



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: CASH
Received by: WIS
Date Filed: 2/18/25
Date Complete:
Base Fee: 500 Escrow: 1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)

- | | | |
|---|--|--|
| ☐ Appeal | ☐ Site Plan/Building Plan Review | ☐ Variance |
| ☐ Comprehensive Plan Amendment | ☐ Concept Plan Review | ☐ Minor Subdivision |
| ☐ Ordinance Amendment (Text) | ☒ Conditional Use Permit | ☐ Lot Combination |
| ☐ Rezoning | ☐ Interim Use Permit | ☐ Preliminary Plat |
| ☐ Planned Unit Development | ☐ Street or Easement Vacation | ☐ Final Plat |

PROPERTY INFORMATION

Street Address: 1810 County Hwy 10 Spring Lake Park, MN 55432
Property Identification Number (PIN#): _____ Current Zoning: _____

Legal Description:
(Attach if necessary)

APPLICANT INFORMATION

Name: Ajemchap T. Nkem Business Name: Big Chiefs auto & TI center LLC
Address: 1810 County Hwy 10 Spring Lake Park, MN 55432
City/State/Zip Code: Spring Lake Park, MN, 55432
Telephone: 763 339 8868 Fax: _____ E-mail: BigChiefs@ yahoo.com
Contact: _____ Title: Manager

OWNER INFORMATION (if different from applicant)

Name: CLARE GALLAGHER TRUST Business Name: _____
Address: 25904 JIVARD ST. NW
City/State/Zip Code: 25ANTI MN 55040
Telephone: 507-250-0011 Fax: _____ E-mail: _____
Contact: _____ Title: _____

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: RENTAL
Nature of Proposed Use: AUTOMOTIVE REPAIR car rental, Body work, car wash, Tire sales
Reason(s) to Approve Request: I wish to support community with basic car services, and help improve lives of others willing to work with me and build a better family with Spring Lake Park Community.

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

Bigchiefs1ts@yahoo.com

☐ Fax

☐ USPS

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: [Signature]

Date: 2/13/2025

Owner: [Signature]

Date: 2/13/2025

**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.

To the best of my knowledge this services will positively impact the community of spring lake park and minnesota as a whole.

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.

We shall ensure all safety regulations are implemented to the help improve and build a better community.

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code.

All codes of good conducts shall be followed to build a better community

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

We will ensure our Neighbors and other property enjoy the best interests of control and maintaining cleanliness and safety

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

Our business will operate to add value to the community and property surrounding us.

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

We shall respect all roads and utilities highways, so as not to impact the community standards.

7. Sufficient off-street parking and loading space is available to serve the proposed use.

We do have off street park and loading and we will make sure we respect all.

8. That the proposed use includes adequate protection for the natural drainage system and natural topography.

More effort will be put to make sure proper drainage enforce and also the topography.

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.

All items or equipment use will meet standards to prevent noise, vibrations, odors to the neighborhood.

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

The proper purpose use of the business shall be followed.

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.*



City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000009863
Receipt: 02/18/25
Cashier: WBROWN
Received Of: NKEM, AJEMCHAP T.

1810 COUNTY HIGHWAY 10
SPRING LAKE PARK MN 55432-2228

The sum of: \$1,500.00

BDINV 0000000928

Remaining Balance: \$0.00

Total: \$1,500.00

TENDERED: Cash

\$1,500.00

\$1,500.00



Spring Lake Park

**City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491**

Receipt: 0000009864

Receipt: 02/18/25

Cashier: WBROWN

Received Of: CLARA J GALLAGHER TR

**1645 S BENTSEN PALM DR UNIT 643
PALMVIEW TX 78572-1176**

The sum of: \$500.00

BDINV 0000000927

\$500.00

Remaining Balance: \$0.00

Total: \$500.00

TENDERED: Cash

\$500.00

CITY OF SPRING LAKE PARK NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, April 28, 2025 at 7:00 PM or soon thereafter, to consider the following:

Property Owner: Clara J Gallagher Tr (Owner)
Applicant: Ajemchap T. Nkem
Location: 1810 Highway 10 NE (PID # 06-30-23-32-0001). The full legal description is available to view at City Hall upon request.
Petition: The applicant is seeking a Conditional Use Permit to operate an auto repair shop, including tire sales and other related automotive services.

The public hearing will be held at Spring Lake Park City Hall, 1301 81st Avenue NE, Spring Lake Park, MN. Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



Wanda Brown
Deputy City Clerk

Posted: April 18, 2025
Published: April 18, 2025