



CITY COUNCIL REGULAR AGENDA

MONDAY, JUNE 02, 2025

CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADDITIONS OR CORRECTIONS TO AGENDA**
- 5. DISCUSSION FROM THE FLOOR**
 - A. Recognition of Outgoing LMC Board Member Daniel Buchholtz - Luke Fischer, LMC Executive Director
- 6. CONSENT AGENDA**
 - [A.](#) Approval of Minutes - May 5, 2025 City Council Meeting
 - [B.](#) Approval of Minutes - May 19, 2025 City Council Work Session
 - [C.](#) Contractor's Licenses
- 7. DEPARTMENT REPORTS**
 - [A.](#) Public Works Report
 - [B.](#) Code Enforcement Report
- 8. ORDINANCES AND/OR RESOLUTIONS**
 - [A.](#) Resolution 2025-21, Approving a Variance for 965 83rd Ave NE to Allow a Privacy Fence in the Front Yard Exceeding Four Feet in Height
 - [B.](#) Ordinance 504, Amending the Spring Lake Park Zoning Code to Add Sports Performance Training Center Use
 - [C.](#) Resolution 2025-22, Approving Summary Publication of Ordinance 504
 - [D.](#) Resolution 2025-23, Approving a Conditional Use Permit for Optimize Physical Therapy to Operate a Sports Performance Training Center at 8406 Sunset Road NE
- 9. NEW BUSINESS**
 - [A.](#) Authorization to Solicit Quotes for Terrace Park Tennis and Basketball Court Pavement Replacement
- 10. REPORTS**
 - A. Attorney Report
 - [B.](#) Engineer Report
 - C. Administrator Report
- 11. OTHER**
 - A. Closed Session - Consideration of the Purchase and the Lease of Real Property at 8478 and 8480-8492 Central Avenue Pursuant to Minnesota Statutes § 13D.05, Subd. 3(c)3

SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND

DISCUSSION FROM THE FLOOR

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

- B. Closed Session - Discuss Labor Negotiation Strategy Pursuant to Minn. Stat. § 13D.03, Subd. 1(b)

12. ADJOURN

RULES FOR DISCUSSION FROM THE FLOOR AND PUBLIC HEARINGS

DISCUSSION FROM THE FLOOR

- Discussion from the floor is limited to three minutes per person. Longer presentations must be scheduled through the Administrator, Clerk/Treasurer's office.
- Individuals wishing to be heard must sign in with their name and address. Meetings are video recorded so individuals must approach the podium and speak clearly into the microphone.
- Council action or discussion should not be expected during "Discussion from the Floor." Council may direct staff to research the matter further or take the matter under advisement for action at the next regularly scheduled meeting.

PUBLIC HEARINGS

The purpose of a public hearing is to allow the City Council to receive citizen input on a proposed project. This is not a time to debate the issue.

The following format will be used to conduct the hearing:

- The presenter will have a maximum of 10 minutes to explain the project as proposed.
- Councilmembers will have the opportunity to ask questions or comment on the proposal.
- Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing the comment are asked to limit their comments to 3 minutes.

In cases where there is a spokesperson representing a group wishing to have their collective opinions voiced, the spokesperson should identify the audience group he/she is representing and may have a maximum of 10 minutes to express the views of the group.

- People wishing to comment are asked to keep their comments succinct and specific.
- Following public input, Councilmembers will have a second opportunity to ask questions of the presenter and/or citizens.
- After everyone wishing to address the subject of the hearing has done so, the Mayor will close the public hearing.
- The City Council may choose to take official action on the proposal or defer action until the next regularly scheduled Council meeting. No further public input will be received at that time.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Regular was held on May 5, 2025 at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Mayor Nelson called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Councilmember Ken Wendling
Councilmember Goodboe-Bisschoff
Councilmember Lisa Dircks
Councilmember April Moran
Mayor Robert Nelson

STAFF PRESENT

Police Chief Josh Antoine, Public Works Director George Linngren, Building Official Jeff Baker,
Recreation Director Anne Scanlon, Attorney John Thames, Engineer Phil Gravel, Administrator Daniel
Buchholtz

VISITORS

Officer Jacob Stauffeneker		Spring Lake Park MN
Officer Jeremiah Drinkwine		Spring Lake Park MN
Officer Dustin Lemke		Spring Lake Park MN
Family and Friends of Officer Stauffeneker		
Christine Cocchiarella	7806 Taylor Street NE	Spring Lake Park MN
Barb Livdahl	7860 Taylor Street NE	Spring Lake Park MN
Maddy St. James	7891 Taylor Street NE	Spring Lake Park MN
Paul & Judy Lieser	7849 Taylor Street NE	Spring Lake Park MN
Thomas Ajemchap	1279 Norton Avenue NE	Fridley MN
Dr. Gilbert Ayimaleh	7233 146 th Ave NW	Ramsey MN
Paul Zhuravlev	8035 Spring Lake Road NE	Spring Lake Park MN
Augustine Awandem	13810 Jasmin Way	Rogers MN
Nicasius Ndemaze	14434 Empire Lane NE	Dayton MN

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA

None

5. PRESENTATION

A. Oath of Office – Officer Jacob Stauffenecker

Administrator Buchholtz administered the Oath of Office to Jacob Stauffenecker. Officer Stauffenecker's badge was pinned on by his uncle, Brian Platz.

B. Police Department Awards and Commendations

Police Chief Antoine presented awards and commendations to two officers. He explained that each award recipient had been nominated by a peer, after which the nominations were reviewed and unanimously approved by the awards committee. He emphasized that while these awards highlight exceptional instances of service, they do not diminish the ongoing dedication and hard work demonstrated daily by all officers in the department.

Chief Antoine presented the first award to Officer Jeremiah "Jerry" Drinkwine, who received the Meritorious Service Award. He said that Officer Drinkwine was nominated by a fellow officer for consistently going above and beyond his normal duties, particularly in the areas of traffic enforcement and safety.

Chief Antoine highlighted that Officer Drinkwine has shown unwavering dedication to public safety, even while working straight night shifts and covering significant overtime due to staffing shortages. He also took the initiative to volunteer for the newly created Traffic Safety and Education Officer role and has played an active part in training new officers.

Chief Antoine said The Meritorious Service Award recognizes consistent, extraordinary, or exemplary service over a sustained period, and the awards committee unanimously agreed that Officer Drinkwine was deserving of this honor. Chief Antoine expressed his appreciation for Officer Drinkwine's service and stated that he is proud to have him on the Spring Lake Park Police Department team.

Chief Antoine presented the second award of the evening to Officer Dustin Lemke, who received the Life Saving Award—one of the most significant honors the department can bestow. He said this marks Officer Lemke's second life-saving recognition in less than a month. He stated that Officer Lemke was recently honored by the City of Fridley for a separate life-saving incident.

Chief Antoine detailed the circumstances of the award. He said on December 11, 2024, at approximately 6:40 a.m., Officer Lemke was dispatched to a residence on University Avenue NE for a report of a one-year-old child experiencing difficulty breathing and a high fever. Upon arrival, Officer Lemke found the infant unresponsive with no signs of life. He immediately began life-saving measures, including CPR. Shortly thereafter, the child regained a pulse and began breathing. The infant was transported to the hospital and has since made a full recovery.

In recognition of his heroic actions, Chief Antoine presented Officer Lemke with the Spring Lake Park Police Department Life Saving Award, along with a commendation star to be added to his existing life-saving commendation.

Chief Antoine commended Officer Lemke for his quick thinking and dedication, and congratulated him on his well-deserved recognition.

6. DISCUSSION FROM THE FLOOR

None

7. CONSENT AGENDA

- A. Approval of Minutes – April 21, 2025 City Council Meeting
- B. Mayor's Proclamation – Municipal Clerk's Week, May 5-11, 2025
- C. Mayor's Proclamation – National Police Week – May 11-17, 2025 and Police Officers Memorial Day – May 15, 2025
- D. Mayor's Proclamation – Building Safety Month – May 2025
- E. Approval of Change Order #5 – City Hall Renovation/Expansion Project
- F. Resolution 2025-15, Firefighter Declaration on a Dual Position for Public Employee Retirement Association of Minnesota
- G. Contractor's Licenses

Councilmember Goodboe-Bisschoff stated that she attended a meeting where City Administrator Buchholtz was honored with a plaque for his exceptional leadership during his term as the President of Metro Cities.

Motion made by Councilmember Wendling to approve Consent Agenda.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

8. DEPARTMENT REPORTS

A. Public Works Report

Public Works Director Linngren gave an overview of the activities of the Public Works Department for the month of April. He stated that there was a successful community recycling event held, with significant cleanup ahead of it. He stated that the Public Works staff removed a 30-yard dumpster of scrap metal and a 20-yard dumpster of general waste from city property. He stated that the event collected electronics, lights, and other landfill-diverted materials. He extended his thanks to Recycling Coordinator Haley Morrison and Public Works staff Corey Haugen and Austin Becker.

Director Linngren stated that the new street sweeper completed one full round, collecting about 50 yards of debris. He said that sweeping will continue throughout the summer in preparation for pothole and sealcoat work. He noted that North Metro TV featured the new equipment in a story. Director Linngren said that staff is preparing the parks and the ballfields for summer leagues. He stated that the hydrant flushing was completed and street repairs were made where water main breaks occurred on 81st Avenue, 6th Street and Fillmore Street.

Director Linngren stated that over 40 boulevard trees were removed. He stated that the stumps will be ground and the areas will be restored with dirt and seed by the fall.

B. Code Enforcement Report

Building Official Baker provided a summary of recent developments in the Code Enforcement Department. A significant portion of April was spent preparing for the arrival of new hire Nick Anderson. Building Official Baker noted that rental inspections have continued as needed based on resident calls. He said the department will now begin proactively sending out reminder letters to encourage scheduling of inspections. Baker will initially shadow Anderson on several of the inspections before Anderson takes on inspections independently.

Building Official Baker stated that the online permitting system is now fully operational. He stated that the process is streamlined, especially for permits not requiring plan review (e.g., water heaters, furnaces), which can now be approved and issued immediately upon submission. Baker expressed appreciation to the Council and Administrator Buchholtz for supporting the new software, emphasizing that it greatly improves the experience for residents, contractors, and staff alike.

9. PUBLIC HEARING

A. Assessment Hearing for 2025 Street Improvement Project

Administrator Buchholtz introduced the assessment hearing for the 2025 Street Improvement Project. He stated that the hearing is being done in accordance with state law Chapter 429, which gives the city authority to assess benefitting properties.

Engineer Gravel stated that the Street Improvement Project is Taylor Street NE and 79th Avenue NE. He noted that the total project cost is \$249,690.00, and that the amount to be assessed is \$171,779.91. He stated that the amount to be assessed is based on the city assessment policy. Engineer Gravel stated that the proposed assessment rate for single family home is \$1,800.04, and for a townhome it will be \$1,080.02. He noted that the proposed assessment for non-residential properties is \$53.60 per front foot. He stated that those rates are 36% less than what was initially proposed in the fall of 2024.

Mayor Nelson explained to the property owners that they have the option to pay their special assessment up front to avoid paying interest. Engineer Gravel confirmed that if paid before the city certifies the assessment—typically by October—the payment is interest-free.

Mayor Nelson opened the public hearing at 7:45 PM.

Ms. Christine Coochiarella, 7806 Taylor Street NE stated she was representing 23 homeowners as the President of the Homeowners Association for Park Heights Townhomes. She inquired about the scope of the project.

Engineer Gravel stated the project is a mill and overlay of the street and the repair of any curbs that are in defect. He stated that the project would start after Tower Days and it would take approximately 8 weeks.

Ms. Cocchiarella inquired when the homeowners would receive their letter stating their assessment. Administrator Buchholtz stated the letter residents received is the maximum assessment that can be charged. He stated that when the assessment roll is adopted, then the city will send out a letter with the final assessment and the date due.

Ms. Cocchiarella asked for clarification on how the payment is certified to the County. Administrator Buchholtz explained that if the assessment is certified to the County it is payable over 10 years.

Ms. Judy Lieser, 7849 Taylor Street NE inquired about a shrub on Taylor Street that obstructs the view.

Maddy St. James, 7891 Taylor Street NE, inquired about parking during the projects. Mayor Nelson stated that residents will be able to enter and exist their driveway.

Motion made by Councilmember Wendling to close the Public Hearing.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

Mayor Nelson closed the Public Hearing at 7:57 PM

1. Resolution 2025-16, Adopting Assessment – 2025 Street Improvement Project

Motion made by Councilmember Wendling to approve Resolution 2025-16, Adopting Assessment – 2025 Street Improvement Project.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

10. ORDINANCES AND/OR RESOLUTIONS**A. Resolution 2025-17, Accepting Bid for 2025 Street Improvement Project**

Engineer Gravel Engineer Gravel presented the contract award for the upcoming street project. He stated a total of eight bids were received, with the lowest bid submitted by North Valley Inc. at \$154,937.28. Engineer Gravel noted that North Valley is a reputable contractor capable of performing the work. He recommended that, if the city wishes to proceed with the project, the contract be awarded to North Valley at their low bid amount.

Motion made by Mayor Nelson to approve Resolution 2025-17, Accepting Bid for 2025 Street Improvement Project.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

B. Resolution 2025-13, Electing Participation in Anoka County's Urban County Entitlement for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs for Federal Fiscal Years 2026-2028

Administrator Buchholtz stated that every three years, Anoka County must recertify with the U.S. Department of Housing and Urban Development (HUD) to retain its designation as an urban county. He stated that this necessary for administering Community Development Block Grants (CDBG) and HOME Program funds.

Administrator Buchholtz stated that Spring Lake Park is classified as a split city because it spans both Anoka and Ramsey Counties. He noted that under HUD rules, split cities must choose their jurisdictional alignment for each three-year entitlement period. He stated that the options include fully aligning with one county, dividing participation by geography, or opting out to apply independently through HUD or state-administered programs.

Administrator Buchholtz said that historically the city has partnered with Anoka County, a relationship that has brought valuable resources for eligible community development projects. He said for federal fiscal years 2026–2028, he recommends continuing the partnership by designating Anoka County as the sole urban county entitlement for all of Spring Lake Park.

Motion made by Mayor Nelson to approve Resolution 2025-13, Electing Participation in Anoka County's Urban County Entitlement for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs for Federal Fiscal Years 2026-2028.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

C. Resolution 2025-14, Approving a Conditional Use Permit for an Auto Repair Use at 1810 County Highway 10 NE

Administrator Buchholtz gave an overview of the application received from Big Chief's Auto Center, 1810 County Highway 10, Conditional Use Permit. He stated that the property is owned by Clara Gallaher Trust and is approximately .28 acres in size and is occupied by a vacant 4,000 square foot building. He said that the lot to the south is owned by the same owner and will be used for property parking. Administrator Buchholtz stated that the property is zoned C-2, Neighborhood and Service Center Commercial. He stated that the applicant Mr. Nkem wants to operate an auto business that will include auto repair, auto body work, tire sales, car wash and car rental, which requires a conditional use permit (CUP).

The Planning Consultant is recommending approval for the Conditional Use Permit with the following conditions:

- Auto repair may be conducted on site as long as all repair work is done completely within the building and all other conditions of this permit are adhered to.
- Body work would be allowed as part of auto service, parts and repair by conditional use.
- Tire sales are allowed as part of conditional use allowed as part of auto service, parts and repair.
- Car wash is not allowed, except to clean cars inside the building for repair customers.
- Car rental is not allowed to outside customers, but only as a courtesy loner to auto repair customers.
- If changes to the building or site are proposed, they must be reviewed by City staff as a potential amendment to the Conditional Use Permit.
- All vehicles on site must be legal and operational for public highways.
- Hours of operation are 9 am to 8 pm, Monday to Friday and 9 am to 6 pm on Saturdays.
- On-site lighting to be confined to the premises. Any changes in site lighting plan are to be reviewed and approved by the City Engineer.
- Adequate off-street parking needs to be provided.
- All other City standards related to drainage of the site and other site features are to be followed. Any changes must be reviewed and approved by the City Engineer.

Administrator Buchholtz gave an overview of the finding of facts for approval.

- The City has specific development standards in the zoning code.
- The current site at 1810 County Highway 10 is zoned C-2 and no changes are proposed to be made to the site and building.
- The uses requested in Conditional Use permit such as auto repair, body work and tire sales only are allowed as conditional use.

- The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in Section 16.56.030(E)(1) of the City Code.

Mr. Pavel, the owner of Spring Lake Park Auto (8035 Spring Lake Park Road NE), expressed concern about the Big Chief Auto (registered as Nit Center LLC). He expressed concern that the business may sell vehicles from its Spring Lake Park location without proper licensing. He stated that this has already caused confusion—one customer mistakenly tried to buy a car from Big Chief at Pavel's location, creating a risk of misdirected bad reviews and harm to his reputation. Pavel emphasizes he follows all regulations, holds a dealer license, and values his good standing in the community, and he is worried that unlicensed sales next door could undermine his legitimate business.

Administrator Buchholtz explained that the auto use at Spring Lake Park Auto is grandfathered in, meaning the existing dealership can continue operating under previous rules. He stated that any new dealerships must comply with updated zoning codes, which require all vehicles to be stored indoors and prohibit new dealerships within 500 feet of each other. He noted that as a result, the site in question would not qualify for a new auto dealer license. He stated that if an application is submitted to the state, the city will indicate that the site does not meet zoning requirements, and a license will not be issued.

Councilmember Goodboe-Bisschoff asked whether there is anything that explicitly prohibits sales on the property. Attorney Thames confirmed that while the City can enforce certain conditions—such as prohibiting auto sales and requiring compliance with state and local codes—without explicitly listing them, the Council may choose to include these conditions in the resolution for clarity. He stated that adding them would ensure these requirements are clearly stated within the Conditional Use Permit (CUP), even though they are already enforceable under existing laws.

Mr. Nkem, the applicant, expressed his understanding of the City's concerns and clarified that his intention is not to operate an auto dealership. He emphasized that his business would comply with all applicable state and local regulations and that he is committed to working with the City to ensure the use of the property aligns with zoning requirements.

Mayor Nelson raised several concerns and questions related to the 60-day rule governing Conditional Use Permits (CUPs). He acknowledged some confusion about how the rule applies and asked for clarification, expressing a desire to ensure the Council is fully informed before deciding.

Administrator Buchholtz noted that the deadline under the 60-day rule is June 13, giving the Council some time to gather more information if needed. He also mentioned that the Planning Commission believed the allegation of auto sales may have been a misunderstanding, as no concrete evidence was presented beyond some photos and testimony.

Mr. Augustine, a resident of 13810 Jasmine Way in Rogers, addressed the Council to clarify concerns raised by a neighbor's photos. He stated he would not be surprised if his car appeared in those photos, as he and others occasionally visit the site to observe repair work being done inside the building. He explained that visitors park in front of the property while work is taking place and then leave afterward. Augustine emphasized that no business activity has been conducted without proper approval, and everyone involved has been careful to follow the rules while waiting for the permit. He expressed concern that the photos alone may not be reliable evidence of any violations, as they do not clearly show prohibited activities.

Motion made by Councilmember Goodboe-Bisschoff to amend Resolution 2025-14 to add no auto sales on the property.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

Motion made by Councilmember Moran to approve Resolution 2025-14, Approving a Conditional Use Permit for an Auto Repair Use at 1810 County Highway 10 NE with the addition of no auto sales on the property.

Voting Aye: Councilmember Dircks, Councilmember Moran, Mayor Nelson. Nay: Councilmember Wendling, Councilmember Goodboe-Bisschoff. Motion carried.

11. NEW BUSINESS

A. Approval to Change Vendor for Senior Newsletter and Inclusion of Advertising

Parks and Recreation Director Scanlon addressed the City Council regarding a proposed change to the senior newsletter, New Journeys. She said the change would allow for expanded newsletter content and it would include advertizing. Director Scanlon pointed out that the switch would increase content include advertizing and would have a cost savings. She stated that all the advertising would pay for the newsletter printing and the City would pay for the postage.

Mayor Nelson inquired if a contract needed to be signed with the vendor. Director Scanlon said the signed contract is for the first year only.

Motion made by Councilmember Wendling Approving the Change in Vendor for Senior Newsletter and Inclusion of Advertizing.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

B. Approval to Purchase a Zero Turn Lawn Mower

Public Works Director Linngren requested the Council's approval to purchase a new John Deere 1955 ZTrak zero-turn lawn mower. He noted that the equipment replacement is included in the City's 2025 Capital Improvement Plan. The proposed mower will come equipped with both a bagger and dethatcher attachment and will be procured through the 2025 Sourcewell Cooperative Purchasing Agreement. The total purchase price is \$21,711.75; however, with the trade-in value of the current Toro mower, the net cost to the City will be \$15,511.39.

Motion made by Mayor Nelson to Approve the Purchase of a Zero Turn Lawn Mower.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

12. REPORTS**A. Attorney's Report**

None

B. Engineer's Report

Report accepted as presented.

C. Administrator Report

None

13. OTHER**A. Closed Session - Consideration of the Purchase and the Lease of Real Property at 8478 and 8480-8492 Central Avenue Pursuant to Minnesota Statutes 13D.05, Subd. 3(c)3**

Motion made by Councilmember Wendling to close the City Council meeting for Consideration of the Purchase and the Lease of Real Property at 8478 and 8480-8492 Central Avenue Pursuant to Minnesota Statutes 13D.05, Subd. 3(c)3

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried

Meeting closed at 8:20 PM.

Meeting reconvened at 8:49 PM

Attorney Thames stated that the City Council met in closed session to discuss Consideration of the Lease of Real Property at 8478 and 8480-8492 Central Avenue Pursuant to Minnesota Statutes 13D.05, Subd. 3(c)3. Attorney Thames stated that City Council has provided staff and the attorney with direction.

14. ADJOURN

Motion made by Councilmember Wendling to adjourn.

Voting Aye: Councilmember Wendling, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Councilmember Moran, Mayor Nelson. Motion carried.

The meeting was adjourned at 8:50 PM

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Worksession was held on May 05, 2025 at the City Hall, 1301 81st Ave NE, Spring Lake Park, at 6:00 PM.

1. CALL TO ORDER

MEMBERS PRESENT

Councilmember Ken Wendling
Councilmember Goodboe-Bisschoff
Councilmember Lisa Dircks
Councilmember April Moran
Mayor Robert Nelson

STAFF PRESENT

Public Works Director Linngren, Building Official Baker, Police Chief Antoine, Administrator Buchholtz

VISITORS PRESENT

Ken Kirchner, 7955 Van Buren St
Debra Mewhorter, 8039 Van Buren St

2. DISCUSSION ITEMS

A. Parking Ordinance Discussion

Administrator Buchholtz provided background on the proposed ordinance amendment to Section 7.08.020 of the City Code, which was prompted by resident concerns about parking near mailboxes interfering with USPS mail delivery, particularly in the 79th Avenue and Van Buren Street area. He explained that the Police Department found the existing ordinance language too vague for effective enforcement. He stated that in response to the Department's concerns, staff has proposed revisions to state that no vehicle shall be parked within 10 feet of either side of a curbside mailbox between 8:00 AM and 6:00 PM, Monday through Saturday, excluding federal holidays.

Chief Antoine and Administrator Buchholtz clarified that enforcement will primarily be complaint-based, though officers will cite violations if observed. Chief Antoine noted that violations will be issued as state citations rather than administrative tickets due to past inefficiencies and legal restrictions with administrative citation enforcement.

Councilmember Goodboe-Bisschoff inquired about communication efforts. Administrator Buchholtz stated that curbs would not be painted due to resource limitations. However, he said that outreach will include social media posts, newsletter articles, and coordination with the high school to educate students.

Councilmember Dircks inquired about the rationale behind the 6:00 PM end time, suggesting that USPS delivery in the area may occur later. Administrator Buchholtz agreed

to contact USPS to confirm local delivery hours and evaluate whether the end time should be adjusted.

Public comments were invited. Several residents expressed support for reinstating "No Parking During School Hours" signs along Van Buren Street and on 79th and 80th Avenues due to traffic, visibility, and access issues. A petition with 19 of 31 homes in favor was presented.

Councilmembers discussed the balance between neighborhood concerns and public access to streets. There was general support advancing the ordinance amendment and for studying the reinstatement of "No Parking During School Hours" signage on the specified streets.

Councilmembers also discussed reducing the snowfall parking restriction threshold from three inches to two inches to match actual plowing practices, which staff confirmed was the rationale.

CONSENSUS OF THE COUNCIL is to proceed with the ordinance amendment clarifying mailbox parking restrictions and updated snow removal thresholds, to study the re-establishment of "No Parking During School Hours" signage on Van Buren Street between 79th and 81st Avenues and on 79th and 80th Avenues between Able Street and Van Buren Street.

3. REPORT

A. Council and Staff Reports

Administrator Buchholtz reported on city-wide cyber-security upgrades, as required by CJIS requirements, to include stronger email encryption and filtering, multifactor authentication, and SEIM monitoring.

4. ADJOURN

The meeting was adjourned at 6:50pm.

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Contractor's Licenses

June 2, 2025

General Contractor

Superior Fence and Rail of Mpls

Mechanical Contractor

Anderson's Mechanical Services, LLC.

Hero Home Services, LLC.

JayHawk Mechanical, Inc.

Professional Mechanical Services, LLC.

Plumbing Contractor

JayHawk Mechanical, Inc.



Memorandum

To: Mayor Nelson and Members of the City Council
Cc: Dan Buchholtz, City Administrator
From: George Linngren, Public Works Director
Date: May 28, 2025
Subject: May 2025 Public Works Report

Monthly Report: May Activities

1. Boulevard Ash Tree Removal

May was a productive month. We successfully removed all boulevard ash trees that could be handled in-house. Additionally, we are nearing completion of the contracted boulevard ash tree removals. The final area remaining is along Garfield and Hayes Streets, involving approximately 40 trees, as well as a few miscellaneous locations. Following this, we will shift our focus to ash tree removals within city parks, which will significantly alter the landscape in those areas.

2. Tower Days Preparation

Preparations for Tower Days are well underway. Promotional signage has been placed around town, and we are currently organizing logistics for the parade and related events at Lakeside. Notably, we will feature the new street sweeper in the parade and use it to clean the streets following the procession. The sweeper will also be showcased at the CCWD (Coon Creek Watershed District) booth to help educate the public on the connection between clean streets and clean water.

3. City Hall Landscaping

We have completed site preparation on the south side of City Hall for new landscaping. This includes tree plantings and sod installation, with the goal of completing the project by the end of June.

4. Tree Stump Grinding and Restoration

Stump grinding operations have begun. These areas will be restored with topsoil and seed. Due to the volume of stumps, we appreciate the public's patience and assure residents that all sites will be addressed as soon as possible.

5. Terrace Park Playground

Work on the Terrace Park playground is nearing completion. Grading and the final inspection are the last remaining tasks. Once completed, the playground will be opened for public use.

6. Mowing and Grounds Maintenance

Mowing operations are in full swing. All park areas have been aerated and treated with

appropriate chemicals. We've brought on a couple of seasonal workers, and their contributions have been highly valuable.

7. New Hot Box Equipment

We've received the new hot box—thank you. This equipment is a significant investment that will greatly improve the durability of our street maintenance efforts when used alongside the new sweeper. It will allow for more permanent patches, reducing the need for repeat repairs. Crack sealing operations using the hot box are set to begin later this week.

Meetings Attended

1. Two City Council meetings
2. One City Council workshop
3. Bi-weekly City Hall construction meetings
4. SUSA monthly Utility Operators meeting
5. Coon Creek Watershed District meeting

This concludes my report for the month of May. I am available to answer any questions you may have.



City of Spring Lake Park
Code Enforcement Division
1301 Eighty First Avenue Northeast
Spring Lake Park, Minnesota 55432
(763) 783-6491 Fax: (763) 792-7257

REPORT

TO: Spring Lake Park City Council
FROM: Jeff Baker, Code Enforcement Director
RE: Code Enforcement Monthly Report for May 2025
DATE: May 28, 2025

In May 2025, a total of 22 building, 0 Certificate of Occupancy, 4 zoning, 9 mechanical, 5 plumbing and 2 fire suppression for a total of 42 permits issued compared to a total of 55 in 2025. We conducted 142 inspections in the month of May including 59 building, 9 housing, 29 fire, 1 zoning and 44 nuisance inspections.

3 administrative offense tickets were issued in the month of May.

Code Enforcement – Addressing Update:

Code Enforcement has been working diligently to correct addressing issues within the City of Spring Lake Park. Accurate addressing is critical for first responders, as every second matters in an emergency.

We are currently in the process of correcting the addresses for the property located at 1628–1638 County Highway 10. These addresses have been incorrect for quite some time, with some tenants informally selecting their own suite numbers. This has caused confusion and inconsistencies that could hinder emergency response and proper service delivery.

The corrected addressing will go into effect on August 1st. All tenants and property owners have been notified of the changes.

Fire Inspections:

Annual and routine fire inspections are well underway. During these inspections, we identified three businesses that had moved into the City without first obtaining a Certificate of Occupancy. We are currently working with each of them to bring their spaces into compliance and complete the proper approval process.

Construction Update:

There are no significant construction updates to report at this time.

In May of 2025, I also attended the following appointments:

- City Council meetings on May 5th.
- City Council Workshop May 19th.

- Planning Commission Meeting May 27th.
- City Hall Open House May 22nd.

This concludes the Code Enforcement Department monthly report for May 2025. If anyone has any questions or concerns regarding my report, I would be happy to answer them at this time.

Memorandum

To: Mayor Nelson and Members of the City Council
From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer
Date: May 28, 2025
Subject: Variance – 965 83rd Ave NE

Background

Kurtiss Kemmet, 965 83rd Avenue NE, has submitted an application for a variance from the 4 foot height limitation for a privacy fence in the front yard.

The applicant is seeking a variance from the height limitation set forth under SLPC 16.28.030 (Fences).

The site is located at the intersection of Laddie Road and 83rd Avenue NE. The property is guided for low density residential in the 2040 Comprehensive Plan. The property is zoned R-1, Single Family Residential – allowed uses include single-family homes and duplexes. Property records show that the house on the property was constructed in 1984.



The City's current yard setback standards for the R-1 zoning district is as follows:

Dwelling, single family – front yard	35 feet
Dwelling, single family – rear yard	40 feet
Dwelling, single family – side yard	10 feet
Accessory uses, rear yard	5 feet
Accessory uses, side yard	5 feet

SLPC 16.28.030 regulates the location, height, type of construction and maintenance of fences within the City.

§ 16.28.030 Fences

- F. *Residential district fences.* In single- and multiple-family residential districts, no fence may exceed four feet in height above the ground level, in front of the front line of the residential structure, along any street or highway right-of-way, or in the front yard as defined by this title. In these districts, fences along the side lines to the rear of the front line of the residential structure and along the rear line, including rear lines abutting street or highway right-of-way zones, may not exceed six feet in height above the ground level. The required front yard of a corner lot shall not contain any fence which may cause danger to traffic on a street or public road by obscuring the view. On corner lots, no fence shall be permitted within the intersection sight distance triangle as shown in SLPC 16.64.030, App. C.

The applicant is seeking a variance from the requirement that no fence located in the front line of a residential structure may exceed four feet in height. The Zoning Code defines the front lot line as “the boundary of a lot abutting a street. On a corner lot, the shortest street lot line shall be the front lot line.” SLPC 16.20.080 (B) states that “...the front yard shall extend along the entire frontage of the lot and along both streets in the case of a double frontage or corner lot.” In addition, SLPC 16.20.080 (E)(1) states that “the required front yard of a corner lot shall remain free of any wall, fence, structure, tree, shrub, or growth that does not maintain at least 75 percent transparency.”

Previous applications: April 1984 - variance granted to build house with an 8 foot side yard setback. April 2001 - variance granted to allow curb cut for the driveway to be 30 feet wide, rather than the 24 foot standard.

Analysis

Section §16.60.040 of the City of Spring Lake Park’s zoning code outlines the criteria for considering variances:

“The City Council may grant a variance from the strict application of this title and impose conditions and safeguards on the variance so granted only in instances where their strict enforcement would cause practical difficulties in complying with the official control because of circumstances unique to the individual property under consideration, and may grant a variance only when it is demonstrated that such actions will be in harmony with the general purposes and intent of this title and when the variances are consistent with the Comprehensive Plan. “Practical difficulties” as used in connection with granting of a variance means that the property owner proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical

difficulties also includes, but is not limited to, direct sunlight for solar energy systems. A variance shall not be granted to allow a use that is not allowed in the zoning district involved.”

Constructing a privacy fence in a yard is a reasonable use of the property as privacy fences are frequently found in single family residential areas. The proposed fence would not change the character of the neighborhood as the corner lot property located across the street at 937 83rd Avenue has a similar privacy fence in the front yard setback as being requested by the applicant, though it does not abut a driveway. Staff will note that there is a code compliant fence at 8322 Laddie Road NE in the front yard. The property faces a unique circumstance as the garage and driveway face Laddie Road, which makes that frontage function more like a side yard, despite its legal classification as a front yard. The practical difficulty was not created by the landowner.

This provision of code has been inconsistently enforced across the City, resulting in a hodge-podge of compliant and non-compliant fences in the front yard in corner lots across the City.

Recommendation

While the code is clear, this provision has been inconsistently enforced across the City, resulting in a visible mix of compliant and non-compliant fences in the front yards of corner lots. This has led to a lack of uniformity in how corner lot fencing is treated, both in terms of appearance and code compliance. The applicant’s request reflects a broader pattern of property owners seeking privacy and utility in these transitional yard spaces.

There are valid considerations both in support of and in opposition to the variance. On one hand, the lot’s configuration results in a street-facing yard that functions more like a side or rear yard, and the proposed fence may offer enhanced privacy and security without impacting visibility if placed outside the required sight triangle. On the other hand, approval of a taller, fully opaque fence could contribute to an inconsistent application of the City’s fencing standards and may diminish the open character typically associated with corner lots. Additionally, a code-compliant alternative exists: the applicant could construct a fence aligned with the front face of the garage, which would still allow for enclosure of the majority of the yard space. This raises the question of whether the request reflects a practical difficulty as defined under the zoning code, or whether it is primarily a matter of personal preference.

The Planning Commission held a public hearing on the variance request at its May 27, 2025 meeting. After hearing from the applicant and reviewing the facts of the variance, the Planning Commission recommended approval of the variance with the following conditions:

1. Fence shall be located no closer than 17 feet from back of curb to ensure it is outside of the City’s right-of-way.
2. Fence must be constructed of durable, residential-grade material such as vinyl, cedar or treated wood, and maintained in good repair with no warping, leaning or visible damage.
3. Applicant shall obtain a building permit for the fence prior to construction.

If you have any questions regarding this application, please don’t hesitate to contact me at 763-784-6491.

865 83rd Avenue – Viewd from 83rd Avenue, facing North



865 83rd Avenue – Viewed from Laddie Road, facing East



937 83rd Avenue NE – Viewed from Laddie Road, facing West



8323 Laddie Road NE – Viewed from Laddie Road, facing West



RESOLUTION NO. 2025-21

A RESOLUTION APPROVING A VARIANCE FOR 965 83RD AVENUE NE TO ALLOW A PRIVACY FENCE IN THE FRONT YARD EXCEEDING FOUR FEET IN HEIGHT

WHEREAS, Kurtiss Kemmet (“Applicant”) submitted an application for a variance from the height limitation for a privacy fence located in the front yard at 965 83rd Avenue NE, legally described as West ½ of Lot 1 Block 2 Fairview Court, Anoka County, Minnesota; and

WHEREAS, Spring Lake Park City Code § 16.28.030(F) limits fences located in the front yard of residential structures to a maximum height of four (4) feet and requires 75% transparency for front yard fences on corner lots per § 16.20.080(E)(1); and

WHEREAS, the Applicant is requesting a variance to construct a six (6) foot tall privacy fence in the yard abutting Laddie Road, which is considered a front yard under City Code due to the property’s corner lot configuration; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the variance application on May 27, 2025, and recommended approval of the variance subject to conditions; and

WHEREAS, the City Council finds that strict enforcement of the zoning code would cause practical difficulties due to the unique configuration of the lot, which causes the Laddie Road frontage to function more like a side or rear yard rather than a traditional front yard; and

WHEREAS, the proposed fence location does not encroach into the intersection sight triangle and will be located outside the City’s right-of-way; and

WHEREAS, the City Council finds that the variance, if granted and subject to appropriate conditions, is consistent with the Comprehensive Plan, will not alter the essential character of the locality, and represents a reasonable use of the property not permitted by existing code provisions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota, as follows:

1. The City Council hereby approves the variance request to allow the construction of a privacy fence exceeding four feet in height within the yard abutting Laddie Road at 965 83rd Avenue NE, subject to the following conditions:
 - a. The fence shall be located no closer than 17 feet from the back of the curb to ensure it remains outside of the City’s right-of-way.
 - b. The fence must be constructed of durable, residential-grade material such as vinyl, cedar, or treated wood, and shall be maintained in good repair without warping, leaning, or visible damage.
 - c. The applicant shall obtain a building permit prior to construction of the fence.

The foregoing resolution was moved for adoption by Councilmember .

Upon roll call, the following voted aye:

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of June 2025.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: May 28, 2025

Subject: Text Amendment for Sports Performance Training Center and CUP Request for Optimize Physical Therapy for property at

The City received a request from Dr. Abby Rehberger, Optimize Physical Therapy (OPT) for a both a text amendment to allow a “Sports Performance Training Center” use in the I-1, Light Industrial, zoning district and a conditional use permit (CUP) request for a sports training and physical therapy use at the former RISE property at 8406 Sunset Road NE.

The ordinance makes the following amendments to Chapter 16 of the City Code:

- **Definitions Section (SLPC 16.04.070):**
A new definition is added for “Sports Performance Training Center,” describing a facility offering supervised athletic training and potentially therapeutic services for sports-related conditions.
- **Table of Uses (SLPC 16.64.040 – Appendix D):**
“Sports Performance Training Center” is listed as a conditional use within the I-1 Light Industrial district.
- **Development Standards (SLPC 16.36.010 – Paragraph N):**
Standards are established to ensure the use accommodates all parking on-site, meets signage and building safety requirements, and avoids conflicts with loading operations or adjacent properties. The Building Official must evaluate the need for building code modifications, which are the responsibility of the applicant or property owner.

The Planning Commission held a public hearing on May 27, 2025, and recommended approval of both the zoning code amendment and the conditional use permit for Optimize Physical Therapy. The Commission found the proposed amendment to be consistent with the intent of the zoning code and comprehensive plan, and the proposed use to be compatible with the surrounding industrial area.

Staff supports adoption of Ordinance 504 as presented. Staff also supports adoption of the conditional use permit for OPT. More details on the proposed ordinance and the CUP application are included in the City Planner’s memo to the Planning Commission.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

To: Spring Lake Park Planning Commission
Spring Lake Park City Council
City of Spring Lake Park

From: Phil Carlson, AICP, Stantec

REQUESTS: Zoning Code Amendment,
Conditional Use Permit

Date: May 27, 2025

APPLICANT: Abby Rehberger, Optimize
Physical Therapy

ADDRESS: 8406 Sunset Road NE

OWNER: Rise, Inc.

ZONING: I-1 Light Industrial

INTRODUCTION

The Planning Commission and City Council have discussed the idea of amending the code to allow for a sports performance training center use in the Industrial district. The use describes Optimize Physical Therapy (OPT), a commercial physical therapy and training business that caters to youth athletes. OPT is interested in purchasing the property at 8406 Sunset Road NE, the former RISE facility, in the I-1 Light Industrial district. The I-1 district does not now include any permitted or conditional uses that would fit OPT's use, so a text amendment is proposed to add "sports performance training center" as a conditional use. Concurrently, OPT is applying for a conditional use permit (CUP) to allow the use to occupy the property.

Ideally, the code would be changed first, then a business would apply for a CUP applying that code change, but in this instance, city staff has agreed that the two requests could come in together in order to save time and effort, assuming the City Council approves both requests. The risk is OPT's if there are changes to either decision that might impact the requests.



ZONING CODE TEXT AMENDMENT

The proposed zoning code text amendment is based on the Burnsville zoning ordinance, which includes the use "sports performance training center", combining aspects of a medical clinic with a recreation use. The amendment would be to **Section 16.64.040 Appendix D: Schedule of Permitted Uses By District**, under the I-1 district, but also to **Section 16.04.070 Definitions**, as detailed on the next page.

Proposed additions to the code are in underlined text to include the following:

- Add a definition in the front section of the zoning ordinance, places in alphabetical order
- Add a use in the Appendix table of permitted uses, also in alphabetical order
- Add paragraph N to SLPC 16.36.010 detailing the standards for the use

Re: **Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE**

16.04.070 Definitions – Zoning

SPORTS PERFORMANCE TRAINING CENTER: A private establishment offering individual or group athletic training programs for specific sports and athletic activities often associated with athletic organizations, sport associations, and schools, supervised by specialized coaches present for all training sessions and where tournaments and competitions may be held. The use may also include therapy by trained medical personnel to treat sports-related conditions.

...

16.64.040 Appendix D: Schedule Of Permitted Uses By District

...

C. Light industrial district. Conditional uses in this paragraph shall be governed by the criteria enumerated in SLPC 16.56, relating to conditional uses. Interim uses in this paragraph shall be governed by criteria enumerated in SLPC 16.58, relating to interim uses.

<i>Uses in I-1</i>	<i>Category</i>
...	
Small wireless facility in right-of-way, as regulated in SLPC 12.48	P
<u>Sports performance training center¹</u>	<u>C</u>
Storage, enclosed rental	C
...	

16.36.010 Development Standards

N. Sports Performance Training Centers

1. Parking for all activities on site must be accommodated with off-street parking on the building site or via a joint parking agreement.
2. All signage must meet the requirements of this title.
3. If the facility is located in an existing multi-tenant building, off-street parking and loading must be provided for all tenant uses as required by this title.
4. Customer parking and pedestrian access to the building must not interfere with off-street loading or large truck maneuvering on the site.
5. The Building Official shall determine whether the proposed use requires building modifications to comply with health and safety code. All required modifications shall be completed at the expense of the property owner or tenant.

Re: Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE

CONDITIONAL USE PERMIT

The property at 8406 Sunset Road is about 2.8 acres; the building is about 60,000 sq ft in size. The parking lot has 97 spaces, which Optimize believes is more than adequate, and we concur. The standards in the ordinance (assumed to be adopted) for a sports performance training center require off-street parking for all activities in the facility. The site can accommodate this use as a conditional use. There are internal changes contemplated for the building, but no significant exterior changes to the site or building. The preliminary floor plan for the facility is included at the end of this report.

The zoning code, in Section 16.56.030, lists eleven criteria for considering any conditional use, excerpted at the end of this report. The OPT use satisfies all the criteria and will not be detrimental to surrounding properties or impose a burden on city services and infrastructure.

RECOMMENDATION

Zoning Code Text Amendment

I recommend that the Planning Commission recommend approval of the attached draft ordinance adding the sports performance training center use in the Definitions and the Table of Uses in the Spring Lake Park Zoning Code as a conditional use in the I-1 district.

Conditional Use Permit

I recommend that the Planning Commission recommend approval of the conditional use for Optimize Physical Therapy at 8406 Sunset Road NE as detailed in the materials submitted by Optimize, with the following conditions and findings.

Conditions for Approval

- 1) The conditional use permit is only approved if the zoning code is amended to include the sports performance training center definition and use.
- 2) Parking for all activities on site must be accommodated with off-street parking on the building site or via a joint parking agreement
- 3) All signage must meet the requirements of this title
- 4) Customer parking and pedestrian access to the building must not interfere with off-street loading or large truck maneuvering on the site
- 5) The building inspector must determine if the change of use requires alterations to the building to ensure health and safety. The applicant shall be responsible for all required changes.

Findings of Fact for Approval

- 1) Optimize Physical Therapy has applied for a conditional use permit to operate a sports performance training center in the building at 8406 Sunset Road NE.
- 2) The proposed use meets the conditions in the Zoning Code Section 16.64.040 for a sports performance training center.
- 3) The Optimize Physical Therapy use satisfies the criteria in Section 16.65.030 of the Zoning Code for approving a conditional use permit.

Re: Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE

Denial of Conditional Use Permit

A conditional use is considered a permitted use to which reasonable conditions may be attached based on findings. If the Commission wishes to recommend denial of the conditional use permit, they should craft findings to support that decision.

60-DAY DEADLINE

The application was received on May 2, 2025. The deadline for final action by the City Council per State statute 15.99 is July 2, 2025.

CONDITIONAL USE PERMITS

Section 16.56.030 Application Procedure.

E. Findings and recommendations. The Planning Commission shall then make its findings and recommendations to the City Council within 30 days following the end of the public hearing.

1. The City Council may then authorize the conditional use permit, provided the applicant has provided evidence establishing the following:
 1. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
 2. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
 3. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;
 4. The use is one of the conditional uses specifically listed for the district in which it is to be located;
 5. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;
 6. The use will not lower property values or impact scenic views in the surrounding area;
 7. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;
 8. Sufficient off-street parking and loading space will be provided to serve the proposed use;
 9. The use includes adequate protection for the natural drainage system and natural topography;
 10. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and
 11. The proposed use will not stimulate growth incompatible with prevailing density standards.

May 27, 2025

Spring Lake Park Planning CommissionSpring Lake Park City Council

Page 5 of 7

Re: Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE

OPTIMIZE PT USE

Optimize provided the following information to the City about their use.

1. Building use

Describe your business

- Optimize Physical Therapy and Elite sport Performance is a physical therapy and sports training facility. We have been operating out of a facility in Blaine for the past 5 years and was located in Roseville for 2 years prior to that.
- We are primarily an outpatient orthopedic physical therapy clinic that specializes in manual therapy, injury prevention, return to sport and concussion/dizziness.
- In addition, we run multiple sport training camps/clinics for youth athletes. We currently primarily focus on weight lifting (after school and during the summer) and softball and baseball camps. During the school year we train youth athletes from 3pm-9pm on the weekdays and 9am-9pm on weekends. During the summer months we run strength and conditioning 9am-1pm in our weight room while other staff travel MN running outdoor softball and baseball camps (Brainerd, Alexandria, Spring Lake Park, White Bear Lake, Etc.)
- For reference in the past 2024 and early 2025 we had 40 baseball and softball teams we were unable to accommodate due to not having enough space in our current location.
- Aside from the camps Optimize runs, we also offer our space for team rental and rent our batting cages to several youth little league teams, travel ball teams and High school teams.

What is the plan for the building?

- Our plan for the building is to expand our current physical therapy and sports training practice to include basketball and volleyball and offer a much larger baseball/softball space for teams to rent, train and expand our softball and baseball camps.
- In the summer months we plan to offer youth sports summer camps.
- Offer community use of the courts during the day time hours for pickleball, court use, weight room.
- Home school co-op during the school year.

How will spaces within the building be used, including square footage and capacity?

- See diagram for full description:
 - Office area for treatment rooms, turf speed training and open lounge area.
 - 3 Volleyball/basketball areas
 - Open warehouse with turf for baseball/softball training
 - Turfed bullpen area
 - 2 weight rooms

Do you plan to sublet any portion of the building to another tenant?

- Optimize will operate the entire building and local sports teams will use the space to practice, scrimmage and potentially be a site to run youth (2nd, 3rd and 4th grade) tournaments.
- There will be two separate entities operating within the space (All companies involved owned by Abby Rehberger.
- Apparel company- owned by Abby Rehberger
- Home school co-op- Owned by Abby Rehberger

2. Physical Changes:

Will there be exterior changes or only interior modifications?

- No plans to modify the exterior
- No, as-is, the building is ideally suited for our use.

3. Exterior Uses:

Re: Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE

Are there plans for exterior uses or amenities, such as the existing break/lunch area indicated on the aerial imagery?

- The outdoor break area will be left as is and used as an outdoor break area.

4. Hours of Operation:

What are your proposed hours of operation, including times for specific activities or uses?

- Hours vary slightly depending on the time of the year. We work with primarily youth athletes.
- During the school year:
 - We will have “general” patients during the day time hours. There’s currently 2.5 therapists on staff all treating one patient at a time.
 - Home-school co-op with 8-12 students.
 - We also would hope to open the facility for community members during the day time with monthly memberships to use the courts for activities such as pickleball, basketball and weight room use.
 - After school: sports training and practices from 3-9pm.
 - Softball/Baseball we limit training to 20 athletes/group. There would be two groups in the baseball area totaling 40 athletes and 8-10 staff. ALL parents drop off and pick up for these as we do not allow parents to stay for practice. After their 1.5 hour practice they transition into the weight room and the next group comes in.
 - Basketball/volleyball: approx 10 kids on each team. If they do 2 teams, 20 total with 2-3 coaches in each gym.
- Summer months:
 - Physical Therapy treatments continue.
 - Summer youth sports program: 40 kids total (20: K-3rd and 20: 4-6th) Again parents will drop kids off and pick up after work.

5. Miscellaneous Questions:

How many staff, clients or visitors do you anticipate at peak times?

- October - March: 3-6pm during the school year: 150 max

How many employees do you have?

- We currently have 25 people on payroll. However, many of these are High school and college students that assist with summer camps and after school training and work a total of 10-15 hours/week during our training times.
- We have 2 people on staff full time including myself.
- With this expansion we will be closer to 6 people on staff full time plus the seasonal workers.

Are there any activities that might create elevated noise levels or increase traffic during specific times?

- The only noise would be during the evenings and weekends of teams practicing/cheering
- Possibility for youth 2-4th grade basketball tournaments on a weekend day. (Most likely Saturday). 2 teams in 3 courts for a total of 60 athletes playing. Plus 20-40 kids finishing games and leaving as new players come in (total 100). That is if every single parent drove their kid vs some car pooling.

6. Truck Loading Needs:

Do you anticipate retaining the existing truck dock for deliveries?

- We will keep them there, but after move in do not plan to use them for the purpose of receiving any deliveries.

Re: Zoning Code Amendment, Conditional Use Permit, 8406 Sunset Drive NE

Optimize PT Floor Plan, 8406 Sunset Road NE



**SPRING LAKE PARK
ORDINANCE 504**

**AN ORDINANCE AMENDING THE SPRING LAKE PARK ZONING CODE TO
ADD THE SPORTS PERFORMANCE TRAINING CENTER USE**

NOW THEREFORE, be it ordained by the Council of the Spring Lake Park, in the State of Minnesota, as follows:

SECTION 1: **AMENDMENT** “16.04.070 Definitions - Zoning” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

A M E N D M E N T

16.04.070 Definitions - Zoning

For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALLEY. A narrow thoroughfare upon which the rear of premises generally abuts or upon which service entrances of buildings abut, and which is not generally used as a thoroughfare by both pedestrians and vehicles, or which is not used for general traffic circulation, or which is not in excess of 30 feet in width at its intersection with a street.

AUTOMOBILE SERVICE STATION. Any building or premises used for the dispensing or sale of automobile fuels, lubricating oil or grease, tires, batteries, or minor automobile accessories. Services offered may include the installation of tires, batteries, and minor accessories, minor automobile repairs, and greasing or washing of individual automobiles. When sales, services, and repairs as detailed here are offered as incidental to the conduct of an **AUTOMOBILE SERVICE STATION**, premises shall be classified by the primary usage. **AUTOMOBILE SERVICE STATIONS** shall not include the sale or storage of junked motor vehicles, shall not include premises offering major automobile repairs, automobile wrecking, or automobile sales. In connection with **AUTOMOBILE SERVICE STATIONS**, fuels offered for sale shall be stored only in underground tanks located wholly within the lot line.

AUTOMOBILE WASH. A building, or portion thereof, containing facilities for washing more than two automobiles, using production line methods with a steam cleaning device or other mechanical devices.

BASEMENT. A story having more than one-half its height below the average level of the adjoining finished grade. A **BASEMENT** is counted as a story for the purposes of height regulations, if subdivided and used for business or dwelling purposes.

BERTH. A loading space.

BLOCK. A tract of land bounded by streets, or a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines, waterways, or boundary lines of the corporate limits of the city.

BOARDING HOUSE. A building other than a hotel, where for compensation and by prearrangement for definite periods, meals or lodging and meals are provided for three or more persons, but not exceeding ten persons.

BOARDING SCHOOL. A school at which the pupils receive board and lodging during the school term.

BREWER TAP ROOM. A brewer taproom is a facility on or adjacent to premises owned by a brewer licensed under M.S. § 340A.301, Subd. 6(c), (i) or (j) and produces less than 250,000 barrels of malt liquor annually, and where the on-sale and consumption of malt liquor produced by the brewer is permitted pursuant to M.S. § 340A.301, Subd. 6(b).

BUILDABLE AREA. The space remaining on a lot after the minimum setback and open space requirements of this title have been met.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy. The term includes structures of every kind, regardless of similarity to buildings.

BUILDING, ACCESSORY. A subordinate building or structure on the same lot.

BUILDING, DETACHED. A building surrounded by open space, that open space being on the same zoning lot as the building.

BUILDING, HEIGHT OF. The vertical distance measured from the average elevations of the finished grade along the front of the building to the highest point of the roof surface in a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and the ridge of gable, hip, and gambrel roofs.

BUILDING INSPECTOR. The building inspector of the city.

BUILDING LINE. An imaginary line separating buildable area and required yards.

BUILDING LINE SETBACK. The distance between the building line and the property line.

BUILDING, NON-CONFORMING. See **NON-CONFORMING BUILDING.**

BUILDING, PRINCIPAL. A non-accessory building in which a principal use of the zoning district in which it is located is conducted.

BULK. The term used to indicate the size and setbacks of buildings or structures and location of same with respect to one another, and includes the following:

- A. The size and height of buildings;
- B. The location of exterior walls at all levels in relation to lot lines, streets, or to other buildings;
- C. The gross floor area of buildings in relation to lot area (floor area ratio);
- D. All open spaces allocated to buildings; and
- E. The amount of lot area per dwelling unit.

BULK MATERIALS. Uncontained solid matter, such as powder, grain, stone, and sulphur, and the like, that has a tendency to become airborne.

BULK DEICER STORAGE. Storage of any material used for deicing and/or traction during winter conditions that is more than five tons in solid form or 1,000 gallons in liquid form.

CITY ADMINISTRATOR, CLERK/TREASURER. The Administrator, Clerk/Treasurer of the city.

CITY COUNCIL. The City Council of the city.

CLUSTER DEVELOPMENT. A planned unit development consisting only of residential units.

COCKTAIL ROOM. A cocktail room is a facility on or adjacent to premises owned by a micro distillery licensed under M.S. § 340A.301 Subd. 6(c) which produces premium, distilled spirits in total quantity not to exceed 40,000-proof gallons in a calendar year, and where the on-sale and consumption of distilled spirits produced by the microdistillery is permitted pursuant to M.S. § 340A.301, Subd. 6(c).

COMPREHENSIVE PLAN. A compilation of reports and maps for guiding the physical, social, and economic development, both private and public, of the city.

CONDITIONAL USE. A use classified as conditional generally may be appropriate or desirable in a specific zone, but requires approval because if not carefully located or designed, it may create special problems such as excessive height or bulk or traffic congestion.

CONDITIONAL USE PERMIT. A permit to allow a conditional use duly authorized by the appropriate authority as described in SLPC 16.56.020. A conditional use permit may be subject to periodic review upon determination by the city.

CURB LEVEL. The level of the established curb in front of the building measured at the center of that front. Where a building faces on more than one street, the **CURB LEVEL** shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the City Engineer shall establish the **CURB LEVELS**.

DECIBEL. A unit of measurement of the intensity of sound level.

DEICER. Any substance used to melt snow and ice or used for its anti-icing effects.

DISPLACEMENT. The amount of motion involved in a vibration.

DISTRICT. A ZONING DISTRICT as defined herein.

DORMITORY. A building used as group living quarters for a student body, religious order or other group as an associated use to a college, university, boarding school, orphanage, convent, monetary or other similar use. Dormitories do not include kitchen facilities, except a group kitchen facility to serve all residents.

DWELLING, ATTACHED. A dwelling unit which is joined to another dwelling or building on one or more sides by a party wall or walls.

DWELLING, DETACHED. A dwelling unit which is entirely surrounded by open space on a single parcel with no common party walls.

DWELLING, MEDIUM DENSITY. A residential building designed for or occupied by three or more families, either wholly attached or partially a part of a large detached structure with separate laundry, storage, housekeeping, and cooking for each dwelling unit. This type of dwelling units shall include townhouses, patio homes, condominiums, cooperatives, or similar units which are intended to be owner occupied.

DWELLING, MULTIPLE-FAMILY. A residential building containing three or more dwelling units with more than one unit connecting to a common corridor or entranceway and which may have some common housekeeping facilities and are available for rent.

DWELLING, SINGLE-FAMILY. A detached dwelling unit containing accommodations for and occupied by one family only.

DWELLING, TWO-FAMILY. A building designed for occupancy by two families living independently of each other.

DWELLING UNIT. A residential building or portion thereof intended for occupancy by a single family for living purposes and having its own permanently installed cooking and sanitary facilities, but not including hotels, motels, boarding or rooming houses, tourist homes, or mobile homes.

FAMILY. An individual or two or more persons related by blood, marriage, or adoption, and bona fide domestic servants, plus up to two unrelated persons, or a group of not more than three unrelated persons living together as a single housekeeping unit in a dwelling unit.

FAMILY members may enter into rental agreement(s) within the **FAMILY** unit. The definition of **FAMILY** for single-family residential purposes may be expanded to include up to four unrelated adults and up to six unrelated persons living together as a single housekeeping unit in a dwelling unit, provided that the applicant(s) be a qualified non-profit organization or a recognized governmental agency, and further provided that the applicant(s) obtain a conditional use permit in the manner provided in this code.

FLOOR AREA. The floor area of a building is the sum of the gross horizontal areas of the

several floors of the building, measured from the exterior faces of the exterior walls.

FOOT CANDLE. A unit of illumination intensity.

FRONTAGE. All the property fronting on one side of a street between the nearest intersecting streets, or between a street and a right-of-way, waterway, or other similar barrier.

GARAGE, PRIVATE. An accessory building designed and used for the storage of not more than three motor-driven vehicles and owned and used by the occupants of the building to which it is accessory.

GARAGE, PUBLIC. A building, other than a private garage, used for the care, repair, or equipment of automobiles, or where these vehicles are parked or stored for remuneration, hire, or sale within the structure.

GRADE, STREET. The elevation of the established street in front of the building measured at the center of that front. Where no **STREET GRADE** has been established, the City Engineer shall establish the **STREET GRADE** or its equivalent for the purpose of this title.

HOME OCCUPATION. Any business, occupation, profession, or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use. General farming and gardening activities are not considered home occupations and are not regulated by this title.

HOTEL. A building occupied as the more-or-less temporary abiding place of individuals who are lodged with or without meals, in which there are more than ten sleeping rooms usually occupied singly, and no provision made for cooking in any individual room or apartment.

HOUSE TRAILER. Any trailer or semi-trailer which is not more than eight feet in width and not more than 35 feet in length, and which is designed, constructed, and equipped for use as a human dwelling place, living abode, or living quarters.

LOADING SPACE. The portion of a lot or plot designed to serve the purposes of loading and unloading all types of vehicles.

LODGING HOUSE. A building where lodging is provided for compensation to three or more persons, in contradistinction to hotels open to transients.

LOT. Land occupied or to be occupied by a building and its accessory buildings together with such open spaces as are required under this title, and having its principal frontage upon a street. The term includes the words **PLOT, PIECE, PARCEL**, and **TRACT**.

LOT, CORNER. A lot located at the intersection of two streets; or a lot bounded on two sides by a curving street, two chords of which form an angle of 120 degrees or less measured on the lot side.

LOT COVERAGE. The area of a zoning lot occupied by the principal building or buildings

and accessory buildings.

LOT DEPTH. The mean horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE. A lot having frontage on two non-intersecting streets, as distinguished from a corner lot.

LOT, INTERIOR. A lot other than a corner lot.

LOT LINE, FRONT. The boundary of a lot abutting a street. On a corner lot, the shortest street lot line shall be the **FRONT LOT LINE**.

LOT LINE, REAR. The lot line or lot lines most nearly parallel to and most remote from the front lot line.

LOT LINE, SIDE. Lot lines other than front or rear lot lines which are generally perpendicular to the front lot line.

LOT OF RECORD. A lot which is a part of a subdivision, the map of which has been recorded in the office of the Registrar of Deeds, or a lot described by metes and bounds, the deed to which has been recorded in the office of the Registrar of Deeds at the time this title is adopted.

LOT WIDTH. The horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line.

MANUFACTURED HOME. A single-family dwelling transportable in one or more sections for purposes of construction, and built in conformance with the Manufactured Home Building Code as defined in M.S. §§ 327.31 - 327.35, as they may be amended from time to time.

MAY. The act referred to is permissive.

MOBILE HOME. A transportable, single-family dwelling unit, suitable for year-round occupancy and containing the same water supply, waste disposal, and electrical conveniences as immobile housing; and being subject to tax or registration under state law; and having no foundation other than wheels, jacks, or skirtings.

MOTEL. A combination or group of two or more detached, semi-detached, or connected permanent dwellings occupying a building site integrally owned and used as a unit to furnish overnight transient living accommodations.

NON-CONFORMING BUILDING. A structure which does not comply with the district, bulk, yard, setback, or height regulations of the district in which it is located.

NON-CONFORMING LOT. A lot which does not comply with the minimum lot area or frontage requirements of the district in which it is located.

NON-CONFORMING USE OF BUILDING. A use of a building which does not conform to the applicable use regulations of the district in which it is located.

NON-CONFORMING USE OF LAND. Any use of a lot which does not conform to the applicable use regulations of the district in which it is located.

PARKING, OFF-STREET. Parking spaces which are provided on other than the public right-of-way.

PARKING SPACE. A land area of such a shape and dimension and so maintained as to be usable for the parking of a motor vehicle, and so located as to be readily accessible to a public street or alley.

PATIO HOUSE. A single-family residence constructed lot line to lot line and oriented about a central court.

PERFORMANCE STANDARD. A criterion established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazard, or glare, heat glare, heat generated by, or inherent in, uses of land or building.

PERSON. Includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

PLANNED UNIT DEVELOPMENT. A tract of land developed as a unit rather than as individual development, wherein two or more buildings may be located in relationship to each other rather than to lot lines.

PLANNING COMMISSION. The Planning Commission of the city.

PLOT. A tract other than one unit of a recorded plat or subdivision and occupied and used or intended to be occupied and used as a building site and improved or intended to be improved by the erection thereon of a building or buildings and accessory building or buildings and having a frontage upon a public street or highway and including as a minimum those open spaces as required under this title.

PUBLIC OPEN SPACE. Any publicly owned open area, including but not limited to the following: parks, playgrounds, school sites, parkways, and streets.

PUBLIC ROAD. Any street, alley, highway, or other public thoroughfare.

PUBLIC UTILITY. Any person, firm, corporation, municipal department, or board fully authorized to furnish and furnishing under municipal regulation to the public, such services as electricity, gas, steam, communication services, telegraph services, transportation, or water.

RECREATIONAL EQUIPMENT. House trailers including those which telescope or fold down, chassis-mounted campers, house cars, motor homes, tent trailers, slip-in campers, converted buses, and converted vans.

REST HOME, CONVALESCENT HOME, or NURSING HOME. A public or private home for the care of persons, or a place of rest for those suffering bodily disorders.

SATELLITE RECEIVE-ONLY ANTENNA or SROA. An accessory structure consisting of a device commonly parabolic in shape, mounted at a fixed point and capable of receiving, for the benefit of the principal use, television signals from a transmitter or a transmitter relay located in geostationary orbit and serving the same or similar function as the common television antenna.

SETBACK. The mean horizontal distance between the property line and the line of a building or the allowable building line.

SHALL. The act referred to is mandatory and not discretionary.

SHOPPING CENTER.

- A. **COMMUNITY SHOPPING CENTER.** A retail center designed for the purpose of retailing and providing a wide range of goods and services of both the convenience and the shopper's or durable nature such as apparel, furniture, and banking and financial services for a trade area comprised of several residential areas.
- B. **NEIGHBORHOOD SHOPPING CENTER.** A retail center designed for the purpose of retailing convenience goods such as foods and drugs and providing personal services such as barber shops and laundry stations for the accommodation of the basic day-to-day shopping or service needs of persons living or working within the nearby area.

SIGN. A name, identification, description, display, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

SPORTS PERFORMANCE TRAINING CENTER. A private establishment offering individual or group athletic training programs for specific sports and athletic activities often associated with athletic organizations, sport associations, and schools, supervised by specialized coaches present for all training sessions and where tournaments and competitions may be held. The use may also include therapy by trained medical personnel to treat sports-related conditions.

STORY. The portion of a building included between the surface of any floor and the surface of the floor next above it, or, if no floor above, the space between a floor and the ceiling next above it.

STORY, HALF. A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. **A HALF STORY** containing independent apartment or living quarters shall be counted as a full story.

STREET. A thoroughfare which affords a principal means of access to abutting property and which has been accepted by the city as a public street.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building such as bearing walls, columns, beams, or girders, or any substantial changes in the roof and exterior walls.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. When a **STRUCTURE** is divided into separate parts by an unpierced wall, each part shall be deemed a separate **STRUCTURE**.

SUBDIVISION REGULATIONS or **SLPC 14.** SLPC 14; the subdivision regulations of the city.

TOWNHOUSE. A single structure consisting of three or more dwelling units having the first story at or near the ground level, with one dwelling unit connected to the other dwelling unit by a single party wall with no openings.

USE. The purpose for which land or premises or a building thereon is designated, arranged, or intended, or for which it is or may be occupied or maintained.

USE, ACCESSORY. A use subordinate to the main use of a lot and used for purposes customarily incidental to those of the main use.

USED FOR. Includes the phrases **ARRANGED FOR, DESIGNATED FOR, INTENDED FOR, MAINTAINED FOR,** and **OCCUPIED FOR.**

USE, PERMITTED. A use which may lawfully be established in a particular district or districts, provided it conforms with all requirements, regulations, and performance standards of those districts.

VARIANCE. A modification or variation of the provisions of this title, as applied to a specific piece of property, except that modification in the allowable uses within a district shall not be considered a **VARIANCE**.

YARD. An open space on the same zoning lot with a building or structure, which **YARD** is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in this title.

YARD, FRONT. A yard extending across the front of the lot between the side yard lines and lying between the front street line of the lot and the nearest line of the building.

YARD, REAR. An open space unoccupied except for accessory buildings as regulated herein, on the same lot with a building, between the rear lines of the building and the rear line of the lot, for the full width of the lot.

YARD, SIDE. An open, unoccupied space on the same lot with a building, between the building and the side line of the lot and extending from the front lot line to the rear yard.

ZONING ADMINISTRATOR. The appointed Administrator, Clerk/Treasurer, or his/her designee.

ZONING DISTRICT. Area of the city (as defined on the **ZONING MAP**) set aside for specific uses with specific requirements for use of development.

ZONING MAP. The map or maps incorporated into this title as a part thereof, designating the various zoning districts; the City Zoning Map.

SECTION 2: AMENDMENT “16.64.040 Appendix D: Schedule Of Permitted Uses By District” of the Spring Lake Park Municipal Code is hereby *amended* as follows:

AMENDMENT

16.64.040 Appendix D: Schedule Of Permitted Uses By District

A. *Residential districts.* The following uses are allowed in the various residential districts either as permitted, accessory, conditional, or interim uses.

<i>Use</i>	<i>Details</i>	<i>District</i>		
		<i>R-1</i>	<i>R-2</i>	<i>R-3</i>
Boarding or rental of rooms	Note: family members, as defined in this title, may enter into rental agreements	C	C	C
Dwellings	Cluster developments	-	-	C
Dwellings	Medium density dwellings	-	P	P
Dwellings	Mobile homes	-	-	C
Dwellings	Multi-family dwellings over six units per building	-	-	C
Dwellings	Single-family detached dwellings	P	P	P
Dwellings	Two-family dwellings	C	P	P
Essential public service and utility structures or uses		P	P	P
Fallout shelter		A	A	A

Family daycare	Within the residence of the daycare provider	P	P	P
Home occupations	As regulated by SLPC 16.36.010	P	P	P
Living quarters of persons employed on the premises		-	-	A
Off-street parking lots or garages		-	-	A
Parks and recreation	Private owned or operated areas	C	C	C
Parks and recreation	Private recreation facilities for the enjoyment of residents and guests only	A	A	A
Parks and recreation	Public owned or operated areas	P	P	P
Places of worship	Under 30,000 square feet; includes sacred communities as regulated by SLPC 16.36.010	C	C	C
Private garage		C	C	C
Schools	Day schools or nurseries	C	C	C
Schools	Public or private	C	C	C
Small wireless facility in right-of-way, as regulated in SLPC 12.48		C	P	P
Swimming pool		A	A	A
Tool house, shed, and similar storage		A	A	A
Uses customarily incident to the permitted, conditional or interim uses allowed in the district		A	A	A
Other public or semi- public facilities		C	C	C
Key: A = accessory uses; P = permitted uses; C = conditional uses; I = interim uses				

B. *Commercial districts.*

<i>Use</i>	<i>District</i>		
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>
Accessory uses customarily incident to the permitted, conditional or interim uses allowed in the district	A	A	A
Adult daycare facilities	C	C	C
Auto and marine; sales, leasing and rental (See SLPC 11.20.040 Paragraph F,4 re: licensing and SLPC 16.36.010 Paragraph A)	-	I	-
Auto and marine; service, parts, and repair, excluding wash	C	C	-
Boarding school	C	-	-
Brewer taprooms, brew pubs and cocktail rooms	P	P	-
Cannabis; retail, compliant with SLPC 11.48.030-11.48.040	P	P	-
Commercial recreation, indoor	C	C	-
Commercial recreation, outdoor	C	C	-
Construction and/or trades sales and service shops; with storage of equipment, supplies or materials inside a building	P	P	C
Child daycare facilities (see SLPC 16.36.010 Paragraph D)	C	C	C
Dry cleaning and laundry establishments with no more than four employees for cleaning or pressing	P	P	-
Dry cleaning and laundry collection stations, and self-service	P	P	-
Electric vehicle charging station	A	A	A
Equipment rental, no outside display	P	P	C
Equipment rental, outside display	-	C	-
Essential service structures, including, but not limited to, buildings such as telephone stations, booster or pressure stations, elevated tanks, lift stations, and electric power substations	A	A	A
Event centers, night clubs, taverns	C	C	-
Farmer's market	I	I	I
Financial institutions, with no drive-up window	P	P	C
Financial institutions, with drive-up window	C	C	C

Garden centers and nurseries	-	C	-
Greenhouses, seasonal	I	I	-
Health care services; including medical, dental, optometrist, chiropractic and counseling clinics, for the diagnosis, treatment and care of patients	P	P	P
Hospitals	-	C	-
Lower potency hemp edible retailers, compliant with SLPC 11.48.030	P	P	-
Mortuaries, funeral homes, monument sales	C	P	-
Motels, hotels, or apartment hotels	C	C	-
Motor fuel stations	C	C	-
Municipal and government buildings and structures, including police, fire, library, public works garages	C	C	C
Nursing homes, memory care or retirement homes	-	-	C
Non-alcoholic beverage bottling establishment not larger than 3,000 square feet accompanied by a retail shop or store not less than 50% of the size of the bottling establishment, where bottled product is sold	P	P	C
Off-sale liquor stores	P	P	-
Off-street parking and loading as regulated in SLPC 16.40.010	A	A	A
Offices (administrative, executive, professional, governmental, medical, research); without merchandising services	P	P	P
Offices; with merchandising services	C	P	C
Outdoor seating or dining	C	C	-
Pawnshops, secondhand goods stores (excluding motor vehicles) as regulated SLPC 16.36.010 Paragraph G (see. SLPC 11.16, Pawnshops or SLPC 11.20, Secondhand Goods Dealers, for licensing	C	C	-
Personal services; barber shops, beauty/hair salons, massage therapy, shoe repair, tailoring and alterations, alterations and the like	P	P	P
Pet related care; including dog daycare, boarding, veterinary clinics and grooming, with outdoor use	C	C	-
Pet related care including dog daycare, boarding, veterinary			

clinics and grooming, with no outdoor use	P	P	-
Places of worship; religious uses	C	C	-
Plumbing and heating showrooms and shops	-	P	-
Printing, publishing, and related distribution agencies	C	C	-
Private clubs and lodges	C	C	-
Public, parochial and private schools, trade and business schools, colleges and universities	C	C	-
Research and development; including laboratories (medical, software, communications, scientific, etc)	P	P	P
Restaurants, excluding a drive-up window	P	P	-
Restaurants, including a drive-up window	C	C	-
Restaurants; with or without on-sale liquor	P	P	-
Retail uses (excluding autos, boats, and the like) such as apparel, appliances, beverage, book, carpet, drugs, floral, furniture, grocer, hardware, jewelry, paint, tobacco, sporting goods	P	P	C
Sacred communities, as regulated by SLPC 16.36.010	C	C	-
Sexually oriented businesses as defined in SLPC 11.48 and regulated in SLPC 16.36.010 Paragraph H	C	-	-
Signs as regulated by SLPC 16	A	A	A
Small wireless facility in right-of-way, as regulated in SLPC 12.48	P	P	P
Studios; artistic, music, photo, decorating, dancing, health, and the like	C	C	-
Tattoo and body piercing	P	P	-
Theaters (indoor only)	P	P	-
Key: A= accessory uses; P = permitted uses; C = conditional uses; I = interim uses			

- C. *Light industrial district.* Conditional uses in this paragraph shall be governed by the criteria enumerated in SLPC 16.56, relating to conditional uses. Interim uses in this paragraph shall be governed by criteria enumerated in SLPC 16.58, relating to interim uses.

<i>Uses in I-1</i>	<i>Category</i>
Automobile sales; indoor (Refer to SLPC 11.20.040 Paragraph	I

F,4 and SLPC 16.36.010 Paragraph A	
Bottling establishments	C
Brewing taprooms and cocktail rooms	P
Building material sales and storage	P
Camera and photographic supplies manufacturing	P
Cannabis; state licensed businesses with no retail	P
Cartage and freight terminals	C
Cartography, technical drawing or drafting and book binding	P
Cleaning and maintenance services; carpet, laundry, furniture, upholstery, appliances, and the like	C
Commercial dog kennel; with or without dwelling for night watchperson	C
Construction trades	P
Data center	P
Dry cleaning and laundry establishments	P
Electrical service shops	P
Engraving, printing, and publishing	P
Governmental and public utility buildings and structures	P
Hemp manufacture	P
Jewelry manufacture	P
Light manufacturing	P
Machine shop	P
Off-street parking and loading as regulated by SLPC 16.40.010	A
Offices, office buildings	P
Packaging/processing food products	C
Parcel delivery services	P
Pharmaceutical/medical device manufacturing	P
Product distribution center	P
Research and development; including laboratories	P
Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the	C

use of persons employed in the district	
Signs as regulated by SLPC Ch.16	A
Small wireless facility in right-of-way, as regulated in SLPC 12.48	P
<u>Sports performance training center, as regulated by SLPC 16.36.010, Paragraph N</u>	<u>C</u>
Storage, enclosed rental	C
Vehicle repair and maintenance, including vehicle wrapping, detailing and window treatment	C
Warehousing, wholesaling or distribution business	P
Woodworking shop	P
Any manufacturing, production, processing, cleaning, storage, servicing, repair, and testing of materials, goods, or products similar to the permitted uses (P) listed above which conform with the performance standards	C
All uses customarily incident to the permitted (P), conditional (C) or interim (I) uses above	A
Key: A= accessory uses; P = permitted uses; C = conditional uses; I = interim uses	

SECTION 3: AMENDMENT “16.36.010 Specific Development Standards”
of the Spring Lake Park Municipal Code is hereby *amended* as follows:

A M E N D M E N T

16.36.010 Specific Development Standards

The purpose of this section is to establish specific development standards to provide supplemental regulations to address the unique characteristics of specific uses.

A. Auto and marine; sales, leasing and rental.

1. The use shall be served by a major collector or higher classification of roadway.
2. An open-ai red used auto and marine sales or rental lot as a stand-alone business is prohibited.
3. Used automobiles may be sold or rented as a stand-alone business if the used vehicles and associated business are contained within a building.
4. Used automobiles may not be sold accessory to businesses other than new car

dealerships. Outdoor vehicle display for used vehicles shall be limited to 30% of the total outdoor display area for a new car dealership. The display area shall be defined as the total number of parking spaces devoted to the sale of new vehicles only, not including the required off-street parking spaces needed for the public and employees.

5. Outdoor vehicle display areas within the public right-of-way are prohibited.
6. All areas on which motor vehicles are stored or displayed must be paved with concrete or a bituminous surface. No display, sale or storage of automobiles or other vehicles are permitted on landscaped areas.
7. Outdoor vehicle display shall be in an orderly fashion, with access aisles provided as needed. Outdoor vehicle display shall not reduce the amount of off-street parking provided on-site, below the level required for the principal use. The outdoor storage of inoperable, junk vehicles and vehicles with expired tabs is prohibited.
8. Music or amplified sounds shall not be audible from adjacent residential properties.
9. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening or other site improvements consistent with the character of the neighborhood.
10. Fuel pumps for the purpose of retail sale and dispensing of fuel to the general public shall be prohibited. If the use included dispensing of fuel for automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be directed away from residential uses. All storage tanks shall be equipped with vapor-tight fittings to eliminate the escape of gas vapors.

B. Auto and marine; service and repair.

1. All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces.
2. All work shall be performed within a completely enclosed building.
3. All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited.
4. The sale of vehicles shall be prohibited, unless permitted by this title or allowed by conditional use.
5. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors.
6. Any automobile service station activities shall be subject to the applicable standards for automobile convenience facilities.

C. Car wash.

1. Water from the car wash shall not drain across any sidewalk or into any public right-of-way.
2. Vacuum facilities shall be located in an enclosed structure or located at least 50

feet from any residential property line to avoid noise impacts.

3. The premises, all adjacent streets, sidewalks and alleys and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purposes of removing litter found thereon.

D. Child daycare center.

1. The building and any exterior fenced areas shall meet the setback requirements for a principal structure in the zoning district in which the use is located.
2. The play area shall be located away from the main entrance to the daycare facility and shall be contained with a fence at least five feet in height.
3. At least 50 square feet of outside play area shall be provided for each child under care. .
4. The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading of children under care. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
5. The facility shall meet all applicable building and fire codes and be licensed as required by the State of Minnesota.

E. Drive-in restaurants.

1. The site shall accommodate vehicle stacking in accordance with the provisions of this title.
2. Any speaker system shall not be audible from any residentially zoned property or any residential use.

F. Home occupations.

1. No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state fire and police recommendations.
2. Conduct of the home occupation does not generate more noise, vibration, glare, fumes, odors, or electrical interference than normally associated with residential occupancy in the neighborhood.
3. The home occupation is not of a scale requiring the use of a commercial vehicle for the delivery of materials to or from the premises.
4. The home occupation may increase vehicular traffic flow and parking by no more than one additional vehicle at a time and any need for parking generated by the conduct of a home occupation shall be met off the street, other than in a required front yard.
5. No outdoor display of goods or outside storage of equipment or materials shall be permitted.
6. Home occupations shall not include employment of persons not residing on the premises.
7. The area used for the home occupation may not exceed 25% of the total floor area of the dwelling.
8. Home occupations may have one wall sign per dwelling not exceeding one square foot in area.

G. Pawnshop.

1. The use shall be located at least 3,000 feet from all existing pawnshops, currency exchanges, consignment/secondhand stores and precious metal dealerships.
2. The window and door area of any existing first floor facade along a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into and out of the building at eye level.
3. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
4. All receipt, sorting and processing of goods shall occur within a completely enclosed building.
5. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purposes of removing litter found thereon.

H. *Sexually-oriented businesses.*

1. Conditions outlined in SLPC 11.44.040, Conditional Use Permit Required; Conditions, in SLPC 11.44, Sexually Oriented Businesses, as may be amended from time to time, are adopted by reference.
2. The use shall be located at least 1,000 feet from any other adult entertainment use.
3. Activities classified as obscene as defined by M.S. § 617.241, or successor statute, are prohibited.
4. No more than one adult entertainment use shall be located on the property.
5. Sign messages shall be generic in nature and shall only identify the type of business which is being conducted. Signs shall not contain material classified as advertising.

I. *Boarding school.*

1. Dormitory must be supervised by adult staff members whenever students are present.
2. Dormitory must have sufficient personal space for students to sleep in and store their belongings, with suitable furniture of sufficient size for the number of students, as well as appropriate separation between gender and age groups.
3. In addition to sleeping rooms, dormitory must include provision of support spaces (e.g. living room, activity room, study rooms, storage, laundry, kitchen/dining area, bathrooms, etc.).
4. Dormitory must have bathroom and washing facilities that ensure maximum privacy of students, as well as personal hygiene. Bathrooms, showers and toilets must be designed in such a way that staff is able to open them from the outside in case of an emergency.
5. Dormitory must provide a space for health care, such as sick rooms/bays with an appropriate first aid kit.

J. *Liquor establishments; places of worship, schools.*

1. No on-sale or off-sale liquor establishment shall be located within 500 feet of a school or place of worship, consistent with SLPC 11.08.010 Paragraph Q, as amended from time to time.
2. No place of worship or school shall be located within 500 feet of an on-sale or

off-sale liquor establishment licensed by the city. A place of worship or school located within 500 feet of an on-sale or off-sale liquor establishment prior to the effective date of this section shall be considered a legal, non-conforming use.

K. *Bulk deicer storage facilities.*

1. *Applicability.* The following sections apply to all indoor and outdoor bulk deicer storage facilities (temporary and permanent) including salt piles, salt bag storage, sand piles and other storage of deicing materials.
2. *General Requirements.*
 - a. Indoor operations for the storage of deicing materials must be provided wherever possible in order to prevent such materials from being affected by rain, snow and melt water.
 - b. All salt, sand and other deicing materials stored outdoors must be covered at all times.
 - (1) When not using a permanent roof, a waterproof impermeable, flexible cover must be placed over all storage piles. The cover must prevent runoff and leachate from being generated by the outdoor storage piles. The cover must be secured to prevent removal by wind or other storm events. Piles must be formed in a conical shape and covered as necessary to prevent leaching.
 - (2) Any roof leaks, tears or damage should be temporarily repaired during winter to reduce the entrance of precipitation. Permanent repairs must be completed prior to the next winter season.
 - (3) Facility siting.
 - (A) The facility must be in close proximity to the area in which the deicing materials are to be used, if practical.
 - (B) Each facility must be located outside of floodplains and 100 feet from lakes, rivers, streams, ditches, storm drains, manholes, catch basins, wetlands and any other areas likely to absorb runoff. A facility must not be located in close proximity to surface water features, water supplies, wells or drywells.
 - (C) A facility must be located on impermeable surfaces.
 - (D) Salt vulnerable/intolerant natural areas should be avoided as storage facilities to the extent possible. Where they cannot be avoided, specific measures as identified by the City Engineer shall be instituted to protect vulnerable areas.
 - (4) *Transfer of materials.* Practices must be implemented in order to reduce exposure (e.g. sweeping, diversions, and/or containment) when transferring salt or other deicing materials.

- (5) *Snow piles.* Snow piles must be located downslope from salt and deicer storage areas to prevent the snow melt from flowing through storage areas and carrying material to the nearest drainage system or waterway.

L. *Sacred communities.*

1. *Definitions.* All definitions under M.S. § 327.30, subd. 1, as amended from time to time, are hereby adopted by reference.
2. *General Requirements.*
 - a. All Sacred Communities must have a Conditional Use Permit prior to commencement of use.
 - b. All Sacred Communities must comply with all requirements of M.S. § 327.30, as amended from time to time, and such requirements are hereby adopted by reference.
 - c. Appropriate insurance coverage for the religious institution and all proposed uses must be obtained and proof provided to the City prior to the commencement of the use.
 - d. Between one-third (1/3) and forty percent (40%) of the micro units must be occupied by volunteers.
 - e. All units must be connected to electric service.
 - f. All units must be less than four hundred (400) square feet and be built on a permanent chassis and anchored to pin foundations with engineered fasteners.
 - g. Prior to commencement of use, all Sacred Communities must provide the City with a written and sufficiently detailed plan, approved by the religious institution's governing board, that outlines the following:
 - (1) disposal of water and sewage from micro units if not plumbed;
 - (2) adequate parking, lighting, and access to units by emergency vehicles;
 - (3) protocols for security and address conduct within the settlement; and
 - (4) safety protocols for severe weather.
 - h. Units must be built in accordance with the American National Standards Institute (ANSI) Code 119.5, as amended from time to time, which includes standards for heating, electrical systems, and fire and life safety.
 - i. Compliance with all setback requirements consistent with manufactured homes per SLPC 16.64.050 and SLPC 15.08 and must be placed in the least conspicuous feasible location as determined by the Zoning Administrator, including not being placed in easements, sight triangles or in parking spaces otherwise required for the site.
 - j. Must be placed on the primary site of the religious institution's worship location or on property directly contiguous to the primary site.
 - k. A Sacred Community must provide an annual certification that

residents of the micro units meet the eligibility requirements as designated volunteers, chronically homeless individuals, or individual with extremely low income and at the occupancy levels required by state law and City Code.

- l. No Sacred Community occupant, unit or site may create a public nuisance of any type as outlined in City Code.
- m. All units must either be connected to City services and provide the following services in-unit; or have twenty four (24) hour access to shared facilities connected to City services: kitchens, laundry, toilet, and bathing facilities. Shared facilities must be within 100 feet door to door of all units. The required number of these facilities shall be regulated by M.R., part 1305.2902, as amended from time to time. No individual unit or shared facility may be connected to a septic system or holding tank.
- n. Placement of Sacred Communities must not cause the site to become noncompliant with any City Code.
- o. All access paths to units, entrances to units and common facilities must be well lit at all times.
- p. All units must be clad in a material which is compliant with the City's residential exterior material codes.
- q. One (1) parking space per volunteer unit shall be provided on site and may not make the remainder of the site non-compliant with parking requirements of this Code.
- r. Applicants and permit holders shall make all units and facilities within a Sacred Community available and accessible to the City at all reasonable times for inspection to ensure compliance with the terms of this Section. A permit may be denied, suspended or revoked by the City Council due to non-compliance with this Section. In the event of non-compliance, the City shall notify the permit holder of the violation and provide reasonable opportunity to cure. If the violation is not promptly addressed, the matter shall be presented to the City Council for potential action on the permit and the permit holder shall be notified. The permit holder shall have an opportunity to present any relevant evidence at a hearing before the City Council, prior to any action being taken on the permit by the City Council. The Building Official shall also have authority to temporarily and immediately suspend a permit to address an emergency situation. In such event, the action of the Building Official on the permit shall be promptly reviewed by the City Council.

M. Cannabis and Hemp Business Activities

1. Cannabis retail establishments can only operate between the hours of 8:00 am and 10:00 pm, Monday through Saturday and 10:00am and 10:00pm, Sunday.
2. Establishments must implement comprehensive security measures, including but not limited to:

- a. Security cameras covering all areas of the premises, both interior and exterior.
 - b. Alarm system monitored 24 hours per day, 7 days per week by a licensed security company.
 - c. Secure storage areas for all cannabis products.
 - d. Documented emergency response measures for incidents such as theft, fire and other emergencies.
3. Adequate ventilation systems must be installed to ensure no odor is detectable from the exterior of the building or from adjacent properties.
 4. Establishments must have a plan for the disposal of cannabis waste that complies with state regulations and prevents access by unauthorized individuals.
 5. The operation of a cannabis business is prohibited within 500 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.
 6. All signage must comply with SLPC 16.24 and must not depict cannabis leaves, use slang terms for cannabis, or appeal to minors.

N. Sports Performance Training Centers

1. Parking for all activities on site must be accommodated with off-street parking on the building site or via a joint parking agreement.
2. All signage must meet the requirements of this title.
3. If the facility is located in an existing multi-tenant building, off-street parking and loading must be provided for all tenant uses as required by this title.
4. Customer parking and pedestrian access to the building must not interfere with off-street loading or large truck maneuvering on the site.
5. The Building Official shall determine whether the proposed use requires building modifications to comply with health and safety code. All required modifications shall be completed at the expense of the property owner or tenant.

The Administrator, Clerk/Treasurer shall have the ordinance amendments codified into the City Code.

EFFECTIVE DATE. This Ordinance shall be in full force and effect upon adoption and publication.

PASSED AND ADOPTED BY THE SPRING LAKE PARK COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Wendling	_____	_____	_____	_____
Councilmember Goodboe-Bisschoff	_____	_____	_____	_____
Councilmember Dircks	_____	_____	_____	_____
Councilmember Moran	_____	_____	_____	_____
Mayor Nelson	_____	_____	_____	_____

Presiding Officer

Attest

Robert Nelson, Mayor, Spring Lake
Park

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer, Spring Lake Park

15 May 2025

To Whom it May Concern,

My husband, Mark Guy, and I are writing this letter in support of Abby Rehberger and her Optimize business. Our family has known Abby since the summer of 2022 when our daughter attended her first Optimize softball camp at the age of 10. Following that camp (which she LOVED!), our whole family became very satisfied customers of all of the Optimize offerings. From our daughter attending pitching training and other softball training activities over the past 3 years, to our 15 year old son attending Strength and Conditioning classes for the past 2 years, to my husband and I both relying on Abby for our physical therapy needs over the past several years, to taking advantage of the massage therapist that Abby has on staff, we are VERY grateful for all that Optimize has been to our family! We can't begin to tell you what an incredible business Optimize is, what wonderful staff they have across ALL of their programs, and how remarkable of a person and leader Abby is. Optimize is a gift to all of the youth, adults, and families that they engage with! They are a classy business and I can't wait to watch them continue to grow so that they can continue to impact more and more people.

Thank you for the opportunity to share what Optimize means to our family and how excited we are for their opportunity to grow!

Molly Guy

763-203-4322

May 20, 2025

To Whom It May Concern:

My name is Susan Leet and as a parent, community member and client, I've had multiple opportunities to interact with Abby Rehberger and Optimize Physical Therapy and Elite Sports Performance. Abby is dedicated to both her craft and the community, which is evident in all her work. She brings a commitment to professional excellence with a knowledgeable and personalized approach that truly sets her apart. My family has experienced all of what Abby and Optimize has to offer from softball training, strength and conditioning and physical therapy. My daughter Natalie has also had the opportunity to work at Optimize as a softball coach. Over the last four years, we have gotten to know Abby Rehberger very well. She is always open to conversation and getting to personally know the families and athletes that walk through her doors.

My daughters have always improved on their skills and had the opportunity to meet new people through Optimize's programs. The people my daughters have met are faces they are able to recognize as they continue their softball careers. Optimize has created a community among the youth softball programs across the metro. This has a lasting impact in not only the Blaine and Spring Lake Park area but in its surrounding communities as well. It is also not uncommon to see Abby on the sidelines supporting her athletes in their regular season games. She also makes an effort to reach out and celebrate all the achievements from not only her players but also her employees. She is a true supporter on and off the field.

My family's first experience at Optimize was softball training. My eldest daughter Natalie did the developmental camp and my daughter Lauren did the developmental program as well as Optimize Elite training. Both of my daughters have also benefited from individual lessons with Abby working on specific skills.

Along with the softball specific training, my daughters have also benefited from the strength and conditioning programs that Optimize offers to its athletes. The program is created to support athletes and to specific sports related needs, while maintaining general strength and conditioning for overall success.

As a family, we have also benefited from the Physical Therapy treatments that Optimize offers. Abby is a friendly, knowledgeable and professional therapist who is skilled in providing attentive, ethical and individualized care to her patients with positive results.

As an employee for Optimize, Natalie was given an opportunity to work with young athletes doing something she loved. She was provided with learning experiences to support her growth in learning and coaching as well as continued and increased responsibility. The skills and mentorship that Abby provides reaches beyond just Optimize and to surrounding communities.

Through my comprehensive experience in the many opportunities that Abby, her facilities, and her employees offer, it is without reservation that I believe Abby Rehberger and Optimize Physical Therapy and Elite Sports Performance would be a positive asset to the Spring Lake Park community. Please contact me if you would like any further information or have any questions.

Sincerely,



Susan Leet

612.385.7833

Richard and Lori DiVito
7918 McKinley St. NE
Spring Lake Park, MN 55432
richadivito@icloud.com (612-267-2038), loridivito@outlook.com (612-501-7999)

May 21, 2025

City Officials of Spring Lake Park,
City Hall
1301 81st Ave NE
Spring Lake Park, MN 55432

Dear City Officials,

We are writing to wholeheartedly recommend Abby Rehberger, Owner, DPT of Optimize Physical Therapy and Elite Sports Performance for the purchase of the property at the vacant Rise building off Sunset road in Spring Lake Park to relocate and expand her softball and physical therapy training facility. We have been bringing our daughter to train with Abby for four years. Our daughter, Samantha, loves not only the training she receives from Abby but also the relationships she has developed with Abby along with her staff. She employs former youth athletes that were clients of hers that foster a fun and comfortable environment. Our daughter is excited for the potential opportunity to ride her bike to her new location and maybe one day work for Abby at her new facility.

Abby Rehberger has successfully operated her Optimize location in Blaine for years, providing high-quality softball, baseball training and physical therapy services that empower athletes and individuals to achieve their physical and personal goals. Her facility has become a cornerstone for local youth and families, fostering athletic development, health, and community engagement. The proposed relocation to a larger building in Spring Lake Park will allow Optimize to expand its offerings, including additional training programs that include other sports such as volleyball and basketball, which will further enhance its positive impact.

The new facility will not only meet the growing demand for Abby's services but also contribute to the economic vitality of Spring Lake Park. By attracting clients from surrounding areas, creating jobs, and hosting community events, Optimize will strengthen local commerce and community ties. Abby Rehberger is a responsible and visionary entrepreneur who maintains her current facility to the highest standards, ensuring it is safe, accessible, and welcoming. We have no doubt she will bring the same dedication to the new property, enhancing the neighborhood's appeal.

I respectfully urge the City of Spring Lake Park to approve Abby Rehberger's request to purchase the building at the former Rise location. Her business aligns with the city's values of promoting health, community, and economic growth. If you have any questions or require further information, please feel free to contact us.

Thank you for considering this recommendation.

Sincerely,

Richard and Lori DiVito

Letter to City Council – Planning and Zoning Committee

Dear Members of the City Council,

Five years ago, my son Seth began attending the Optimize Speed and Strength program. It quickly became one of his favorite places to work out. He loved the challenging workouts, the camaraderie with his friends, and especially the way Abby motivated the boys—pushing them to improve while still making it fun.

Soon after, Seth also began baseball training at Optimize and started taking private lessons with Abby. She has not only the technical expertise to help athletes improve their skills but also a remarkable ability to support them mentally. Abby builds their confidence and helps them believe in themselves. Whenever Seth goes through a batting slump, he immediately asks for a session with Abby. That speaks volumes about the trust he places in her.

Our family has also benefited from Optimize's physical therapy and concussion services. Their PT program is exceptional. The staff takes the time to educate patients while working with them, focusing on recovery and long-term injury prevention.

Unfortunately, we've had to use the concussion services twice. The first time, after my daughter sustained a concussion, we went to the ER at Children's Hospital. We were sent home with little more than advice to give her Advil and monitor her. Remembering that Optimize had a concussion specialist, I reached out to Abby, who connected us with Katie. Katie thoroughly evaluated Eva and provided exercises to help her brain heal. Concussions are frightening, but Katie's calm expertise gave us reassurance and guidance when we needed it most.

This past winter, Seth started working at Optimize, helping at baseball camps for younger athletes. It's his first job—a full-circle moment. He once was one of those young kids learning the game at Optimize, and now he's mentoring the next generation.

On a personal note, Abby has become a tremendous support to our family and to many others in the community. She reaches out to athletes before tryouts to wish them good luck, attends their games to cheer them on, and even follows their progress on apps like GameChanger. I've received texts from her after a great hit or game moment, simply to celebrate with us. When Seth is feeling down after a tough game, my husband and I often say, "He needs some Abby time." It's not just a business to her—she genuinely cares.

We feel incredibly grateful to have Abby and Optimize in our children's lives. Her impact goes far beyond sports training. She uplifts, mentors, and supports our youth in ways that are truly meaningful.

Thank you for considering the value Optimize brings to our community.

Sincerely,
Katie and Brandon Fream

Letter of Recommendation

May 25, 2025

Ms. Wanda Brown
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Dear Ms. Wanda Brown and the City of Spring Lake Park,

It is my privilege to write this letter of recommendation on behalf of Ms. Abby Rehberger and Optimize Physical Therapy & Elite Sports Performance. Abby is one of the most honest, hard-working, determined, smart, and caring individuals I know.

My family met Abby back in 2020. I often say my son being injured at the age of 11 with a Tommy John arm injury was the best thing that could have happened to him and us as a family. Abby came highly recommended by a fellow coach and family friend. His daughter had an arm injury as well and he couldn't say enough about not only the PT services she received but also the fact she incorporates playing catch with the rehabbed patient. My son spent 4-6 weeks in PT with Abby and then she started playing catch with him and fixing the mechanical issues so the injury doesn't happen again. My son has had many injuries over the past 5 years and Abby and Anthony are always our first calls for any rehabbing he has needed. We trust and respect their recommended course of care and they have many times expedited his recovery. I have and will continue to refer Abby & Anthony for not only arm injury rehab but also any other injury that requires PT.

After my son completed rehab for his injury, we decided to start training with Abby. Over the past 5 years my son has trained one on one with Abby for baseball skills such as pitching, fielding, hitting, and we have also booked Abby to train many of our Little League and beyond teams.

Abby has supported our local Little League baseball and softball teams. She is dedicated to providing top notch indoor practice space for teams during the winter, she trains teams and individuals in both baseball and softball throughout their seasons as well. Not only does she train athletes, but she also creates relationships with many of the athletes. She supports them by going to games and following their seasons.

My son and many of his friends have also trained for speed, conditioning, and strength at Optimize. Her programs offer a variety of options for all age levels and skill levels. Her trainers are also excellent, they are great with kids and provide one on one and group training options. My son has seen great gains in speed and strength over the years.

Not only has Abby provided PT services, sports training services, speed, strength, and conditioning training services she has also been such a valuable mentor to my now 16 year old son. She has taught him how to be a good employee, work with kids, share his love for baseball with others and how to be responsible and be the face of a company and brand.

This current school year my son uses Minnesota Virtual as his school platform. He goes to Optimize to complete his daily school work as well as train for baseball, strength, and conditioning. Abby helps him stay organized and on track academically. She also has taught him about the importance of good grades in his quest to be a collegiate student athlete. He also trains with her typically 4-5 days a week. The gains he has made working with her one on one this year are amazing not to mention his confidence.

Abby is a dedicated and passionate Physical Therapist, elite sports trainer and business owner. Many communities including Spring Lake Park, Blaine, Centennial, Forest Lake, White Bear Lake and many others have significantly benefited from her services and commitment. The Spring Lake Park community would be very lucky to have Abby and the Optimize Physical Therapy and Elite Sports Training staff operate out of their city.

Thank you,

Katie Anderson
Loyal Optimize Customer
763-587-5730
Klarson1311@gmail.com



Spring Lake Park

City of Spring Lake Park

1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only

Case Number:

Fee Paid: 3500

Received by: WB

Date Filed: 5/2/25

Date Complete:

Base Fee: 1000 Escrow: 2500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Site Plan/Building Plan Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Minor Subdivision |
| <input checked="" type="checkbox"/> Ordinance Amendment (Text) | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Lot Combination |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Street or Easement Vacation | <input type="checkbox"/> Final Plat |

PROPERTY INFORMATION

Street Address: 8406 Sunset Rd. Spring Lake Park, MN

Property Identification Number (PIN#):

Current Zoning:

Legal Description:
(Attach if necessary)

APPLICANT INFORMATION

Name: Abby Rehberger

Business Name: Optimize Physical Therapy

Address: [REDACTED]

City/State/Zip Code: [REDACTED]

Telephone: [REDACTED]

Fax:

E-mail: abby@optimizephysicaltherapy.com

Contact: Abby Rehberger

Title: Owner

OWNER INFORMATION (if different from applicant)

Name:

Business Name:

Address:

City/State/Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Rise property, currently vacant

Nature of Proposed Use: Physical therapy + youth sports training

Reason(s) to
Approve
Request:

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

☒ E-mail abby@optimizephysicaltherapy.com ☐ Fax _____ ☐ USPS _____

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Abby Rehberger Date: 5/1/25
Owner: Abby Rehberger Date: 5/1/25

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. Yes, physical therapy, health care and youth sports training for community members. Open gym during day time hours. for use of courts + fitness equipment
2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. There are no health or safety concerns for anyone in the vicinity.
3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Yes
4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We will not have detrimental effect to any neighbors or community members.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____

NO effect on property values.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. Yes, all scheduled sports related events run on staggered schedules to accommodate parking/traffic.

7. That the use includes adequate protection for the natural drainage system and natural topography. yes

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. _____

No use of offensive odor

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. _____

Will not stimulate incompatible growth.



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012348
Receipt: 05/02/25
Cashier: WBROWN
Received Of: RISE INC

8406 SUNSET RD NE
SPRING LAKE PARK MN 55432

The sum of: \$500.00

BDINV 0000001185

Remaining Balance: \$0.00

Total: \$500.00

TENDERED: Check 3294 \$500.00

*Text Amendment
Application*



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012352
Receipt: 05/02/25
Cashier: WBROWN
Received Of: ABBY REHBERGER

10600 NATIONAL ST NE
Circle Pines MN 55014

The sum of: \$1,000.00

BDINV 0000001186

Remaining Balance: \$0.00

	\$1,000.00
Total:	\$1,000.00
	\$1,000.00

TENDERED: Check 3294

*Text Amendment
Escrow*



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012359
Receipt: 05/02/25
Cashier: WBROWN
Received Of: RISE INC

8406 SUNSET RD NE
SPRING LAKE PARK MN 55432

The sum of: \$500.00

BDINV 0000001187

Remaining Balance: \$0.00

Total: \$500.00

TENDERED: Check 3294

\$500.00

CUP Application



Spring Lake Park

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000012361
Receipt: 05/02/25
Cashier: WBROWN
Received Of: **ABBY REHBERGER**

**10600 NATIONAL ST NE
Circle Pines MN 55014**

The sum of: **\$1,500.00**

BDINV 0000001188

Remaining Balance: \$0.00

	\$1,500.00
Total:	\$1,500.00

TENDERED: Check 3294

\$1,500.00

CUP Escrow

RESOLUTION NO. 2025-22

A RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE 504

WHEREAS, on June 2, 2025, the Spring Lake Park City Council adopted Ordinance No. 504, entitled “*An Ordinance Amending the Spring Lake Park Zoning Code to Add the Sports Performance Training Center Use*”; and

WHEREAS, Minnesota Statutes Section 412.191, Subdivision 4, authorizes publication of a summary of lengthy ordinances which conform to legal requirements; and

WHEREAS, the City Council determines that publication of the entire ordinance would be unduly lengthy and that a summary would clearly inform the public of the intent and effect of the ordinance;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota:

1. The City Council hereby approves the following summary of Ordinance No. 504 for publication:

SUMMARY PUBLICATION CITY OF SPRING LAKE PARK – ORDINANCE 504, AMENDING THE SPRING LAKE PARK ZONING CODE TO ADD THE SPORTS PERFORMANCE CENTER USE

On June 2, 2025, the Spring Lake Park City Council adopted Ordinance No. 504, amending the Spring Lake Park Zoning Code to establish and regulate the use category “Sports Performance Training Center.” This ordinance does the following:

1. Defines “Sports Performance Training Center” as a private facility offering individual or group athletic training programs for specific sports and athletic activities, supervised by specialized coaches, and potentially including therapy by trained medical personnel.
2. Adds “Sports Performance Training Center” as a Conditional Use in the I-1 Light Industrial District, subject to specific development standards.
3. Establishes standards for the use, including:
 - On-site or joint-agreement off-street parking for all activities.
 - Compliance with signage and loading regulations.
 - Protection of pedestrian and loading access routes.
 - Determination by the Building Official of necessary code compliance upgrades, to be completed at the expense of the property owner or tenant.

This summary is published pursuant to Minnesota Statutes Section 412.191, Subd. 4. A full copy of Ordinance No. 504 is available for public inspection at Spring Lake Park City Hall during regular business hours and on the City’s website at www.slpmn.org.

2. The City Administrator is hereby directed to publish the above summary in the official newspaper in accordance with state law.

The foregoing resolution was moved for adoption by Councilmember .

Upon roll call, the following voted aye:

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of June 2025.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

CITY OF SPRING LAKE PARK

RESOLUTION NO. 2025-23

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR OPTIMIZE
PHYSICAL THERAPY TO OPERATE A SPORTS PERFORMANCE TRAINING
CENTER AT 8406 SUNSET DRIVE NE**

WHEREAS, Optimize Physical Therapy (“Applicant”) has applied for a Conditional Use Permit to operate a sports performance training center at 8406 Sunset Drive NE, Spring Lake Park, MN; and

WHEREAS, the subject property is zoned I-1 Light Industrial, which allows a sports performance training center as a conditional use pursuant to Ordinance 504, adopted on June 2, 2025; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 27, 2025, to consider the application and recommended approval of the Conditional Use Permit based on the findings and conditions outlined in the staff report; and

WHEREAS, the City Council has reviewed the application, supporting materials, and staff recommendations, and finds that the use meets the conditional use standards set forth in Section 16.56.030 of the Spring Lake Park Zoning Code;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota, as follows:

1. *Approval.* A Conditional Use Permit is hereby granted to Optimize Physical Therapy to operate a sports performance training center at 8406 Sunset Drive NE, legally described in Exhibit A.
2. *Conditions of Approval.* The Conditional Use Permit shall be subject to the following conditions:
 - The conditional use is contingent upon adoption and codification of Ordinance 504, amending the zoning code to allow sports performance training centers in the I-1 district.
 - All parking for activities on the site shall be accommodated with off-street parking on the property or through a joint parking agreement.
 - All signage shall comply with the requirements of the Spring Lake Park Zoning Code.
 - Customer parking and pedestrian access shall not interfere with off-street loading or large truck maneuvering areas.
 - The Building Official shall determine whether the proposed use requires building modifications to meet applicable health and safety codes. Any required modifications shall be completed at the expense of the property owner or tenant.
3. *Findings of Fact.* The City Council makes the following findings in support of this Conditional Use Permit:

- The proposed use is compatible with the surrounding light industrial uses and will not be detrimental to nearby properties.
 - The use will not have a negative impact on public health, safety, or welfare and will contribute to the general public interest by providing recreational and therapeutic services for youth athletes.
 - Adequate off-street parking and site access are available to serve the use.
 - The proposed use complies with the development standards for sports performance training centers as adopted by Ordinance 504.
 - The use meets the criteria for conditional uses set forth in Section 16.56.030 of the City Code.
4. Recording. The Conditional Use Permit shall be recorded against the property by the City.
 5. Revocation. The City reserves the right to revoke this permit if the conditions herein are not met or if the use is found to be in violation of the City Code.

The foregoing resolution was moved for adoption by Councilmember .

Upon roll call, the following voted aye:

And the following voted nay:

Whereupon the Mayor declared said resolution duly passed and adopted this 2nd day of June 2025.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

EXHIBIT A
LEGAL DESCRIPTION

The South Half of Lot 30, "Spring Lake Park Plat A", Anoka County, Minnesota.

The South 75 feet of the East 150 feet of the North Half of Lot 30, "Spring Lake Park Plat A", Anoka County, Minnesota.

Lot 31, except therefrom the North 112.3 feet, and also except therefrom the South 43.65 feet, and also except therefrom the West 50 feet, Spring Lake Park Plat A, Village of Spring Lake Park, Minnesota.

AND

The South 43.65 feet of Lot 31, and the West 50 feet of that part of Lot 31 lying North of the South 43.65 feet and lying South of the North 176.9 feet, and the North one-half of Lot 30, except the East 150 feet of the South 75 feet thereof, Spring Lake Park Plat "A", and except the following described parcel. Beginning at a point 17.15 feet North of the Southwest corner of the North one-half of said Lot 30, which is the Southeast corner of Lot 11, Spring Lake Park Plaza, thence East 2 feet on the Easterly extension of the South line of Lot 11, Spring Lake Park Plaza, thence North parallel with the East line of said Lot 11 to the intersection of the North line extended Easterly of said Lot 11, thence West on the North line, of said Lot 11, extended Easterly to the Northeasterly corner of said Lot 11, thence South along the East line of said Lot 11 to the point of beginning, Anoka County, Minnesota

Abstract Property

PID #s: 01-30-24-11-0068, 01-30-24-11-0069, 01-30-24-11-0070, and 01-30-24-11-0071



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: May 28, 2025

Subject: Terrace Park Tennis Court Rebuild

The tennis and basketball courts at Terrace Park have significant surface cracking that exceeds what can be addressed through conventional crack filling. The pavement is in poor condition and requires full removal and replacement to ensure continued usability and safety. This project is included in the City's 2025–2029 Capital Improvement Plan (CIP) as a 2025 project, with funding allocated from the Park Improvement Fund.

Staff recommends authorizing Stantec to prepare quote documents and obtain pricing from paving contractors for the complete removal and replacement of the bituminous pavement on both the tennis and basketball court areas. The new pavement will be installed to a depth of 3.5 inches, placed in two lifts. Contractors will be allowed to saw cut along the existing fence line.

The adjacent skate park surface remains in serviceable condition. Staff believes this surface can continue to be maintained through crack filling or the application of a slurry seal and does not require full replacement at this time.

Upon completion of paving work, Stantec will work with staff to obtain separate quotes for pavement striping.

Stantec proposes to complete their work on an hourly basis, with a not-to-exceed estimate of \$7,000. Their services will include preparation of quote documents, contractor coordination, and support with the pavement marking quote process. No geotechnical or survey work is anticipated to be required for this project.

Recommendation: Authorize Stantec to proceed with preparing quote documents and obtaining quotes for the removal and replacement of the tennis and basketball court pavement at Terrace Park.

If you have any questions, please do not hesitate to contact me at 763-784-6491.

Tennis Court





Basketball Court





Skate Park







City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 6.2.25 Meeting**
File No.: R-18GEN

Note: Updated information is shown in *italics*.

2025 MS4 Permit and SWPPP Update (193801776 Task 450). Pond, structural BMP, and outfall inspections are due annually. Program analysis and annual training is due by December. Annual meeting is usually held in June but can be held anytime. Annual Reports to the MPCA are generally due in June. Part 1 of new Permit Application was submitted on April 17, 2025. *MPCA will require documentation of partnerships with the watershed districts regarding construction inspections – need to do this in 2025.*

2024 Sanburnol Drive NE, Elm Drive NE, and 83rd Avenue NE (193806347). Construction started on June 10th. Final paving has been completed. A Contract Change Order has been processed to reflect miscellaneous changes that occurred during construction. *Project close-out will occur in June or July 2025. Message has been sent to Contractor instructing them to repair bad seeding areas.*

2025 Street 79th Avenue and Taylor Street NE Mill and Overlay Project (193807275). The project includes 79th Avenue (Able St. to TH-65) and Taylor Street NE (79th Ave. to Osborne Rd.). Bid awarded to North Valley Inc. Assessment hearing was on May 5th. *Preconstruction Conference is being scheduled.*

City Hall Building (193806049). Design started in January 2023. Plans approved on October 16, 2023. Contract awarded on February 5, 2024. Open house on May 22, 2025. *Construction continues with final issues being addressed.*

Future Water Tower Painting Project (19380xxxx). The CIP includes rehabilitation of the coatings on the Able and Arthur water towers in 2027 and 2028. *The Administrator submitted a PPL application for possible State of MN DWRF financing. Next step is to submit an IUP application.*

1-Year Warranty Televising for 2023-2024 Sanitary Sewer Lining Project (193805871). Visu-Sewer has completed 1-year warranty inspection. *Final report needs to be reviewed.*

2025 Seal Coat and Crack Repair Project (193807361). Includes streets north of Osborne Rd, east of Monroe St., and west of TH-65. Will also include Univ. Service Dr. and Terrace Road north of 81st Ave. Construction Contract with Allied Blacktop has been signed. *Late-June construction.*

Possible Future Storm Sewer Lining Project (19380xxxx). The CIP includes future lining of storm sewers. Public works is evaluating sewers for a possible lining project in 2025. *Quote request will be sent to contractors.*

Terrace Park Improvements Project (19380xxxx). The Parks and Recreation Director has identified repairs necessary for court repairs. *A 2025 court resurfacing project will be completed.*

Please contact Evan Monson, Bruce Paulson, Zach Naslund, Eric Stommes, or me if you have questions or require additional information.