

RESOLUTION NO. 21-42

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR HLP CONSTRUCTION LLC AT 8375 SUNSET ROAD NE

WHEREAS, HLP Construction LLC (the “Applicant”) submitted an application for approval of a conditional use permit to permit the operation of an automotive vehicle repair business and automotive sales business at 8375 Sunset Road NE; and

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

North 110 feet of Lot 22, Spring Lake Park Plat A, 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 September 27, 2021; and

WHEREAS, the Planning Commission recommended approval of the application of an automotive vehicle repair business to the City Council; and

WHEREAS, automotive sales is not a permitted use in the I-1 Zoning District.

WHEREAS, the City Council considered the application at its October 4, 2021 meeting and has made the following findings in support of approval of the conditional use permit application for operation of an automotive vehicle repair business:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the I-1 zoning district.
2. The use is screened from adjacent residential uses and additional screening will be added; therefore, it is not expected to have a detrimental effect on surrounding properties or lower property values.
3. Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
4. No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
5. There are no unusual odors, fumes, dust, noise or vibration associated with the use, and all work will be conducted indoors.
6. No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.

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 HLP Construction LLC for a conditional use permit to permit the operation of an automobile vehicle repair business at 8375 Sunset Road NE, subject to the following conditions:

1. The applicant shall apply for and receive all applicable building permits prior to beginning work.

2. The applicant shall conduct all auto repair work inside the building with the garage door shut.
3. Hours of operation shall be 7:00am to 7:00pm, Monday through Friday and 7:00am to 3:00pm, Saturday.
4. Applicant shall provide screening to the residential properties to the east, including fencing or additional landscaping, to the satisfaction of the City Planner.
5. Outdoor storage shall be screened as soon as practical after the approval of the permit and before a certificate of occupancy is issued for the property.
6. Should the applicant decide to improve the building, the conditional use permit and conditions will be revisited to ensure compliance.

BE IT FURTHER RESOLVED that the City Council does hereby deny the applicant's request for a conditional use permit for automotive sales due to the fact that automotive sales is not an allowed use in the I-1, Light Industrial, zoning district.

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 4th day of October, 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. 21-42, A Resolution Granting Approval of Conditional Use Permit For HLP Construction LLC At 8375 Sunset Road, adopted by the Spring Lake Park City Council at their regular meeting on the 4th day of October, 2021.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

