

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on August 23, 2021 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

Commissioner Aisha Ali  
Commissioner Jeff Bernhagen  
Commissioner Rick Cobbs  
Commissioner Doug Eischens  
Commissioner Hans Hansen  
Commissioner Eric Julien

#### STAFF PRESENT

Building Official Jeff Baker; Administrator Daniel Buchholtz; Planner Lauren Walburg, Stantec

#### OTHERS PRESENT

Dinesh Singh, Infinity Automotive  
Dave Singh, Infinity Automotive  
Nancy Singh, Infinity Automotive  
Brad Delfs, City Council

### **3. PLEDGE OF ALLEGIANCE**

### **4. APPROVAL OF MINUTES**

#### A. Approval of Minutes - June 28, 2021

Motion made by Commissioner Bernhagen, seconded by Commissioner Cobbs, to approve the minutes from the June 28, 2021 Planning Commission meeting.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

## 5. PUBLIC HEARING

### A. Public Hearing - Conditional Use Permit for Auto Repair/Detailing - Infinity Automotive, 8443 University Avenue NE

Planner Walburg provided an overview of the request for a conditional use permit (CUP) for automotive repair and detailing. She stated that there is an existing special use permit (SUP) on the property that limits overnight parking to six cars in the rear parking lot and five cars in the front parking lot. She said that the applicant is requesting the right to park 10 cars in the front parking lot and 10 cars in the rear parking lot. She noted that since January 2020, City Code Enforcement has recorded complaints and violations of the SUP on several occasions for having too many cars parked overnight on site, resulting in administrative offense tickets of over \$12,000. She said that the goal of the CUP is to help resolve this situation.

Planner Walburg stated that she is recommending approval of this request with conditions that include voiding the previous SUP upon approval of the new CUP, limit of operational hours between 7am and 9pm seven days per week, repair work done inside the building with overhead doors closed, and installation of new landscaping to screen the parking lot from University Avenue. She recommended staying the outstanding administrative offense tickets and waiving those tickets if the business satisfactorily follows the conditions in the CUP.

Commissioner Cobbs inquired if the applicant would be able to comply with the overnight parking restrictions in the proposed CUP. Dave Singh, Infinity Automotive, requested the ability to use their entire lot of 43 spaces for overnight storage of cars. Administrator Buchholtz noted that the recommendation was based on the original request from Nancy Singh to allow 20 cars to be parked overnight. He stated that it is not feasible to permit the entire lot to be used for overnight vehicle storage as parking spaces need to be available for employees and customers. Administrator Buchholtz inquired how many employees work at Infinity Auto during the major shift. Dave Singh responded twelve employees. Administrator Buchholtz recommended the Commission reserve twelve to fifteen spaces for employees and customers.

Commissioner Eischens inquired about hours of operation. Dinesh Singh, Infinity Automotive, stated that their hours of operation are Monday through Friday from 7am to 6pm. Eischens suggested limiting hours to more closely correspond to their hours of operation.

Commissioner Julien inquired about the requirement for the overhead doors to be closed while working on vehicles. He expressed his opinion that the requirement be removed as it can get very hot inside the shop during the summer months. Administrator Buchholtz stated that the requirement is in the Zoning Code.

Nancy Singh, Infinity Automotive, expressed concern about the landscaping requirement, noting that they do not own the building. Commissioner Cobbs stated his belief that it was a reasonable condition in light of the City granting Infinity Automotive the ability to store

additional cars overnight. He recommended the permit outline a specific timeline for submittal of a landscaping plan and the planting of the trees and shrubs.

Chair Hansen opened the public hearing at 7:32pm. He noted that the City received an email from Carolyn Lohman, 359 Manor Drive, expressing support for the application. Hearing no additional comments, Chair Hansen closed the public hearing at 7:33pm.

Motion made by Commissioner Cobbs, seconded by Commissioner Eischens, to recommend approval of a Conditional Use Permit for Infinity Automotive at 8443 University Avenue NE subject to the following conditions: 1) the previous Special Use Permit is voided upon approval of this Conditional Use Permit; 2) hours of operation shall be from 7:00 AM to 7:00 PM, Monday through Saturday; 3) overhead doors are to be closed and all work on vehicles shall be performed inside the building; 4) there shall be no outside storage of parts or equipment; 5) No more than ten (10) vehicles will be parked overnight (24 hours) on the front (west) side of the property and no more than twenty-four (24) vehicles shall be parked overnight in the rear (east ) side of the building; 6) new landscaping shall be installed pursuant to a landscape plan approved by the City Planner within a timeframe established by the City Council on the boulevard at the front (west) side of the property, consisting of at least four overstory trees and at least twelve shrubs that will be 3 to 5 feet in height at maturity. All plant materials will be maintained for the duration of the Conditional Use Permit and will be replaced with approved equal if dead, damaged or destroyed; 7) if, in the opinion of the City's Building Official, the business satisfactorily follows the conditions in this Conditional Use Permit for a period of one year, the amounts owing on the outstanding administrative offense tickets will be waived by the City. If the conditions are not followed, new tickets may be issued and the additional amounts owing will be added to the existing amounts, with all such amounts to be certified to the property taxes to be paid in full; and 8) if the conditions of this permit are not met, the City Council may revoke the Conditional Use Permit under the provisions and process set forth under the City's Zoning Code.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

## **6. OTHER**

### **A. Administrator Report**

Administrator Buchholtz stated that the City has received three zoning application for consideration at the September 27 Planning Commission meeting. He noted that the Commission would also review the 2022 Street Improvement Project for conformance with the City's Comprehensive Plan.

Commissioner Cobbs inquired about proposed Metro Transit route changes. Administrator Buchholtz stated that due to ongoing litigation between the ownership of Northtown Mall and Metro Transit, the 10N bus route will be modified to remove the segment of Monroe Street between 81<sup>st</sup> Avenue and Sanburnol Drive and replace it with a segment along 81<sup>st</sup> Avenue between Monroe Street and University Avenue.

## **7. ADJOURN**

Motion made by Commissioner Julien, seconded by Commissioner Eischens to adjourn the meeting.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.

The meeting adjourned at 7:59 PM.