

## DRAFT PROCEEDINGS

Minutes of the Spring Lake Park Planning Commission regularly scheduled meeting held on February 24, 2020 at the Spring Lake Park Community Center, 1301 81<sup>st</sup> Avenue N.E., at 7:00 P.M.

### 1. Call to Order

Chairperson Hansen called the meeting to order at 7:00 P.M.

### 2. Roll Call

Members Present: Commissioners Hansen, Ali (arrived at 7:04pm), Julien, Bernhagen, and Eischens

Members Absent: Commissioner Cobbs

Staff Present: Administrator Buchholtz

Visitors: Kathy Bernhagen, 889 Manor Drive NE

### 3. Pledge of Allegiance

### 4. Approval of Minutes – January 27, 2020

MOTION BY COMMISSIONER EISCHENS, SECONDED BY COMMISSIONER BERNHAGEN, APPROVING THE MINUTES OF JANUARY 27, 2020. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

### 5. Unfinished Business – Conditional Use Permit – Cars R Us, LLC. 1109 County Highway 10 NE Highway 65 NE

Administrator Buchholtz said that the CUP application for Cars R Us, LLC was originally considered at the January 27 meeting. He stated that the application to permit Cars R Us, LLC to open a auto detailing business at 1109 County Highway 10 NE had been tabled due to a lack of information relating to parking demand, number of employees at the business, and hours of operation. He reported that staff had attempted to contact the applicant without success. He also reported that the broker for the property stated that Cars R Us, LLC had moved out of the space.

Administrator Buchholtz stated that staff is recommending denial of the conditional use permit application based on the following findings of fact:

1. Prior to the applicant's request, the site was home to a previously unpermitted auto detailing business which generated a number of complaints and ordinance violations. Due to the site's past history, the conditional use permit application requires additional scrutiny to ensure the operation complies with the City's Zoning Code.
2. The Planning Commission was unable to obtain key information from the applicant regarding parking demand, number of employees and hours of operation. This information, which was not included in the applicant's application materials, is required to determine if the proposed use complies with the City's Zoning Code.
3. The applicant has been non-responsive to staff and Commission requests for information. In addition, the owner's representative indicated that the applicant has moved out of the building.

MOTION MADE BY COMMISSIONER EISCHENS, SECONDED BY COMMISSIONER BERNHAGEN TO DENY THE CONDITIONAL USE PERMIT FOR CARS R US, LLC. LOCATED AT 1109 COUNTY ROAD 10. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

7. Other

Administrator Buchholtz provided an update on the final steps for approval of the 2040 Comprehensive Plan.

Administrator Buchholtz gave a brief update on a potential development application for an assisted living project at 525 Osborne Road NE.

8. Adjourn

MOTION BY COMMISSIONER JULIEN, SECONDED BY COMMISSIONER BERNHAGEN TO ADJOURN. VOICE VOTE: ALL AYES. MOTION CARRIED.

The meeting adjourned at 7:14 PM.