

RESOLUTION NO. 21-41

**A RESOLUTION CONDITIONALLY GRANTING SITE PLAN APPROVAL TO
ALLOW THE CONSTRUCTION OF AN INDUSTRIAL BUILDING AT 8457 SUNSET
ROAD NE**

WHEREAS, Bob Fearing, City Moving and Storage (“Applicant”), has made application for a site plan approval to construct a 12,000 square foot building for an industrial use; and

WHEREAS, the property 8457 Sunset Road NE, is legally described as follows:

The North 162 feet of Lot 18, Spring Lake Park Plat A, subject to easement of record; and

WHEREAS, the site is currently zoned I-1, Light Industrial, and the use is consistent with the 2040 Comprehensive Plan and the City’s Zoning Ordinance; and

WHEREAS, the City Council approved Resolution 21-40, which grants variances for this property to bring it in conformance with the City’s zoning code; and

WHEREAS, City staff has reviewed the site plan application against the site plan review criteria outlined in §16.20.060 of the Spring Lake Park City Code and has recommended approval, subject to conditions.

WHEREAS, the Spring Lake Park City Council has reviewed the application in accordance with §16.20.060 and hereby accepts the findings and recommendations of City staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota that the City Council hereby grant site plan approval to Bob Fearing, City Moving and Storage, to allow the construction of an industrial building at 8457 Sunset Road NE, subject to the following conditions:

1. Stormwater management facilities for the site (including facilities within the public right-of-way) shall be considered private and shall be maintained by the property owner.
2. Applicant shall submit a copy of the watershed district permit for the site and a copy of the stormwater management facilities maintenance agreement for the site.
3. Installation of private sanitary sewer and water services shall be per Public Works Department requirements and shall be observed by the Public Works Department.
4. Driveway construction and patching of Sunset Road shall be per Public Works Department requirements and shall be observed by the Public Works Department.
5. The applicant shall submit a signage plan to be reviewed by the City Planner prior to building permit approval.
6. The applicant shall submit a landscaping plan detailing type, species and height of tree or shrub to be installed on the north side of property prior to building permit approval.

7. The applicant shall submit a lighting plan detailing the type, placement, and number of lighting devices for parking lot and building lighting, including height, wattage, direction of illumination, and expected light intensity prior to building permit approval.
8. The applicant shall comply with all conditions outlined in Resolution 21-40.

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 4th day of October, 2021.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator