



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-
Received by:	DB
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"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Interim Use Permit <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Variance <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat
PROPERTY INFORMATION		
Street Address: 8302 HWY 65 NE SPRING LAKE PARK MN 55432		
Property Identification Number (PIN#):		Current Zoning: C-2
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: KAMAAL SEEROO		Business Name:
Address: 8302 HWY 65 NE		
City: SPRING LAKE PARK	State: MN	Zip Code: 55432
Telephone:	Fax:	E-mail:
Contact:	Title:	
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: OFFICE AND SHOP BUILDING		
Nature of Proposed Use: OFFICE AND SHOP FOR VEHICLE MAINTENANCE.		
Reason(s) to Approve Request: WOULD LIKE TO BUY VEHICLES AT AN AUTO ACTION.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: e-efficient School Transportation /City View Property		Date of Application: 7/8/22
Nature of Request: interim use permit		
<p>NOTE: Applications only accepted with ALL required support documents. See City Code</p>		

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 kamaal@efficient.org ☐ 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.

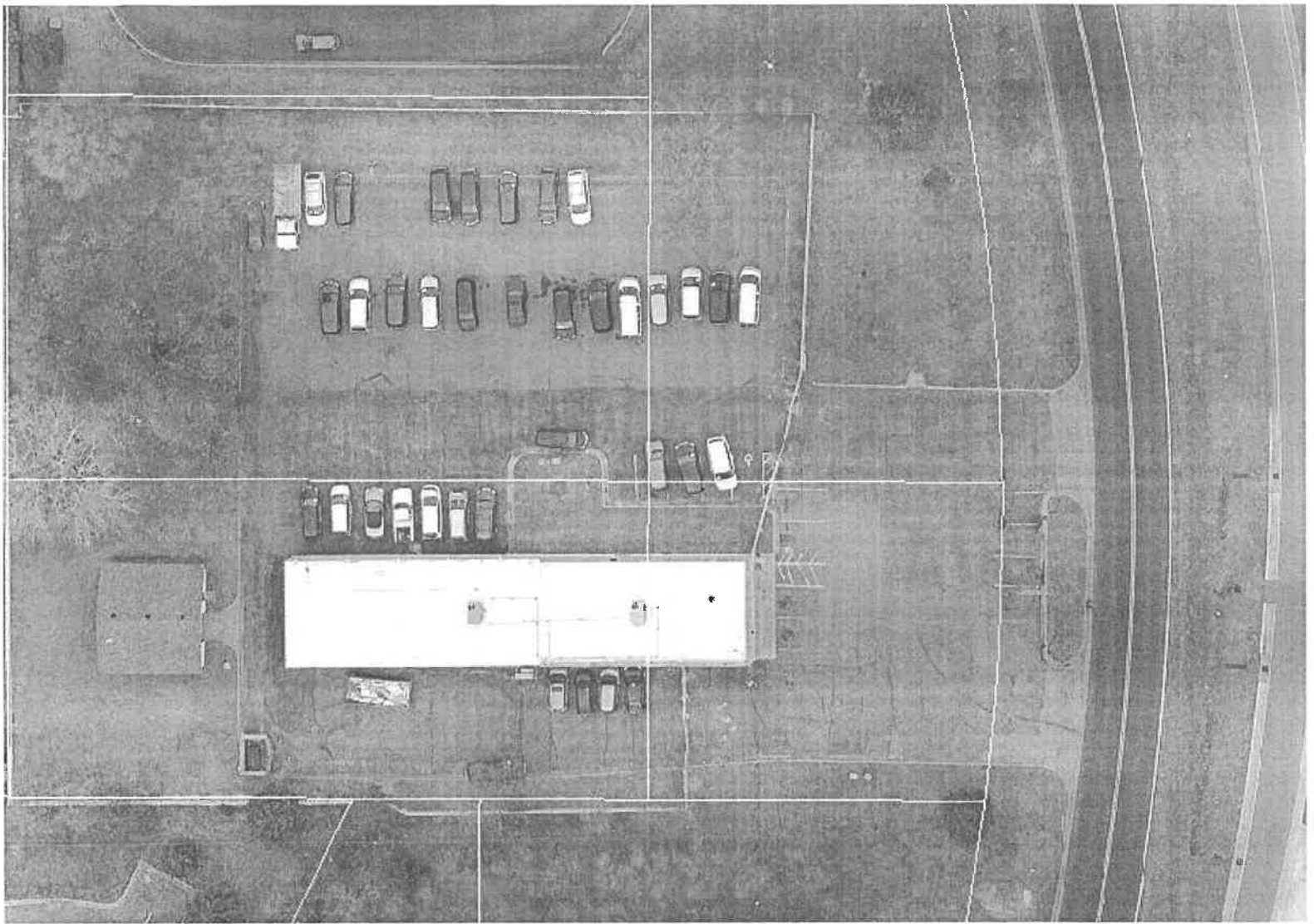
I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

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: Kamaal Seeroo Date: _____

Owner: Kamaal Seeroo Date: 8-7-22

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



City of Spring Lake Park
Conditional Use Permit/Interim Use Permit Worksheet

A conditional use permit or an interim 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. _____

WE ARE APPLYING TO GET A DEALERSHIP LICENSE TO BUY VANS FOR OUR BUSINESS. WE ARE IN C-2 A
DEALERSHIP ALLOWED AREA WITH INTERIM USE PERMIT. THIS IS NO NEGATIVE IMPACTS ON COMMUNITY.

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. _____

NO! THE HEALTH, SATFETY, MORALS AND THE GENERAL PUBLIC WILL
BE PROTECTED. I WILL DO ALL THE NESSEARY IMPROVEMENTS THAT IS REQUIRED

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code.
YES, I WILL COMPLY WITH THE CHAPTER 16 CITY CODE

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

NO! THERE WILL BE NO DAMAGING EFFECT ON THE USE OF THE
PROPERTY OR THE NEIGHBOURING PROPERTY.

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

NO ,THIS WILL NOT LOWER PROPERTY VALUES, BECAUSE WE ARE A ONLY BUYING VANS

FOR BUSINESS USE ONLY.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. _____ YES.

7. Sufficient off-street parking and loading space is available to serve the proposed use. _____
WE HAVE SUFFICIENT PARKING FOR THE BUSINESS AT THIS MOMENT.

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. YES THERE IS ADEQUATE PROTECTION FOR NATURAL DRAINAGE.

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. _____

YES THERE IS.

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

NO

11. Please submit twelve copies of the following documents:

- a. Complete details of the proposed site development, including location of buildings, driveways, parking spaces, garages, refuse disposal areas, loading areas, dimensions of the lot, lot area and yard dimensions. The plans shall identify all adjoining properties
- b. An elevation of at least one building in detail and any sides facing onto all classes of residence districts, if different from the single elevation required.
- c. Complete landscaping plans, including species and size of trees and shrubs, proposed and required screening.*
- d. A site plan indicating final contours at two-foot vertical intervals.*
- e. Proposed sewer and water connections.*
- f. Complete plans for storm water drainage systems sufficient to drain and dispose of all surface water accumulations within the area.*
- g. Complete plans for proposed sidewalks to service parking, recreation and service areas within the proposed development.*
- h. Complete structural, electrical and mechanical plans for the proposed buildings.*
- i. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings.*

** Items required to be submitted if requested by the Zoning Administrator, Planning Commission or City Council.*

VYLASEK, KRISTA MARIE
PIN: 01-30-24-21-0011
6711 92ND AVE N
BROOKLYN PARK, MN 55445

CITY VIEW PROPERTY LLC
PIN: 01-30-24-21-0039
8302 HIGHWAY 65 NE
SPRING LAKE PARK, MN 55432

LADDIE E LLC
PIN: 01-30-24-21-0041
8338 HIGHWAY 65 STE E
SPRING LAKE PARK, MN 55432

ESSENTIAL NET LEASE PORTF...
PIN: 01-30-24-24-0040
WESTOWN PKWY
WEST DES MOINES, IA 50266

MN CONF ASSOC OF SEVENTH...
PIN: 01-30-24-24-0017
8232 HIGHWAY 65 NE
SPRING LAKE PARK, MN 55432

CITY VIEW PROPERTY LLC
PIN: 01-30-24-21-0036
8302 HIGHWAY 65 NE
SPRING LAKE PARK, MN 55432

SPRING LAKE PARK COTTAGES...
PIN: 01-30-24-24-0016
1000 W 22ND ST
MINNEAPOLIS, MN 55405

FISHER, BEVERLY O
PIN: 01-30-24-21-0016
8321 PIERCE ST NE
SPRING LAKE PARK, MN 55432

MCCULLY, DANA B
PIN: 01-30-24-21-0004
8320 PIERCE ST NE
SPRING LAKE PARK, MN 55432

DAYTON HOLDING INC
PIN: 01-30-24-24-0010
PO BOX 11672
ST PAUL, MN 55111

CITY VIEW PROPERTY LLC
PIN: 01-30-24-21-0038
8302 HIGHWAY 65 NE
SPRING LAKE PARK, MN 55432

LADDIE D LLC
PIN: 01-30-24-21-0042
8338 HIGHWAY 65 NE STE D
SPRING LAKE PARK, MN 55432

FRANZEN DONALD & COLLEEN
PIN: 01-30-24-21-0012
8339 PIERCE ST NE
SPRING LAKE PARK, MN 55432

EDGERTON CHRISTINA CHADD...
PIN: 01-30-24-21-0010
8300 PIERCE ST NE
SPRING LAKE PARK, MN 55432

PROPERTY OF ADAM LLC
PIN: 01-30-24-21-0013
9309 83RD AVE N
BROOKLYN PARK, MN 55445

DKB LEGACY LLC
PIN: 01-30-24-21-0040
8338 HWY 65 NE UNIT 1
SPRING LAKE PARK, MN 55432

UGRO, DAVID B
PIN: 01-30-24-21-0002
8340 PIERCE ST NE
SPRING LAKE PARK, MN 55432

PIN: 01-30-24-21-9901
,

SADIE LLC
PIN: 01-30-24-21-0043
8338 HIGHWAY 65 NE STE C
SPRING LAKE PARK, MN 55432

HMONG HOPE COMMUNITY CH...
PIN: 01-30-24-21-0014
8375 PIERCE ST NE
SPRING LAKE PARK, MN 55432

REGEL, LINDSEY
PIN: 01-30-24-21-0031
8331 FILLMORE ST NE
SPRING LAKE PARK, MN 55432

CITY VIEW PROPERTY LLC
PIN: 01-30-24-21-0046
8302 HIGHWAY 65 NE
SPRING LAKE PARK, MN 55432

LADDIE LLC
PIN: 01-30-24-21-0045
8338 HWY 65 NE STE A
SPRING LAKE PARK, MN 55432

HENRICKSON WILLIAM
PIN: 01-30-24-21-0032
8317 FILLMORE ST NE
SPRING LAKE PARK, MN 55432

KODA LLC
PIN: 01-30-24-21-0044
8338 HIGHWAY 65 STE A
SPRING LAKE PARK, MN 55432

EILER EUGENE J
PIN: 01-30-24-21-0009
8301 PIERCE ST NE
SPRING LAKE PARK, MN 55432

SPRING LAKE PARK CITY OF
PIN: 01-30-24-21-0033
1301 81ST AVE NE
SPRING LK PK, MN 55432

ERICKSON JOHN H & EVELYN A
PIN: 01-30-24-21-0003
8330 PIERCE ST NE
SPRING LAKE PARK, MN 55432

BERG MATTHEW
PIN: 01-30-24-21-0017
8333 PIERCE ST NE
SPRING LAKE PARK, MN 55432

SPRING LAKE PARK CITY OF
PIN: 01-30-24-21-0035
1301 81ST AVE NE
SPRING LK PK, MN 55432

SPRING LAKE PARK CITY OF
PIN: 01-30-24-21-0034
1301 81ST AVE NE
SPRING LK PK, MN 55432

VALUE HOMES LLC
PIN: 01-30-24-21-0051
3495 NORTHDAL BLVD NW ST...
COON RAPIDS, MN 55448

ABDI MUHAMUUD MAHAMED
PIN: 01-30-24-21-0050
8360 PIERCE ST NE
SPRING LAKE PARK, MN 55432

VALUE HOMES LLC
PIN: 01-30-24-21-0052
3495 NORTHDAL BLVD NW ST...
COON RAPIDS, MN 55448