



PLANNING COMMISSION AGENDA
MONDAY, AUGUST 24, 2026
CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - [A.](#) Approval of Minutes - May 26, 2026 Meeting
- 5. PUBLIC HEARING**
 - [A.](#) Public Hearing: Variance Request for Rear Yard Setback – 8035 Benjamin Street NE
 - [B.](#) Public Hearing: Comprehensive Plan Amendment, Zoning Map Amendment, and Conditional Use Permit for a Child Daycare Use within Substance Church
- 6. OTHER**
 - [A.](#) Council/Board/Commission Comprehensive Plan Survey
- 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 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more Planning Commissioners may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law (M.S. §13D.02).

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 May 26, 2026, at the City Hall, at 7:00 PM.

1. CALL TO ORDER

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

2. ROLL CALL

MEMBERS PRESENT

Chair Hans Hansen

Commissioner Rick Cobbs

Commissioner Eric Julien

Commissioner Kristi Goldstein

MEMBERS ABSENT

Commissioner Steve Coyle

STAFF PRESENT

Building Official Jeff Baker, City Administrator Daniel Buchholtz, City Planner Evan Monson

VISITORS

Ken Wending

547 81st Ave NE

Spring Lake Park MN

Touney Xiong

8407 Plaza Blvd NE

Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – March 23, 2026 Meeting

Motion made by Commissioner Cobbs, seconded by Commissioner Julien, to approve the minutes from the February 23, 2026 Planning Commission meeting.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Goldstein, Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing on a Conditional Use Permit (CUP) for Adult Day Care Center – 8407 Plaza Boulevard NE

Planner Monson provided an overview of the conditional use permit (CUP) request for an adult day care facility. He stated that the applicant owns the property in Spring Lake Park and also owns an existing adult day care facility currently operating in Brooklyn Park. He

made note that the applicant intends to relocate operations to the Spring Lake Park property, prompting the CUP request.

Planner Monson explained that while the City's zoning code does not define "adult day care," the term is defined in state statute. He noted that adult day care facilities are licensed by the State of Minnesota; therefore, any licensing questions fall under the state's jurisdiction. He stated that the City's review is limited to zoning considerations such as setbacks, parking, and aesthetics. He confirmed that adult day care is a conditional use in the C-1 zoning district and is consistent with the property's commercial land use designation in the Comprehensive Plan.

Planner Monson stated that the applicant is not proposing any building additions or demolitions, so requirements related to building height or footprint are not applicable. He stated that the applicant has indicated that some window improvements may be undertaken. He noted that the existing parking configuration predates the current code requirements and was approved in 1999 for a restaurant use. He said the applicant intends to retain the existing banquet hall use on weekends while operating the adult day care on weekdays. He noted that parking for the adult day care alone meets code requirements, but because the banquet hall could generate high parking demand, the two uses may not operate concurrently.

Planner Monson reviewed the CUP criteria and stated that staff finds the criteria have been met. He said that the Building Official will require a certificate of occupancy.

Planner Monson recommends approval with the findings and conditions as follows:

- Operation of the use in accordance with materials submitted;
- Ensuring that the banquet hall and adult day care do not operate concurrently;
- Requiring an amendment to the CUP for any future building expansion;
- Obtaining all required permits;
- Compliance with applicable regulations; and
- Payment of associated fees and escrows.

Touney Xiong, 8407 Plaza Boulevard NE, provided an overview of the proposed adult day care operations. He explained that the service functions similarly to child care but is designed for adults age 18 and older, consistent with their state licensing. Their current license allows up to 184 participants, and the larger Spring Lake Park facility may allow for a higher licensed capacity, subject to DHS approval. He expressed hope that the new location would become a long-term home for the program.

Mr. Xiong stated that the facility would operate Monday through Friday from 8:00 a.m. to 4:30 p.m., with the option to add a second shift from 4:30 p.m. to 8:00 p.m., as their license allows up to 4–6 operational hours per shift. Mr. Xiong stated that all 30 employees are medically trained and certified. He stated that all drivers are fully trained and certified by the Department of Human Services (DHS).

Mr. Xiong in response to Commissioner Cobb's question about how many vehicles are used for picking up and dropping off clients, stated that the Spring Lake Park location currently operates approximately 18 vehicles. He noted most of the vehicles are 14- to 15-passenger vans, with a few 12-passenger vans included in the fleet. He stated that there are two to three additional minivans used for transportation needs at the Spring Lake Park location.

Commissioner Goldstein expressed concern about how the building could function as both a daytime adult day-care facility and a nighttime/weekend banquet hall, noting the significant difference between the two uses and difficulty envisioning how the layout would accommodate both.

Mr. Xiong acknowledged that he initially shared concerns about operating two distinct business functions within the same building. He stated that after reviewing the facility layout more closely, he determined that the main hall used for banquet events could also function as an activity area for adult day-care clients during daytime hours. He explained that remodeling efforts are underway to convert an additional room into a secured recreational space equipped with exercise equipment and pool tables, which will remain locked and inaccessible to the public during banquet events to ensure safety and separation of uses. He further noted that another room within the facility has been designated as a quiet room for elderly clients. Mr. Xiong added that the current office space may be insufficient for long-term needs and stated that, depending on future operational requirements, the organization may request approval to expand the office area by approximately 2,000 square feet on the side of the building near the dumpster.

Administrator Buchholtz inquired about the staffing levels to avoid overburdening the public safety services. Mr. Xiong stated that staffing meets the DHS regulations and staff are certified in CPR.

Motion made by Commissioner Julien, seconded by Commissioner Cobbs to recommend approval of Conditional Use Permit (CUP) request for 8407 Plaza Boulevard NE for an Adult Daycare Facility with the conditions as presented by Planner Monson.

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Goldstein, Chairperson Hansen. Motion carried.

6. OTHER

Administrator Buchholtz reported that the City has been awarded a \$450,000 Community Development Block Grant from Anoka County to support the reconstruction of the Terrace Park building. He explained that the project will be completed in partnership with the High School Trades program. He stated that the City will bid a general contractor to complete site preparation, foundation, and concrete work, while the students will construct the main

structure. He said licensed contractors will then complete plumbing, electrical, and related work.

7. ADJOURN

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

Voting Yea: Commissioner Cobbs, Commissioner Julien, Commissioner Goldstein, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:20 PM.

Memorandum

To: Chair Hansen and Members of the Planning Commission

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

Date: June 12, 2026

Subject: Variance – 8035 Benjamin St NE

Background

Johanna Richards, 8035 Benjamin St NE, has applied for a variance from the rear yard setback requirement in the R-3 zoning district to accommodate a covered patio.

The subject property is located within the Spring Lake Park Villas development, which was approved by the City as a Planned Unit Development (PUD) in 1994. The development consists of townhouse lots that were designed and platted as part of an integrated development plan approved by the City.

In 2025, the applicant constructed a roofed patio structure without first obtaining the required building permit or zoning approvals. Following construction, the applicant submitted a variance application seeking relief from the required rear yard setback.



During review of the 2025 application, City staff determined that a portion of the structure extended beyond the applicant's property line and onto neighboring property. Because the City cannot authorize improvements located on property not owned by the applicant, staff advised the applicant that denial of the request would be recommended. The applicant subsequently withdrew the application and modified the structure.

The current application reflects a reduced structure that is located entirely on the applicant's property. The present request is limited to relief from the required rear yard setback.

Analysis

The property is zoned R-3 Multiple Family Residential. Section 16.64.050(A)(5) establishes a minimum rear yard setback of thirty (30) feet. The PUD reduced these setbacks even further to match the original building footprint that was constructed.

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."

Reasonable use. The proposed structure is a customary residential accessory structure intended to provide outdoor living space for the occupants of the townhouse. Staff finds that the proposed use is reasonable.

Unique circumstances. The subject property is located within a townhouse PUD that was designed with relatively small lots and limited rear yard areas. A review of the development pattern indicates that many of the lots within the development were created around approved townhouse structures and differ substantially from conventional residential lots elsewhere in the City.

The applicant's decision to construct the structure prior to obtaining permits and zoning approvals is a concern. However, the variance request must be evaluated based upon the physical characteristics of the property and the practical difficulties associated with complying with the setback requirement. Staff finds that the lot configuration and development pattern established through the original PUD approval constitute circumstances unique to the property.

Essential character of the locality. The structure is residential in nature and is consistent with the character of the surrounding townhouse development. The revised structure is located entirely on the applicant's property and will not alter the essential character of the neighborhood. Staff finds this criterion is met.

Recommendation

Staff finds that the proposed roofed accessory structure represents a reasonable residential use, that the property contains unique circumstances associated with its location within an established townhouse PUD, and that the requested variance will not alter the essential character of the neighborhood.

Therefore, staff recommends approval of the variance subject to the following conditions:

1. The structure shall remain entirely within the boundaries of the subject property.
2. The structure shall substantially conform to the plans submitted with the variance application.
3. The applicant shall obtain all required building permits and inspections.
4. The structure shall comply with all applicable building code, drainage, and fire safety requirements.
5. The variance approval shall not become effective until all outstanding administrative penalty fees, permit fees, and other charges associated with the unauthorized construction of the structure have been paid in full.

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

For Office Use Only

Case Number:	
Fee Paid:	
Received by:	WB
Date Filed:	5/28/26
Date Complete:	
Base Fee:	250
Escrow:	300

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
☐ Appeal	☐ Site Plan/Building Plan Review	☒ Variance
☐ Comprehensive Plan Amendment	☐ Concept Plan Review	☐ Minor Subdivision
☐ Ordinance Amendment (Text)	☐ Conditional Use Permit	☐ Lot Combination
☐ Rezoning	☐ Interim Use Permit	☐ Preliminary Plat
☐ Planned Unit Development	☐ Street or Easement Vacation	☐ Final Plat
PROPERTY INFORMATION		
Street Address: 8035 Benjamin St NE SLP, MN 55432		
Property Identification Number (PIN#): 04-8035-00-01		Current Zoning: R1
Legal Description: Residential (Attach if necessary)		
APPLICANT INFORMATION		
Name: Johann Richards	Business Name: N/A	
Address: same as above		
City/State/Zip Code:		
Telephone: [REDACTED]	Fax: N/A	E-mail: [REDACTED]
Contact: Peter Janoski	Title: N/A	
OWNER INFORMATION (if different from applicant)		
Name: same as above	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: Backyard grass area		
Nature of Proposed Use: Covered patio for seating & children's play area		
Reason(s) to Approve Request: • Currently a non-usable piece of property due to size and poor grass conditions — developed into useful outdoor area for children to safely play outdoors while supervised by adults. • Improved neighborhood aesthetics / community interaction • Will not disturb neighboring lot lines or existing preserve		

**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: Johanna Richards
Address: 8035 Benjamin St NE
City/State/Zip: SLP, MN 55432

Telephone: [REDACTED]

Cell Phone: [REDACTED]

E-mail: [REDACTED]

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

Name: same as above
Address: _____
City/State/Zip: _____

Telephone: _____

Cell Phone: _____

E-mail: _____

3. Project Location (Address and Legal Description): same as above

4. Present Use of Property: _____

5. Description of Project: _____

6. Specify Section of the Ordinance from which variance is sought: _____

7. Explain how you wish to vary from the applicable provisions of this Ordinance: _____

8. Please attach a site plan or accurate survey as may be required by Ordinance. Survey provided Sept. 2025

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?

see attached letter

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

May 22, 2026

RE: Variance Application for 8035 Benjamin Street

Building & Development Team,

We respectfully request consideration for a variance related to the patio and pergola at our home on Benjamin Street.

(4) Before this project, our backyard had a small concrete slab surrounded by dead grass, exposed dirt, and muddy areas. With three children under age three, the space was difficult to use safely or comfortably.

(5) Last summer, we extended the existing patio and installed a free-standing pergola to create a safe, functional outdoor space for our family. The patio replaced dirt and mud with a stable surface, and the pergola provides shade during the short Minnesota summer.

(6-7) We are requesting a variance from Section 16.40.030 regarding setback requirements. Specifically, we ask for consideration of the patio location, which is within the setback area but still more than five feet from the property line.

(9) We understand and respect the purpose of city ordinances and acknowledge that we should have handled the permitting process differently before construction began. Our intent was simply to improve the safety, usability, and appearance of our yard for our young family.

(9a) We believe this request is consistent with the purpose of the ordinance because it improves the safety, appearance, and usability of the property while maintaining a clean, family-oriented outdoor space that fits the neighborhood.

(9b) We also believe the variance is consistent with the city's comprehensive plan because it preserves the residential character of the neighborhood and supports normal family use of the property.

(9c) The proposal also puts the property to reasonable residential use by turning an underutilized area into a safe and functional outdoor space for our family.

(9d) There are also unique circumstances related to the property. The lot lines in this HOA development are irregular and slant across the rear portions of the lots, making our backyard narrower than nearby properties and limiting layout options for improvements such as this patio.

(9e) Finally, we believe the variance will maintain the essential character of the area. The patio and pergola are typical residential improvements and do not change the residential nature of the neighborhood.

We understand the concerns previously raised about the drainage and utility easement and appreciate the city's guidance throughout this process. We hope the city will consider the property's unique layout and the practical benefit this improvement provides to our household.

Thank you for your time and consideration.

Respectfully,

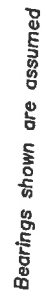
Johanna, Peter, Reese, Cameron, & Avery



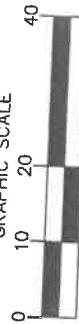
House Address:
8035 Benjamin Street NE., Spring Lake Park, MN

House Address:

8035 Benjamin Street NE., Spring Lake Park, MN



GRAPHIC SCALE



(IN FEET)
(8.5x14 sheet)

I hereby certify to Peter Janoski 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.
Dated this 28th day of August, 2025.

Signed: Carlson Engineering, LLC

By: Ad H Huch

Nicholas J. Shuipis, L.S. Reg. No. 62713

PROPERTY DESCRIPTION:

**Lot 3, Block 8, SPRING LAKE PARK
VILLAS, Anoka County, Minnesota**



CARLSON
ENGINEERING

ENGINEERING \ SURVEYING \ PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763 490 7330 FAX 763 490 7331

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

2943 11420_excon mdb

Revisions:

1	
2	
3	
4	
5	

Denotes Concrete Surface

Denotes Existing Electric Box

Denotes Existing Television Box

Denotes Existing Telephone Box

Denotes Existing Curb Stop

Denotes Set Iron Monument

**CITY OF SPRING LAKE PARK
COUNTY OF ANOKA**

MIDWEST
Land Surveyors & Civil Engineers, Inc.

IF ANYONE CANNOT FIND THE CURRENT AND
ACQUAINTANCE TALKS ON THE LAMPS BROADCASTING
WITHIN ALL PAID AND THE TELEPHONE IS
COSTS Oct 25 1994
FOR THE LAMPS BROADCASTING
FOR THE LAMPS BROADCASTING

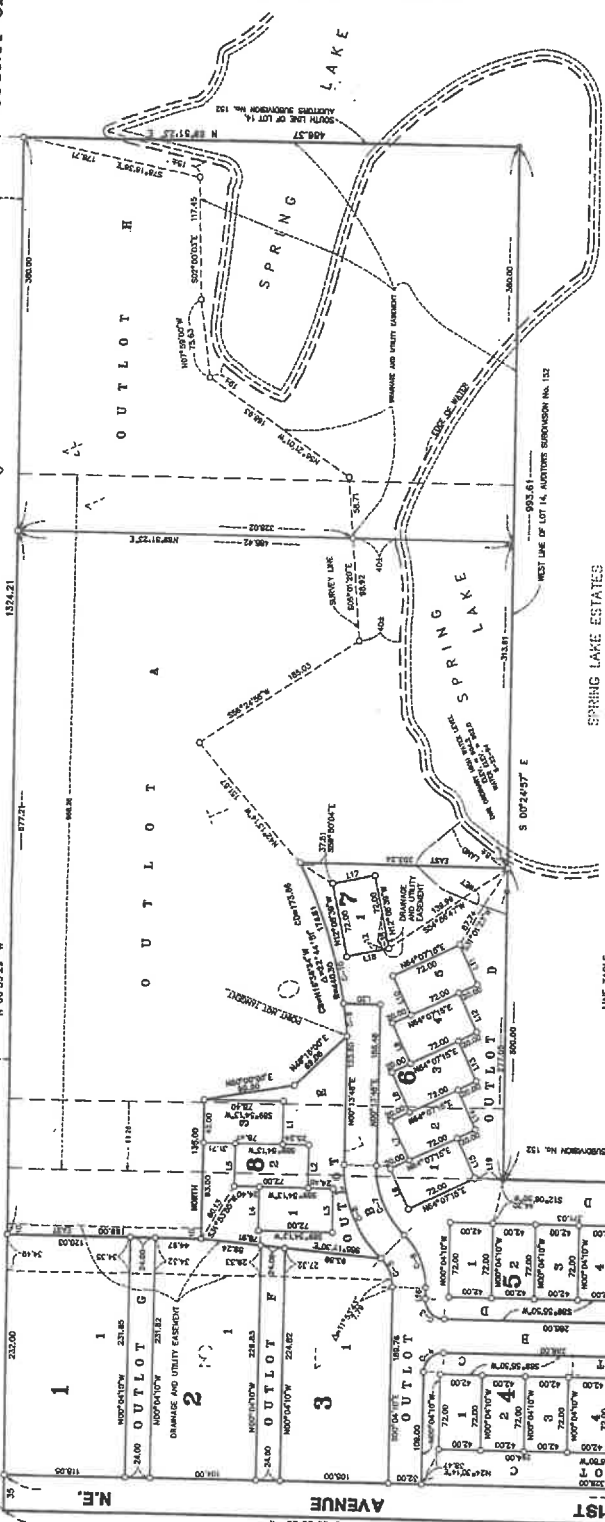
MERED D ANDERSON
Neke County Surveyor
by *Henry D. Nelson*
deputy

SHEET 1 OF 2 SHEETS

SPRING LAKE PARK VILLAS

CITY OF
SPRING LAKE PARK
COUNTY OF ANOKA

ADDITIONS SUBMISSION NO. 152



SPRING LAKE ESTATES

NOTES:

- DENOTES 1/2 INCH DIA. X 1.4 INCH IN LENGTH IRON MONUMENT SET AND MARKED BY LICENSE NO. 10947
- DENOTES IRON MONUMENT FOUND

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF THE ME 1/4 OF THE SE 1/4 OF SECTION 1, T. 30, R. 24, IS ASSUMED AS HAVING A BEARING OF S 89°55'50" W.

BENCHMARK: TOP NUT OF HYDRANT, N.E. QUADRANT OF B1st ST. N.E. AND ARTHUR ST. N.E., ELEVATION = 908.32
M.G.V.D. 1929

A vertical scale bar with alternating black and white segments. It is labeled "SCALE IN FEET" vertically along the left side. The scale has markings for 0, 10, 20, and 30 feet.



MIDWEST
Land Surveyors & Civil Engineers, Inc.

SHEET 2 OF 2 SHEETS

LINE	TABLE	DATE	TIME	LOCATION	REMARKS
1	1	10/10/10	10:00	101	101
2	2	10/10/10	10:00	102	102
3	3	10/10/10	10:00	103	103
4	4	10/10/10	10:00	104	104
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61	61	10/10/10	10:00	161	161
62	62				

CURVE	MASSIVE	1/2" DIA.	3/4" DIA.	1" DIA.	1 1/4" DIA.	1 1/2" DIA.	2" DIA.	2 1/2" DIA.	3" DIA.	3 1/2" DIA.	4" DIA.	4 1/2" DIA.	5" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.	16" DIA.	18" DIA.	20" DIA.	24" DIA.	30" DIA.	36" DIA.	42" DIA.	48" DIA.	54" DIA.	60" DIA.	72" DIA.	84" DIA.	96" DIA.	108" DIA.	120" DIA.	144" DIA.	168" DIA.	192" DIA.	216" DIA.	240" DIA.	264" DIA.	288" DIA.	312" DIA.	336" DIA.	360" DIA.	384" DIA.	408" DIA.	432" DIA.	456" DIA.	480" DIA.	504" DIA.	528" DIA.	552" DIA.	576" DIA.	600" DIA.	624" DIA.	648" DIA.	672" DIA.	696" DIA.	720" DIA.	744" DIA.	768" DIA.	792" DIA.	816" DIA.	840" DIA.	864" DIA.	888" DIA.	912" DIA.	936" DIA.	960" DIA.	984" DIA.	1008" DIA.	1032" DIA.	1056" DIA.	1080" DIA.	1104" DIA.	1128" DIA.	1152" DIA.	1176" DIA.	1200" DIA.	1224" DIA.	1248" DIA.	1272" DIA.	1296" DIA.	1320" DIA.	1344" DIA.	1368" DIA.	1392" DIA.	1416" DIA.	1440" DIA.	1464" DIA.	1488" DIA.	1512" DIA.	1536" DIA.	1560" DIA.	1584" DIA.	1608" DIA.	1632" DIA.	1656" DIA.	1680" DIA.	1704" DIA.	1728" DIA.	1752" DIA.	1776" DIA.	1800" DIA.	1824" DIA.	1848" DIA.	1872" DIA.	1896" DIA.	1920" DIA.	1944" DIA.	1968" DIA.	1992" DIA.	2016" DIA.	2040" DIA.	2064" DIA.	2088" DIA.	2112" DIA.	2136" DIA.	2160" DIA.	2184" DIA.	2208" DIA.	2232" DIA.	2256" DIA.	2280" DIA.	2304" DIA.	2328" DIA.	2352" DIA.	2376" DIA.	2400" DIA.	2424" DIA.	2448" DIA.	2472" DIA.	2496" DIA.	2520" DIA.	2544" DIA.	2568" DIA.	2592" DIA.	2616" DIA.	2640" DIA.	2664" DIA.	2688" DIA.	2712" DIA.	2736" DIA.	2760" DIA.	2784" DIA.	2808" DIA.	2832" DIA.	2856" DIA.	2880" DIA.	2904" DIA.	2928" DIA.	2952" DIA.	2976" DIA.	3000" DIA.	3024" DIA.	3048" DIA.	3072" DIA.	3096" DIA.	3120" DIA.	3144" DIA.	3168" DIA.	3192" DIA.	3216" DIA.	3240" DIA.	3264" DIA.	3288" DIA.	3312" DIA.	3336" DIA.	3360" DIA.	3384" DIA.	3408" DIA.	3432" DIA.	3456" DIA.	3480" DIA.	3504" DIA.	3528" DIA.	3552" DIA.	3576" DIA.	3600" DIA.	3624" DIA.	3648" DIA.	3672" DIA.	3696" DIA.	3720" DIA.	3744" DIA.	3768" DIA.	3792" DIA.	3816" DIA.	3840" DIA.	3864" DIA.	3888" DIA.	3912" DIA.	3936" DIA.	3960" DIA.	3984" DIA.	4008" DIA.	4032" DIA.	4056" DIA.	4080" DIA.	4104" DIA.	4128" DIA.	4152" DIA.	4176" DIA.	4200" DIA.	4224" DIA.	4248" DIA.	4272" DIA.	4296" DIA.	4320" DIA.	4344" DIA.	4368" DIA.	4392" DIA.	4416" DIA.	4440" DIA.	4464" DIA.	4488" DIA.	4512" DIA.	4536" DIA.	4560" DIA.	4584" DIA.	4608" DIA.	4632" DIA.	4656" DIA.	4680" DIA.	4704" DIA.	4728" DIA.	4752" DIA.	4776" DIA.	4800" DIA.	4824" DIA.	4848" DIA.	4872" DIA.	4896" DIA.	4920" DIA.	4944" DIA.	4968" DIA.	4992" DIA.	5016" DIA.	5040" DIA.	5064" DIA.	5088" DIA.	5112" DIA.	5136" DIA.	5160" DIA.	5184" DIA.	5208" DIA.	5232" DIA.	5256" DIA.	5280" DIA.	5304" DIA.	5328" DIA.	5352" DIA.	5376" DIA.	5400" DIA.	5424" DIA.	5448" DIA.	5472" DIA.	5496" DIA.	5520" DIA.	5544" DIA.	5568" DIA.	5592" DIA.	5616" DIA.	5640" DIA.	5664" DIA.	5688" DIA.	5712" DIA.	5736" DIA.	5760" DIA.	5784" DIA.	5808" DIA.	5832" DIA.	5856" DIA.	5880" DIA.	5904" DIA.	5928" DIA.	5952" DIA.	5976" DIA.	6000" DIA.	6024" DIA.	6048" DIA.	6072" DIA.	6096" DIA.	6120" DIA.	6144" DIA.	6168" DIA.	6192" DIA.	6216" DIA.	6240" DIA.	6264" DIA.	6288" DIA.	6312" DIA.	6336" DIA.	6360" DIA.	6384" DIA.	6408" DIA.	6432" DIA.	6456" DIA.	6480" DIA.	6504" DIA.	6528" DIA.	6552" DIA.	6576" DIA.	6600" DIA.	6624" DIA.	6648" DIA.	6672" DIA.	6696" DIA.	6720" DIA.	6744" DIA.	6768" DIA.	6792" DIA.	6816" DIA.	6840" DIA.	6864" DIA.	6888" DIA.	6912" DIA.	6936" DIA.	6960" DIA.	6984" DIA.	7008" DIA.	7032" DIA.	7056" DIA.	7080" DIA.	7104" DIA.	7128" DIA.	7152" DIA.	7176" DIA.	7200" DIA.	7224" DIA.	7248" DIA.	7272" DIA.	7296" DIA.	7320" DIA.	7344" DIA.	7368" DIA.	7392" DIA.	7416" DIA.	7440" DIA.	7464" DIA.	7488" DIA.	7512" DIA.	7536" DIA.	7560" DIA.	7584" DIA.	7608" DIA.	7632" DIA.	7656" DIA.	7680" DIA.	7704" DIA.	7728" DIA.	7752" DIA.	7776" DIA.	7800" DIA.	7824" DIA.	7848" DIA.	7872" DIA.	7896" DIA.	7920" DIA.	7944" DIA.	7968" DIA.	7992" DIA.	8016" DIA.	8040" DIA.	8064" DIA.	8088" DIA.	8112" DIA.	8136" DIA.	8160" DIA.	8184" DIA.	8208" DIA.	8232" DIA.	8256" DIA.	8280" DIA.	8304" DIA.	8328" DIA.	8352" DIA.	8376" DIA.	8400" DIA.	8424" DIA.	8448" DIA.	8472" DIA.	8496" DIA.	8520" DIA.	8544" DIA.	8568" DIA.	8592" DIA.	8616" DIA.	8640" DIA.	8664" DIA.	8688" DIA.	8712" DIA.	8736" DIA.	8760" DIA.	8784" DIA.	8808" DIA.	8832" DIA.	8856" DIA.	8880" DIA.	8904" DIA.	8928" DIA.	8952" DIA.	8976" DIA.	9000" DIA.	9024" DIA.	9048" DIA.	9072" DIA.	9096" DIA.	9120" DIA.	9144" DIA.	9168" DIA.	9192" DIA.	9216" DIA.	9240" DIA.	9264" DIA.	9288" DIA.	9312" DIA.	9336" DIA.	9360" DIA.	9384" DIA.	9408" DIA.	9432" DIA.	9456" DIA.	9480" DIA.	9504" DIA.	9528" DIA.	9552" DIA.	9576" DIA.	9600" DIA.	9624" DIA.	9648" DIA.	9672" DIA.	9696" DIA.	9720" DIA.	9744" DIA.	9768" DIA.	9792" DIA.	9816" DIA.	9840" DIA.	9864" DIA.	9888" DIA.	9912" DIA.	9936" DIA.	9960" DIA.	9984" DIA.	10008" DIA.	10032" DIA.	10056" DIA.	10080" DIA.	10104" DIA.	10128" DIA.	10152" DIA.	10176" DIA.	10200" DIA.	10224" DIA.	10248" DIA.	10272" DIA.	10296" DIA.	10320" DIA.	10344" DIA.	10368" DIA.	10392" DIA.	10416" DIA.	10440" DIA.	10464" DIA.	10488" DIA.	10512" DIA.	10536" DIA.	10560" DIA.	10584" DIA.	10608" DIA.	10632" DIA.	10656" DIA.	10680" DIA.	10704" DIA.	10728" DIA.	10752" DIA.	10776" DIA.	10800" DIA.	10824" DIA.	10848" DIA.	10872" DIA.	10896" DIA.	10920" DIA.	10944" DIA.	10968" DIA.	10992" DIA.	11016" DIA.	11040" DIA.	11064" DIA.	11088" DIA.	11112" DIA.	11136" DIA.	11160" DIA.	11184" DIA.	11208" DIA.	11232" DIA.	11256" DIA.	11280" DIA.	11304" DIA.	11328" DIA.	11352" DIA.	11376" DIA.	11400" DIA.	11424" DIA.	11448" DIA.	11472" DIA.	11496" DIA.	11520" DIA.	11544" DIA.	11568" DIA.	11592" DIA.	11616" DIA.	11640" DIA.	11664" DIA.	11688" DIA.	11712" DIA.	11736" DIA.	11760" DIA.	11784" DIA.	11808" DIA.	11832" DIA.	11856" DIA.	11880" DIA.	11904" DIA.	11928" DIA.	11952" DIA.	11976" DIA.	12000" DIA.	12024" DIA.	12048" DIA.	12072" DIA.	12096" DIA.	12120" DIA.	12144" DIA.	12168" DIA.	12192" DIA.	12216" DIA.	12240" DIA.	12264" DIA.	12288" DIA.	12312" DIA.	12336" DIA.	12360" DIA.	12384" DIA.	12408" DIA.	12432" DIA.	12456" DIA.	12480" DIA.	12504" DIA.	12528" DIA.	12552" DIA.	12576" DIA.	12600" DIA.	12624" DIA.	12648" DIA.	12672" DIA.	12696" DIA.	12720" DIA.	12744" DIA.	12768" DIA.	12792" DIA.	12816" DIA.	12840" DIA.	12864" DIA.	12888" DIA.	12912" DIA.	12936" DIA.	12960" DIA.	12984" DIA.	13008" DIA.	13032" DIA.	13056" DIA.	13080" DIA.	13104" DIA.	13128" DIA.	13152" DIA.	13176" DIA.	13200" DIA.	13224" DIA.	13248" DIA.	13272" DIA.	13296" DIA.	13320" DIA.	13344" DIA.	13368" DIA.	13392" DIA.	13416" DIA.	13440" DIA.	13464" DIA.	13488" DIA.	13512" DIA.	13536" DIA.	13560" DIA.	13584" DIA.	13608" DIA.	13632" DIA.	13656" DIA.	13680" DIA.	13704" DIA.	13728" DIA.	13752" DIA.	13776" DIA.	13800" DIA.	13824" DIA.	13848" DIA.	13872" DIA.	13896" DIA.	13920" DIA.	13944" DIA.	13968" DIA.	13992" DIA.	14016" DIA.	14040" DIA.	14064" DIA.	14088" DIA.	14112" DIA.	14136" DIA.	14160" DIA.	14184" DIA.	14208" DIA.	14232" DIA.	14256" DIA.	14280" DIA.	14304" DIA.	14328" DIA.	14352" DIA.	14376" DIA.	14400" DIA.	14424" DIA.	14448" DIA.	14472" DIA.	14496" DIA.	14520" DIA.	14544" DIA.	14568" DIA.	14592" DIA.	14616" DIA.	14640" DIA.	14664" DIA.	14688" DIA.	14712" DIA.	14736" DIA.	14760" DIA.	14784" DIA.	14808" DIA.	14832" DIA.	14856" DIA.	14880" DIA.	14904" DIA.	14928" DIA.	14952" DIA.	14976" DIA.	15000" DIA.	15024" DIA.	15048" DIA.	15072" DIA.	15096" DIA.	15120" DIA.	15144" DIA.	15168" DIA.	15192" DIA.	15216" DIA.	15240" DIA.	15264" DIA.	15288" DIA.	15312" DIA.	15336" DIA.	15360" DIA.	15384" DIA.	15408" DIA.	15432" DIA.	15456" DIA.	15480" DIA.	15504" DIA.	15528" DIA.	15552" DIA.	15576" DIA.	15600" DIA.	15624" DIA.	15648" DIA.	15672" DIA.	15696" DIA.	15720" DIA.	15744" DIA.	15768" DIA.	15792" DIA.	15816" DIA.	15840" DIA.	15864" DIA.	15888" DIA.	15912" DIA.	15936" DIA.	15960" DIA.	15984" DIA.	16008" DIA.	16032" DIA.	16056" DIA.	16080" DIA.	16104" DIA.	16128" DIA.	16152" DIA.	16176" DIA.	16200" DIA.	16224" DIA.	16248" DIA.	16272" DIA.	16296" DIA.	16320" DIA.	16344" DIA.	16368" DIA.	16392" DIA.	16416" DIA.	16440" DIA.	16464" DIA.	16488" DIA.	16512" DIA.	16536" DIA.	16560" DIA.	16584" DIA.	16608" DIA.	16632" DIA.	16656" DIA.	16680" DIA.	16704" DIA.	16728" DIA.	16752" DIA.	16776" DIA.	16800" DIA.	16824" DIA.	16848" DIA.	16872" DIA.	16896" DIA.	16920" DIA.	16944" DIA.	16968" DIA.	16992" DIA.	17016" DIA.	17040" DIA.	17064" DIA.	17088" DIA.	17112" DIA.	17136" DIA.	17160" DIA.	17184" DIA.	17208" DIA.	17232" DIA.	17256" DIA.	17280" DIA.	17304" DIA.	17328" DIA.	17352" DIA.	17376" DIA.	17400" DIA.	17424" DIA.	17448" DIA.	17472" DIA.	17496" DIA.	17520" DIA.	17544" DIA.	17568" DIA.	17592" DIA.	17616" DIA.	17640" DIA.	17664" DIA.	17688" DIA.	17712" DIA.	17736" DIA.	17760" DIA.	17784" DIA.	17808" DIA.	17832" DIA.	17856" DIA.	17880" DIA.	17904" DIA.	17928" DIA.	17952" DIA.	17976" DIA.	18000" DIA.	18024" DIA.	18048" DIA.	18072" DIA.	18096" DIA.	18120" DIA.	18144" DIA.	18168" DIA.	18192" DIA.	18216" DIA.	18240" DIA.	18264" DIA.	18288" DIA.	18312" DIA.	18336" DIA.	18360" DIA.	18384" DIA.	18408" DIA.	18432" DIA.	18456" DIA.	18480" DIA.	18504" DIA.	18528" DIA.	18552" DIA.	18576" DIA.	18600" DIA.	18624" DIA.	18648" DIA.	18672" DIA.	18696" DIA.	18720" DIA.	18744" DIA.	18768" DIA.	18792" DIA.	18816" DIA.	18840" DIA.	18864" DIA.	18888" DIA.	18912" DIA.	18936" DIA.	18960" DIA.	18984" DIA.	19008" DIA.	19032" DIA.	19056" DIA.	19080" DIA.	19104" DIA.	19128" DIA.	19152" DIA.	19176" DIA.	19200" DIA.	19224" DIA.	19248" DIA.	19272" DIA.	19296" DIA.	19320" DIA.	19344" DIA.	19368" DIA.	19392" DIA.	19416" DIA.	19440" DIA.	19464" DIA.	19488" DIA.	19512" DIA.	19536" DIA.	19560" DIA.	19584" DIA.	19608" DIA.	19632" DIA.	19656" DIA.	19680" DIA.	19704" DIA.	19728" DIA.	19752" DIA.	19776" DIA.	19800" DIA.	19824" DIA.	19848" DIA.	19872" DIA.	19896" DIA.	19920" DIA.	19944" DIA.	19968" DIA.	19992" DIA.	20016" DIA.	20040" DIA.	20064" DIA.	20088" DIA.	20112" DIA.	20136" DIA.	20160" DIA.	20184" DIA.	20208" DIA.	20232" DIA.	20256" DIA.	20280" DIA.	20304" DIA.	20328" DIA.	20352" DIA.	20376" DIA.	20400" DIA.	20424" DIA.	20448" DIA.	20472" DIA.	20496" DIA.	20520" DIA.	20544" DIA.	20568" DIA.	20592" DIA.	20616" DIA.	20640" DIA.	20664" DIA.	20688" DIA.	20712" DIA.	20736" DIA.	20760" DIA.	20784" DIA.	20808" DIA.	20832" DIA.	20856" DIA.	20880" DIA.	20904" DIA.	20928" DIA.	20952" DIA.	20976" DIA.	21000" DIA.	21024" DIA.	21048" DIA.	21072" DIA.	21096" DIA.	21120" DIA.	21144" DIA.	21168" DIA.	21192" DIA.	21216" DIA.	21240" DIA.	21264" DIA.	21288" DIA.	21312" DIA.	21336" DIA.	21360" DIA.	21384" DIA.	21408" DIA.	21432" DIA.	21456" DIA.	21480" DIA.	21504" DIA.	21528" DIA.	21552" DIA.	21576" DIA.	21600" DIA.	21624" DIA.	21648" DIA.	21672" DIA.	21696" DIA.	21720" DIA.	21744" DIA.	21768" DIA.	21792" DIA.	21816" DIA.	21840" DIA.	21864" DIA.	21888" DIA.	21912" DIA.	21936" DIA.	21960" DIA.	21984" DIA.	22008" DIA.	22032" DIA.	22056" DIA.	22080" DIA.	22104" DIA.	22128" DIA.	22152" DIA.	22176" DIA.	22200" DIA.	22224" DIA.	22248" DIA.	22272" DIA.	22296" DIA.	22320" DIA.	22344" DIA.	22368" DIA.	22392" DIA.	22416" DIA.	22440" DIA.	22464" DIA.	22488" DIA.	22512" DIA.	22536" DIA.	22560" DIA.	22584" DIA.	22608" DIA.	22632" DIA.	22656" DIA.	22680" DIA.	22704" DIA.	22728" DIA.	22752" DIA.	22776" DIA.	22800" DIA.	22824" DIA.	22848" DIA.	22872" DIA.	22896" DIA.	22920" DIA.	22944" DIA.	22968" DIA.	22992" DIA.	23016" DIA.	23040" DIA.	23064" DIA.	23088" DIA.	23112" DIA.	23136" DIA.	23160" DIA.	23184" DIA.	23208" DIA.	23232" DIA.	23256" DIA.	23280" DIA.	23304" DIA.	23328" DIA.	23352" DIA.	23376" DIA.	23400" DIA.	23424" DIA.	23448" DIA.	23472" DIA.	23496" DIA.	23520" DIA.	23544" DIA.	23568" DIA.	23592" DIA.	23616" DIA.	23640" DIA.	23664" DIA.	23688" DIA.	23712" DIA.	23736" DIA.	23760" DIA.	23784" DIA.	23808" DIA.	23832" DIA.	23856" DIA.	23880" DIA.	23904" DIA.	23928" DIA.	23952" DIA.	23976" DIA.	24000" DIA.	24024" DIA.	24048" DIA.	24072" DIA.	24096" DIA.	24120" DIA.	24144" DIA.	24168" DIA.	24192" DIA.	24216" DIA.	24240" DIA.	24264" DIA.	24288" DIA.	24312" DIA.	24336" DIA.	24360" DIA.	24384" DIA.	24408" DIA.	24432" DIA.	24456" DIA.	24480" DIA.	24504" DIA.	24528" DIA.	24552" DIA.	24576" DIA.	24600" DIA.	24624" DIA.	24648" DIA.	24672" DIA.	24696" DIA.	24720" DIA.	24744" DIA.	24768" DIA.	24792" DIA.	24816" DIA.	24840" DIA.	24864" DIA.	24888" DIA.	24912" DIA.	24936" DIA.	24960" DIA.	24984" DIA.	25008" DIA.	25032" DIA.	25056" DIA.	25080" DIA.	25104" DIA.	25128" DIA.
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City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491

Receipt: 0000023114
Receipt: 05/28/26
Cashier: WBROWN
Received Of: RICHARDS JOHANNA

8035 BENJAMIN ST NE
SPRING LAKE PARK MN 55432-

The sum of: \$250.00

BDINV 0000002396

Remaining Balance: \$1,500.00

Total: \$250.00

TENDERED: Check 3093

\$250.00



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

Receipt: 0000023113
Receipt: 05/28/26
Cashier: WBROWN
Received Of: JOHANNA RICHARDS

8035 BENJAMIN ST NE
SPRING LAKE PARK MN 55432-2196

The sum of: \$300.00

BDINV 0000002397

\$300.00

Remaining Balance: \$250.00

Total: \$300.00

TENDERED: Check 3093

\$300.00



June 18, 2026

Spring Lake Park Planning and Zoning Commission
1301 81st Ave, NE
Spring Lake Park, MN 55432

Dear Commissioners,

This letter is in response to your request for written comments prior to the hearing regarding a request for 0-foot setback on property at 8035 Benjamin Street NE.

8035 Benjamin Street NE, Spring Lake Park, MN 55432 is a member of the Spring Lake Park Villas Townhome Association. The Spring Lake Park Villas Townhome Declaration, Article VI, Section 1. Structures states the following; "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Director of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board." Similar language exists in the Spring Lake Park Villas: Rules and Regulations, IV. Townhouse Lots, 1) Architectural Control "Article VI of the Declaration states that no exterior addition or change in any townhouse may be made until appropriate plans and specifications have been approved by the Board of Directors or the Architectural Review Committee. The Approval Procedure to be followed is given as part of the Architectural Review Committee Guidelines." The Association's Exterior Modification/Improvements Request/Agreement Form is available on the Association's website.

On June 2, 2025, the owner of 8035 Benjamin St. NE requested making a modification to "extend their patio 8 feet in depth (extending outward from the rear of the house) and 20 feet in width. The expansion will be centered along the back of the house, positioned 2.5 feet from the exterior of the house." The Association's Board of Directors approved this request via email vote although the patio was installed prior to this request. No other Modifications Requests were submitted by the owner although visual observation indicates that additional modifications were made.

The Association's Board of Directors currently questions if the 8 foot extension exceeded the owner's property and is opposed to the 0-foot setback since it violates the request process and disregards the Board of Directors ability to approve/disapprove requests from others who wish to modify the exterior of their dwelling.

Sincerely, Caroline Olson, Genesis Property Management
On Behalf of the Board of Directors

To: Spring Lake Park Planning Commission From: Evan Monson, AICP
Kribashini Moorthy, AICP
Project/File: 193805540 Date: August 14, 2026

REQUEST: Amendment to the Comprehensive Plan (Future Land Use Map), Zoning Map Amendment (Rezoning), and Conditional Use Permit for a Child Daycare Facility use within Substance Church.

APPLICANTS: Nate Puccini, Executive Pastor, Substance Church

PROPERTY OWNER: Substance Church

PROPERTY LOCATION: 8299 Center Ave (Parcel ID 01-30-24-13-0002)

ZONING CLASSIFICATION: Light Industrial District (I-1)

REVIEW PERIOD: 60-day review period ends 9/18/2026.

ITEMS REVIEWED: Application and materials received on 7/2/2026 and 7/20/2026.

INTRODUCTION

Substance Church is requesting approval of multiple requests for its Northtown campus located at 8299 Central Avenue NE in Spring Lake Park. The property is currently zoned (I-1) Light Industrial, and guided as 'Commercial/Industrial' in the City's 2040 Comprehensive Plan. The applicant proposes to amend the property's future land use designation to 'Commercial' and rezone the property to (C-1) Shopping Center Commercial. The requests are meant to better align the property's zoning and land use guidance with its existing use as a public place of worship, and allow the applicant to request a CUP for a proposed childcare/daycare facility. A daycare (defined in the city's zoning code as a *Child Daycare Facility* use) is not allowed in the (I-1) zone, but is allowed as a conditional use in the C-1 zone.

The proposed childcare/daycare facility would occupy approximately 5,000 square feet (SF) within the existing 104,000 SF church building and would utilize existing classroom and support spaces. The daycare would operate during weekday hours, and be coordinated with existing church activities, parking, site circulation, and building operations. Few changes to the property are proposed; improvements would be limited to those necessary to satisfy state childcare licensing requirements, building code standards, life-safety requirements, accessibility improvements, and outdoor play area improvements. The applicant has indicated that the proposed daycare is intended to serve children and families in the surrounding community and represents an extension of the church's existing mission to serve the community. The church will continue its existing operations under the Special Use Permit approved by the City Council in 2014.

For the proposed daycare, the applicant's team has submitted the following requests to the city:

1. A request to amend the city's Comprehensive Plan.
 - a. The proposed amendment would change the property's future land use designation from 'Commercial/Industrial' to 'Commercial'.
2. A Rezoning request.
 - a. The applicant requests to rezone the property from I-1 Light Industrial to C-1 Shopping Center Commercial.
3. A Conditional Use Permit (CUP) request.

- a. The applicant requests approval of a Conditional Use Permit to allow a Child Daycare Facility use within a portion of the existing church building.

A request to rezone a property is covered under [Section 160.60.050](#) of the city's zoning code, while CUPs are covered under Section 16.56. Each of the three requests require review by the Planning Commission and approval by the City Council. A Comprehensive Plan Amendment, if approved by the City Council, will then have to be approved by the Metropolitan Council.

PROPERTY INFORMATION

Parcel Description:

The subject property is located near the intersection of Central Avenue NE (Highway 65) and Trunk Highway 10, providing convenient regional access for both church and daycare operations. The Hy-Vee shopping center is located immediately west of the site, while other nearby properties include commercial businesses, industrial and transportation-related uses, and institutional uses such as City Hall.

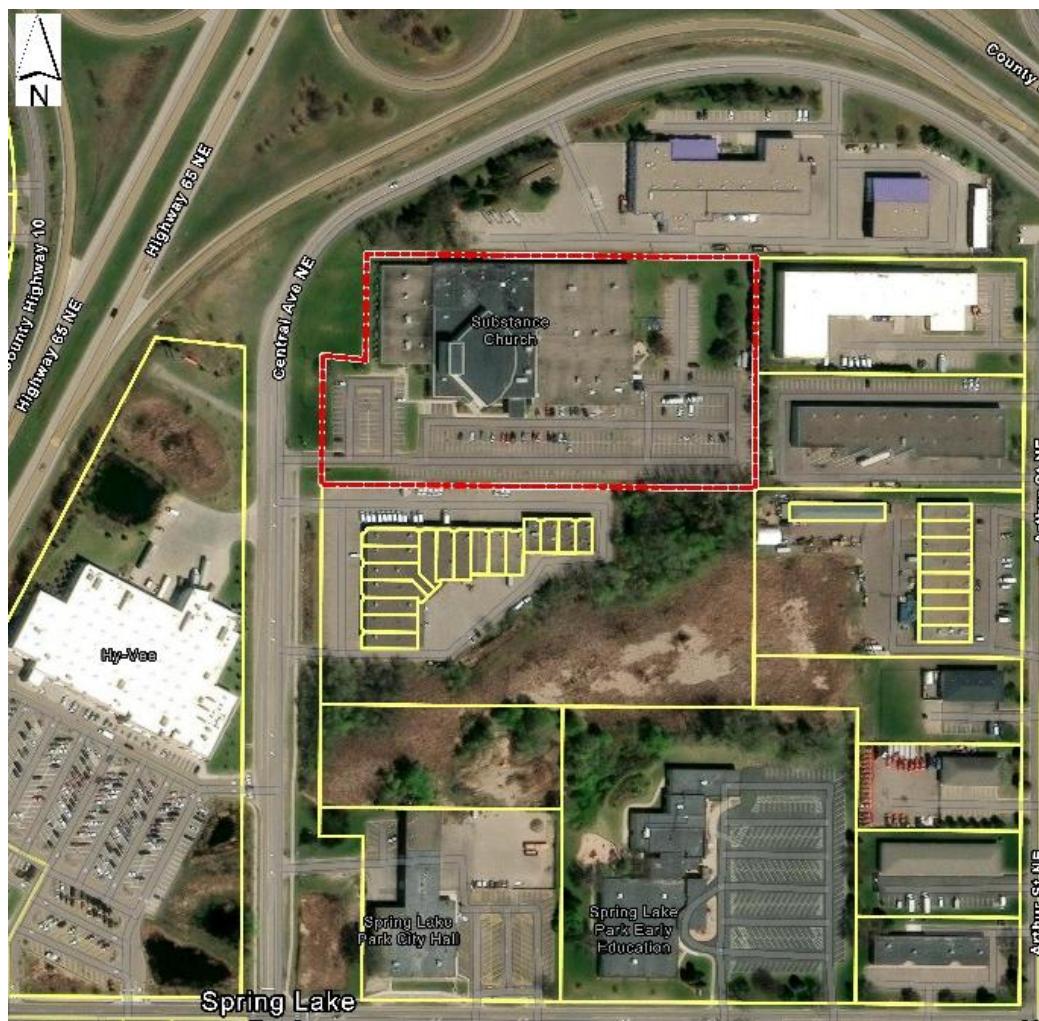


Figure 1: Aerial of the site, per Anoka County GIS. Parcel lines are shown in yellow. Subject property is outlined in red.

EVALUATION

Comprehensive Plan Amendment

The Comprehensive Plan serves as the blueprint for development within the city. Land use decisions (such as rezonings, text amendments, subdivision approvals, variances, etc.) must be consistent with the adopted Comprehensive Plan.

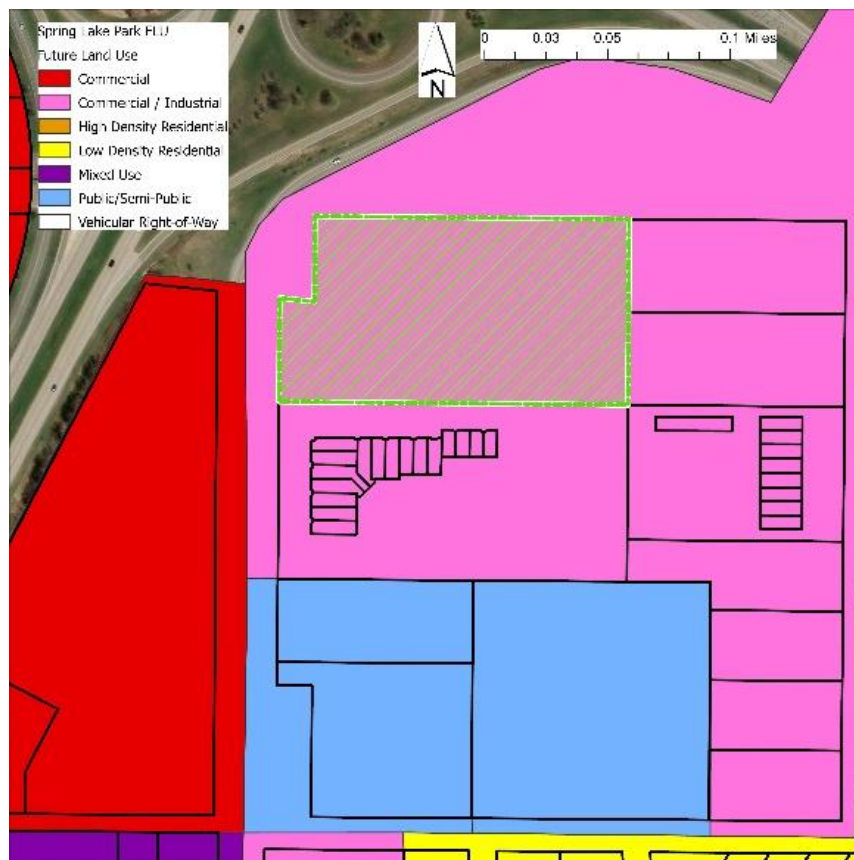


Figure 2: Excerpt of city's 2040 Future Land Use Map. Subject property cross-hatched in green.

The [city's current Comprehensive Plan](#), the 2040 Comprehensive Plan, contains a future land use map, which guides development or redevelopment of parcels by designating what use(s) are to be allowed in the future. The applicant's site is guided in the future land use map 'Commercial/Industrial' (see Figure 2-2 in the 2040 Plan, or Figure 2 in this report). This designation is used for parcels with industrial type uses, such as: "...manufacturing of all kinds, including assembly of products produced elsewhere, facilities involved in the movement of goods, warehousing, construction, communications, utilities and wholesale sales."

With the applicant proposing to run a childcare/daycare facility within the church premises, the designation for the newly proposed parcel should be amended. A future land use designation of 'Commercial' is proposed by the applicant. The 'Commercial' designation under the 2040 Plan is intended for retail sales and services that includes professional services, hotels/motels, recreational services, and private institutional uses. The current and proposed uses on the property are compatible with the 'Commercial' designation.

Rezoning Request

The property is currently zoned I-1. The I-1 district is intended, according to Section 16.20.020 of the city's zoning code, to accommodate industrial and employment-oriented uses. Although the property is guided and zoned for industrial uses, it has been utilized as a public place of worship since the City approved a Special Use Permit for Substance Church in 2014. The applicant is requesting to rezone the property to C-1 to better align the zoning designation with the property's existing church use, and allow for requesting the proposed licensed childcare/daycare facility via a CUP. As noted earlier, a *Child Daycare Facility* use is a conditional use in the C-1 zone.

The C-1 district, per Section 16.20.010, is intended to accommodate retail, service, office, recreational, and private institutional uses that serve the community and are compatible with surrounding commercial development patterns. A daycare use (and the existing church use) would be consistent with the types of uses typically found within other areas zoned C-1. Rezoning the property would also keep the property consistent with the surrounding land use pattern, which includes Hy-Vee to the east and other nearby commercial and service-oriented businesses along the Highway 65 corridor. Based on the property's existing use, proposed childcare/daycare facility, and the surrounding development pattern, the requested rezoning from I-1 to C-1 appears to be compatible with the character of the area; if the comprehensive plan amendment is approved the rezoning would make the property consistent with the city's long-term vision for the site.

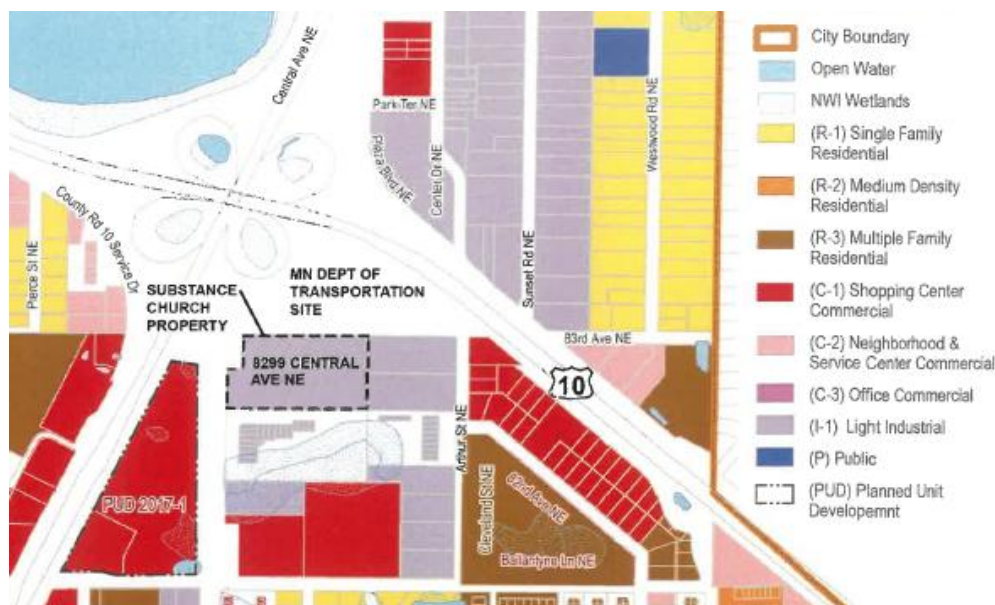


Figure 3: Excerpt of the city's zoning map, with the subject property outlined in black.

Conditional Use Permit

Section 16.36.010(D) of the city's zoning code lists specific development standards for Child Daycare Centers. These are listed below in *italics*, with staff comments following.

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.*

The daycare will operate within the existing church building at 8299 Central Avenue NE. The site plan identifies a 15-foot setback for the existing church building and playground fencing from the north lot

line. The minimum side yard setback for the C-1 zone is 15 feet. Based on the submitted site plan, the existing building and outdoor play area meet the minimum setback requirements.

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.*

This criterion is met. The existing 3,601 SF playground is located on the northeast side of the church building, separated from the primary entrance and drop-off area located along the south side of the building. The playground is enclosed by an existing five-foot-high chain-link fence, meeting the minimum fence height requirement.

3. *At least 50 square feet of outside play area shall be provided for each child under care.*

The site plan identifies an existing outdoor playground containing approximately 3,601 square feet. At the City's requirement of 50 square feet per child, the playground can accommodate up to 72 children at one time. The applicant's proposed capacity is identified as 42 children, so there is ample outside play area to serve the proposed number of children.

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.*

The site plan identifies a designated drop-off area within the existing parking lot along the south side of the church building. The drop-off area is connected to the building by existing sidewalks.

5. *The facility shall meet all applicable building and fire codes and be licensed as required by the State of Minnesota.*

The applicant shall obtain all required building permits, fire approvals, certificates of occupancy, and state childcare licenses before commencing daycare operations.

Section 16.64.010(A) lists the off-street parking requirements for the city. For a daycare facility, the minimum is one parking space per employee, plus five additional parking spaces per building. The applicants identified in their submittal up to eight (8) employees would be working a shift on the site. Combined with the daycare consisting of one building, 14 total spaces would be required for this use. The daycare is proposed to operate Monday through Thursday, with Friday being a potential additional day in the future. The site already contains 332 parking spaces, including 10 accessible spaces. Based on the available parking supply on the property, the site appears capable of accommodating anticipated parking demand associated with the proposed use.

Criteria for Review

Comprehensive Plan Amendment

While there are no formal criteria or requirements listed in the city's plan to consider when reviewing an amendment to the comprehensive plan, staff would recommend consideration of how the change will impact the city's long-term vision, as well as the goals and policies within the Plan.

In particular, Goal #5 (*Provide for a mix of commercial uses that provide goods and services to residents and that benefit from the city's proximity to major highways and roads*) and Policy #6 (*Review and amend the City's Code of Ordinances and Zoning Code as needed to reflect changes in the community*) in the Land Use section of the Plan would support the applicant's requested amendment to the Future Land Use Map.

Rezoning

The city's zoning code in Section 16.60.050(A)(4) mentions the following items to consider when reviewing an amendment (such as a rezoning) to the city's zoning code: *"...In considering the recommendations, due allowance shall be made for existing conditions, for the conservation of property values, for the direction of building development to the best advantage of the entire city, and for the uses to which the property affected is being devoted at the time."*

As noted previously in this report, the rezoning from I-1 to C-1 would be consistent with the city's future land use map, and would be consistent with the uses currently existing and proposed on the site. The proposed use is a conditional use, and if approved will have to adhere to the conditions of approval within the CUP. The requested rezoning would be consistent with the considerations in Section 16.60.050(A)(4).

Conditional Use Permit

Section 16.56.030(E)(1) lists the criteria to review for proposed CUPs; these are on the following pages in *italics*, with staff comments following:

- a. *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;*

The proposed daycare facility will provide a desirable service by offering childcare opportunities for local families. The daycare will positively contribute to the general welfare of the community by providing childhood care and educational services to local parents.

- b. *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;*

The proposed daycare facility is not expected to be detrimental to the health, safety, or general welfare of nearby residents or businesses. The facility will be required to comply with all applicable state licensing requirements and local regulations governing childcare operations.

- c. *The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;*

The proposed daycare facility shall comply with all applicable zoning district requirements and development standards, including any conditions associated with the approval of the Conditional Use Permit.

- d. *The use is one of the conditional uses specifically listed for the district in which it is to be located;*

This criterion is met, as Child daycare facilities are listed as conditional use for C-1 commercial district.

- e. *The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;*

The proposed business does not include any additions to the existing building. The proposed use does not appear to be creating any impacts or limitations to the use and enjoyment of other nearby and adjacent properties.

- f. *The use will not lower property values or impact scenic views in the surrounding area;*

Based on the applicant's submittal, the proposed use does not appear to impact any scenic views or property values. Adherence to city code requirements regarding noise, exterior storage, and nuisances would ensure that property values are not negatively impacted.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;*

The existing street system is sufficient to serve the proposed use.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;*

The subject property contains an existing church facility that has operated as a public place of worship under a Special Use Permit approved by the City Council in 2014. The proposed childcare/daycare facility would occupy approximately 5,000 square feet within the existing 104,000-square-foot building and would function in conjunction with the existing church use. The applicant indicates that the daycare will utilize existing parking areas, site access, and circulation patterns, and that the use will be coordinated with church operations. No expansion of the building or parking facilities is proposed as part of this request.

Based on the information submitted, the property appears to have adequate off-street parking and loading areas to accommodate the proposed daycare use while continuing to support church activities. Prior to issuing a certificate of occupancy, staff recommends verification of the daycare's licensed capacity, staffing levels, hours of operation, and pick-up/drop-off procedures to ensure that sufficient parking and on-site circulation are available during peak demand periods.

- i. The use includes adequate protection for the natural drainage system and natural topography;*

There are no changes to the site being proposed that would impact drainage.

- j. 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*

The proposed use will have to adhere to requirements under city code regarding odor, fumes, dust, noise, and vibration.

- k. The proposed use will not stimulate growth incompatible with prevailing density standards.*

This criterion is met; the proposed use would not stimulate growth that is incompatible with prevailing density standards.

Based on the findings above, the proposed use meets the criteria for approval of a CUP.

OTHER REVIEW

- Engineering: No comments.
- Building Department: A certificate of occupancy will be required prior to the business moving in.

OPTIONS

The Planning Commission can do one of the following:

1. Recommend approval of the requests, with findings for approval and with or without conditions.
2. Recommend denial of the requests, with findings for denial.
3. Table the requests for further review and/or study.

RECOMMENDATIONS

Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan Amendment, Rezoning and Conditional Use Permit (CUP) request for a Child Daycare Facility use within the existing Substance Church building at 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002). Each request is listed with findings and conditions of approval.

Comprehensive Plan Amendment

Findings of Fact:

1. The applicant proposes operating a *Child Daycare Facility* use within a portion of the existing Substance Church building located at 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002). The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
2. The Commercial future land use designation better reflects the property's existing church use and the proposed childcare/daycare facility than the current Commercial/Industrial designation.
3. The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
4. The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
5. The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
6. Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.
7. The existing church site contains established access drives, parking areas, sidewalks, and building infrastructure capable of accommodating the proposed daycare use. The site includes 332 off-street parking spaces, 10 accessible parking spaces, a designated drop-off area, and an existing 3,601-square-foot outdoor playground enclosed by a five-foot-high chain-link fence.
8. The proposed daycare facility will provide an important community service by expanding access to childcare and early childhood services for local families while supporting the church's existing community-serving mission.

Conditions of Approval:

1. 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be re-designated from 'Commercial/Industrial' to 'Commercial' on the city's Future Land Use Map.
 - a. Following City Council approval, the amendment shall be submitted to the Metropolitan Council for review and final approval.
2. The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the comprehensive plan amendment request.

3. The applicant shall comply with all applicable local, county, state, and federal regulations.
4. The applicant shall pay all fees and escrows associated with this request.

Rezoning

Findings of Fact:

1. The applicant proposes operating a *Child Daycare Facility* use within a portion of the existing Substance Church building located at 8299 Central Avenue NE. The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
2. The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
3. The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
4. The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
5. Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.

Conditions of Approval:

1. 8299 Central Avenue NE (Parcel ID 01-30-24-13-0002) shall be rezoned from I-1 to C-1 on the city's Zoning Map. The rezoning request is contingent on approval of an amendment to the Future Land Use Map in the city's Comprehensive Plan.
2. The applicant shall obtain all applicable local, county, state, and federal permits and approvals associated with the rezoning request.
3. The applicant shall comply with all applicable local, county, state, and federal regulations.
4. The applicant shall pay all fees and escrows associated with this request.

Conditional Use Permit

Findings of Fact:

1. The applicant proposes operating a *Child Daycare Facility* use within a portion of the existing Substance Church building located at 8299 Central Avenue NE. The daycare will occupy approximately 5,000 square feet of the existing 104,000-square-foot church building and will utilize existing classroom, office, restroom, and support spaces.
2. The Commercial future land use designation better reflects the property's existing church use and the proposed childcare/daycare facility than the current Commercial/Industrial designation.

3. The proposed Comprehensive Plan Amendment is consistent with the City's long-term land use goals and policies by supporting a community-serving institutional use within an area characterized by commercial development.
4. The requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial is compatible with the surrounding development pattern, including adjacent commercial uses and nearby community-serving establishments.
5. The proposed rezoning brings the property's zoning classification into better alignment with both its existing use as a public place of worship and its proposed use as a childcare/daycare facility.
6. Child daycare facilities are allowed as a conditional use within the C-1 Shopping Center Commercial District, and the applicant's proposed daycare facility is eligible for consideration through the Conditional Use Permit process.
7. The existing church site contains established access drives, parking areas, sidewalks, and building infrastructure capable of accommodating the proposed daycare use. The site includes 332 off-street parking spaces, 10 accessible parking spaces, a designated drop-off area, and an existing 3,601-square-foot outdoor playground enclosed by a five-foot-high chain-link fence.
8. The proposed daycare facility will provide an important community service by expanding access to childcare and early childhood services for local families while supporting the church's existing community-serving mission.
9. The proposed use will operate within an existing building and is not expected to adversely affect surrounding properties, public health, safety, welfare, property values, or neighborhood character. The proposed use meets the criteria in Section 16.56.030(E)(1) of the Zoning Code for approval of a Conditional Use Permit.

Conditions of Approval:

1. The applicant is authorized to operate a *Child Daycare Facility* use within the existing church building at 8299 Central Avenue NE according to the plans and materials submitted to and reviewed by the City for this request.
 - a. An amendment to this permit shall be required for any expansion of the daycare facility beyond those areas identified in the approved plans.
2. The designated drop-off and pick-up area shown on the approved site plan shall be maintained and available for daycare operations, and pedestrian access between the drop-off area and daycare entrance shall be maintained.
3. The outdoor play area and fencing shall be maintained in accordance with the approved site plan and applicable City Code requirements, including maintenance of the existing fencing around the outdoor play area.
4. The applicant shall obtain all applicable local, county, state, and federal permits, approvals, inspections, certificates, and licenses required for operation of the daycare facility, including all required State of Minnesota childcare licensing approvals.
5. The proposed *Child Daycare Facility* use shall comply with all applicable local, county, state, and federal regulations, including building code, fire code, accessibility, health, safety, and childcare licensing requirements.

6. A certificate of occupancy shall be obtained prior to commencement of daycare operations.
 - a. Prior to issuing a certificate of occupancy, city staff shall verify the daycare's licensed capacity, staffing levels, hours of operation, and pick-up/drop-off procedures to ensure that the proposed use has sufficient off-street parking and on-site circulation.
7. The applicant shall pay all fees and escrows associated with this CUP request.
8. Any violation of the conditions of approval or applicable City Code requirements may result in review or revocation of the Conditional Use Permit in accordance with City Code provisions

June 30, 2026

Daniel Buchholtz, City Administrator
Evan Monson, Zoning Administrator
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: Request for Rezoning and Comprehensive Plan Amendment for Substance Church at 8299 Central Avenue NE

Dear Daniel and Evan,

On behalf of Substance Church, we respectfully submit this narrative in support of our request to rezone the Substance Church Northtown campus at 8299 Central Avenue NE, amend the related Comprehensive Plan guidance, and seek Conditional Use Permit approval for a licensed childcare/daycare facility.

Substance Church currently operates the property as a public place of worship under a Special Use Permit approved by the City Council in 2014. We intend to continue that approved church use. This request is not intended to discontinue, diminish, or modify the existing church use, but to update the zoning for the property and allow a licensed childcare facility to operate in a limited portion of the existing building.

The property is currently zoned I-1 Light Industrial. Substance Church is requesting rezoning to C-1 Shopping Center Commercial, along with a corresponding Comprehensive Plan amendment from Commercial/Industrial to Commercial. Based on conversations with City staff, we understand that this designation better fits the current church use and the proposed childcare use.

We are submitting the rezoning, Comprehensive Plan amendment, and Conditional Use Permit applications at the same time for the City's review. We understand that the Conditional Use Permit request depends on approval of the rezoning and Comprehensive Plan amendment and would need to be considered after, or contingent upon, those approvals. The Conditional Use Permit application is intended to recognize and preserve the property's existing approved use as a public place of worship, while adding approval for a licensed childcare/daycare facility within a limited portion of the existing church building.

The proposed childcare facility is a natural extension of Substance's mission to serve children, families, and the surrounding community. It would operate during the week using existing classroom and support space and would be coordinated with existing church operations, parking, building capacity, site circulation, safety requirements, and surrounding properties.

The proposed childcare facility would not involve redevelopment of the property or a change to the overall character of the site. The existing building contains approximately 104,000 square feet, and the childcare facility would occupy approximately 5,000 square feet. Any physical improvements would be limited to those needed for childcare licensing, building code, life-safety, access, and outdoor play-area requirements.

Substance Church has completed the majority of the Minnesota Department of Human Services licensing review for the proposed childcare facility, including applicable facility and life-safety review. Based on our communications with DHS, we understand that local zoning approval is the primary remaining item needed to complete the process.



Substance Church is committed to being a good steward of the property and a constructive partner with the City of Spring Lake Park. We appreciate the City's guidance and look forward to working with staff throughout this process.

Please direct follow-up questions or coordination related to this application to Rick Frith, Member of the Board of Directors, who will be assisting Substance Church with this process. Nate Puccini, Executive Pastor, is signing this request on behalf of Substance Church.

SECTION 16.60.050(B) REQUIRED INFORMATION

We understand that Section 16.60.050(B) of the Spring Lake Park Municipal Code requires certain information to be submitted as part of a rezoning petition. We have provided responses to those items below.

1. The name or names and addresses of the petitioner or petitioners, and their signatures to the petition:

Substance Church is the petitioner requesting the rezoning and Comprehensive Plan amendment for the single parcel of land owned by the church.

Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Authorized signer:
Nate Puccini, Executive Pastor
Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Primary project contact:
Rick Frith, Member of the Board of Directors
Substance Church
[REDACTED]

2. A specific legal description of the area proposed to be rezoned, and the names and addresses of all owners of property lying within the area, and legal description of the property owned by each:

Owner:
Substance Church
8299 Central Avenue NE
Spring Lake Park, MN 55432

Parcel ID: 013024130002

Legal Description: The N 400 ft of the W 676.07 ft of Lot 8, Auditor's Subdivision No. 152, together with adjacent vacant road, subject to easements of record.

3. The present district classification and the proposed district classification:

Current district classification: I-1 Light Industrial

Proposed district classification: C-1 Shopping Center Commercial

4. The present use of each separately owned tract of land within the area and the intended use of any tract of land therein, if the petitioners or owners have particular uses presently in mind:

The property is currently used as a church facility and public place of worship pursuant to an existing Special Use Permit approved by the City Council in 2014. Substance Church intends to continue that existing approved use.

The requested rezoning and Comprehensive Plan amendment are intended to better align the zoning and land-use guidance for the property with its existing approved use as a public place of worship, while also allowing the church to pursue a Conditional Use Permit for a licensed childcare/daycare facility within a limited portion of the existing building.

The proposed childcare facility would operate during the week using existing classrooms and support spaces within the church facility. The church would continue to use the property for worship services, ministry activities, administrative functions, events, and related church uses.

5. An explanation of how the rezoning will conform with the general zoning pattern of the neighborhood and the zoning plan of the entire city:

The requested rezoning appears consistent with the existing development pattern and zoning context in this portion of the city. The property is located in an area that already includes a mix of commercial, commercial/industrial, and light industrial uses.

The property is bounded by Highway 65/Central Avenue NE to the northwest, State Highway 10 to the northeast, and 81st Avenue NE to the south. The Hy-Vee property directly west of the church is zoned C-1, and other nearby properties are also zoned or guided for commercial and commercial/industrial uses.

Rezoning the property to C-1 Shopping Center Commercial would more closely align the property with the existing commercial character along this portion of Central Avenue NE and would provide the appropriate zoning framework for the existing approved public place of worship use, the proposed licensed daycare use, and any other uses that the City determines should be addressed through the applicable local approval process.

6. Accompanying the petition shall be three copies of the map showing the property to be rezoned, the present zoning of the surrounding area for at least a distance of 350 feet, including the street pattern of that area, and the names and addresses of the landowners of the lands in each area as the same appear on the records of the County Auditor; all of which shall be provided by the petitioner.

Attached are the following items as requested:

1. A partial Anoka County zoning map showing the property and the surrounding area for several blocks in each direction, with additional graphic and text information added for clarity.
2. A PDF excerpt of the Spring Lake Park 2040 Comprehensive Plan highlighting the Substance Church parcel and surrounding area.
3. Available plans showing the existing building areas proposed for daycare use, related access improvements, and outdoor play area.

ADDITIONAL REQUESTED INFORMATION

Explanation of how the proposed change in future land-use guidance for this parcel would conform with the City's Comprehensive Plan.

Based on conversations with City staff, we understand that the current Commercial/Industrial future land-use guidance is intended to reflect uses with a stronger industrial, production, assembly, or similar employment-oriented character. We also understand that the Commercial designation is more closely aligned with the requested C-1 Shopping Center Commercial zoning district.

Substance Church is therefore requesting that the future land-use guidance for this parcel be amended from Commercial/Industrial to Commercial in connection with the requested rezoning from I-1 Light Industrial to C-1 Shopping Center Commercial.

This change would better align the property's land-use guidance and zoning with its existing approved use as a public place of worship and the proposed licensed childcare/daycare use. It would also fit the surrounding land-use pattern, which includes commercial zoning and commercial uses, including the C-1 zoned Hy-Vee property directly west of the church.

Plans showing where on the site the proposed daycare use would be located, including entrances, exits, drop-off areas, and outdoor play areas.

The proposed licensed childcare/daycare facility would operate within a limited portion of the existing Substance Church building. The attached floor plan identifies the proposed childcare area, related entrances and exits, circulation areas, storage, administrative spaces, drop-off areas, and play area.

Substance Church is not proposing redevelopment of the site or a substantial modification to the property. The childcare facility would primarily use existing classrooms and support spaces. Any physical improvements would be limited to those needed for State of Minnesota childcare licensing, building code, life-safety, access, and outdoor play-area requirements, as reflected on the attached plans.

The childcare facility would operate during the week in the identified portion of the building. The same general area may continue to be used for church-related activities outside of childcare operating hours, including Sunday ministry activities.

Identify how much of the building the proposed daycare use would occupy.

The existing building contains approximately 104,000 square feet of floor space. The proposed childcare/daycare facility would occupy approximately 5,000 square feet of existing classroom and support space, as identified on the attached floor plan.

Conclusion

Substance Church respectfully requests approval of the proposed rezoning and Comprehensive Plan amendment so the Northtown campus can operate under a zoning framework that better reflects its existing approved use as a public place of worship and supports the proposed licensed childcare facility.

Thank you for your consideration. We appreciate the opportunity to work with City staff, the Planning Commission, and the City Council throughout this process. Please let us know if there are any questions or if additional information would be helpful.

Sincerely,



Nate Puccini
Executive Pastor
Substance Church





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:

Received by:

Date Filed:

Date Complete:

Base Fee: Escrow:

DEVELOPMENT APPLICATION**TYPE OF APPLICATION** (Check All That Apply)

- | | | |
|--|---|--|
| ☐ Appeal | ☐ Site Plan/Building Plan Review | ☐ Variance |
| ☒ Comprehensive Plan Amendment | ☐ Concept Plan Review | ☐ Minor Subdivision |
| ☐ Ordinance Amendment (Text) | ☐ Conditional Use Permit | ☐ Lot Combination |
| ☒ Rezoning | ☐ Interim Use Permit | ☐ Preliminary Plat |
| ☐ Planned Unit Development | ☐ Street or Easement Vacation | ☐ Final Plat |

PROPERTY INFORMATION

Street Address: 8299 Central Avenue NE

Property Identification Number (PIN#): 01324130002

Current Zoning: I-1

Legal Description: The N 400ft of the W 676.07ft of Lot 8, Auditor's Subdivision No. 152
(Attach if necessary)**APPLICANT INFORMATION**

Name: Nate Puccini

Business Name: Substance Church

Address: 8299 Central Avenue NE

City/State/Zip Code: Spring Lake Park, MN 55432

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

Contact: Rick Frith, [REDACTED]

Title: Executive Pastor

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: Public place of worship

Nature of Proposed Use: Public place of worship with proposed licensed daycare use subject to related CUP approval.

Reason(s) to Approve Request: See attached narrative. The requested rezoning and Comprehensive Plan amendment would better align the property's zoning and future land-use guidance with its existing approved use as a public place of worship and the proposed licensed daycare use while remaining compatible with surrounding commercial land-use pattern.

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] ☐ 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:  Date: 6/30/2026

Owner: _____ Date: _____

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



City of Spring Lake Park
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For Office Use Only

Case Number:

Fee Paid:

Received by:

Date Filed:

Date Complete:

Base Fee: _____ Escrow: _____

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
☐ Appeal	☐ Site Plan/Building Plan Review	☐ Variance
☐ Comprehensive Plan Amendment	☐ Concept Plan Review	☐ Minor Subdivision
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PROPERTY INFORMATION		
Street Address: 8299 Central Avenue NE		
Property Identification Number (PIN#): 01324130002		Current Zoning: I-1
Legal Description: The N 400ft of the W 676.07ft of Lot 8, Auditor's Subdivision No. 152 (Attach if necessary)		
APPLICANT INFORMATION		
Name: Nate Puccini		Business Name: Substance Church
Address: 8299 Central Avenue NE		
City/State/Zip Code: Spring Lake Park, MN 55432		
Telephone: [REDACTED]	Fax: [REDACTED]	E-mail: [REDACTED]
Contact: Rick Frith, [REDACTED]		Title: Executive Pastor
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: Public place of worship		
Nature of Proposed Use: Public place of worship with licensed daycare use.		
Reason(s) to Approve Request:	See attached narrative. The requested CUP would recognize and preserve the property's existing approved use as a public place of worship while adding approval for a licensed daycare facility within a limited portion of the existing church building.	

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] ☐ 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.

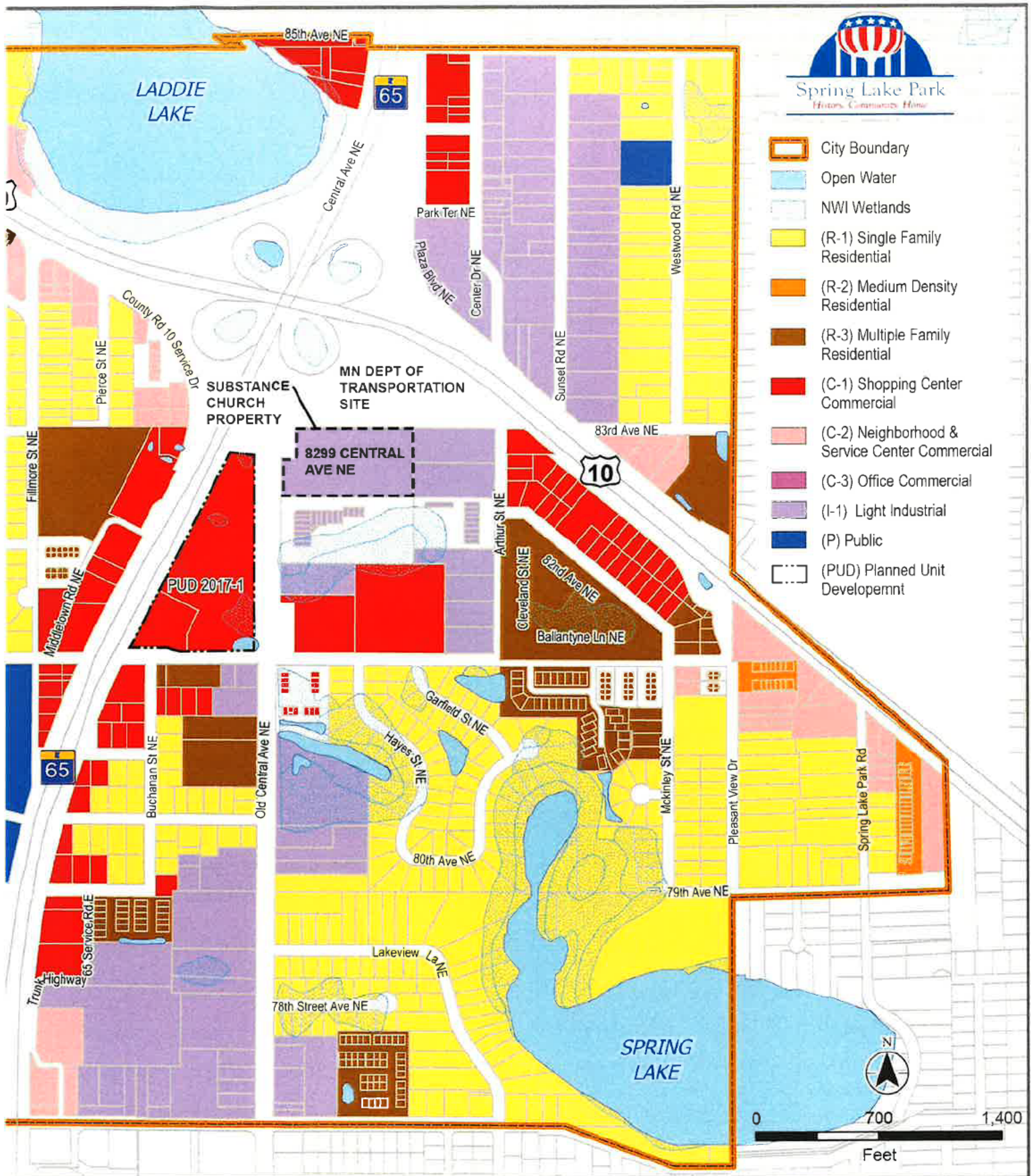
I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

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:  Date: 6/30/2026

Owner: _____ Date: _____

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



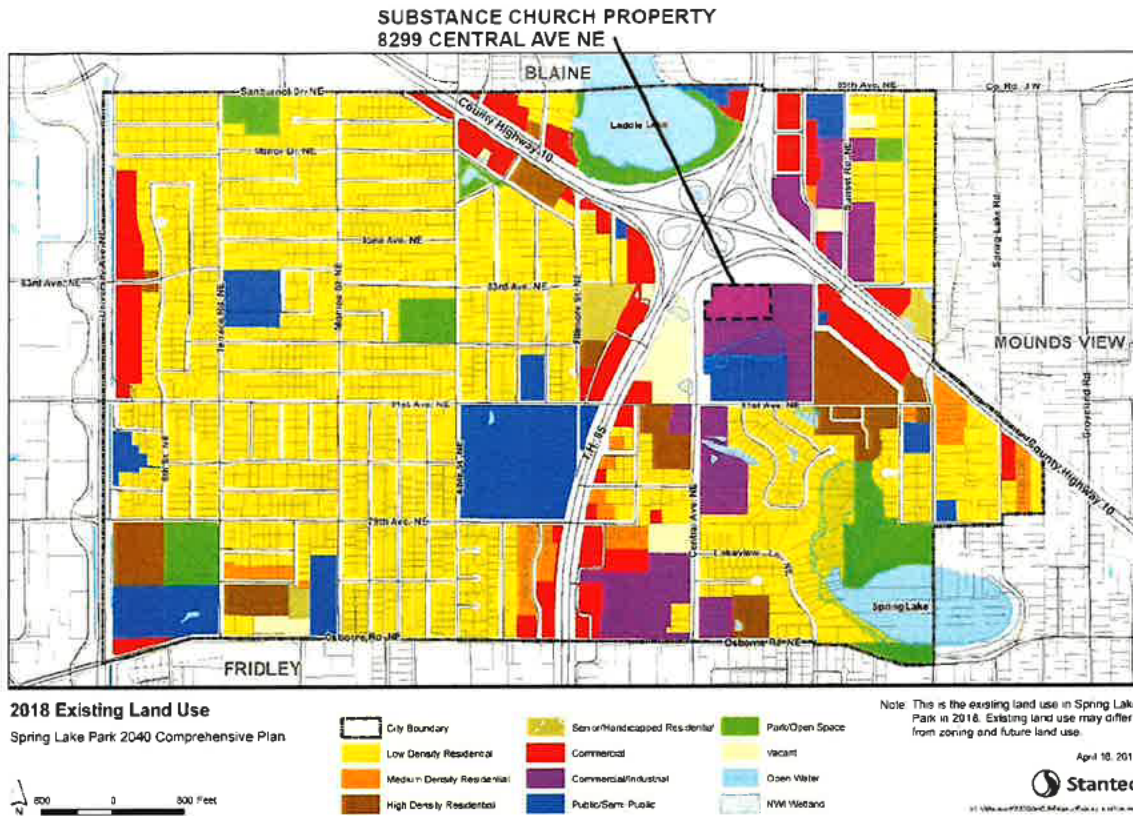


FIGURE 2-1: 2018 EXISTING LAND USE

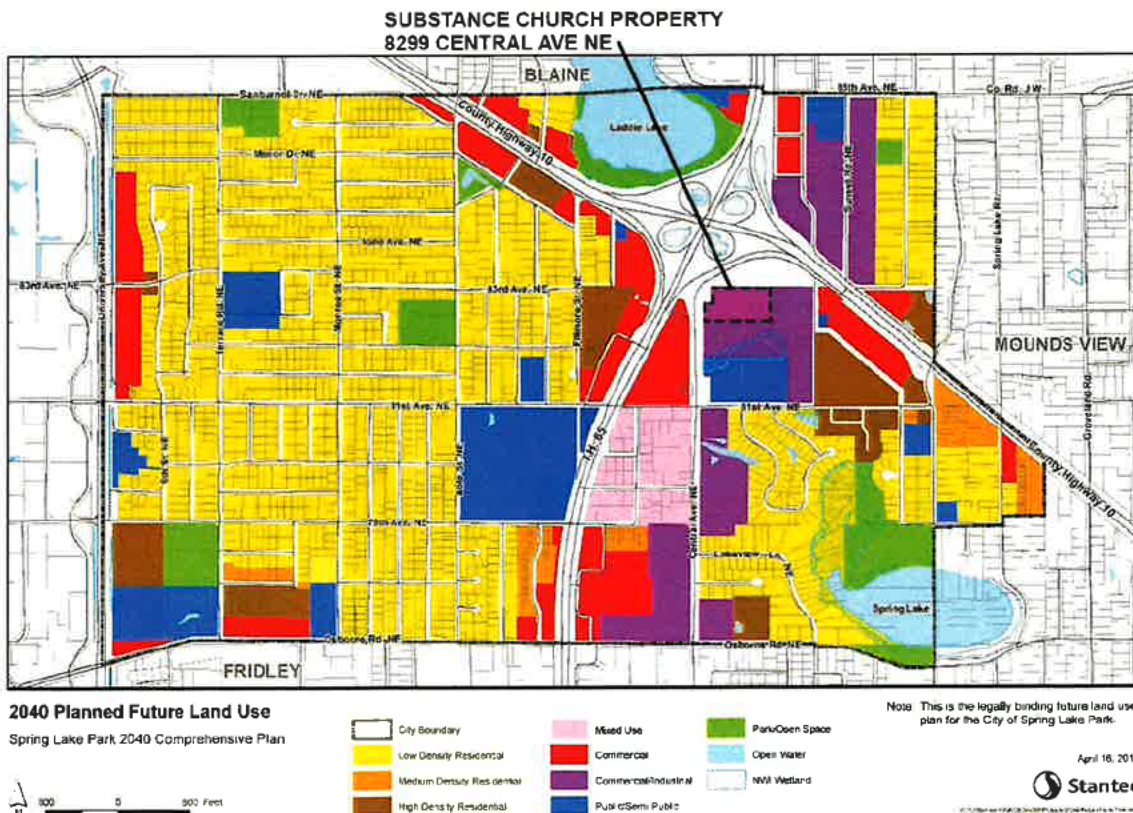
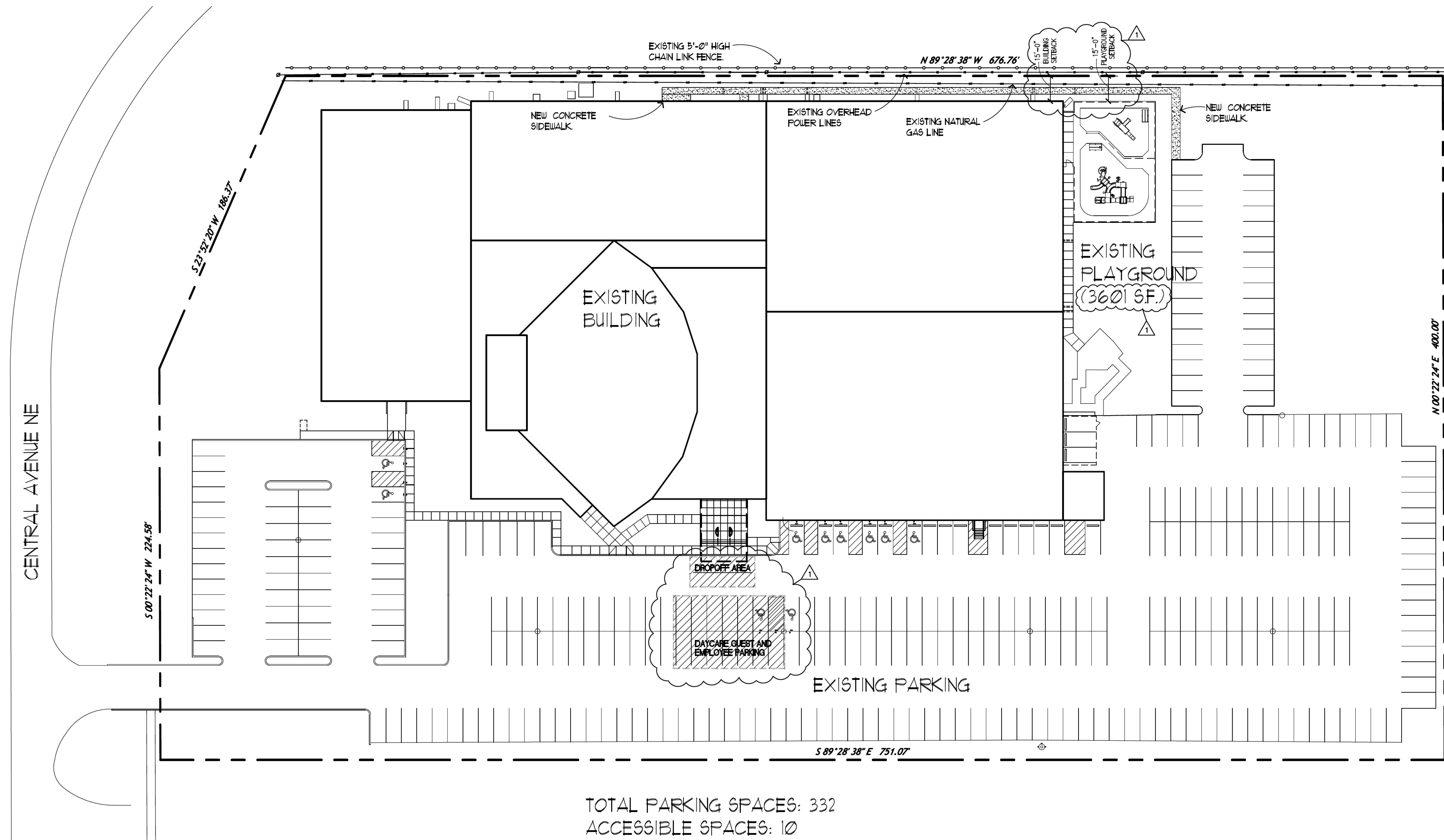


FIGURE 2-2: 2040 PLANNED FUTURE LAND USE

$$1/16'' = 1'-0''$$



1

A1.0

SITE PLAN

1" = 30'-0"

N

2026 INFORMATION

PROPOSED DAYCARE CONFIGURATION

INITIAL LICENSE	- ROOMS 153, 171, 181, 182 (SEE SHEET A3.0)
AREA CAPACITY	- 3,648 SF ÷ 35 SF/CHILD = 104 CHILD CAPACITY.
TOILET CAPACITY	- 104 CHILDREN ÷ 15 CHILDREN/FIXTURE = 7 TOILET FIXTURES REQUIRED.
	- SMALL RESTROOMS 184 & 185 - 4 FIXTURES.
	- LARGE RESTROOMS 155A & 151 - 12 FIXTURES.
PARKING REQUIRED	1 SPACE PER 10 CHILDREN. PARKING REQUIREMENT INCLUDES EMPLOYEES AND GUEST PARKING. 11 SPACES REQUIRED.

OTHER DAYCARE REQUIREMENTS

OUTSIDE PLAY AREA PROPOSED	- 3,601 SF
OUTSIDE PLAY AREA CAPACITY	- 3,601 SF ÷ 75 SF/CHILD = 48 CHILD CAPACITY.
MINIMUM SPACE REQUIRED	- 15,000 SF

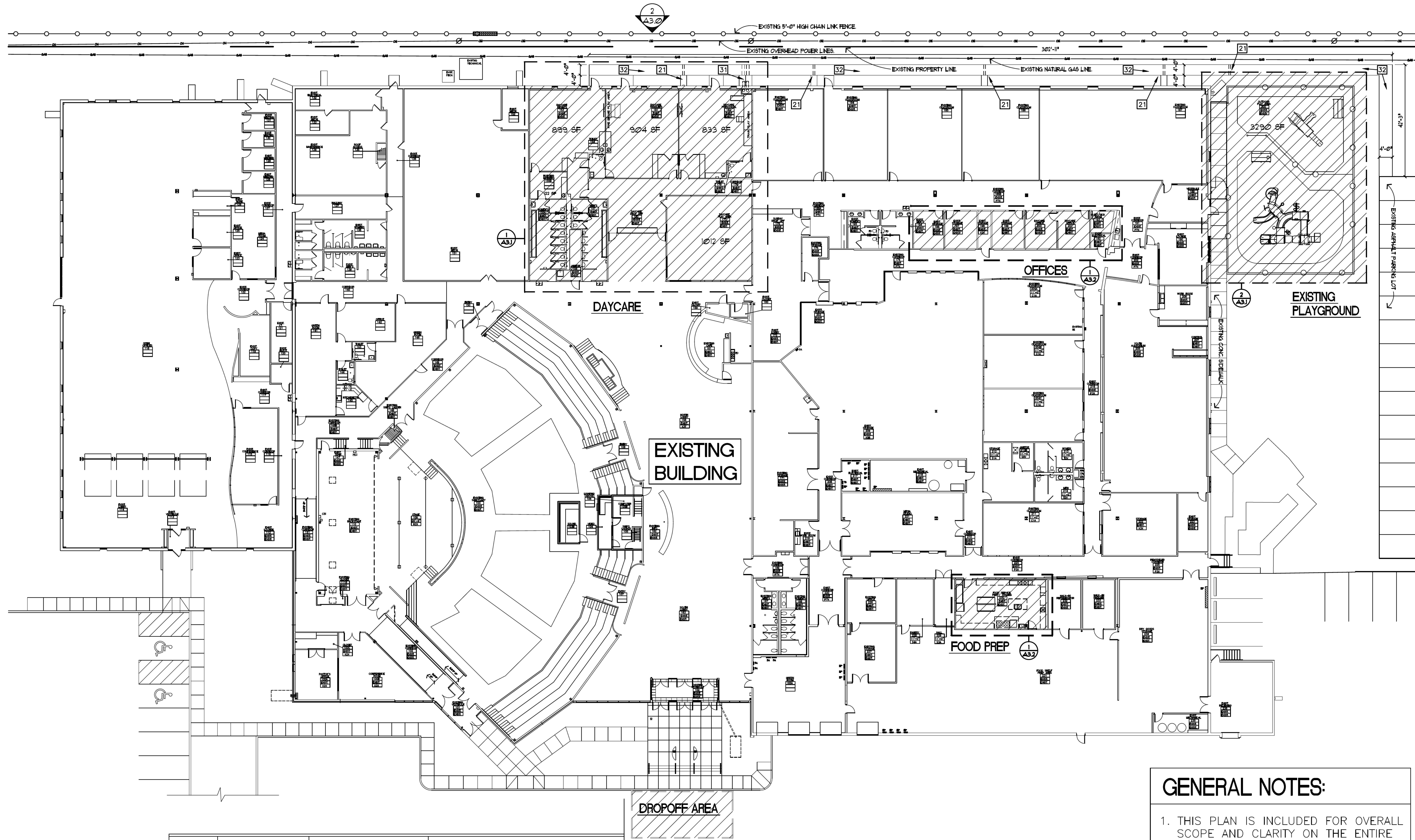
OTHER REQUIRED DAYCARE INTERIOR SPACES

SEE SHEET A3.0 FOR ROOM LOCATIONS.

- QUIET ROOM/ SICK ROOM - ROOM 183
- FOOD SERVICE STAGING AREA - ROOM 230
- DAYCARE OFFICE - ROOM 200
- OPTIONAL DAYCARE DIRECTOR'S OFFICE - ROOM 201

NOTE:

THE PURPOSE OF THIS ARCHITECTURAL SITE PLAN DRAWING IS PRIMARILY FOR CODE, DETAIL REFERENCE, AND CONTEXT ONLY. THE ONLY SITE WORK OCCURRING IS THE ADDITION OF SIDEWALKS ON THE NORTH SIDE OF THE BUILDING.



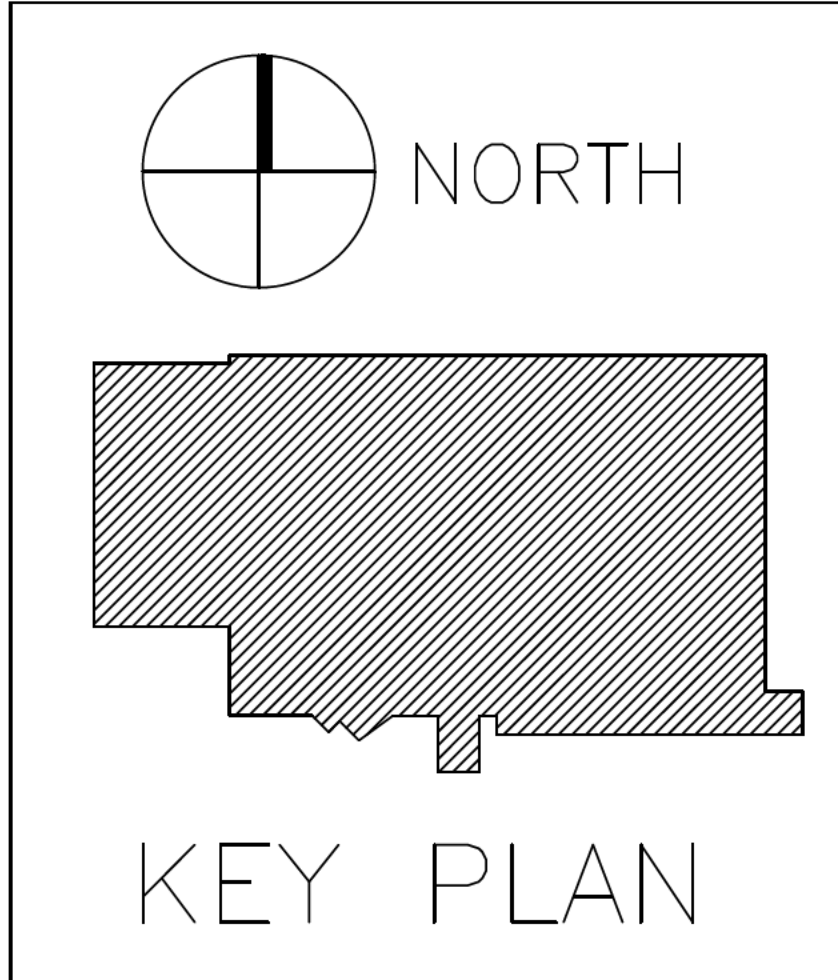
GENERAL NOTES:

1. THIS PLAN IS INCLUDED FOR OVERALL SCOPE AND CLARITY ON THE ENTIRE BUILDING FLOOR PLAN. SEE PLAN DETAILS REFERENCED ON THIS SHEET.
2. SEE SHEETS A3.1 OR A3.2 FOR NUMBERED PLAN NOTES.

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

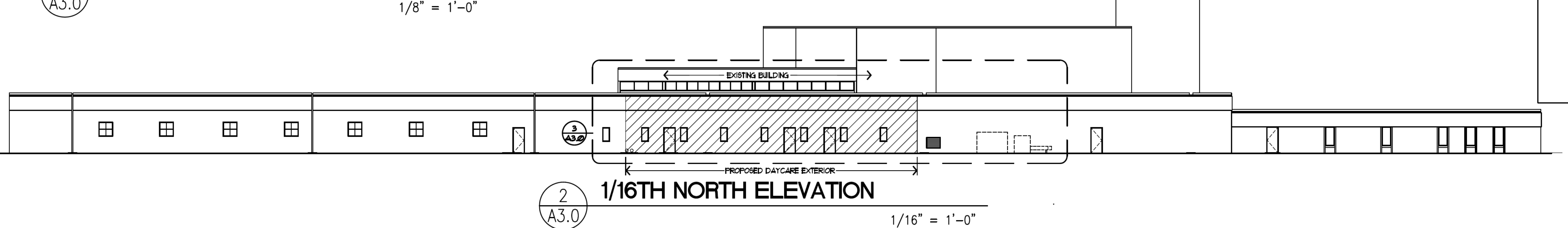
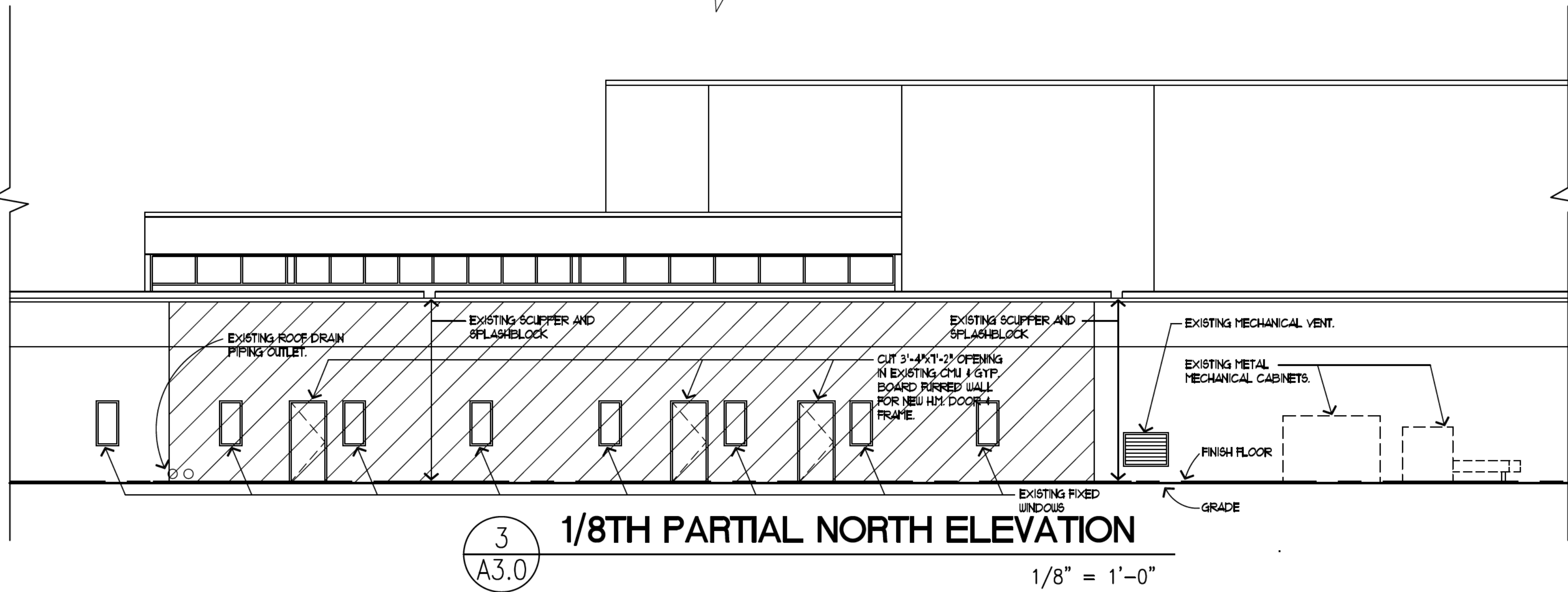
Dennis Batty

DENNIS BATTY
DATE: 9-26-25 REG. NO. 0190



2025 DAYCARE CERTIFICATION FOR: SUBSTANCE CHURCH
8298 CENTRAL AVE NE
SPRING LAKE PARK, MN

1/16TH SCALE MAIN FLOOR PLAN & ELEVATIONS





Memorandum

To: Mayor Nelson and Members of the City Council
Chair Hansen and Members of the Planning Commission
Chair Hoard and Members of the Parks and Recreation Commission

From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer

Date: August 17, 2026

Subject: 2050 Comprehensive Plan Visioning Survey

As the City continues work on its 2050 Comprehensive Plan, I am asking each member of the City Council, Planning Commission, and Parks and Recreation Commission to complete a short visioning survey.

The Comprehensive Plan will guide the City's long-term direction on land use, housing, transportation, parks, infrastructure, economic development, natural resources, and other community priorities. The survey is intended to gather your individual perspectives before broader discussions occur and will help staff and our planning consultant identify areas of agreement, differing viewpoints, and issues requiring further discussion.

The survey should take approximately 10 minutes to complete. Please complete it independently and submit your response electronically by scanning the QR code or using the link below:

<https://forms.gle/j3RgWZe7w77hFFWK9>



Please submit your response by September 8, 2026.

Responses are anonymous and will be summarized by respondent group. The results will help inform the vision, goals, policies, and implementation priorities developed for the 2050 Comprehensive Plan and will provide a starting point for future discussions.

Thank you for taking the time to participate. Your input will provide valuable guidance as we plan for Spring Lake Park's future.