

DRAFT PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on January 25, 2021 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

PRESENT

Chairperson Hans Hansen
Commissioner Aisha Ali
Commissioner Jeff Bernhagen
Commissioner Rick Cobbs
Commissioner Doug Eischens
Commissioner Eric Julien

STAFF PRESENT

Building Official Baker, City Planner Walburg and Administrator Buchholtz

VISITORS

Peter Lunseth, Coon Rapids
David Wilson, Bethel City of Hope
Isaac Mitchell, Bethel City of Hope
Christina Gray, Bethel City of Hope
Jim Berg, Cotton's Napa Store

3. PLEDGE OF ALLEGIANCE

4. ELECT OFFICERS

A. Chairperson

Motion made by Commissioner Julien, Seconded by Commissioner Cobbs to nominate Hans Hansen as Chairperson.

Voting Yea: Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs,
Commissioner Eischens, Commissioner Julien
Voting Abstaining: Chairperson Hansen

B. Vice Chairperson

Motion made by Commissioner Eischens, Seconded by Commissioner Julien to nominate Jeff Bernhagen as Vice Chairperson.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien

Voting Abstaining: Commissioner Bernhagen

5. APPROVAL OF MINUTES

A. Approval of Minutes - November 23, 2020

Motion made by Commissioner Eischens, Seconded by Commissioner Bernhagen to approve November 23, 2020 meeting minutes.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

6. PUBLIC HEARING

A. Conditional Use Permit - Bethel City of Hope MN, 8485 Plaza Blvd NE

Planner Walburg reviewed the staff memo with the Commission. She reported that the City received an application for a Conditional Use Permit for the lease of a tenant space for the use of a church. She reported that there would be little or no changes to the building and site.

Ms. Walburg reported that the parking lot is shared with other tenants. She reported that there are 95 parking spaces available on the property. She stated that with the proposed plans submitted with the Conditional Use Permit (CUP) approximately 88 spaces would be required for use on a Sunday. She recommended that a condition be placed on the CUP recommendation that parking lease conditions be shared with the City for further review at a later date should parking become an issue.

Ms. Walburg stated that a few parking spaces are available in the back of the building. Commissioner Eischens stated that he does not think there is sufficient additional parking in the back of the building. He stated that the dumpster enclosures are in the back.

Peter Lunseth, owner of property, stated that the front parking lot was recently paved and restriped. He stated that the back lot will be completed this spring and he feels that enough space can be made to accommodate vehicles if needed. He stated that the existing fence could be removed. He stated that not all the surrounding businesses are not open on Sunday and he feels that those businesses would be willing to share their parking.

Building Official Baker stated that four handicap accessible parking spaces are required since the building usage is changing. He stated that only one space currently exists.

Jim Berg, Cotten's Napa Auto Store, stated that he has concern with additional church parking affecting his business. He stated that his store is open on Sunday and he would not like to see the overflow of the church guests using the spaces of the store. He stated that his business has delivery vehicles and employee vehicles which could be an additional 10-12 vehicles in his lot.

Reverend Mitchell, Bethel City of Hope Church, stated that the church currently operates at the Fridley Community Center and has for the past four years. He stated that there have been no problems with parking. He reported that the total number of people that participate at the two church services is 75. He stated that many are families and arrive in one vehicle. He reported that the church has dedicated parking lot attendants who assist members with parking and proper door entrances.

Mr. Wilson, Bethel City of Hope Church, reviewed the statistics of the church members and who attends the services. He stated that there is little to no traffic during the week. He stated that classes are held virtually (and have been prior to the pandemic) and 75 people is the most that have attended the services. He stated that the church wants to be good neighbors with the existing businesses and will comply with any conditions of the CUP.

Chairperson Hansen inquired as to what time the church services are held. Mr. Wilson stated that services are held at 9:45 AM and 11:00 AM.

Chairperson opened the public hearing at 7:25 PM.

Hearing no further discussion from the floor, Chairperson Hansen closed the public hearing at 7:25 PM.

Commissioner Bernhagen inquired as how the CUP would be revisited if the conditions are not in compliance. He inquired if there would be a time limit for the review or if it would be complaint based. He stated he has great concern with the parking spaces in the back as there is no spaces currently with the snow piled in the area. Administrator Buchholtz stated that the CUP would be reviewed if complaints were received or Code Enforcement noticed that conditions were not being followed.

Administrator Buchholtz inquired as to the future vision and how the church will look and operate once the congregation increases. Mr. Wilson stated that it is hard to project how the congregation will grow however the church will work closely with the City and owners for changes and abide by the conditions.

Reverend Mitchell stated that if the congregation grows and the parking spaces are an issue with more members attending the services, an early service could be added in addition to the existing two services. He stated that this space would allow for less staff time on Sunday as there would be no need to set up and tear down each week. He started that for the congregation to grow to 200 people it would take a large amount of time.

Motion made by Commissioner Ali, Seconded by Commissioner Cobbs to recommend approval of Conditional Use Permit for Bethel City of Hope Church with the following conditions: 1.) The owners will share with the City the lease language indicating the use of 85 parking spaces on site for the church on Sundays and 55 spaces other days. If parking becomes a problem, in the City's opinion, on site or on the street, the City reserves the right to revisit the Conditional Use Permit and impose additional conditions or limit the use of space; 2.) The church or property owners will apply for a sign permit if and when the church wishes to install new signage, which will comply with the City's sign regulations; 3.) Any changes proposed to the exterior of the building or site as a result of this church use, other than signage, will be reviewed by City staff to see if such changes require review of the Conditional Use Permit. In such a case, the City reserves the right to refer the Conditional Use Permit to the Planning Commission and City Council and impose additional conditions or limit the use of the space; 4.) The property owner or church shall ensure MN Accessibility Code requirements are met.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Cobbs

Voting Nay: Commissioner Bernhagen, Commissioner Eischens, Commissioner Julien

Chairperson Hansen announced that the motion failed.

The Planning Commission will forward the request to the City Council without a recommendation.

7. OTHER

Administrator Buchholtz reported that construction on Hy-Vee is moving forward with an opening in May 2021. He reported that Hampton Companies will be submitting plans for the assisted living project at 525 Osborne Road in the near future.

Administrator Buchholtz reported that Code Enforcement has been working on complaints received and possible Conditional Use Permits will be brought to the Commission for review and compliance.

8. ADJOURN

Motion made by Commissioner Eischens, Seconded by Commissioner Bernhagen to adjourn the meeting.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

The meeting adjourned at 7:40 PM.