

**RESOLUTION NO. 2024-14**

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT TO ALLOW MOTORCYCLE REPAIR AT 8421 CENTER DRIVE NE, SUITE A**

**WHEREAS**, Brandon Prior (the “Applicant”) submitted an application for a conditional use permit to permit auto/motorcycle repair at 8421 Center Drive NE, Suite A; and

**WHEREAS**, the legal description for the conditional use permit is as follows:

Tracts B & C, Registered Land Survey Number 205, together with the South 60 feet of the North 74.9 feet of the West 50 feet of Lot 31, 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 January 22, 2024; and

**WHEREAS**, the Planning Commission recommended approval of the application to the City Council; and

**WHEREAS**, the City Council considered the application at its February 5, 2024 meeting and has made the following findings in support of approval of the conditional use permit application:

1. Center Drive Holdings LLC owns the building at 8421 Center Drive NE. Brandon Prior operates Prior Performance, a motorcycle business in Suite A that repairs, maintains and builds custom motorcycles and ships manufactured parts.
2. The property at 8421 Center Drive NE is zoned I-1, Light Industrial. Light manufacturing is a permitted use, automobile repair (which would include motorcycles) is listed as a conditional use.
3. Motorcycle repair requires a conditional use permit in the I-1 district. There is no CUP on file with the City for that business or that use of the property. Issuing this conditional use permit with reasonable conditions will bring the business into compliance with the conditional use provisions of the Zoning Code.
4. The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in SLPC 16.56.030, Paragraph E,1 of the City Code.

**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 Brandon Prior for a conditional use permit for auto/motorcycle repair at 8421 Center Drive NE, with the following conditions:

1. All work on vehicles will be conducted within the enclosed building.
2. No storage of tires, vehicles, vehicle parts or other materials is permitted outside the building.
3. All vehicles parked on site will be operable and street worthy.
4. 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.
5. Operations on site will at all times follow the performance standards in SLPC 16.28.010 for noise, odor, fumes, light and other impacts.

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 5th day of February 2024.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator