

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on March 25, 2024 at the Able Park Building, 8200 Able Street NE 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 Brad Delfs

Commissioner Sharon Weighous

MEMBERS ABSENT

Commissioner Kelsey Hollihan

Commissioner Eric Julien

STAFF PRESENT

Building Official Jeff Baker, Deputy City Clerk Wanda Brown, Planner Lauren Wahlburg

VISITORS

Keith Schweiger

913 Manor Drive NE

Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – February 26, 2024 Meeting

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs, to approve the minutes from February 26, 2024 Planning Commission meeting.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing – Conditional Use Permit for Lake City Transportation Auto Service, 970 County Highway 10 NE, to Operate a Transportation Base Location

City Planner Wahlburg provided an overview of the conditional use permit request from Lake City Transportation. She stated that the applicant is seeking to operate a transport business from the site at 970 County Highway 10. Ms. Wahlburg stated that there will be

some service and repair of vehicles on site in the building. She stated that auto service is a conditional use in the C-2 zoning district.

Planner Wahlburg stated that she has reviewed the application and is recommending approval of the application, with the following conditions:

- All work on vehicles will be conducted within the enclosed building.
- No storage of tires, vehicles, vehicle parts or other materials is permitted outside the building.
- All vehicles parked on site will be operable and street worthy.
- The number of vehicles parked and stored on site will not exceed the available on-site parking spaces.
- A fence no more than 6 feet in height meeting City standards will be installed around the perimeter of the site to be reviewed and approved by the City Engineer.
- The existing trees on site will be maintained or replaced at the owner's expense.
- Movement of vehicles or other noisy activity will be limited to a reasonable level between the hours of 10 pm and 7 am so as not to disturb the peace and quiet of the neighborhood.
- Operations on site will at all times follow the performance standards in Section 16.28.010 of the Spring Lake Park Zoning Code for noise, odor, fumes, light and other impacts.

Planner Wahlburg stated that the applicant was not present but the owner of the property was in attendance to answer questions.

Keith Schweiger, owner of 970 County Highway 10, stated that the building, has four 30-foot garage doors. He stated that the building is 45 feet deep. Mr. Schweiger stated that the applicant will be using small vans and passenger buses. He stated that there is no activity conducted at night. Mr. Schweiger said that the building is large enough to do auto work on several vehicles inside at the same time.

Chairperson Hansen opened the public hearing at 7:22 PM, seeing no one in attendance to speak he closed the public hearing at 7:23 PM.

Motion made by Commissioner Weighous, seconded by Commissioner Cobb to recommend approval of the conditional use permit for Lake City Transportation Auto Service, 970 County Highway 10 NE, to Operate a Transportation Base Location, subject to the following conditions:

- All work on vehicles will be conducted within the enclosed building.
- No storage of tires, vehicles, vehicle parts or other materials is permitted outside the building.
- All vehicles parked on site will be operable and street worthy.
- The number of vehicles parked and stored on site will not exceed the available on-site parking spaces.

- A fence no more than 6 feet in height meeting City standards will be installed around the perimeter of the site to be reviewed and approved by the City Engineer.
- The existing trees on site will be maintained or replaced at the owner's expense.
- Hours of operation will be from 6:00 am to 7:00 pm; with vehicle maintenance activities only done between 7:00 am to 7:00 pm with doors closed.
- Operations on site will at all times follow the performance standards in Section 16.28.010 of the Spring Lake Park Zoning Code for noise, odor, fumes, light and other impacts.
- Minimum of six parking spaces for employees.
- Stripping of the parking lot is required.

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

6. OTHER

None

7. ADJOURN

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

Voting Aye: Commissioner Weighous, Commissioner Delfs, Commissioner Cobbs, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:25 PM.