

RESOLUTION NO. 21-05

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR
BETHEL CITY OF HOPE CHURCH**

WHEREAS, Bethel City of Hope Church (the “Applicant”) has submitted an application for approval of a conditional use permit to permit the operation of an assembly use at 8485 Plaza Blvd NE; and

WHEREAS, the legal description for the planned unit development is as follows:

Lot Thirty-seven (37), except the North five (5) feet; Lots Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), and Forty-four (44), All in Spring Lake Park Plaza, Anoka County, Minnesota; AND That part of the vacated alley in SPRING LAKE PARK PLAZA Anoka County Minnesota, lying southerly of a westerly extension across it of the south line of the north 5.00 feet of Lot 37, said plat, and lying northerly of a line drawn from the southwest corner of Lot 34, said plat, to the southeast corner of Lot 43, said plat; AND That part of the west half of the vacated alley in the plat of SPRING LAKE PARK PLAZA Anoka County Minnesota, lying southerly of a line drawn from the southwest corner of Lot 34, said plat, to the southeast corner of Lot 43, said plat, and lying northerly of the easterly extension across it of the south line of Lot 44, said plat; AND That part of the west half of the vacated alley in the plat of SPRING LAKE PARK PLAZA Anoka County Minnesota, lying northerly of the westerly extension across it of the south line of the north 5.00 feet of Lot 37, said plat, and lying southerly of a line drawn from the northwest corner of Lot 38, said plat, to the northeast corner of Lot 39, said plat; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on January 25, 2021; and

WHEREAS, the Planning Commission forwarded the application to the City Council without recommendation; and

WHEREAS, the City Council considered the application at its February 1, 2021 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The proposed church use in an existing multi-tenant commercial building appears to not involve issues beyond parking. From information supplied by the applicant and owners, parking appears to be adequate and will be confirmed in a written agreement between the building owner and the City.
2. It is reasonable and appropriate for the City to review and respond to potential parking issues on site which could result in traffic or safety issues. Such review may involve imposing additional conditions on the use, which is an appropriate function of the City’s zoning authority.

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 Bethel City of Hope Church for a conditional use permit to permit the operation of an assembly use at 8485 Plaza Blvd NE, subject to the following conditions:

1. The property owners will sign an agreement with the City indicating the use of 85 parking spaces on site reserved for the church on Sundays and 55 spaces other days. The spaces for church use will be clearly marked and the building owner will enforce the use of them. If parking becomes a problem, in the City's opinion, on site or on the street, the City reserves the right to review the Conditional Use Permit and impose additional conditions, limit the use of the space, or revoke the Conditional Use permit for the church.
2. The church or the property owners will apply for a sign permit if and when the church wishes to install new signage, which will comply with the City's sign regulations.
3. Any changes proposed to the exterior of the building or site as a result of this church use, other than signage, will be reviewed by City staff to see if such changes require review of the Conditional Use Permit. In such a case, the City reserves the right to refer the Conditional Use Permit to the Planning Commission and City Council and impose additional conditions or limit the use of the space.
4. The property owner shall comply with the requirements of the Minnesota Accessibility Code.

The foregoing Resolution was moved for adoption by .

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 1st day of February, 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. 20-05, A Resolution Approving Application for Conditional Use Permit for Bethel City of Hope Church, adopted by the Spring Lake Park City Council at their regular meeting on the 1st day of February, 2021.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____