

154944



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	2000 11/16/23
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	500
Escrow:	1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8325 University Ave NE		
Property Identification Number (PIN#): 02-30-24-21-0100 Current Zoning: Commercial		
Legal Description: See Attach. for Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: Muchtar Sajady		Business Name: Northtown Auto Sales & Services
Address: [Redacted]		
City: [Redacted]	State: MN	Zip Code: [Redacted]
Telephone: [Redacted]	Fax:	E-mail:
Contact: Muchtar Sajady	Title: Owner	
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City:	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:	Title:	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Auto Sales and services		
Nature of Proposed Use: Repairing and servicing used vehicles		
Reason(s) to Approve: It is important that vehicles be repaired and serviced so they are safe on the road and stay on the road so people can live their lives.		
Request:		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

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 fatima.sajady@msm.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: 11-15-2023
Owner: [Signature] _____ Date: _____

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

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning 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.

The proposed use is necessary and desirable to the neighborhood because it will provide high quality products and repairs at an affordable price. IF you check our inventory we have a lot of late model vehicles, with low miles, at the lowest price.

2. That the proposed 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.

The proposed use is in line with the current use and will not be detrimental

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code.

It will be in compliance.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity.

As mentioned in #2, the proposed use is in line with the current use and will not have a detrimental effect of other property in the immediate vicinity.

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

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. there will be no change

7. Sufficient off-street parking and loading space is available to serve the proposed use. N/A

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. N/A

9. 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. N/A

10. That the proposed use will not stimulate growth incompatible with prevailing density standards.

N/A

Attachment:

We been doing this business in the beautiful city of Spring Lake Park for over three decades now. Serving the community with honesty, decency, and respect. We love the community and will continue to serve them.



Anoka County
 Property Records and Taxation
 2100 3rd Avenue
 Anoka, MN 55303-2281
 www.anokacounty.us
 (763) 323-5400

M.A.S

Taxpayer(s):

94047*287**G50**1.242**1/6*****AUTO5-DIGIT 55433
 SAJADY TRUSTEE, MUCHTAR



Property I.D.: 02-30-24-21-0100
 Property Description: THAT PRT OF OUTLOT 10 TERRACE MANOR 4TH
 DESC AS FOL: BEG AT NW COR OF OUTLOT 9 SD ADD, TH E ALG N LINE
 OF SD OUTLOT 9 150 FT, TH N PRL/W W LINE OF SD OUTLOT 10 170
 FT, TH W

8325 UNIVERSITY AVE NE, SPRING LAKE PARK MN 55432-0000
 TCA: 41016G

Owner(s): SAJADY TRUSTEE, MUCHTAR
 SAJADY TRUSTEE, FATIMA

Tax Statement		2023
2022 Values for Taxes Payable in		
Step 1	Values and Classification	
	Taxes Payable Year:	2022 2023
	Estimated Market Value:	283,800 302,200
	Homestead Exclusion:	
Step 2	Taxable Market Value:	283,800 302,200
	New Improvements:	
Step 3	Property Classifications:	COMMERCIAL COMMERCIAL
	Proposed Taxes Notice	
	2023 Proposed Property Tax:	\$7,053.04
		<i>Sent in March 2022</i>
		<i>Sent in November 2022</i>
		Property Tax Statement
1st Half Taxes:		\$3,544.13
2nd Half Taxes:		\$3,544.13
Total Taxes Due in 2023:		\$7,088.26

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply.

Taxes Payable Year:	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	
Property Tax and Credits		
3. Property taxes before credits	\$7,662.34	\$7,035.02
4. Credits that reduce property taxes		
A. Agricultural and rural land credits	\$0.00	\$0.00
B. Other credits	\$0.00	\$0.00
5. Property taxes after credits	\$7,662.34	\$7,035.02
Property Tax by Jurisdiction		
6. County		
A. General county levy	\$866.50	\$861.40
B. Regional rail authority	\$10.40	\$10.92
7. County/municipal public safety system	\$10.66	\$10.62
8. City or town	\$1,395.40	\$1,328.46
9. State general tax	\$1,243.26	\$1,004.62
10. School district #16:		
A. Voter approved levies	\$685.30	\$760.96
B. Other local levies	\$696.74	\$587.96
11. Special taxing districts		
A. Metropolitan special taxing districts	\$65.10	\$67.14
B. Other special taxing districts	\$84.78	\$89.16
C. Tax increment	\$0.00	\$0.00
D. Fiscal disparity	\$2,604.20	\$2,313.78
12. Non-school voter approved referenda levies	\$0.00	\$0.00
13. Total property tax before special assessments	\$7,662.34	\$7,035.02
Special Assessments		
14. Special Assessments		
A. Solid waste management charge	\$53.24	\$53.24
B. All other special assessments	\$0.00	\$0.00
C. Contamination tax	\$0.00	\$0.00
15. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$7,715.58	\$7,088.26



CITY OF SPRING LAKE PARK
1301 81ST AVE NE
SPRING LAKE PARK, MN 55432-
(763) 784-6491 FAX: (763) 792-7257



ISSUED:10/05/2022

ADDRESS : 8325 UNIVERSITY AVE NE
PIN : 02-30-24-21-0100
LEGAL DESC : TERRACE MANOR 4TH ADD
: LOT 0 BLOCK 10
PERMIT TYPE : ZONING
PROPERTY TYPE : COMMERCIAL
CONSTRUCTION TYPE : FENCE

APPLICANT

TOWN AND COUNTRY FENCE
8511 XYLON AVE N
BROOKLYN PARK, MN 55445-
(763) 425-5050

ZONING	60.00
STATE LICENSE VERIFICATION/LOOKUP	5.00
TOTAL	65.00
Payment(s)	
CREDIT CARD	144870 65.00

OWNER

SAJADY MUCHTAR


AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.



November 21, 2023

Muchtar Sajady
[REDACTED]

Dear Mr. Sajady,

On November 16, 2023, The City of Spring Lake Park received your application for a Conditional Use Permit (CUP) for 8325 University Avenue NE.

The City hereby notifies you that it is extending the time period for City action under Minn. Stat. 15.99, subd. 3(f). The initial 60-day time period would end January 15, 2024. The time period is extended until March 16, 2024.

The reasons for this extension are:

- 1) The deadline for the November 27, 2023 Planning Commission meeting was missed.
- 2) The City does not hold a Planning Commission meeting in December. The next Planning Commission meeting is January 28, 2024.

I understand the importance of adhering to timelines and assure you that this request is not made lightly. We are committed to ensuring the timely review of your CUP request.

Your request for the CUP will be heard at the next Planning Commission Meeting on January 28, 2024 at 7:00 PM.

If you have any questions, please feel free to contact me at 763-792-7219, Monday – Friday between the hours of 8:00 AM – 4:30 PM, or at wbrown@slpmn.org.

Thank you for your time and consideration.

Sincerely,

Wanda Brown
Deputy City Clerk
City of Spring Lake Park

CITY OF SPRING LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, January 22, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Sajady Trustee, Fatima
Applicant: Muchtar Sajady
Location: 88325 University Avenue NE
Petition: The applicant is seeking a conditional use permit to allow auto repair and servicing on used vehicles in the C-2, Neighborhood and Service Center Commercial District

The public hearing will be held at Spring Lake Park City Hall, 1301 81st Avenue NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at www.slpmn.org/meetings. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.

Daniel R. Buchholtz
Administrator, Clerk/Treasurer

Posted: January 12, 2024
Published: January 12, 2024

BOING US HOLDCO INC
PIN: 02-30-24-21-0098
440 S CHURCH ST STE 700
CHARLOTTE, NC 28202

FASTEEN SOLBERG, LESLIE J
PIN: 02-30-24-21-0133
8330 5TH ST NE
SPRING LAKE PARK, MN 55432

FRIDLEY RETAIL LLC
PIN: 02-30-24-22-0011
56 E BROADWAY SUITE 200
FOREST LAKE, MN 55025

JOHNSON, RONALD
PIN: 02-30-24-21-0128
8380 5TH ST NE
SPRING LK PK, MN 55432

8355 UNIVERSITY AVE LLC
PIN: 02-30-24-21-0102
8870 RENDOVA ST NE
CIRCLE PINES, MN 55014

JOHNSON JAMES C & MARIA S
PIN: 02-30-24-21-0135
8310 5TH ST NE
SPRING LAKE PARK, MN 55432

6939 BAIRD LLC
PIN: 02-30-24-21-0093
7800 METRO PKWY SUITE 300
BLOOMINGTON, MN 55425

PYRAMID GROUP LLC
PIN: 02-30-24-21-0101
10620 W RIVER RD
BROOKLYN PARK, MN 55443

SAJADY TRUSTEE, FATIMA
PIN: 02-30-24-21-0100
8325 UNIVERSITY AVE NE
SPRING LAKE PARK, MN 55432

GORDON LEE PROPERTIES LL...
PIN: 02-30-24-21-0163
8421 UNIVERSITY AVE NE
SPRING LAKE PARK, MN 55432

6939 BAIRD LLC
PIN: 02-30-24-24-0014
7800 METRO PKWY STE 300
BLOOMINGTON, MN 55425

WAL-MART STORES INC
PIN: 02-30-24-22-0014
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

GREENHECK PETER
PIN: 02-30-24-21-0099
1846 FAIRMONT AVE
ST PAUL, MN 55105

SCHLICHTING STEVEN J & M R
PIN: 02-30-24-21-0127
8390 5TH ST NE
SPRING LAKE PARK, MN 55432

AFFORDABLE DAN HOLDINGS ...
PIN: 02-30-24-24-0088
26649 FREMONT DR
ZIMMERMAN, MN 55398

TONA, ANTENALU
PIN: 02-30-24-21-0132
8340 5TH ST NE
SPRING LAKE PARK, MN 55432

SONG, SOU
PIN: 02-30-24-21-0129
8370 5TH ST NE
SPRING LK PK, MN 55432

MAXWELL MATTHEW J & JOAN ...
PIN: 02-30-24-21-0134
8320 5TH ST NE
SPRING LAKE PARK, MN 55432

PILTZ DAVID M & MARY KAY
PIN: 02-30-24-21-0130
8360 5TH ST NE
SPRING LAKE PARK, MN 55432

ADEBOWALE, CHRISTIANAH A...
PIN: 02-30-24-21-0131
8350 5TH ST NE
SPRING LAKE PARK, MN 55432