

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on January 22, 2024, 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 Rick Cobbs
Commissioner Brad Delfs
Commissioner Kelsey Hollihan
Commissioner Eric Julien
Commissioner Sharon Weighous

STAFF PRESENT

Building Official Jeff Baker, City Planner Kristin Baldonado, Administrator Daniel Buchholtz

OTHERS PRESENT

Brandon Prior	6351 20 th Ave	Lino Lakes MN 55030
Said Sajady	8325 University Avenue NE	Spring Lake Park MN 55432

3. PLEDGE OF ALLEGIANCE

4. ELECT OFFICERS

A. Chair

Motion made by Commissioner Cobbs, seconded by Commissioner Hollihan, to elect Commissioner Hansen as Chair for 2024.

Voting Yea: Commissioner Weighous, Commissioner Hollihan, Commissioner Delfs, Commissioner Cobbs, Commissioner Julien. Abstain: Chairperson Hansen. Motion carried.

B. Vice Chair

Motion made by Commissioner Cobbs, seconded by Commissioner Julien, to elect Commissioner Delfs as Vice Chair for 2024.

Voting Yea: Commissioner Weighous, Commissioner Hollihan, Commissioner Delfs, Commissioner Cobbs, Commissioner Julien, Chairperson Hansen. Motion carried.

5. APPROVAL OF MINUTES

A. Approval of Minutes – October 23, 2023 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Julien, to approve the minutes from the October 23, 2023 Planning Commission meeting.

Voting Yea: Commissioner Weighous, Commissioner Hollihan, Commissioner Delfs, Commissioner Cobbs, Commissioner Julien, Chairperson Hansen. Motion carried.

6. PUBLIC HEARING

B. Public Hearing – Conditional Use Permit for Prior Performance Motorcycles, 8421 Center Drive NE, Suite A to Allow Auto Service/Motorcycle Repair

Planner Baldonado provided an overview of the conditional use permit request from Brandon Prior, who operates Prior Performance, a motorcycle shop in the multi-tenant building at 8421 Center Drive in the I-1 Light Industrial district.

Brandon Prior, 6351 20th Ave, Lino Lakes reported that his shop repairs all types of motorcycles but the specialty of the shop is to build custom motorcycles from nothing. He said that he also manufactures parts in house.

Commissioner Delfs asked Mr. Prior if he supplied parts to other motorcycle builders, or does he supply parts online. Mr. Prior stated that he does have an E-Commerce store online and he stocks parts for other dealers.

Commissioner Weighous inquired about the parking. Mr. Prior explained that customers usually arrive on their motorcycles, so they are able to park more motorcycles in the assigned spaces.

Motion made by Commissioner Hollihan, seconded by Commissioner Julien, to recommend the Conditional Use Permit for Prior Performance Motorcycles, 8421 Center Drive NE, Suite A to Allow Auto Service/Motorcycle Repair with the following conditions:

- All work on vehicles will be conducted within the enclosed building.
- No storage of tires, vehicles, vehicle parts or other materials is permitted

outside the building.

- All vehicles parked on site will be operable and street worthy.
- Parking for the business is limited to three parking spaces immediately in front of Suite A of the building on Center Drive and the three spaces immediately behind Suite A at the rear of the building. Parking at the rear will maintain the access aisle open serving the entire building.
- Operations on site will at all times follow the performance standards in Section 16.28.010 of the Spring Lake Park Zoning Code for noise, odor, fumes, light and other impacts.

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