

OFFICIAL PROCEEDINGS

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

Commissioner Jeff Bernhagen

Commissioner Rick Cobbs

Commissioner Eric Julien

MEMBERS ABSENT

Commissioner Kelsey Hollihan

STAFF PRESENT

Administrator Daniel Buchholtz

OTHERS PRESENT

Chamak Khi, 8388 9th Street N (Tint Pros, 1313 Osborne Rd NE)

Tien Truong, 5510 Virginia Avenue N (Tint Pros, 1313 Osborne Rd NE)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – June 27, 2022

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to approve the minutes from the June 27, 2022 Meeting with the correction of Commissioner Bernhagen Calling the Meeting to Order

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

5. PUBLIC HEARING

A. Public Hearing on Interim Use Permit Request from Tint Pros to Allow Automobile Sales at 1313 Osborne Rd NE

Administrator Buchholtz stated the City received an application from Tint Pros, 1313 Osborne Road for an interim use permit to permit automobile sales in the I-1 zoning district. He said the applicant requested that the business name Platinum Auto Group LLC.

Administrator Buchholtz gave an overview of the request. Buchholtz stated that Tint Pros applied for a conditional use permit to allow the business to expand into 1313 Osborne Road NE. He stated that Tint Pros also applied for a text amendment to permit auto sales in the I-1 zoning district. Buchholtz noted that the City Council approved the request from Tint Pros to approve a conditional use permit to allow auto detailing and light repair.

Administrator Buchholtz stated the difference between the conditional use permit and the interim use permit is that the interim use permit ends at a specific time or event. He stated that Tint Pros agreed to amend their application to seek an interim use permit to permit automobile sales in the i-1 zoning district.

Staff is recommending approval of the interim use permit with the following conditions:

1. The applicant shall store automobile vehicles for sale inside the building. No outdoor storage of vehicles and associated merchandise is permitted.
2. The applicant shall comply with the conditions outlined in Resolution 22-32.
3. 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.

Staff is recommending the following findings of fact for approval of the interim of use permit:

1. The proposed use is a reasonable use of the property, anticipated as an Interim Use in the I-1, Light Industrial District.
2. Automobile sales will occur entirely inside a building, thereby not having 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.

Chair Hansen opened the public hearing at 7:07 PM. Seeing no one come forward, Chair Hansen closed the public hearing at 7:08 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to recommend the Interim Use Permit Request from Tint Pros to Allow Automobile Sales at 1313 Osborne Road NE.

Voting Aye: Commissioner Bernhagen, Commissioner Cobbs, Commissioner Julien, Chair Hansen. Motion Carried.

6. OTHER

None

7. ADJOURN

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

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

Meeting adjourned at 7:09 PM.