



**PLANNING COMMISSION AGENDA**

**MONDAY, APRIL 22, 2024**

**ABLE PARK BUILDING, 8200 ABLE STREET NE at 7:00 PM**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
  - A. Approval of Minutes - March 25, 2024
5. **APPROVAL OF MINUTES**
  - A. Public Hearing - Variance Application - 738 Sanburnol Drive
  - B. Public Hearing - Variance - MinnSprouts, LLC - 7705/7707 Central Ave NE
6. **OTHER**
7. **ADJOURN**

**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 81<sup>st</sup> Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

## **CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS**

Public hearings are formal proceedings giving citizens an opportunity to express their concerns on a specific issue. Some issues on which the Planning Commission is required to hold public hearings include subdivisions, zoning changes, conditional use permits, and ordinance amendments.

The following format will be used to conduct a public hearing:

1. Planning Commission Chair opens the hearing.
2. City staff describes the proposal.
3. The applicant has an opportunity to further explain the proposal and respond to questions/ comments on the proposal from the Planning Commissioners.
4. Citizens will then have the opportunity to ask questions and/or comment on the proposed project.
  - a. Those wishing to comment are asked to limit their comments to 3 minutes
  - b. A group of residents wishing to have their collective opinions voiced may elect a spokesperson to represent them. The spokesperson may have a maximum of 10 minutes to express the views of the group.
  - c. People wishing to comment are asked to keep their comments succinct and specific.
5. After everyone wishing to address the subject of the hearing has done so, the Planning Commission Chair will close the hearing.
6. Planning Commissioners will have an additional opportunity to comment and ask questions on the issue.
7. The Planning Commission will make a formal recommendation on the issue to the City Council or defer decision pending additional information.

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on March 25, 2024 at 8200 Able Street NE at 7:00 PM.

### 1. CALL TO ORDER

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

### 2. ROLL CALL

#### MEMBERS PRESENT

Chair Hans Hansen

Commissioner Rick Cobbs

Commissioner Brad Delfs

Commissioner Sharon Weighous

#### MEMBERS ABSENT

Commissioner Kelsey Hollihan

Commissioner Eric Julien

#### STAFF PRESENT

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

#### VISITORS

Keith Schweiger

913 Manor Drive NE

Spring Lake Park MN

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes – February 26, 2024 Meeting

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

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

### 5. PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

**6. OTHER**

None

**7. ADJOURN**

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

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

Meeting adjourned at 7:25 PM.

# Memorandum

**To:** Chair Hansen and Members of the Planning Commission  
**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer  
**Date:** April 15, 2024  
**Subject:** Variance – 738 Sanburnol Drive NE

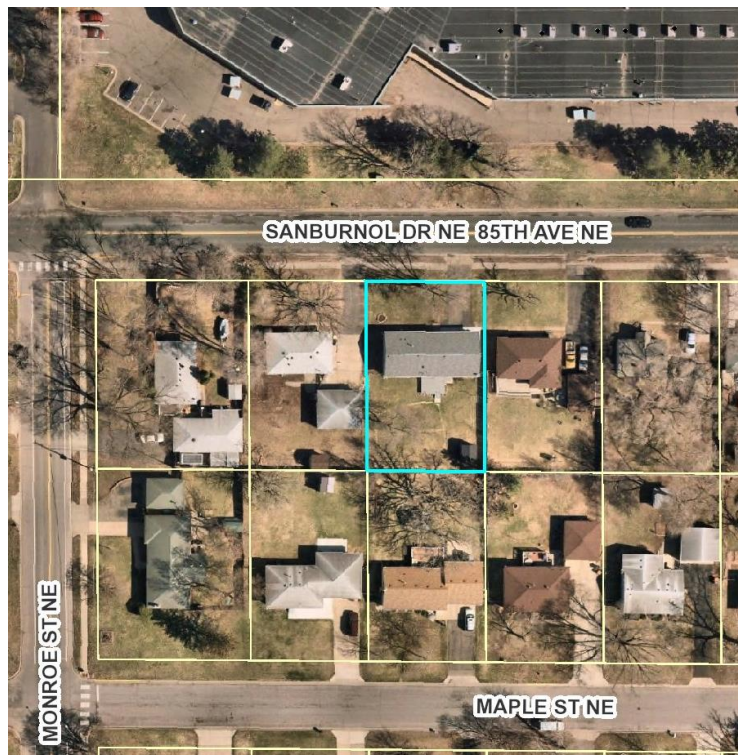
**Background**

Michael Konetski, 738 Sanburnol Drive NE, has submitted an application for a variance from the side yard setback for a driveway addition to his property.

The applicant is seeking a variance from the 5 foot side yard setback requirement, as set forth in SLPC 16.40.030 of the Spring Lake Park City Code.

The site is located on the 700 block of Sanburnol Drive 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 1974.

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 16.40.030 governs parking and loading spaces.

**§ 16.40.030 Yards; Setbacks**

Off-street parking and loading facilities shall be subject to the front yard, side yard, and rear yard regulations for the use district in which the parking is located, with the following exceptions.

In any of the residence districts, no parking or loading space shall be located within 15 feet of any property line. Driveways, garages and carports in conjunction with any single- or two-family residence shall be exempted from this requirement; however, they shall not be located less than five feet from the property line, except by variance obtained in the manner provided in this code. Variances in the case of driveways may be allowed down to zero feet setback from the property line. Recreational vehicles parked in conformance with SLPC 16.20.120 paragraph B,2 are also exempted from the above yard setback regulations.

The applicant is seeking a 3 foot variance from the side yard setback (2 feet from the eastern property line instead of 5 feet).

*Previous applications:* No previous applications

**Variance**

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.”

## Recommendations

Staff recommends approval of the variance. Staff's analysis of the application shows that the proposed driveway expansion will not alter the character of the neighborhood as there are other driveways in the vicinity of this property that are located within the side yard setback.

If the Planning Commission wishes to recommend approval of the variance, it would be with the following conditions:

1. Driveway modifications must be constructed pursuant to the standards set forth by the City of Spring Lake Park. Applicant must secure a zoning permit from the Code Enforcement Department for the expanded driveway.
2. Drainage must be handled in such a way not to deposit storm water or snow onto a neighboring property.

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





**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](mailto:info@slpmn.org)

**For Office Use Only**

Case Number:	
Fee Paid:	500
Received by:	
Date Filed:	3/28/24
Date Complete:	
Base Fee:	200
Escrow:	300

#197

**DEVELOPMENT APPLICATION**

<b>TYPE OF APPLICATION</b> (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
<b>PROPERTY INFORMATION</b>		
Street Address: 738 SANBURNOL DR. NE		
Property Identification Number (PIN#): 02-30-24-11-0089		Current Zoning: R-1
Legal Description: PARK MANOR UNIT 3 BKS 8, 9, 10		
(Attach if necessary): LOT 7 Block 9		
<b>APPLICANT INFORMATION</b>		
Name: MICHAEL KONETSKI	Business Name:	
Address: 738 SANBURNOL DR. NE		
City: SPRING LAKE PARK	State: MN	Zip Code:
Telephone: [REDACTED]	Fax:	E-mail: [REDACTED]
Contact: SAME	Title: [REDACTED]	
<b>OWNER INFORMATION</b> (if different from applicant)		
Name: MICHAEL KONETSKI	Business Name:	
Address: 738 SANBURNOL DR. NE		
City: SPRING LAKE PARK	State: MN	Zip Code: 55432
Telephone: [REDACTED]	Fax:	E-mail: [REDACTED]
Contact:	Title: [REDACTED]	
<b>DESCRIPTION OF REQUEST</b> (attach additional information if needed)		
Existing Use of Property: Single family home, GARAGE, 2 car / DRIVEWAY 39' X 15' 8" APPROX.		
Nature of Proposed Use: Better access to Driveway from East side of GARAGE getting refuse containers to Blvd. Additional PARK SPACE connect to existing 4' slab angle @ side walk		
Reason(s) to Approve Request: Property on level ground, Driveway slope, Getting refuse cans to CP a challenge otherwise. HAS existing refuse can concrete AREA, HAS existing 4' off GARAGE		
<b>PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE</b>		
Project Name:	Date of Application:	
Nature of Request:		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		

**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 [REDACTED]  USPS – Certified Mail

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: Michael Kowalski Date: 3/28/24  
Owner: Michael Kowalski Date: 3/28/24

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

**City of Spring Lake Park  
Variance Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: Michael Kosetski

Telephone: \_\_\_\_\_

Address: 738 SANBURNOL DR. NE

Cell Phone: \_\_\_\_\_

City/State/Zip: Spring Lake Park MN.  
55432

E-mail: \_\_\_\_\_

2. Property Owner Information (if different from above):

Name: SAME

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): (738 Sanburnol Dr.) PARK MANOR UNIT 3 BLKS  
8,9,10 Lot 7 Block 9

4. Present Use of Property: Single Family Home

5. Description of Project: add onto Driveway to East 7'6" connect to  
Existing concrete along Garage approx. 34' to North Angle ATightaway  
side walk

6. Specify Section of the Ordinance from which variance is sought: \_\_\_\_\_  
12.52.06D

7. Explain how you wish to vary from the applicable provisions of this Ordinance: Set back  
from property line, currently 8' to my building, existing  
4' slab, would continue along Driveway approx 34' Asking for 1 Foot  
VARIANCE, to allow VARIANCE from 5' requirement setback.

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?

Yes  No Why or why not?

I believe it will improve  
Look of Property as well as easier access to CP, uniform  
with existing side slab on Garage

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes  No Why or why not?

Believe MAKE'S CLEARER LOOK TO PROPERTY (STRAIGHT LINE'S)  
AS EXISTING 4' OFF GARAGE TO CONTINUE APPROX. 34'  
TO NORTH

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes  No Why or why not?

will allow clear path to CP with refuse cans

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

Yes  No Why or why not?

yes sloping of driveway

e. In your opinion, will the variance maintain the essential character of the locality?

Yes  No Why or why not?

Avoid turning corners to deliver refuse cans to CP

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

Michael Koush

Date:

3/27/24

Fee Owner's (Property Owner) Signature:

Michael Koush

Date:

3/27/24

REVISED: 7.13.18 BB

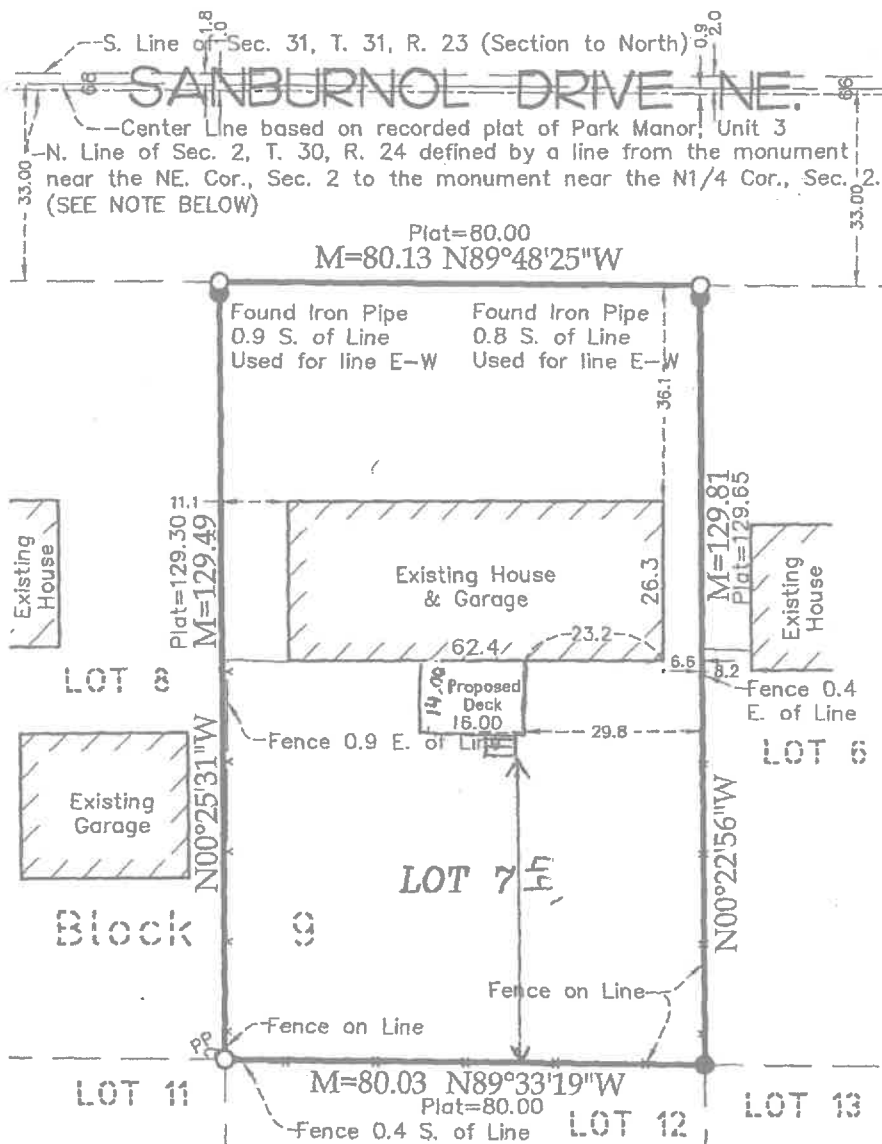
# CERTIFICATE OF SURVEY

FOR: Peter and Kathleen Frank

PROPERTY DESCRIPTION

PROPERTY ADDRESS:  
738 Sanburnol Drive NE.  
Spring Lake Park, MN 55432

Lot 7, Block 9, Park Manor, Unit 3, Anoka County, Minnesota.



### AREA CALCULATIONS

TOTAL LOT	= ±10,381 Sq. Ft.
Existing House & Garage	= ±1,641 Sq.Ft.
Proposed Deck	= ±192 Sq.Ft.
Total Structures	= ±1,833 Sq.Ft.
Structure Coverage	= 17.66%

# APPROVED

City of Spring Lake Park  
Building Inspection Department

Date: 7.13.2018

Approved By: BB

- LEGEND**
- ⊠ DENOTES METAL SPIKE SET
  - DENOTES IRON PIPE FOUND
  - DENOTES IRON PIPE SET
  - x— DENOTES FENCE

- NOTES**
- FIELD SURVEY CONDUCTED ON JUNE 8TH, 2018.
  - BEARING'S SHOWN ARE BASED ON ASSUMED DATUM.
  - AS NOTED ON THE DRAWING, THE TWO FOUND IRON PIPES NEAR THE NE. AND NW. LOT CORNERS ARE SOUTH OF THE RIGHT-OF-WAY LINE AS DEFINED BY THE RECORDED PLAT. THESE IRON PIPES APPEAR TO BE 33 FEET SOUTH OF THE N. LINE OF SEC. 2, T. 30, R. 24 AS DEFINED BY A LINE FROM THE MONUMENT NEAR NE. COR. OF SEC. 2 TO THE MONUMENT NEAR THE N1/4 COR. OF SEC. 2. BASED ON STANDARD PROCEDURE, THIS IS NOT THE NORTH LINE OF SEC. 2, THE NORTH LINE OF SEC. 2 IS THE SAME AS THE SOUTH LINE OF SEC 31 TO THE NORTH. FOR THIS REASON, I HAVE PLACED IRON PIPES FOR THE NE. AND NW. LOT COR'S. CONSISTENT WITH THE RECORDED PLAT.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Jyle C. Reynolds*  
JYLE C. REYNOLDS

JOB #18933LS  
6/25/18 Revised Deck  
Date: 6/18/18 Reg. No. 13072

ACRE LAND SURVEYING  
26450 Rum River Drive NW.  
Isanti, MN 55040  
763-439-2702 tr.acrelandsurvey@gmail.com



763-600-8337

8383 Sunset Rd NE, Spring Lake Park, MN 55432  
duramaxasphalt.com

# INVOICE #2192238

ISSUED:  
05/11/2022

DUE:  
05/21/2022

**RECIPIENT:**

**Michael Konetski**  
738 Sanburnol Drive NE  
Spring Lake Park, Minnesota 55432  
Phone: [REDACTED]  
Sales Person: Lars Larson

**SENDER:**

**DURAMAX ASPHALT**  
8383 Sunset Road NE  
Spring Lake Park, MN 55432

**For Services Rendered**

Product/Service	Description	Qty.	Total
Apron Replacement with Foundation Block Capping	*Option A - 24x6 apron to meet stairs Remove existing apron and expose foundation block. Install base material into washed out block and compact. Form and pour concrete cap for the last 2" inches of the top block. Insure proper grade for water shed off the block and into the base material of apron. Finish with a concrete apron.	144	\$1,950.00
Concrete Installation	*Install 20x4' at 4" thick slab on side of garage for trash cans Grade existing or install base material per specification. Form and pour new concrete area to specification. Minimum 4500 psi concrete spec. Allow 24 hours for foot traffic and 7 days for auto traffic.	80	\$1,050.00*
Residential Payment Terms (Due Upon Completion of Work)	We agree to pay the total sum or balance in full at the completion of work. Please Note: If payment has not been arranged in advance and the homeowner or their agent is not at the residence to provide payment at the completion of work, Duramax Asphalt will not be able to begin work on this project and will need to reschedule the work.  By initialing and signing this agreement, you hereby acknowledge receipt and understanding of the terms and conditions attached to the original quotation and estimate and agreed to those terms and conditions as stated and authorize Duramax Asphalt LLC to proceed with the work identified in this proposal as detailed in the attached quotation and estimate documentation.  For the project to proceed, Duramax Asphalt LLC MUST have a signed agreement in hand acknowledging and agreeing to the quotation and estimate as well as the terms and conditions pages.  *if paid by credit card there will be a 3.5% surcharge added	1	\$0.00*



763-600-8337

8383 Sunset Rd NE, Spring Lake Park, MN 55432  
duramaxasphalt.com

# INVOICE #2192238

ISSUED:  
05/11/2022

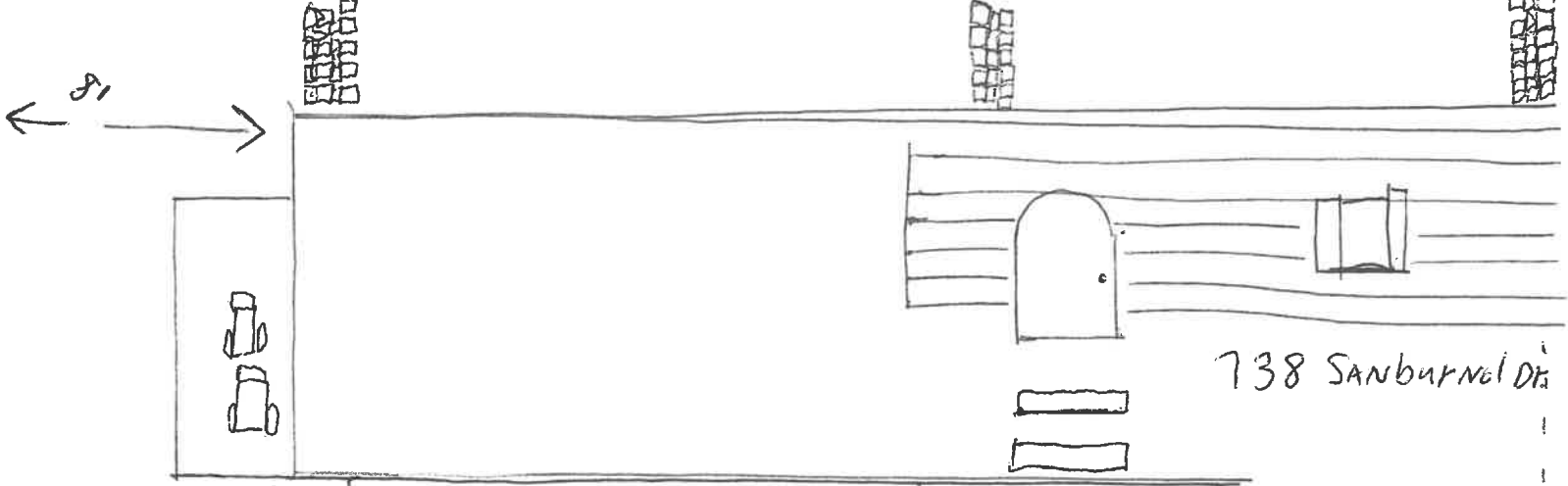
DUE:  
05/21/2022

\* Non-taxable

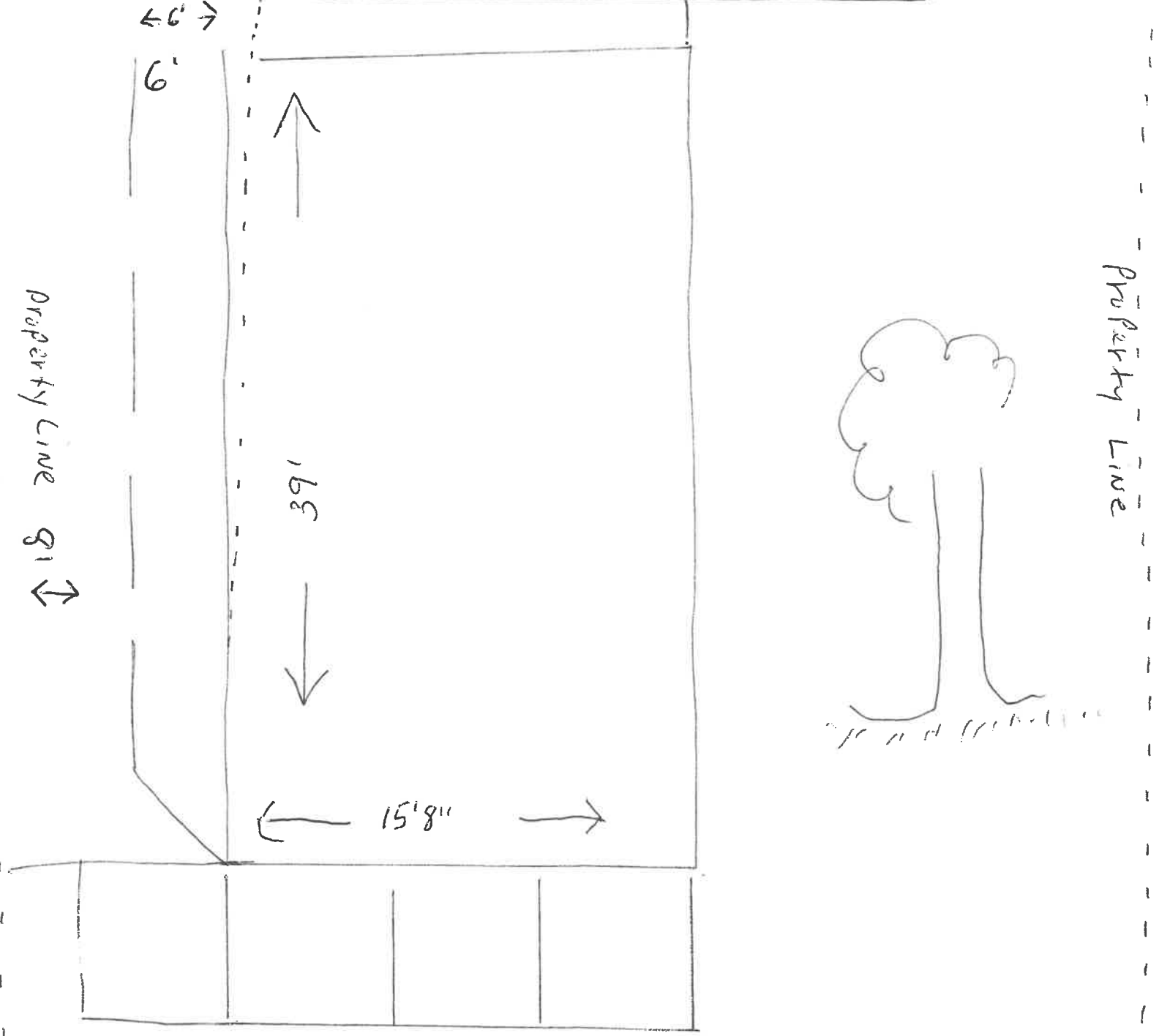
Thank you for your business and for your trust!  
Please contact us with any questions regarding this invoice.

<b>Total</b>	<b>\$3,000.00</b>
Paid	- \$3,000.00
<b>Invoice balance</b>	<b>\$0.00</b>

PAID



738 SANBURN WILDE



Property Line 81

Property Line







City of Spring Lake Park  
1801 81st Ave NE  
Spring Park, MN 55432  
763.784.6491

Receipt: 0000000197  
Receipt: 03/28/24  
Cashier: KPEARSON  
Received Of: MIKE KONETSKI

738 SANBURNOL DR NE  
SPRING LAKE PARK MN 55432-1226

The sum of: \$2,821.28

PET	PET LICENSE	30.00
2024STR		2,291.28
VAR	VARIANCE	200.00
EVAR	ESCROW FOR VARIANCE	300.00
		<b>Total:</b> 2,821.28

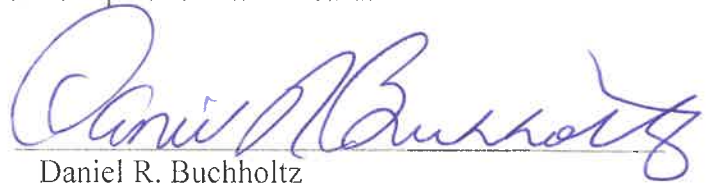
TENDERED: Check 3538 2,821.28

CITY OF SPRING LAKE PARK  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, April 22, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Michael Konetski  
Applicant: Michael Konetski  
Location: 738 Sanburnol Drive NE  
Petition: The applicant is seeking a variance to allow applicant to expand driveway into required 5' side yard setback on the eastside of the garage.

The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at [www.slpmn.org/meetings](http://www.slpmn.org/meetings). Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



Daniel R. Buchholtz  
Administrator, Clerk/Treasurer

Posted: April 12, 2024  
Published: April 12, 2024

WAYTASHEK GERALDINE  
PIN: 02-30-24-12-0122  
8466 MONROE ST NE  
SPRING LAKE PARK, MN 55432

KURTH MARY S  
PIN: 02-30-24-11-0115  
736 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

MNSF T2 SPE LLC  
PIN: 02-30-24-12-0118  
6836 MORRISON BLVD STE 320  
CHARLOTTE, NC 28211

QUITO EFRAIN DARIO  
PIN: 02-30-24-11-0090  
3850 2 1/2 ST NE  
COLUMBIA HEIGHTS, MN 55421

BELDEN RIVER REAL ESTATE L...  
PIN: 02-30-24-11-0087  
3319 BELDEN DR  
ST ANTHONY, MN 55418

RENBACK JOHN PAUL  
PIN: 02-30-24-12-0120  
683 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

BROUILLARD LLOYD W & CAR...  
PIN: 02-30-24-11-0112  
786 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

AASE ALEXANDER J  
PIN: 02-30-24-11-0095  
739 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

HOYME ALISSA JOELLE  
PIN: 02-30-24-12-0121  
8482 MONROE ST NE  
SPRING LAKE PARK, MN 55432

JUDD, TRAVIS  
PIN: 02-30-24-11-0113  
774 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

PIZARRO, ANA LAURA MUNOZ  
PIN: 02-30-24-11-0016  
703 MANOR DR NE  
SPRING LAKE PARK, MN 55432

LINDAHL, STACY  
PIN: 02-30-24-11-0097  
765 MAPLE ST NE  
SPRING LK PK, MN 55432

RIERA, ESMERALDA ALVARAD...  
PIN: 02-30-24-11-0084  
828 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

BLESJ JAMES J  
PIN: 02-30-24-12-0119  
684 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

MACHTEMES, JOSEPH  
PIN: 02-30-24-11-0013  
771 MANOR DR NE  
SPRING LAKE PARK, MN 55432

JONES, DANIELLE  
PIN: 02-30-24-11-0085  
2835 RICE ST APT 926  
ST PAUL, MN 55113

MCGINNIS MARIA M  
PIN: 02-30-24-11-0014  
739 MANOR DR NE  
SPRING LAKE PARK, MN 55432

HIAWATHA LAKE PARTNERS II L...  
PIN: 31-31-23-43-0047  
4601 EXCELSIOR BLVD STE 650  
MINNEAPOLIS, MN 55416

KONETSKI MICHAEL  
PIN: 02-30-24-11-0089  
738 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

GARZON DEMETRIO RAMOS  
PIN: 02-30-24-11-0094  
731 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

WALDVOGEL DEAN J & JEAN M  
PIN: 02-30-24-11-0092  
8495 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BURNS, DANIEL  
PIN: 02-30-24-11-0088  
760 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

GODMARE, KATIE  
PIN: 02-30-24-11-0117  
3012 SILVER LAKE RD  
ST ANTHONY, MN 55418

MAGNUSON ALLEN W & J K  
PIN: 02-30-24-11-0015  
717 MANOR DR NE  
SPRING LAKE PARK, MN 55432

COOPER GENE R & BARBARA J...  
PIN: 02-30-24-11-0116  
728 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

ALTMAN ELDON C & RUTH M ...  
PIN: 02-30-24-11-0096  
747 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

GURUNG, RAJU  
PIN: 02-30-24-11-0086  
800 SANBURNOL DR NE  
SPRING LAKE PARK, MN 55432

ROEHRS, ANDREW D  
PIN: 02-30-24-11-0118  
8477 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BOSSANY TRUSTEE CHRISTIN...  
PIN: 02-30-24-11-0114  
770 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

POSTERICK, ALEX T  
PIN: 02-30-24-11-0099  
785 MAPLE ST NE  
SPRING LAKE PARK, MN 55432



STOMBAUGH TRUSTEE DUANE...  
PIN: 02-30-24-11-0091  
8497 MONROE ST NE  
SPRING LAKE PARK, MN 55432

HARI, INEZ M  
PIN: 02-30-24-11-0093  
715 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

LEON, MARIA DEJESUS  
PIN: 02-30-24-11-0098  
775 MAPLE ST NE  
SPRING LAKE PARK, MN 55432

KRAUS-ANDERSON INC  
PIN: 31-31-23-43-0049  
525 S 8TH ST  
MINNEAPOLIS, MN 55404

To:	Spring Lake Park Planning Commission	From:	Phil Carlson, AICP, Stantec
	City of Spring Lake Park		
File:	7705-7707 Central Avenue NE Applicant: Yan Small Owner: MinnFoods Group LLC	Date:	April 22, 2024

**Re: Variances – Side and Rear Setbacks, Impervious Lot Coverage, 7705-7707 Central Avenue NE**

**INTRODUCTION**

Yan Small owns the MinnFoods industrial building at 7705 and 7707 Central Avenue NE, operating a food manufacturing business, and wants to expand it. The existing building is on a smaller, older lot which does not meet current setbacks. The addition would encroach into the side setback to the north, where there is a strip of vacant land connected to the larger industrial building and lot to the east. It would also encroach into the rear yard to the east, about the same as the existing building’s rear setback. Being an older building, the impervious lot coverage is also more than the City’s standard. The applicant is requesting variances to the side and rear setbacks and to the impervious surface coverage for the building addition project.

**PLANNING & ZONING CONTEXT**

The property is guided and zoned Industrial. The required setbacks are 35 ft to the rear (east) and 25 ft to the side (north). The existing building is about 14 ft from the rear lot line and 50 ft from the north side lot line. The proposed 38-ft-wide building addition would be setback 10 ft to the rear and 12 ft from the north lot lies, thus requiring variances. A feature of this property, however, is that the abutting property (Tint Pros, 1313 Osborne Road) is an L-shaped lot that includes a vacant 40-ft-wide strip of land on the north side of the MinnFoods lot which will likely never be developed with any kind of building, providing in essence an additional 40 ft of setback on the north side. The effective side setback will be 52 ft, not 12 ft. The building addition is proposed with a 10-ft rear setback, against the side parking lot of the 1313 Osborne building, not a sensitive edge needing a significant setback *[the City might consider revising the required setbacks between industrial uses]*. The existing and proposed site conditions are illustrated on the next page and the street view on the following page.

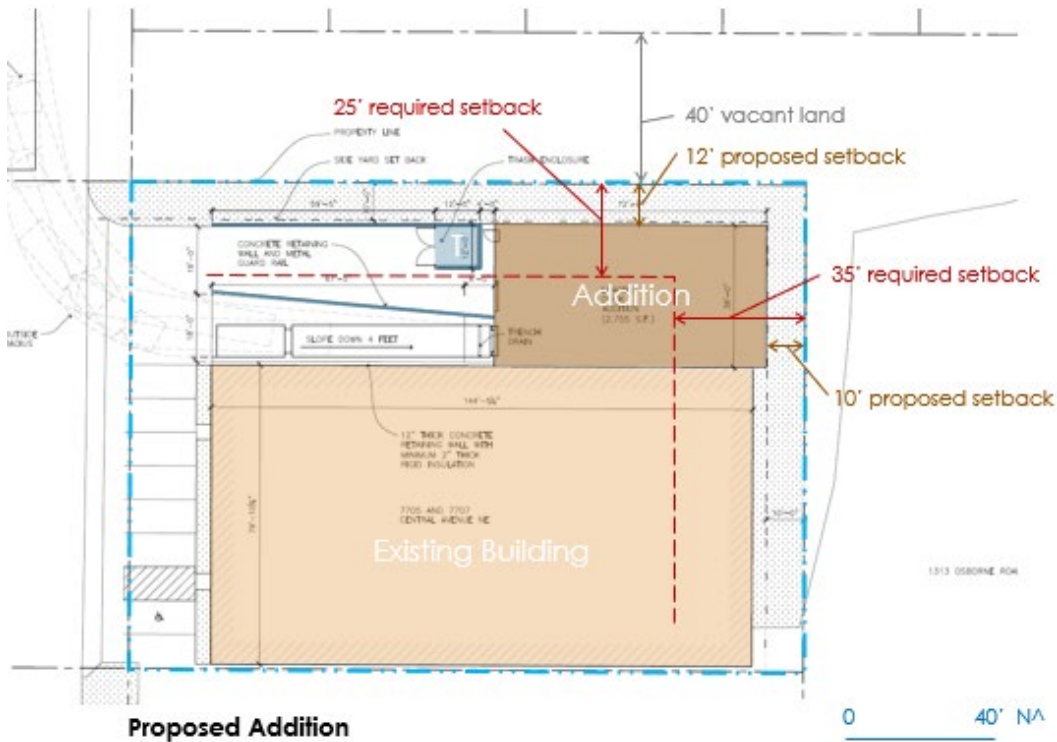
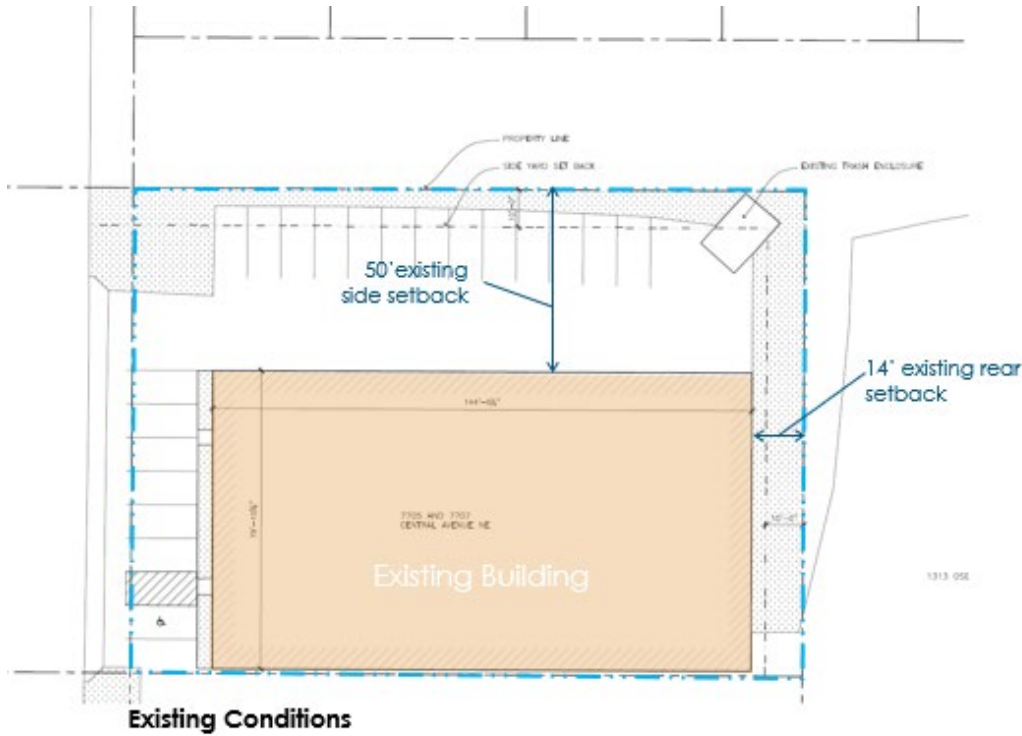


The existing site has about 85% impervious surface compared to the required 75% maximum. The new addition would increase that to about 92% coverage. The applicant will need to meet watershed district and county drainage requirements.

**Truck Movements**

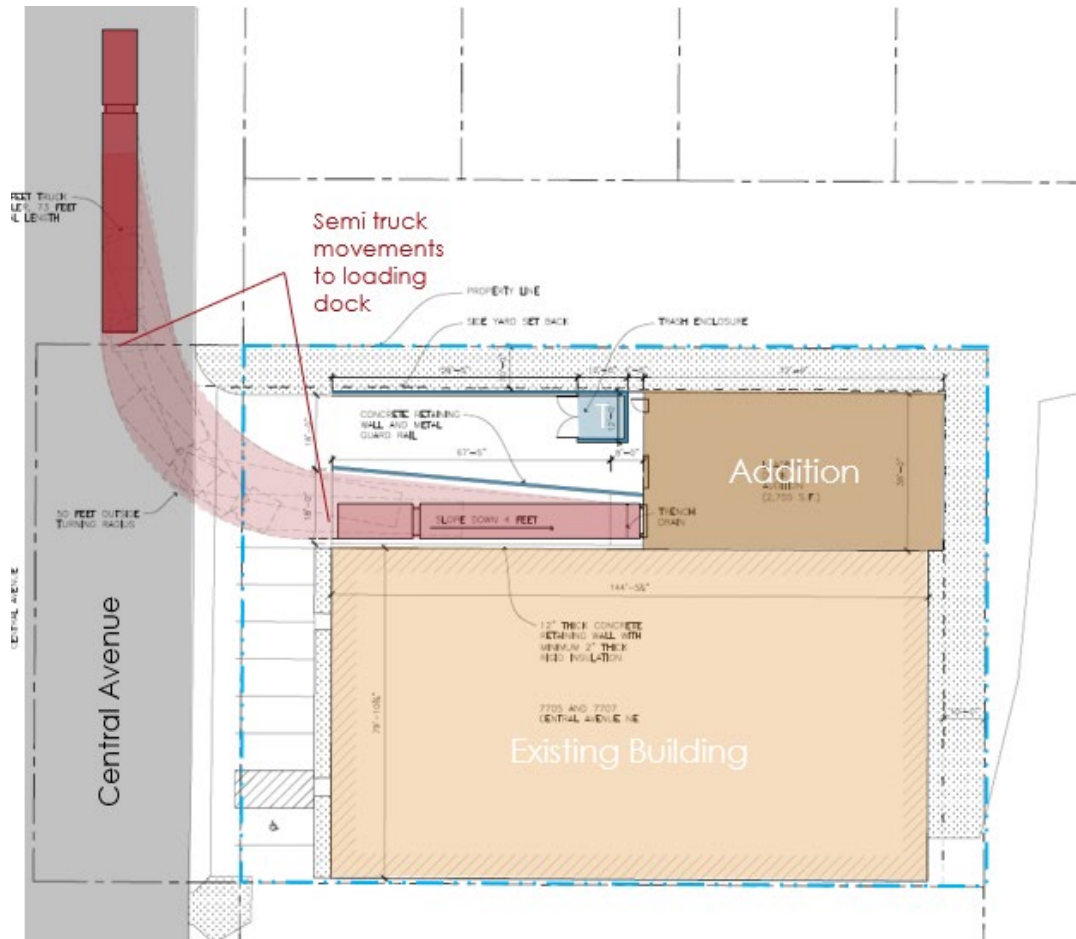
The new addition would be for a loading dock to handle semi trucks. The site plan shows the necessary truck movements to the loading dock, which would involve trucks stopping and backing from Central Avenue into the site. This is illustrated on the page after next. Care must be taken with this kind of large truck movements on the street.

**Re: Variances – Side and Rear Setbacks, Impervious Lot Coverage, 7705-7707 Central Avenue NE**





Re: **Variations – Side and Rear Setbacks, Impervious Lot Coverage, 7705-7707 Central Avenue NE**





**Re: Variances – Side and Rear Setbacks, Impervious Lot Coverage, 7705-7707 Central Avenue NE**

## **VARIANCE CRITERIA**

The criteria for approving variances are in Section 16.60.040.A:

*Purpose.* 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 the 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.

In the case of the MinnFoods property and variance requests, the use is reasonable and the circumstances with this property are unique and not created by the landowner:

- The proposed building addition is by itself a reasonable request and use of the property, to provide a loading dock for an industrial building.
- The property abuts a vacant strip of land on the north side that provides more than enough buffer as required by the required side setback, but that strip is not part of the MinnFoods property, creating a situation where the intent is satisfied, but the letter of the ordinance cannot be met without a variance.
- The MinnFoods property abuts another industrial use to that business's side yard parking and circulation area – not a sensitive use requiring buffering or distancing. The proposed addition that encroaches into the rear setback would be at about the same setback as the existing MinnFoods building.
- The comprehensive plan has a land use goal that applies directly to the MinnFoods request:

*"Encourage the redevelopment of under-utilized properties in a manner that achieves the highest and best use, eliminates blight, and increases the community's tax base while mitigating impacts on surrounding land uses."*

This addition is an improvement to the property and will increase the tax base.

- The character of this locality is of an older industrial area with many buildings not meeting current zoning standards, but still providing a valuable part of the City's business and economic base. The proposed addition will not alter that character and is an improvement to the property.

**Re: Variances – Side and Rear Setbacks, Impervious Lot Coverage, 7705-7707 Central Avenue NE**

## **RECOMMENDATION**

I recommend that the Planning Commission recommend approval of the variances for a building addition at 7705 Central Avenue NE as depicted on application and attached materials from Yan Small dated 4-1-24, with the following conditions and findings of fact:

### *Conditions of Approval*

- 1) The applicant will meet all watershed district and county drainage requirements before issuance of a building permit.
- 2) Care will be taken in the maneuvering of trucks on the public street. The City reserves the right to review the situation and require additional measures if there are problems with truck movements at the site.

### *Finding of Fact for Approval*

- 1) The proposed building addition is a reasonable request and use of the property, to provide a loading dock for an industrial building.
- 2) The property abuts a vacant strip of land on the north side that provides more than enough buffer as required by the required side setback, but that strip is not part of the MinnFoods property, creating a situation where the intent is satisfied, but the letter of the ordinance cannot be met without a variance.
- 3) The MinnFoods property abuts another industrial use to its side yard parking circulation area – not a sensitive use requiring buffering or distancing. The proposed addition that encroaches in the rear setback would be at about the same setback as the existing MinnFoods building.
- 4) The comprehensive plan has a land use goal that applies directly to the Minnfoods request: *“Encourage the redevelopment of under-utilized properties in a manner that achieves the highest and best use, eliminates blight, and increases the community’s tax base while mitigating impacts on surrounding land uses.”* This addition is an improvement to the property and will increase the tax base.
- 5) The character of this locality is of an older industrial area with many buildings not meeting current zoning standards, but still providing a valuable part of the City’s business and economic base. The proposed addition will not alter that character and is an improvement to the property.
- 6) The requests meet the standards for approving a variance in in Section 16.60.040.A of the Spring Lake Park Zoning Code.

## **OPTIONS**

- 1) Recommend approval of the variances as presented with the recommended conditions and findings, or as modified by the Planning Commission.
- 2) Recommend denial of the CUP, with findings for denial.
- 3) Continue the item to a future meeting to gather more information or more discussion.

## **60-DAY RULE**

The variance application was received on April 1, 2024. The deadline for final action by the City Council per State statute 15.99 is June 1, 2024.



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](mailto:info@slpmn.org)

For Office Use Only	
Case Number:	
Fee Paid:	2000
Received by:	WB
Date Filed:	4/4/24
Date Complete:	
Base Fee:	500
Escrow:	1500

## DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 7705 @ 7707 Central Ave NE Spring Lake Park MN 55432		
Property Identification Number (PIN#): 01-30-24-43-0004		
Current Zoning: F-1		
Legal Description (Attach if necessary):		
APPLICANT INFORMATION		
Name: YAN SMALL	Business Name: MinnSprouts LLC	
Address: 3032 Hillview Rd		
City: Moundsview	State: MN	Zip Code: 55112
Telephone: [REDACTED]	Fax: [REDACTED]	E-mail: [REDACTED]
Contact: [REDACTED]		
OWNER INFORMATION (if different from applicant)		
Name: YAN SMALL	Business Name:	
Address: 3032 Hillview Rd		
City: Moundsview	State: MN	Zip Code: 55112
Telephone: [REDACTED]	Fax:	E-mail:
Contact: [REDACTED]		
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:		
Nature of Proposed Use:		
Reason(s) to Approve Request: need build extension of curren Building .		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See City Code		

**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 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  Fax  USPS – Certified Mail

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: \_\_\_\_\_ Date: 4/1/24  
Owner: \_\_\_\_\_ Date: 4/1/24

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

**City of Spring Lake Park  
Variance Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: YAN SMALL Telephone: \_\_\_\_\_  
Address: 3032 Hillview Rd Cell Phone: \_\_\_\_\_  
City/State/Zip: Moundsview MN 55432 E-mail: \_\_\_\_\_

2. Property Owner Information (if different from above):

Name: YAN SMALL Telephone: \_\_\_\_\_  
Address: 3032 Hillview Rd Cell Phone: \_\_\_\_\_  
City/State/Zip: Moundsview MN 55432 E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): 7705 & 7707 Central Ave NE  
Spring Lake Park MN 55432

4. Present Use of Property: Farming sprouts

5. Description of Project: Building addition or Extension with current Building and adding a loading dock

6. Specify Section of the Ordinance from which variance is sought: About Setback rule With new addition

7. Explain how you wish to vary from the applicable provisions of this Ordinance: \_\_\_\_\_  
Total is three Variances: 1. Impervious Surface coverage: Maximum 85%, 2. Setback, Rear yard, minimum 10 feet, 3. Setback Side yard minimum 10 feet.

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?  
 Yes  No Why or why not?  
1. Surface coverage 85% is <sup>size</sup> similar with other industrial buildings nearby  
2. East side setback rear yard can be 10 feet or 13 feet to match current building  
3. North side setback is 10 feet, plus neighbor's land 10 feet, total is 50 feet to residence district.

**City of Spring Lake Park  
Variance Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: YAN SMAUL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

2. Property Owner Information (if different from above):

Name: YAN SMALL  
Address: 3032 Hillview Rd  
City/State/Zip: Moundsview MN 55432

Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

3. Project Location (Address and Legal Description): 7705 & 7707 Central Ave NE  
Spring Lake Park MN 55432

4. Present Use of Property: Farming sprouts

5. Description of Project: Building addition or Extension with current Building and adding a loading dock

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Total is three Variances: 1. Impervious Surface coverage: Maximum 85%;  
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9. **Practical Difficulties Test:** Please answer the following questions as they relate to your specific variance request.

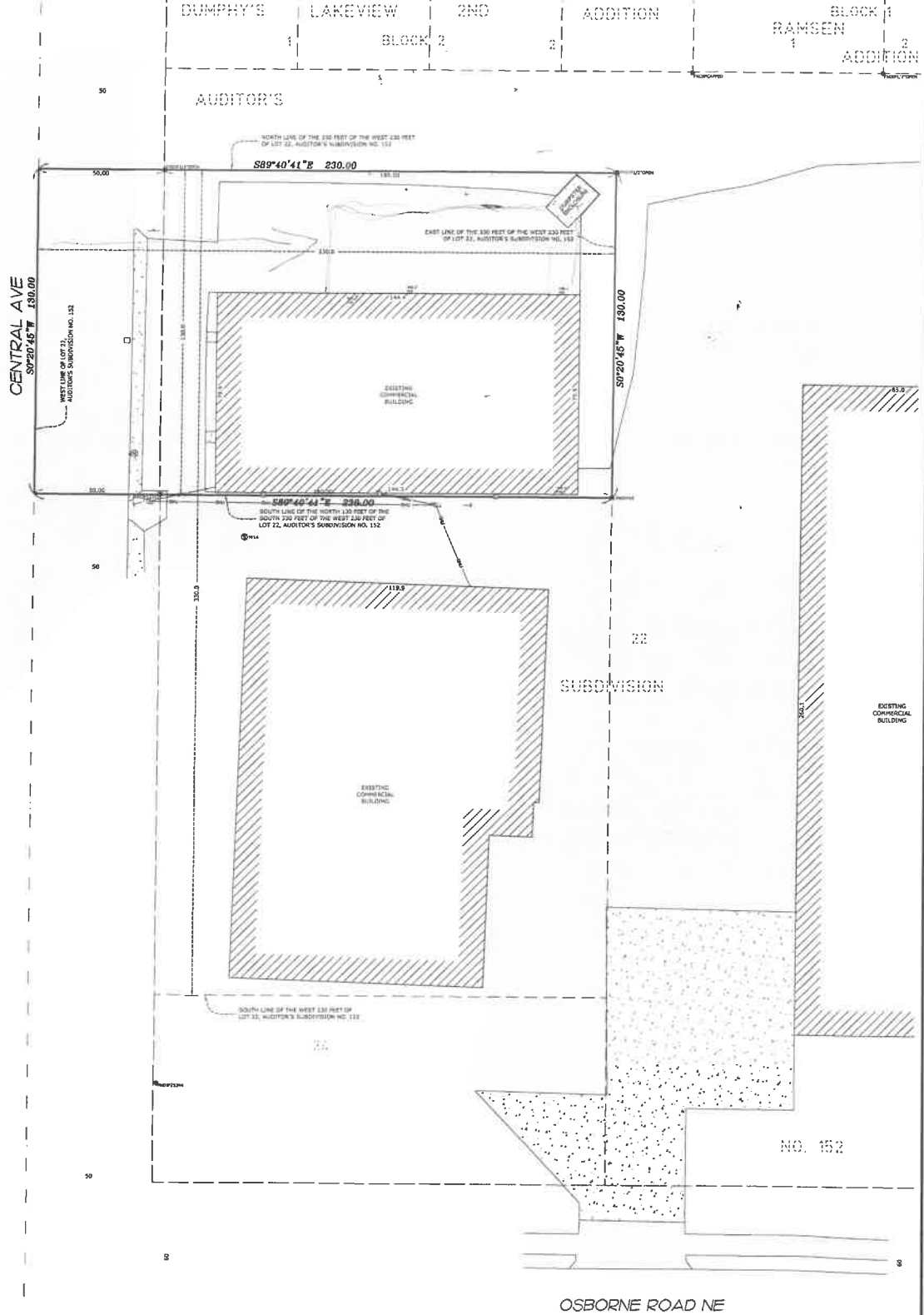
a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?  
 Yes  No Why or why not?  
1. Surface coverage 85% is <sup>size</sup> similar With other industrial buildings nearby  
2. East side Setback rear yard can be 10 feet or 13 feet to match current building  
3. Northside Setback is 10 feet, plus neighbor's land 40 feet, total is 50 feet to residence district.

# CERTIFICATE OF SURVEY

~for~ YAN SMALL  
 ~of~ 7705 CENTRAL AVE NE  
 SPRING LAKE PARK, MN 55432

PROPERTY DESCRIPTION: Per Warranty Deed Doc. No. 2382228.002

The North 130 feet of the South 330 feet of the West 230 feet of Lot 22,  
 AUDITOR'S SUBDIVISION NO. 152, Anoka County, Minnesota



### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 08/01/23.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 01-30-24-43-0004.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

### LEGEND

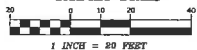
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52140
- ▲ DENOTES FOUND PKNAIL
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- ⊕ DENOTES HYDRANT
- ⊖ DENOTES WATER VALVE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES GAS METER
- ⊘ DENOTES GUY WIRE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES SIGN
- ⊙ DENOTES OVERHEAD UTILITY
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel S. Hanson  
 License No. 52140

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

### GRAPHIC SCALE



**E. G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

# MINN TOFU LOADING DOCK

7703 CENTRAL AVENUE NE  
SPRING LAKE PARK, MN 55432

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISION HISTORY - THIS SHEET



DUAN CORPORATION  
11111 W. 130TH AVE. SUITE 100  
MINNETONKA, MN 55345

SIGNATURE: \_\_\_\_\_  
NAME: FRANK DUAN  
DATE: \_\_\_\_\_  
REGISTRATION NUMBER: 20235

## EXISTING SITE PLAN

CONTRACT NO. 24-01  
SCALE

DATE: 2/27/2024  
PROJECT

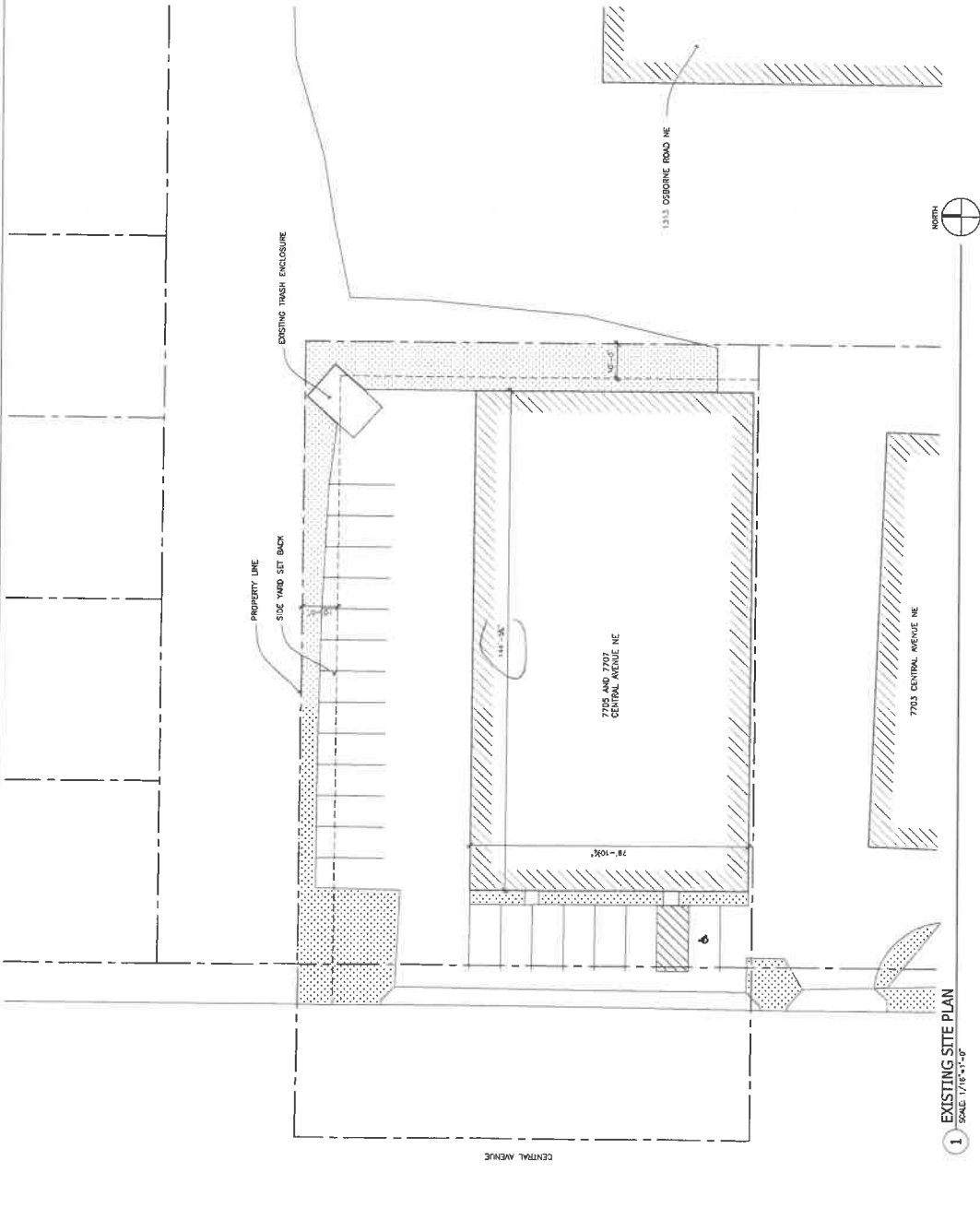
SD

A1

© DUAN CORPORATION 2024

### EXISTING SITE CONDITIONS

THE ZONING DISTRICT OF THIS PROPERTY IS L-1, LIGHT INDUSTRIAL DISTRICT.  
SITE AREA (NOT INCLUDING CENTRAL AVENUE): 24,900 S.F.  
IMPERVIOUS SURFACE AREA: 21,354 S.F. (85.6%).  
75% MAXIMUM TEST CODE.  
IMPERVIOUS SURFACE VARIANCE: 10.0%  
EXISTING BUILDING AREA: 11,334 S.F.  
EXISTING BUILDING VOLUME: 1,921,000 S.F. FOR MANUFACTURING;  
2,500 S.F. FOR OFFICE;  
TOTAL EXISTING BUILDING VOLUME: 4,421,000 S.F.  
PARKING SPACES: 0.5 PER 1,000 S.F. FOR MANUFACTURING;  
7,984 S.F. / 1,000 \* 2.5 = 20 SPACES REQUIRED  
TOTAL PARKING SPACES PROVIDED: 24  
TOTAL PARKING SPACES VARIANCE: 4  
PARKING VARIANCE: 4  
LOADING DOCK FOR 10,000 S.F. TO 20,000 S.F.:  
2 LOADING DOCKS REQUIRED;  
0 LOADING DOCKS PROVIDED.



1 EXISTING SITE PLAN  
SCALE: 1/16"=1'-0"



# MINN TOFU LOADING DOCK

7703 CENTRAL AVENUE NE  
SPRING LAKE PARK, MN 55432

PRELIMINARY  
NOT FOR  
CONSTRUCTION

### REVISION HISTORY - THIS SHEET



MINN TOFU CORP. HAS FILED THIS PROJECT WITH THE REGISTERED PROFESSIONAL ENGINEER AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE  
NAME: FRANK DUAN  
DATE:  
REGISTRATION NUMBER: 22235

## SITE PLAN

CONTRACT NO.: 24-01  
SCALE:

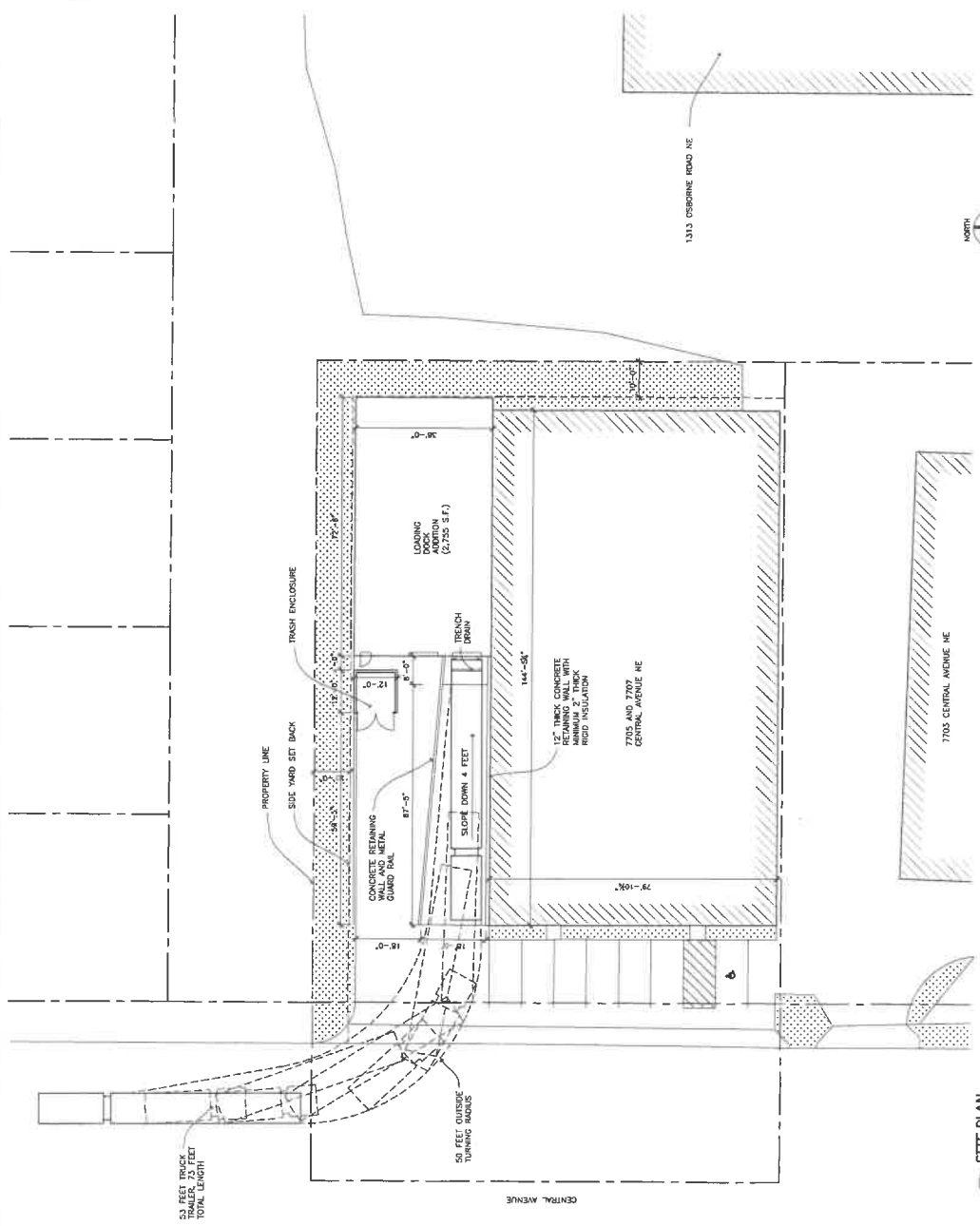
DATE: 2/27/2024

SD

A2

### CODE REVIEW

THE ZONING DISTRICT OF THIS PROPERTY IS L-1, LIGHT INDUSTRIAL DISTRICT.  
SITE AREA (NOT INCLUDING CENTRAL AVENUE): 24,460 S.F.  
IMPERVIOUS SURFACE AREA: 21,221 S.F. (86%).  
75% MAXIMUM PERM CODE  
IMPERVIOUS SURFACE VARIANCE: 10%  
EXISTING BUILDING AREA: 11,834 S.F.  
NEW LOADING DOCK ADDITION: 2,755 S.F.  
TOTAL BUILDING AREA: 14,589 S.F.  
PARKING REQUIRED: 1. PER 3,000 S.F. FOR MANUFACTURING  
12 PARKING SPACES PROVIDED  
PARKING VARIANCE: 3  
LOADING DOCK FLOOR: 10,000 S.F. TO 20,000 S.F.;  
2 LOADING DOCKS REQUIRED;  
2 LOADING DOCKS PROVIDED



1 SITE PLAN  
SCALE: 1/16"=1'-0"

# MINN TOFU LOADING DOCK

7703 CENTRAL AVENUE NE  
SPRING LAKE PARK, MN 55432

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	DATE	DESCRIPTION

## REVISION HISTORY - THIS SHEET



DUAN CORPORATION  
2000 WILSON AVENUE  
MINNETONKA, MN 55345

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR CONTRACT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

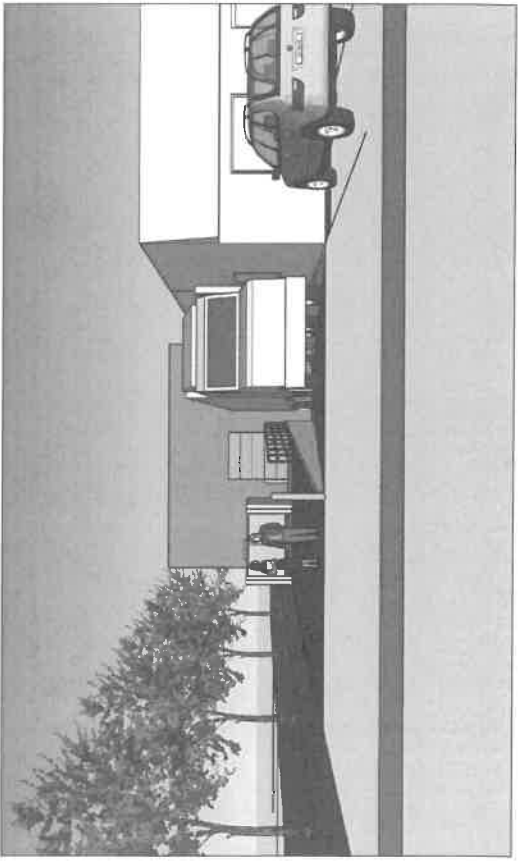
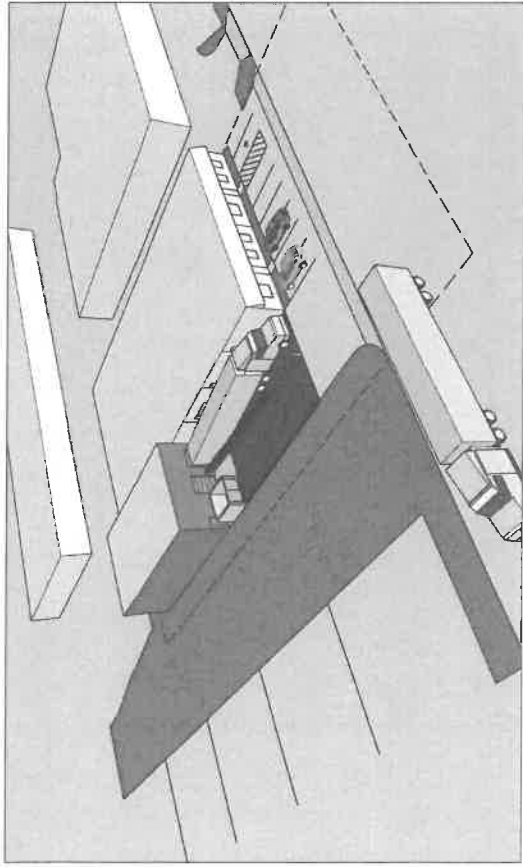
SIGNATURE: \_\_\_\_\_  
NAME: FRANK DUAN  
DATE: \_\_\_\_\_  
REGISTRATION NUMBER: 20325

## RENDERINGS

CONV. NO. 24-01  
SCALE  
DATE: 2/27/2024  
DRAWN:

SD

A3





City of Spring Lake Park  
1801 81st Ave NE  
Spring Park, MN 55432  
763.784.6491

Receipt: 000000392  
Receipt: 04/04/24  
Cashier: WBROWN  
Received Of: **YAN SMALL - MINNSPROUTS LLC**

7705 CENTRAL AVE NE  
SPRING LAKE PARK MN 55432-2900

The sum of: **\$2,000.00**

EVAR	ESCROW FOR VARIANCE		\$1,500.00
VAR	VARIANCE		\$500.00
	Remaining Balance:	Total:	\$2,000.00
	TENDERED: Check	10462	\$2,000.00

CITY OF SPRING LAKE PARK  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, April 22, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Minnfoods Group LLC  
Applicant: Minnfoods Group LLC  
Location: 7705 Central Avenue NE  
Petition: The applicant is seeking a variance for the rear yard setback to permit a minimum setback of 10 feet; a variance for the side yard setback to permit a minimum setback of 10 feet; and a variance to allow maximum impervious surface coverage of 85% to allow a building addition and loading dock on the property.

The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at [www.slpmn.org/meetings](http://www.slpmn.org/meetings). Interested individuals or organizations are encouraged to submit written comments prior to the hearing. All interested parties will be heard.



Daniel R. Buchholtz  
Administrator, Clerk/Treasurer

Posted: April 12, 2024  
Published: April 12, 2024

JP & KP LLC  
PIN: 01-30-24-34-0050  
7740 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

NELSON TANNER  
PIN: 01-30-24-43-0176  
1326 CROWN OAKS DR  
SPRING LAKE PARK, MN 55432

OLSON CHRISTOPHER J  
PIN: 01-30-24-43-0170  
1322 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

PEASE GERALD J & FRANCES ...  
PIN: 01-30-24-43-0079  
1328 78TH CIR NE  
SPRING LAKE PARK, MN 55432

JOHNSON CELIA SAGE  
PIN: 01-30-24-43-0173  
1327 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

ELLIOTT, THEODORA JULIA  
PIN: 01-30-24-43-0073  
1302 78TH CIR NE  
SPRING LAKE PARK, MN 55432

ENGELBRECHT, CORY  
PIN: 01-30-24-43-0054  
1327 78TH CIR NE  
SPRING LAKE PARK, MN 55432

WILKINSON CONSTRUCTION C...  
PIN: 01-30-24-43-0197  
7275 BUSH LAKE RD  
EDINA, MN 55439

HULKE KRISTINE L  
PIN: 01-30-24-43-0177  
1324 CROWN OAKS DR  
SPRING LAKE PARK, MN 55432

RICHARD, HELEN J  
PIN: 01-30-24-43-0174  
1329 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

LIVERMORE EVAN  
PIN: 01-30-24-43-0053  
1315 78TH CIR NE  
SPRING LAKE PARK, MN 55432

ZHOU, SHAOHUA  
PIN: 01-30-24-43-0175  
18832 65TH PL N  
MAPLE GROVE, MN 55311

KIRSCHER, SCOTT  
PIN: 01-30-24-43-0168  
1326 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

TP PROPERTIES GROUP L L C  
PIN: 01-30-24-43-0198  
1313 OSBORNE RD NE  
SPRING LAKE PARK, MN 55432

FLIESS ANDREA L  
PIN: 01-30-24-43-0178  
1723 PULASKI RD  
BUFFALO, MN 55313

JP & KP LLC  
PIN: 01-30-24-34-0049  
7740 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

PEDRO, THOMAS  
PIN: 01-30-24-43-0074  
99 W PLEASANT LAKE RD  
ST PAUL, MN 55127

SHIELD PROPERTY LLC  
PIN: 01-30-24-43-0086  
6527 CENTRAL AVE NE  
FRIDLEY, MN 55432

RS BROWN RENTALS LLC  
PIN: 01-30-24-34-0023  
18607 LONG LAKE RD  
RICHMOND, MN 56368

BURNETT DONALD G & JUDITH...  
PIN: 01-30-24-43-0082  
1364 78TH CIR NE  
SPRING LAKE PARK, MN 55432

REICHERT, JENNIFER A  
PIN: 01-30-24-43-0075  
1318 78TH CIR NE  
SPRING LAKE PARK, MN 55432

DIERKHISING, ADAM S  
PIN: 01-30-24-43-0055  
339 78TH CIR NE  
SPRING LAKE PARK, MN 55432

GIESELMAN PAMELA  
PIN: 01-30-24-43-0169  
1324 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

ST PAUL BRD OF WATER.COM...  
PIN: 01-30-24-43-0107  
25 2 4TH ST  
ST PAUL, MN 55102

MCCLOSKEY, MATTHEW  
PIN: 01-30-24-34-0022  
710 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

MINNFOODS GROUP LLC  
PIN: 01-30-24-43-0004  
7705 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

SHIELD PROPERTY LLC  
PIN: 01-30-24-43-0106  
6527 CENTRAL AVE NE  
FRIDLEY, MN 55432

LBRECHT KRISTIN S  
PIN: 01-30-24-43-0171  
323 COUNCIL OAKS DR  
SPRING LAKE PARK, MN 55432

RS BROWN RENTALS LLC  
PIN: 01-30-24-34-0021  
18607 LONG LAKE RD  
RICHMOND, MN 56368

FLOWERS, ANTHONY  
PIN: 01-30-24-43-0052  
1303 78TH CIR NE  
SPRING LAKE PARK, MN 55432

JACOBSON LINDA G & NEAL D  
PIN: 01-30-24-43-0080  
1340 78TH CIR NE  
SPRING LAKE PARK, MN 55432

COBIAN, RACHEL A  
PIN: 01-30-24-43-0167  
1328 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

VILHAUER WILMA J  
PIN: 01-30-24-34-0006  
7730 CENTRAL AVE NE  
SPRING LAKE PARK, MN 55432

CHEN, ZONG REN  
PIN: 01-30-24-43-0172  
1325 COUNCIL OAKS DR NE  
SPRING LAKE PARK, MN 55432

MILLER CHRISTOPHER E & JAN...  
PIN: 01-30-24-43-0076  
1320 78TH CIR NE  
SPRING LAKE PARK, MN 55432

KALAM, AHMED MAJED  
PIN: 01-30-24-43-0081  
1352 78TH CIR NE  
SPRING LAKE PARK, MN 55432