

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on March 23, 2026, 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 Hans Hansen

Commissioner Rick Cobbs

Commissioner Steve Coyle

MEMBERS ABSENT

Commissioner Eric Julien

Commissioner Kristi Goldstein

STAFF PRESENT

Building Official Jeff Baker, City Administrator Daniel Buchholtz, City Planner Evan Monson

VISITORS

Ken Wending	547 81 st Ave NE	Spring Lake Park MN
Ryan Hardin	15681 Andrie St NW	Ramsey MN
Tim Dorway	6083 Hwy 212 E	Chaska MN
Konstantine Ebralidze	8380 Palm St NW	Coon Rapids MN
Davit Ebradlidze	8380 Palm St NW	Coon Rapids MN
Mutaz Amro	995 Lynde Dr NE	Minneapolis MN
Jeff Taylor	447 219 th Circle	Blaine MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – February 23, 2026 Meeting

Motion made by Commissioner Coyle, seconded by Commissioner Cobbs, to approve the minutes from the February 23, 2026 Planning Commission meeting.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing on Planned Unit Development Overlay to Allow Cannabis Cultivation at 8478, 8480-8492 Central Avenue NE

Administrator Buchholtz stated that the City has applied for approval of a Planned Unit Development (PUD) to allow a cannabis cultivation operation within existing commercial buildings located at 8478 and 8480–8492 Central Avenue. He explained that the City owns these properties, which necessitates the City submitting the application. He stated that the properties are zoned C-1, Shopping Center Commercial, and currently include a cannabis dispensary, a former tobacco shop space, a restaurant, and additional commercial suites. He stated that the applicant, who operates the existing dispensary, is proposing an indoor cannabis cultivation use that is otherwise permitted only within the I-1 Light Industrial zoning district.

Administrator Buchholtz noted that the City acquired the properties over the past decade as part of a long-term redevelopment strategy. He said the current leases extend through approximately 2033, and the proposed cultivation use is intended as an interim use until redevelopment occurs. He stated that should redevelopment be delayed and leases extended, the cultivation operation could continue subject to City approval and compliance with the PUD conditions.

Administrator Buchholtz provided an overview of Section 16.44 of the City Code, which authorizes PUDs to provide flexibility from certain zoning requirements when public benefits are achieved. He noted that the proposed PUD meets the purpose and intent of the ordinance. He stated that staff recommends approval of the PUD overlay subject to the following conditions:

- Ventilation and odor control systems to prevent detectable cannabis odors from escaping the building
- Security Plan
- Video Surveillance
- Proper handling of chemicals associated with the cultivation operation
- Compliance with all applicable building and fire codes
- Access for inspections by the Minnesota Office of Cannabis Management and the City, as permitted by law
- Obtain and maintain all required cannabis-related licenses and approvals.

Mr. Jeff Taylor, consultant for the applicant, provided an overview of the proposed operation. He stated that he performs much of the consulting, design work, and cultivation planning for the project. Mr. Taylor noted that the proposed use is a small-scale cultivation operation consistent with Minnesota’s craft industry model, which allows growers to cultivate and sell products within the same business.

Mr. Taylor explained that although the state classifies some activities as “manufacturing,” the operation will involve minimal processing—primarily packaging—before products are transferred next door for retail sale. He emphasized that this is not a large manufacturing or cultivation facility. He stated that customers visiting the adjacent retail space will be able to view the grow area and purchase products on-site.

Administrator Buchholtz asked Mr. Taylor to provide additional information about the ventilation for the operation, specifically regarding how air movement and odor control would affect adjacent suites within the building.

Mr. Taylor explained that although the grow operation may have some odor, it will be contained using air-scrubbing systems with charcoal filters. He said a faint smell may be detectable only when standing directly next to the walls or doors, particularly when the doors are opened. He noted that nearby businesses already sell hemp-derived or cannabis products, so odor is unlikely to be an issue for others in the area. Mr. Taylor described the operation as unique because customers will be able to view the grow inside the building, tour the facility, and even choose specific plants they are interested in. He expressed enthusiasm for the project and highlighted its innovative, interactive nature.

Chairperson Hansen inquired about security. Mr. Taylor explained that the facility will operate under the same security requirements as other cannabis-related businesses. He stated that the Office of Cannabis Management mandates full camera coverage of the interior and exterior of the building.

The Commission and Mr. Taylor discussed the grow time, parking and the total employment of the growing operation and the dispensary.

Chair Hansen opened the public hearing at 8:15 PM, and hearing no public comments closed the public hearing at 8:16 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle to approve the Planned Unit Development Overlay to Allow Cannabis Cultivation at 8478, 8480-8492 Central Avenue NE.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

B. Public Hearing on Interim Use Permit and Conditional Use Permit for Indoor Auto Sales and Repair/Maintenance at 8375 Sunset Road NE

Planner Evan Monson presented two related requests from the applicant: an Interim Use Permit for indoor vehicle sales and a Conditional Use Permit for vehicle repair and maintenance. He noted that the applicant currently operates in Blaine and seeks to relocate to a larger, more suitable site within the city. He stated that the property is located in the

northeast part of the city, is zoned I-1 Light Industrial, and aligns with the Comprehensive Plan's commercial/industrial land-use guidance.

Planner Monson described the existing building and fenced site layout, noting that the property has historically been used for vehicle repair. He said the submitted site plan includes designated customer parking, employee parking, and areas for vehicle display and repair. He explained that the site is legally nonconforming due to predating current zoning standards, but no expansions are proposed. He said the required off-street parking standards appear to be met, using the "service station" category as the closest zoning match.

Planner Monson reviewed the approval criteria and found them satisfied. Comments were provided by the Building Official and City Engineer. He stated that staff recommends approval of both the Interim Use Permit and the Conditional Use Permit, with the following conditions:

Interim Use Permit (IUP) for 8375 Sunset Road NE, subject to the following findings of fact and conditions:

Finding of Facts:

- The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
- The property is zoned Light Industrial (I-1), and 'Automobile sales; indoor' is allowed as an interim use in this zone per Section 16.64.040 of the city's zoning ordinance.
- The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

- The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
 - Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.

- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request

Conditional Use Permit (CUP) for 8375 Sunset Road NE, subject to the following findings of fact and conditions:

Findings of Fact:

- The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
- The property is zoned Light Industrial (I-1), and 'Vehicle repair and maintenance' is allowed as a conditional use in this zone per Section 16.64.040 of the city's zoning ordinance.
- The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

- The applicant is permitted to operate an 'Vehicle repair and maintenance' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Mr. Konstantine Ebralidze, of 8380 Palm Street NW in Coon Rapids, stated that his family has operated a used car sales and repair business for about ten years. He explained that he began working in the industry at age 17 and has since managed multiple shop locations in Elk River, Ramsey, Osseo, and currently Blaine. He noted that

the Blaine location is too small for their needs, and it has long been his goal to own and operate a larger, permanent space for the business.

Commissioner Coyle asked Mr. Ebralidze how long he had been operating in Blaine and in which other cities he had previously conducted business. Mr. Ebralidze stated that he has operated in Blaine for two years and previously had locations in Osseo, Ramsey, and Elk River. Commissioner Coyle then inquired about the primary reason for relocating, noting the consideration of space. Mr. Ebralidze explained that the new location would provide a larger display area, additional office space, and a fenced area capable of accommodating customer vehicles.

Commissioner Cobbs asked how many vehicles would be housed inside the building. Mr. Ebralidze stated that he intends to store approximately ten vehicles within the facility. Commissioner Cobbs noted that, given the building's dimensions of 162 feet by 32 feet, this number appears reasonable.

Chairperson Hansen requested additional clarification regarding the vehicles for sale, asking whether the process would involve acquiring vehicles, completing necessary work on them, and then offering them for sale. Mr. Ebralidze explained that some vehicles are obtained through auctions, while others come from customers who bring in a vehicle for repair but choose not to proceed and instead decide to sell it. He noted that the site is currently used as a storage lot for diesel repair vehicles, landscape equipment, and items associated with a diesel repair shop. He clarified that they do not intend to store equipment or materials outside, aside from customer vehicles brought in for service.

Chairperson Hansen inquired about the age of the vehicles for sale. Mr. Ebralidze stated that he generally focuses on selling vehicles from 2018 and newer, noting that he avoids older models because used vehicles tend to decrease in reliability with age, which can lead to customer complaints after purchase. He emphasized that his goal is to sell vehicles that are as reliable as possible and offer good value. He also explained that Minnesota law limits individuals without a dealer's license to selling no more than five vehicles per year, and given the nature of their business operating under that limitation is not feasible.

Chairperson Hansen opened the public hearing at 7:30 PM. Hearing no comments from the audience, the public hearing was closed at 7:31 PM.

Motion made by Commissioner Cobbs to approve the Interim Use Permit and the Conditional Use Permit for 8375 Sunset Road NE, with the following conditions:

- The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.

- Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
- The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
- Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

C. Public Hearing on Conditional Use Permit (CUP) for Warehouse Products and Retail Store Front for 8421 Center Drive NE

Planner Monson explained that the applicant is proposing to operate a retail use within the I-1 Industrial zoning district, which requires a conditional use permit. He stated that the proposed business would function as part of a workforce development program, providing employment skills training on-site. He said the building would include a retail area at the front, representing approximately 60% of the space, with the remaining area used for storage and warehousing. He stated the site contains two suites, with the applicant occupying one of them, and plans to have a small number of employees on-site along with up to eight trainees during monthly training sessions.

Planner Monson noted that the property is approximately one-quarter acre and includes an existing building with limited on-site parking. He noted that parking in this block is shared among five properties owned by the same entity, totaling 40 stalls. He pointed out that parking does not meet current standards, the site is considered legally nonconforming.

Planner Monson added that the proposed retail use aligns with both the I-1 district's conditional use allowances and the Comprehensive Plan's commercial/industrial designation. He said staff recommends approval of the request with conditions as follows:

Findings of Fact:

- The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.
- “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
- The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
- The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

- The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.
- An amendment to this permit will be required for any expansion of the proposed use on the site.
- Off-street parking shall be limited to spots designated for use by the property owner.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Commissioner Cobbs asked whether the market experienced any parking problems, complaints, or loading issues. He noted that these concerns had come up during earlier discussions and wanted to know if they had materialized. Building Official Baker noted that although he initially expected parking issues, he has received no complaints. Occasional concerns arise in the back due to the building’s layout, but they are minor and typically related to employees, not customers. He stated that he has visited the site many times for inspections and has never found parking difficult. Each business generates a manageable level of activity, and he does not anticipate parking problems going forward.

Mr. Tim Dorway, of 6053 Highway 212 East, Chaska, addressed the Commission to explain the purpose of the proposal and the reasoning behind relocating. He stated that their organization operates a workforce development program focused on teaching participants the fundamentals of small-business operations through hands-on experience in e-commerce, logistics, inventory management, budgeting, marketing, and

customer service. He stated that although the program began with an exclusive focus on e-commerce, they learned that diversification—including retail sales—is essential for both business stability and efficient inventory turnover. He said the proposed space would allow them to blend retail and e-commerce functions, dedicating roughly 60 percent to retail with the remainder used for warehouse operations, sorting, and online shipping. He also explained that graduates of the program receive assistance in launching their own e-commerce stores and connecting with product suppliers. He said that the move is intended to provide a more effective space that supports both their training model and business operations.

Chairperson Hansen inquired about the types of stock that would be sold. Mr. Dorway stated that the business sells liquidation merchandise from major retailers, offering brand-new products at 40–60 percent of retail prices. He noted that this provides affordable clothing, school supplies, and household items for the community, sourced from excess and returned goods purchased in bulk from liquidators.

Commissioner Coyle inquired about the number of employees would be on hand and how many people would be trained at one time. Mr. Tim Dorway stated that the business would have one to two full-time staff members on site, with additional individuals present only as part of the training program. He noted that trainees are not employees and participate temporarily. He added that detailed interior configuration plans cannot be finalized until required approvals are obtained. Mr. Dorway noted that there would be no more than eight clients trained at a time.

Commissioners discussed the access to the parking and if there would be any interference with the through traffic behind the buildings. Mr. Tim Dorway stated that the business would not use semi-truck deliveries at the site, noting they operate only a 16-foot box truck and are not purchasing inventory by the semi-load at this time. He added that the site has limited rear parking, but most trainees use public transportation, and the organization provides TAP passes as needed. He noted that this minimizes parking demand and ensures they do not impede access for neighboring tenants.

Chairperson Hansen opened the public hearing at 7:47 PM. Hearing no comments from the audience, the public hearing was closed at 7:48 PM.

Motion made by Commissioner Coyle, seconded by Commissioner Cobbs to approve the Conditional Use Permit (CUP) for Warehouse Products and Retail Store Front for 8421 Center Drive NE with the following conditions:

Findings of Fact:

- The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.

- “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
- The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
- The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

- The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.
- An amendment to this permit will be required for any expansion of the proposed use on the site.
- Off-street parking shall be limited to spots designated for use by the property owner.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

6. NEW BUSINESS

A. 2026 Street Improvement Project – Comprehensive Plan Consistency Review

Administrator Buchholtz provided an overview of the proposed 2026 Street Improvement Project and requested that the Planning Commission determine its consistency with the City’s 2040 Comprehensive Plan, as required by Minnesota Statute 462.356. He noted that the project area includes Plaza Boulevard, Theron Terrace, Center Drive, Sunset Road, and a portion of the County 10 service drive adjacent to Oak Crest senior housing. He stated that the streets are in varying states of disrepair but remain suitable for mill-and-overlay treatment rather than full reconstruction.

Administrator Buchholtz noted that the total estimated project cost is \$577,200.00, and of this amount, \$501,592.15 is proposed to be assessed to benefiting properties, with the remaining \$75,607.85 funded by the City. He said the proposed assessment rates include \$2,456.25 per single-family parcel (approximately eight total) and \$59.57 per front foot for commercial properties. He said that the project is consistent with the Comprehensive Plan

because it supports the City's pavement management goals, maintains safe and functional streets, and helps promote long-term neighborhood and business district stability. He emphasized that well-maintained streets are important for attracting and retaining quality tenants in the area.

Chair Hansen inquired if any bids had been finalized. Administrator Buchholtz outlined the procedural steps taken to date for the 2026 Street Improvement Project. He noted that the City Council previously ordered and accepted the feasibility study, which is included in the meeting packet. He reported that a neighborhood meeting is scheduled for March 31 to provide affected property owners an informal opportunity to ask questions about the project. Administrator Buchholtz stated that the formal improvement hearing is scheduled for April 6, at which time the Council will receive public feedback and may direct staff to prepare construction plans and proceed to bidding. He noted following receipt of bids, the City will determine whether to move forward with the project.

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle to make an affirmation approving the Comprehensive Plan Consistency Review of the 2026 Street Improvement Project.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

7. OTHER

Administrator Buchholtz reported that Congresswoman Ilhan Omar will be in town on the 30th to hold a town hall meeting at 6:00 p.m. in the Spring Lake Park High School Fine Arts Center and encouraged the public to attend. He further noted that, with the Congresswoman's encouragement, the City has submitted two requests for congressionally directed spending: rehabilitation of the City's two water towers and building improvements at Terrace Park. These requests have been submitted to Congresswoman Omar, Senator Smith, and Senator Klobuchar for consideration during the federal appropriations process. Administrator Buchholtz also shared that the City previously secured federal funding for a stormwater project and is awaiting EPA guidance on how to access the approved funds following the signing of the appropriations bill.

8. ADJOURN

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

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:57 PM.