

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on August 22, 2022 at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Chair Hansen called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen
Commissioner Jeff Bernhagen
Commissioner Rick Cobbs
Commissioner Eric Julien
Commissioner Kelsey Hollihan
Commissioner Sharon Weighous

STAFF PRESENT

Administrator Daniel Buchholtz

OTHERS PRESENT

Brad Delfs, City Councilmember
Kamaal Seeroo, 8302 Highway 65 NE
Donna Eiler, 8301 Pierce Street NE

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – July 25, 2022

Motion made by Commissioner Cobbs, seconded by Commissioner Bernhagen to approve the minutes from the July 25, 2022 Planning Commission Meeting.

Voting Aye: Commissioner Weighous, Commissioner Hollihan, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried

5. PUBLIC HEARING

A. Interim Use Permit for American Enterprises LLC at 8302 Highway 65 NE

Administrator Buchholtz stated that the City received an application from American Enterprises, LLC DBA Efficient Auto Sales, 8302 Highway 65 NE for an interim use permit to permit automobile sales at their property.

Administrator Buchholtz said the property is currently has a Conditional Use Permit for an auto repair business/transportation company, which was approved in August 2019. American Enterprises is seeking an auto dealer's license to allow them to purchase vehicles at an auto auction for his business. He said that in order to participate in the auto auction, American Enterprises needs to have a dealer's license.

Administrator Buchholtz noted that automobile sales are an interim use in the C-2 zoning district. He said SLPC 16.36.010(A) establishes performance standards for auto sales within the City SLPC 11.20.040 addresses used car dealer licensing. That ordinance establishes a 500-foot setback between auto sales dealerships. He noted that this property would be in compliance with that provision.

He stated that staff recommends approval of the interim use permit with the following conditions:

1. The applicant intends to use the interim use permit to purchase vehicles at wholesale or through auto auctions. Should the applicant choose to sell a vehicle under this license, the applicant must store any vehicles for sale inside the building, in compliance with SLPC 16.36.010(A). No outdoor storage of vehicles for sale permitted.
2. The interim use permit shall expire either upon the sale or transfer of ownership of the building and/or business, a violation of the conditions of the interim use permit or a change in the City's zoning regulations which renders the use nonconforming, whichever is earlier.

He presented the following findings of fact for approval of the interim use permit:

1. The proposed use is a reasonable use of the property, anticipated as an Interim Use in the C-2 zoning district
2. Applicant is primarily utilizing the dealer's license to purchase vehicles at wholesale or through an auto auction. Such a use will not 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 interim use.
6. No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.

Mr. Seeroo gave an overview of his business. He said that he runs a transportation service for schools. He transports children with special needs and out of district.

Commissioner Hansen inquired about the number of vans that he currently operates. Mr. Seeroo said he currently operates 36 minivans and they are getting older. He noted that they are unable to use vehicles over 12 years old. Commissioner Weighous asked if there was a set number of vehicles Mr. Seeroo would like to get his fleet up to? Mr. Seeroo stated he would like to get his fleet up to 45 vans.

Chair Hansen opened the public hearing at 7:12 PM.

Donna Eiler, 8301 Pierce Street NE, inquired about the fence and the shrubbery. She stated she would just like to see that the property is kept up.

Chair Hansen closed the public hearing at 7:16 PM.

Motion made by Commissioner Julien, seconded by Commissioner Hollihan to recommend the Interim Use Permit Request from American Enterprises LLC at 8302 Highway 65 NE.

Voting Aye: Commissioner Weighous, Commissioner Hollihan, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried.

6. OTHER

Administrator Buchholtz noted that he will be putting together information for the Commission to start evaluating the use tables.

7. ADJOURN

Motion made by Commissioner Cobbs, seconded by Commissioner Bernhagen to adjourn.

Voting Aye: Commissioner Weighous, Commissioner Hollihan, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion carried.

Meeting adjourned at 7:18 PM.