

RESOLUTION NO. 2025-14

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR USE AT 1810 COUNTY HIGHWAY 10 NE

WHEREAS, Ajemchap T. Nkem (the "Applicant") has requested a Conditional Use Permit (CUP) to operate an automotive business, including auto repair, body work, and tire sales, at the property located at 1810 County Highway 10 NE (the "Property"); and

WHEREAS, the Property is owned by the Clara J. Gallagher Trust, identified by PIN # 06-30-23-32-0001, and is zoned C-2, Neighborhood and Service Center Commercial, which allows auto repair and related uses as conditional uses under Section 16.64.040 Appendix D of the City Zoning Code; and

WHEREAS, the Planning Commission, following a duly noticed public hearing held on April 22, 2025, reviewed the application and recommended approval of the CUP subject to conditions; and

WHEREAS, the City Council makes the following findings of fact in support of the CUP approval:

1. The proposed use is consistent with the City's Comprehensive Plan and C-2 zoning regulations.
2. The proposed use is necessary and desirable to provide services to the community and will contribute to the general welfare.
3. The proposed use, with the conditions imposed, will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.
4. The proposed use will comply with applicable regulations including setback, lot coverage, impervious surface, and parking requirements.
5. Adequate access streets and off-street parking exist to serve the proposed use.
6. Measures are in place to control and prevent nuisance conditions such as odor, fumes, dust, noise, and vibration.
7. The use will not have a detrimental effect on the use and enjoyment of nearby properties nor negatively impact property values.
8. No changes to the site's natural drainage or topography are proposed, and existing drainage systems will remain protected; and

WHEREAS, the City Council further finds that approval of the CUP, subject to reasonable conditions, is consistent with the intent and purpose of Section 16.56.030(E)(1) of the City Code governing conditional uses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota, that it hereby approves the Conditional Use Permit for Big Chief's Auto at 1810 County Highway 10 NE, subject to the following conditions:

1. All auto repair, body work, and tire sales must occur entirely within the building.

2. Car wash activity is limited to indoor cleaning of vehicles being serviced; no public or stand-alone car wash operations are permitted.
3. Car rental is prohibited except as a courtesy loaner service for customers having repair work completed at the site.
4. All vehicles parked or stored on site must be legally operable and display valid license plates with current tabs.
5. No outdoor storage of auto parts, inoperable vehicles, or salvage vehicles shall be permitted.
6. The hours of operation shall be limited to 9:00 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays. No operations shall occur on Sundays.
7. Any proposed changes to the building or site must be reviewed by City staff and may require an amendment to the CUP.
8. Site lighting shall be confined to the premises. Any changes to site lighting must be reviewed and approved by the City Engineer.
9. Adequate off-street parking must be maintained, consistent with the site plan reviewed as part of the CUP application.
10. All City standards regarding drainage, stormwater management, and other site operations shall be adhered to. Any modifications must be reviewed and approved by the City Engineer.
11. Best management practices shall be employed regarding venting and emission of odors, fumes, and gases to minimize impacts to surrounding properties.

BE IT FURTHER RESOLVED that the City Council adopts the findings of fact as stated herein and in the Planning Commission report dated April 28, 2025.

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 May 2025.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator