



PLANNING COMMISSION AGENDA

MONDAY, AUGUST 26, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
 - A. Approval of Minutes - June 24, 2024 Meeting
5. **PUBLIC HEARING**
 - A. Public Hearing - Variance Request for a Driveway at 725 82nd Avenue NE - Gene Pagel
6. **OTHER**
7. **ADJOURN**

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

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

CITY OF SPRING LAKE PARK RULES FOR PUBLIC HEARINGS

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

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

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

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on June 24, 2024 at the Able Park Building, 8200 Able Street NE at 7:00 PM.

1. CALL TO ORDER

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

2. ROLL CALL

MEMBERS PRESENT

Commissioner Rick Cobbs
Commissioner Brad Delfs
Commissioner Sharon Weighous
Chair Hans Hansen

MEMBERS ABSENT

Commissioner Kelsey Hollihan
Commissioner Eric Julien

STAFF PRESENT

Building Official Jeff Baker, Administrator Daniel Buchholtz, Deputy City Clerk Brown

VISITORS

Hamza Refaya	697 79 th Avenue NE	Spring Lake Park MN
Vicki Wazwaz	697 79 th Avenue NE	Spring Lake Park MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – May 28, 2024 Meeting

Motion made by Commissioner Delfs, seconded by Commissioner Cobbs, to approve the minutes from May 28, 2024 Planning Commission meeting.

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

5. PUBLIC HEARING

A. Public Hearing – Variance Request for a Privacy Fence at 697 79th Avenue NE – Hamza Refaya

Building Official Baker gave an overview of the variance request for 697 79th Avenue NE. He stated that the applicant is requesting to install a six-foot privacy fence in the front yard. He stated that the property is zoned R-1 and was constructed in 1956.

Building Official Baker stated that the applicant is seeking a variance from SLPC 16.28.030 (F), which states that “no fence may exceed four feet in height above ground level in front of the front line of the residential structure, along any street or highway right-of-way, or in the front yard as defined by this title. He stated that the term “Yard, Front” is defined under SLPC 16.04.070 as “a yard extending across the front of the lot between the side yard lines and lying between the front street line of the lot and the nearest line of the building.

Building Official Baker said that the on a corner lot, both sides adjacent to the street are considered the front yard, though the shortest street lot line shall be considered the front lot line. He stated that the although their front door is on 79th Avenue, the front of the applicant’s home is on Monroe Street NE because it is the short side of the property.

Building Official Baker stated that the property currently has a 6-foot-tall white vinyl privacy fence along the northern property line, running from the western property line to the start of the front yard setback. He stated that the property owner is seeking to continue that 6-foot vinyl privacy fence to the right of way line and install a 6-foot-tall privacy fence along the right-of-way line on Monroe Street, ending at a point in line with the south east corner of the house. He said that there is no fencing along Monroe Street Ne.

Building Official Baker stated that staff is recommending denial of the variance due to the following conditions:

- A six-foot fence in the front yard along the right-of-way line is not reasonable under the circumstances as it would impair visibility for drivers and pedestrians, increasing the risk of accidents, particularly for residents backing out of nearby driveways.
- The proposed fence would disrupt the consistent and open visual appeal of the neighborhood, thereby impacting the essential character of the neighborhood.
- The property can continue to be used as a residential property without granting the variance. A fence can be constructed in conformance with the City Code while still providing backyard privacy to the owner of the property.
- The variance request does not meet the criteria set forth in SLPC 16.60.040 or State Law for the practical difficulties test in that there are numerous corner lots within the City that currently comply with the City Code and insufficient unique circumstances exist on the property to support the deviation from Code standards.

Chair Hansen opened the public hearing at 7:05 PM

Vicki Wazwaz, 697 79th Avenue NE gave an overview of the request. She explained where the fence would be placed and why they needed the additional privacy fence. She stated that the variance would allow them to have a fence flushed with the house.

Commissioner Weighous asked for clarification on the placement of the existing fence, and the distance of the fence to the street. Ms. Wazwaz stated that the fence is in back of the house. Building Official Baker clarified that the right of way is 12-14 feet off of the curb.

Commissioner Hansen inquired about a 4-foot fence instead of a 6-foot fence. Ms. Wazwaz stated that a 4-foot fence would not give them the privacy they want.

Commissioner Weighous asked Ms. Wazwaz if the proposed fence line coming flush to the house would be ample room in the backyard. Ms. Wazwaz stated that there would not be enough room to accommodate them.

Commissioner Delfs clarified with Ms. Wazwaz that she was just asking for a privacy fence for the side yard, since she considers Monroe Street NE the side.

Administrator Buchholtz informed the Commission that a letter was received opposing the variance request by Harold Mattie and Mr. Matti requested that the letter be included as part of the record.

Chair Hansen closed the public hearing at 7:24 PM

Motion made by Commissioner Cobbs seconded by Commissioner Delfs to recommend denial of the variance request for a 6-foot privacy fence to Hamza Refaya, 697 79th Avenue NE, subject to the following conditions:

- A six-foot fence in the front yard along the right-of-way line is not reasonable under the circumstances as it would impair visibility for drivers and pedestrians, increasing the risk of accidents, particularly for residents backing out of nearby driveways.
- The proposed fence would disrupt the consistent and open visual appeal of the neighborhood, thereby impacting the essential character of the neighborhood.
- The property can continue to be used as a residential property without granting the variance. A fence can be constructed in conformance with the City Code while still providing backyard privacy to the owner of the property.
- The variance request does not meet the criteria set forth in SLPC 16.60.040 or State Law for the practical difficulties test in that there are numerous corner lots within the City that currently comply with the City Code and insufficient unique circumstances exist on the property to support the deviation from Code standards.

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

6. OTHER

None

7. ADJOURN

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

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

Meeting adjourned at 7:28 PM.

Memorandum

To: Chair Hansen and Members of the Planning Commission

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

Date: August 22, 2024

Subject: Variance – 725 82nd Street NE

Background

Gene Pagel, 725 82nd Street NE, has submitted an application for a variance from the side yard setback for a driveway addition to his property.

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

The site is located on the 700 block of 82nd Avenue NE. The property is guided for low density residential in the 2040 Comprehensive Plan. The property is zoned R-1, Single Family Residential – allowed uses include single-family homes and duplexes. Property records show that the house on the property was constructed in 1964.



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

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

SLPC 16.40.030 governs parking and loading spaces.

§ 16.40.030 Yards; Setbacks

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

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

The applicant is seeking a 5 foot variance from the side yard setback (0 feet from the western property line instead of 5 feet). **This is an after-the-fact variance, as the concrete driveway has already been poured**



APRIL 2024



AUGUST 2024

Previous applications: Applicant received a variance in 2002 to extend the existing garage 20 feet toward the rear property line while maintaining the existing width of the garage. This resulted in an 8 inch variance from the 10 foot side yard setback.

Variance

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

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

Recommendations

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

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

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

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

CITY OF SPRING LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, August 26, 2024 at 7:00pm, or soon thereafter, to consider the following:

Property Owner: Gene Pagel
Applicant: Gene Pagel
Location: 725 82nd Avenue NE
Petition: The applicant is seeking a variance approval to expand the driveway on their property, extending it to the zero lot line on the western side of the property.

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



Daniel R. Buchholtz
Administrator, Clerk/Treasurer

Posted: August 16, 2024
Published: August 16, 2024



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:	500
Received by:	W3
Date Filed:	7/17/24
Date Complete:	
Base Fee:	200
Escrow:	300

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 725 82nd Ave NE		
Property Identification Number (PIN#):		Current Zoning:
Legal Description: LOT 9 BLK PARK HIGHLANDS 2ND SUBJ TO EASE OF REC (Attach if necessary):		
APPLICANT INFORMATION		
Name: Gene Pagel		Business Name:
Address: 725 82nd Ave NE		
City Spring Lake Park	State: MN	Zip Code: 55432
Telephone: 763-443-9626	Fax:	E-mail: page1geno@gmail.com
Contact: Gene Pagel		Title: Owner
OWNER INFORMATION (if different from applicant)		
Name:		Business Name:
Address:		
City	State:	Zip Code:
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:	Driveway	
Nature of Proposed Use:	Access to garage	
Reason(s) to Approve Request:	Replace old driveway	
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:	Replace Driveway	
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

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

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

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

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

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

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

E-mail _____ Fax _____ USPS – Certified Mail

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

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

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

Applicant: _____ Date: _____

Owner: Dene Pagel Date: 7-17-2024

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

City of Spring Lake Park Variance Application

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

1. Applicant Information:

Name: Gene Pagel

Telephone: 763-443-9626

Address: 725 82nd Ave NE

Cell Phone: 763-443-9626

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

E-mail: page1geno@gmail.com

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

Name: _____

Telephone: _____

Address: _____

Cell Phone: _____

City/State/Zip: _____

E-mail: _____

3. Project Location (Address and Legal Description): 725 82nd Ave NE
LOT 9 BLK 2 Park Highlands 2nd SUBJ to EASE of REC

4. Present Use of Property: Driveway

5. Description of Project: Replace Driveway

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

Driveway on the side of garage, the same as my neighbors side driveway.

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

Have driveway go along the side of garage to access back garage door.

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

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

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

Yes No Why or why not?

Access to back garage door.

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

Yes No Why or why not?

The driveway is consistent with the Comprehensive Plan.

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

Yes No Why or why not?.

Able to drive to the back garage door.

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

Yes No Why or why not?

There is no unique circumstances to the property.

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

Yes No Why or why not?

The driveway is consistent with neighbors driveway.

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

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

Applicant Signature:

Date:

Fee Owner's (Property Owner) Signature:

Date:

Gene Pagel

7/17/2024

KOROGI MICHAEL ALAN
PIN: 02-30-24-14-0079
700 82ND AVE NE
SPRING LAKE PARK, MN 55432

VANG CHELAI
PIN: 02-30-24-14-0051
8217 JACKSON ST NE
SPRING LAKE PARK, MN 55432

WEBSTER TRUSTEE BEVERLY ...
PIN: 02-30-24-14-0053
8201 JACKSON ST NE
SPRING LAKE PARK, MN 55432

GIBBS, JOANNE M
PIN: 02-30-24-14-0049
749 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

HERMAN, DAINEN P
PIN: 02-30-24-14-0074
740 82ND AVE NE
SPRING LAKE PARK, MN 55432

GRANZOW LEAH
PIN: 02-30-24-14-0047
733 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

LEWANDOWSKI NANCY ANN
PIN: 02-30-24-14-0060
709 82ND AVE NE
SPRING LAKE PARK, MN 55432

JORGENSON-RATHKE JANET
PIN: 02-30-24-14-0075
1633 ISLAND CT
WACONIA, MN 55387

ANTHENAT WAYNE H & KIMBER...
PIN: 02-30-24-14-0054
732 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

CHRISTENSON, TRACY R
PIN: 02-30-24-14-0081
709 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

PAGEL GENE R
PIN: 02-30-24-14-0062
725 82ND AVE NE
SPRING LAKE PARK, MN 55432

ANDERSON, JEFFREY
PIN: 02-30-24-14-0057
708 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

WAGNER, TRENTON
PIN: 02-30-24-13-0012
8230 MONROE ST NE
SPRING LAKE PARK, MN 55432

FAKHARY ASGHAR G
PIN: 02-30-24-14-0056
716 HOLLAND LN
SPRING LAKE PARK, MN 55432

KALLAND JEREMIAH
PIN: 02-30-24-14-0076
724 82ND AVE NE
SPRING LAKE PARK, MN 55432

DANIAL TAHAMI
PIN: 02-30-24-14-0059
701 82ND AVE NE
SPRING LAKE PARK, MN 55432

PIERCE KELSEY
PIN: 02-30-24-13-0011
699 82ND AVE NE
SPRING LAKE PARK, MN 55432

ROBINSON DERRICK
PIN: 02-30-24-14-0014
748 83RD AVE NE
SPRING LAKE PARK, MN 55432

SWENSON, DEVIN
PIN: 02-30-24-13-0013
8220 MONROE ST NE
SPRING LAKE PARK, MN 55432

HANSON, NANCY M TRUSTEE
PIN: 02-30-24-14-0045
717 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

JANSEN RANDY J & EILEEN R
PIN: 02-30-24-14-0087
757 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

CASTENEDA, NATALIE
PIN: 02-30-24-14-0052
8209 JACKSON ST NE
FRIDLEY, MN 55432

LEEHANE KAREN E & THOMAS ...
PIN: 02-30-24-14-0080
701 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

WAGNER, RACHEL ANN
PIN: 02-30-24-14-0084
733 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

BURRIS, DAWN M
PIN: 02-30-24-14-0016
728 83RD AVE NE
SPRING LAKE PARK, MN 55432

ALVAREZ MENDOZA, JAIME G
PIN: 02-30-24-13-0014
690 82ND AVE NE
SPRING LAKE PARK, MN 55432

SPRING LK PARK CITY OF
PIN: 02-30-24-14-0002
1301 81ST AVE NE
SPRING LK PARK, MN 55432

ANGERHOFER JACK A & MICH...
PIN: 02-30-24-14-0055
724 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

BESST, ROBERT E
PIN: 02-30-24-14-0017
712 83RD AVE NE
SPRING LAKE PARK, MN 55432

LEBAHN, JEFFREY E
PIN: 02-30-24-14-0071
800 82ND AVE NE
SPRING LAKE PARK, MN 55432

HUERTA, CAROLINA
PIN: 02-30-24-14-0061
717 82ND AVE NE
SPRING LAKE PARK, MN 55432

THAYER JEFFREY & KATHLEEN...
PIN: 02-30-24-14-0015
740 83RD AVE NE
SPRING LAKE PARK, MN 55432

STICKNEY, GEORGE W
PIN: 02-30-24-14-0050
340 PEAVEY RD
WAYZATA, MN 55391

TILLMAN GARY A & MARILYN L
PIN: 02-30-24-14-0048
741 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

NELSON NEIL S & EMMI L
PIN: 02-30-24-14-0013
760 83RD AVE NE
SPRING LAKE PARK, MN 55432

NICU, MARIA
PIN: 02-30-24-14-0043
701 HOLLAND LN NE
SPRING LK PK, MN 55432

JULIEN ERIC E
PIN: 02-30-24-14-0058
700 HOLLAND LN NE
SPRING LK PK, MN 55432

KING ANDREA R
PIN: 02-30-24-14-0077
716 82ND AVE NE
SPRING LAKE PARK, MN 55432

SPRING LK PARK CITY OF
PIN: 02-30-24-14-0001
1301 81ST AVE NE
SPRING LK PK, MN 55432

ZAIC JOHN
PIN: 02-30-24-14-0026
801 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

WROBEL, MICHELLE
PIN: 02-30-24-14-0086
749 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

AMARVI A P & STANOCH M L M
PIN: 02-30-24-14-0046
725 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

SADZAK, SENAD
PIN: 02-30-24-14-0083
725 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

SCHMIDT, KYLE R
PIN: 02-30-24-14-0085
741 BALLANTYNE LN NE
SPRING LK PK, MN 55432

LO BLONG
PIN: 02-30-24-14-0073
748 82ND AVE NE
SPRING LAKE PARK, MN 55432

GRAM HARRIET YVONNE
PIN: 02-30-24-14-0063
733 82ND AVE NE
SPRING LAKE PARK, MN 55432

MILLER, JOHN MAURICE
PIN: 02-30-24-14-0082
717 BALLANTYNE LN NE
SPRING LAKE PARK, MN 55432

LEE FONG
PIN: 02-30-24-14-0078
708 82ND AVE NE
SPRING LAKE PARK, MN 55432

BURLAGER THOMAS & LOU EL...
PIN: 02-30-24-14-0044
709 HOLLAND LN NE
SPRING LAKE PARK, MN 55432

DIERS TERESA M
PIN: 02-30-24-14-0072
756 82ND AVE NE
SPRING LAKE PARK, MN 55432