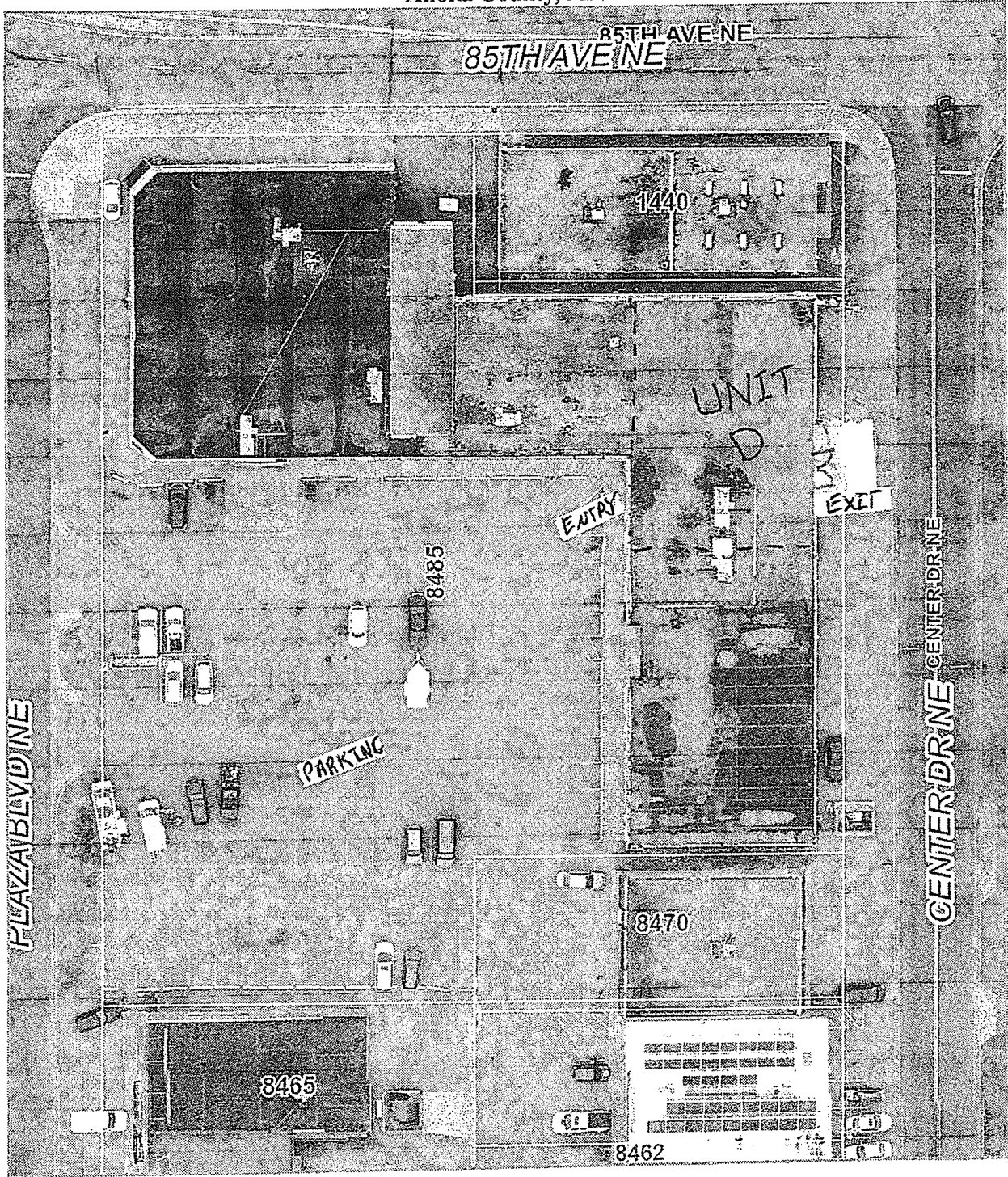
8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. \_\_\_\_\_

No odor/fumes anticipated  
Dust only during initial remodeling and would be contained.  
Noise/vibration contained by insulation/walls added during remodel.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. \_\_\_\_\_

Members will not be required to move to attend church.

Anoka County, MN



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
1 inch = 50 feet  
11/10/2020