

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission Meeting was held on March 22, 2021 at the City Hall, at 7:00 PM.

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT

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

STAFF PRESENT

City Planner Perdu (Stantec), Building Official Baker and Administrator Buchholtz

VISITORS

Joseph Biegler, Home Pro America
Ebrima Jallow, Cargreen LLC
Matt Nelson, Fish-Lectronics

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of February 22, 2021 Meeting

Motion made by Commissioner Bernhagen, Seconded by Commissioner Eischens to approve February 22, 2021 meeting minutes.

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

5. PUBLIC HEARING

A. Public Hearing - Variance Application - Tim and Jill Ellerbeck - 7768 Lakeview Lane NE

Administrator Buchholtz reviewed the staff memo. He reported that Home Pro America, on behalf of Tim and Jill Ellenbecker, submitted a building application to construct a new 24'x16' deck. He stated that the applicant is seeking a 10-foot variance from the 40-foot

yard setback requirement for accessory uses, as set forth in Appendix E of the Spring Lake Park City Code.

Administrator Buchholtz reported that the variance request is a standard one as the surrounding properties have accessory structures attached to the residence such as a deck. He stated that this use is not any different if sitting space were being utilized in the yard.

Commissioner Cobbs inquired if the requested variance should be 15 feet instead of the requested 10 feet. Mr. Biegler stated that he measured the distance from the fence to the house. He stated that many of the neighboring properties are much closer to their property lines than this request. Administrator Buchholtz verified the calculations and determined that the 10 foot variance was accurate.

Chairperson Hansen opened the public hearing at 7:14 PM. Hearing no discussion from the floor, he closed the public hearing at 7:14 PM.

Motion made by Commissioner Cobbs, Seconded by Commissioner Ali to recommend approval of a 10-foot variance from the 40-foot rear yard setback requirement.

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

B. Public Hearing - Conditional Use Permit - Cargreen LLC - 1103 County Highway 10 NE

City Planner Perdu reviewed the staff memo with the Commission. She reported that Cargreen LLC has applied for a Conditional Use Permit to open an environmentally friendly vehicle rental business at 1103 County Highway 10 NE. She reported that staff recommends approval of the Conditional Use Permit and stated that an option can be included that if the Commission feels that parking will be a concern, an additional condition could be added to the number of rental cars at the site be limited to ten (10) vehicles.

Commissioner Eischens inquired if Building Official Baker had inspected the parking lot for an adequate number of handicap parking spaces. Mr. Baker stated that he had not, however; he had reviewed the Anoka County aerial and it appeared that there are enough handicap spaces throughout the property.

Commissioner Eischens inquired on what the hours of operation will be for the business. Mr. Jallow stated that the business hours will be 7:30 AM - 5:00 PM Monday - Friday; Saturday 7:30 AM - 4:00 PM and closed on Sunday.

Chairperson Hansen inquired on the description of the environmentally friendly vehicles rental facility and what it consists of. Mr. Jallow stated that the business will rent hybrid and electric cars to those in the community. He stated that many people are very concerned with car emissions while driving.

Chairperson Hansen opened the public hearing at 7:22 PM. Hearing no discussion from the floor, he closed the public hearing at 7:22 PM.

Motion made by Commissioner Eischens, Seconded by Commissioner Julien with the following conditions:

- 1.) The applicant shall apply for and receive all applicable building permits prior to beginning work.
- 2.) The applicant shall conduct all vehicle cleaning inside the building, with the garage door shut.
- 3.) The applicant shall ensure that rental, customer and staff cars are parked only in spots designated for use by Cargreen LLC.
- 4.) The number of rental cars at this site is limited to ten (10) vehicles.

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

C. Public Hearing - Conditional Use Permit - Fish-Lectronics- 1109 County Highway 10 NE

City Planner Perdu reviewed the staff memo. She reported that DPG, Inc. dba Fish-Lectronics has submitted a Conditional Use Permit application to operate a marine installation and repair facility at 1109 County Highway 10 NE. She reported that staff recommends approval of the Conditional Use Permit. She reported that a boat and trailer will fit into a regular parking space and 18 spaces are being requested by the applicant. She reported that 24 parking spaces are available for this business.

Commissioner Bernhagen inquired about theft and vandalism on the boats waiting to be worked on or picked up. He stated that the area is not very well lit and there is no lighting in the back of the building. Mr. Nelson (Fish-Lectronics) stated that customers will be advised to remove all valuables from their boats and that he is looking into installing security cameras. He stated that he is open to suggestions on lighting and motion sensors.

Commissioner Eischens asked what the hours of operation will be. Mr. Nelson stated that the business will be open Monday - Thursday 10:00 AM - 5:00 PM, Friday 10:00 AM - 4:00 PM. He stated that accommodations will be made for the customers who need an earlier drop off time.

Commissioner Eischens suggested that Mr. Nelson speak with the property owner regarding the installation of some additional lighting near the business as is the property owner's responsibility.

Chairperson Hansen inquired as to what the turnaround time will be for the boats being worked on. Mr. Nelson stated that the turnaround time is one day at the most. He stated that most boats are done on the same day. He reported that there is indoor storage available if needed.

Commissioner Julien inquired on the scope of the work being done on the boats and how the business would accommodate a large boat. Mr. Nelson reported that no repair work is done on boats. He stated that most of the work involves the installation of electronics, equipment and lighting. He reported that there is a large 10-foot-tall overhead garage door that will allow for larger boats to enter through. He stated that if a boat is too large to fit inside then work would need to be completed outdoors. He stated that he had reviewed the application request and the conditions suggested by staff. He understands that work is to be completed indoors.

Chairperson Hansen opened the public hearing at 7:32 PM. Hearing no discussion from the floor, he closed the public hearing at 7:32 PM.

Motion made by Commissioner Bernhagen, Seconded by Commissioner Eischens to recommend approval of Conditional Use Permit to Fish-Lectronics with the following conditions:

- 1.) The applicant shall apply for and receive all applicable building permits prior to beginning work.
- 2.) The applicant shall conduct marine installation and repair work inside the building, with the garage door shut.
- 3.) The applicant shall ensure that customer cars, boats and employee cars are parked only in spots designated for use by Fish-Lectronics.
- 4.) No more than ten (10) boats can be parked overnight outside.

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

6. OTHER

Administrator Buchholtz reported that Hy-Vee will be opening at the end of May. He stated that hiring of employees has started for the store. He stated that Building Official Baker has completed many inspections at the location and continues to do so almost daily.

Administrator Buchholtz reported that the plans have been received for the construction of Suite Living at 525 Osborne Road. He stated that he expects construction to start either the end of May or early June.

7. ADJOURN

Motion made by Chairperson Hansen to adjourn the meeting.

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

The meeting adjourned at 7:36 PM.