



**PLANNING COMMISSION AGENDA**

**MONDAY, JUNE 24, 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 - May 28, 2024 Meeting
- 5. PUBLIC HEARING**
  - [A.](#) Public Hearing - Variance Request for a Privacy Fence at 697 79th Avenue NE - Hamza Refaya
- 6. OTHER**
- 7. ADJOURN**

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

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

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

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

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

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

## OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park Planning Commission was held on May 28, 2024 at the Able Park Building, 8200 Able Street NE at 7:00 PM.

### 1. CALL TO ORDER

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

### 2. ROLL CALL

#### MEMBERS PRESENT

Commissioner Rick Cobbs  
Commissioner Brad Delfs  
Commissioner Eric Julien  
Commissioner Sharon Weighous

#### MEMBERS ABSENT

Chair Hans Hansen  
Commissioner Kelsey Hollihan

#### STAFF PRESENT

Building Official Jeff Baker, Administrator Daniel Buchholtz, Planner Phil Carlson

#### VISITORS

Dan Klinkhammer	1011 Osborne Road NE	Spring Lake Park MN
Richard Penick	1011 Osborne Road NE	Spring Lake Park MN
Tim Workman	8075 Hayes Street NE	Spring Lake Park MN
Andrea Workman	8075 Hayes Street NE	Spring Lake Park MN
Michelle Books		

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes – April 22, 2024 Meeting

Motion made by Commissioner Julien, seconded by Commissioner Cobbs, to approve the minutes from April 22, 2024 Planning Commission meeting.

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

**5. PUBLIC HEARING****A. Public Hearing – Variance Application – 8075 Hayes Street NE**

Administrator Buchholtz stated that the City received an application from Tim Workman, 8075 Hayes Street NE for a variance from the side yard setback for a driveway addition to his property. He stated that 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.

Administrator Buchholtz said Mr. Workman is seeking a 1-foot variance from the side yard setback (4-feet from the northern property line instead of 5-feet).

Administrator Buchholtz stated staff is recommending approval of the variance. He said that staff's analysis of the application shows that the driveway expansion will not alter the character of the neighborhood as there are other driveways in the vicinity of the property that are located within the side yard setback.

Administrator Buchholtz stated that if the Planning Commission wishes to recommend approval of the variance it would with the following conditions:

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

Acting Chair Delfs opened the public hearing at 7:04 PM. Hearing no comments from the audience, Acting Chair Delfs closed the public hearing at 7:04 PM.

Motion made by Commissioner Weighous seconded by Commissioner Cobbs to recommend approval of the variance for a side yard setback for a driveway addition to the property of Tim Workman, 8075 Hayes Street NE, subject to the following conditions:

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

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

**B. Public Hearing – Interim Use Permit – 1011 Osborne Road NE**

Acting Chair Delfs opened the public hearing at 7:05 PM.

City Planner Carlson stated that the variance application is for Minnesota Youth Athletic Services (MYAS), 1011 Osborne Road NE. He stated the site has a garage and two small storage sheds on the site but they need more storage and are requesting to build another garage the same size as the existing one. Planner Carlson said that with the IUP application the City could allow for the second garage, along with conditions within the IUP granting variance to exceed the 1,200 sq. ft. limit and to encroach in the side setback.

Planner Carlson said the requested garage would encroach into the required side setback. The proposed location of the second garage is reasonable; locating it at the required 40-ft setback would place it in the middle of the site and parking area, which would be inconvenient and unreasonable. The adjacent side yard of the Park Heights townhomes is a 95-ft deep vacant wooded area, making the effective setback about 100 ft between the MYAS garage and the townhomes. He stated that processing this request as an Interim Use Permit would insure that any new use of the building in the future would remove the additional garage, bringing the site back into compliance and not perpetuating the non-conformity.

Planner Carlson said the Planning Commission recommend approval of an Interim Use Permit and variances to the area of accessory structures and to the side setback for a new 720-square-foot garage for MYAS at 1011 Osborne Road NE with the following conditions:

- The new garage accessory structure will be compatible in appearance with the existing garage on site. The existing storage sheds will be removed upon approval of the Interim Use Permit for the new garage.
- The applicant will follow City engineering and building code requirements.
- The Interim Use Permit will lapse and the site must be brought into compliance with the accessory structure area requirements once Minnesota Youth Athletic Services no longer owns or occupies the building.
- The Interim Use Permit is conditioned on approval of a variance to the north side setback for a 5-foot setback instead of the required 40-foot setback and a variance to the limit of 1,200 square feet of accessory structures to allow a total 1,440 square feet of accessory structures with the second garage on site.

Mr. Rich Penick, Associate Director of Minnesota Youth Athletic Services gave an overview for the need of an additional garage. He stated that the garage would be climate controlled.

Commissioner Cobbs asked if the IUP would expire if MYAS sold the building? Planner Carlson confirmed that the IUP would expire if MYAS no longer owned the facility.

Acting Chair Delfs closed the public hearing at 7:20 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Julien to recommend approval of the Interim Use Permit for 1011 Osborne Road NE, subject to the following conditions:

- The new garage accessory structure will be compatible in appearance with the existing garage on site. The existing storage sheds will be removed upon approval of the Interim Use Permit for the new garage.
- The applicant will follow City engineering and building code requirements.
- The Interim Use Permit will lapse and the site must be brought into compliance with the accessory structure area requirements once Minnesota Youth Athletic Services no longer owns or occupies the building.
- The Interim Use Permit is conditioned on approval of a variance to the north side setback for a 5-foot setback instead of the required 40-foot setback and a variance to the limit of 1,200 square feet of accessory structures to allow a total 1,440 square feet of accessory structures with the second garage on site.

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

## **6. OTHER**

Administrator Buchholtz gave an update on the City Hall Renovation/Expansion project.

## **7. ADJOURN**

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

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

Meeting adjourned at 7:26 PM.

# Memorandum

**To:** Chair Hansen and Members of the Planning Commission  
**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer  
**Date:** June 17, 2024  
**Subject:** Variance Request at 697 79<sup>th</sup> Avenue NE

Hamza Refaya, 697 79<sup>th</sup> Avenue NE, has submitted an application for a variance from the City Code to allow them to install a 6 foot tall fence in the front yard.

The property is a corner lot on the 600 block of 79<sup>th</sup> Avenue NE. The property is bordered by Monroe Street NE to the north. 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 property was constructed in 1956.

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.”

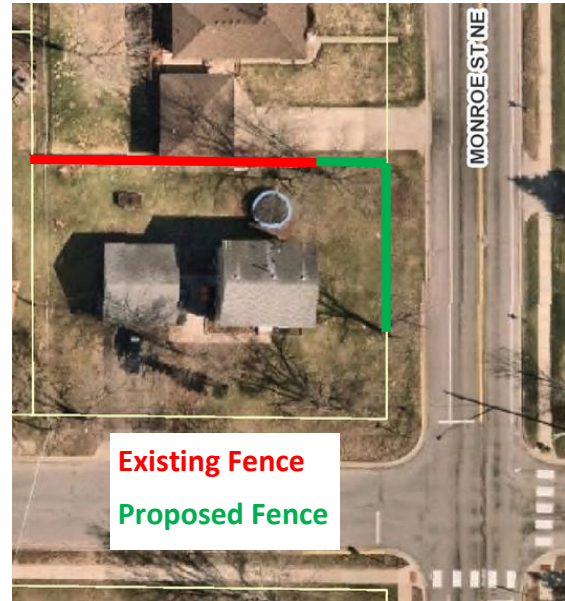


The term “Yard, Front” is defined under SLPC 16.04.070 as “a yard extending across the front of the lot between the side yard lines and lying between the front street line of the lot and the nearest line of the building. Further, the term “Lot Line, Front” is defined as the “boundary of a lot abutting the street. On a corner lot, the shortest street lot line shall be the **FRONT LOT LINE.**”

## Current Condition

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. 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.

The sidewalk along Monroe Street is on the east side of the street, opposite of the fence. There is a parking lane on the west side of Monroe Street. No parking is allowed on the east side of Monroe Street.



## Variance

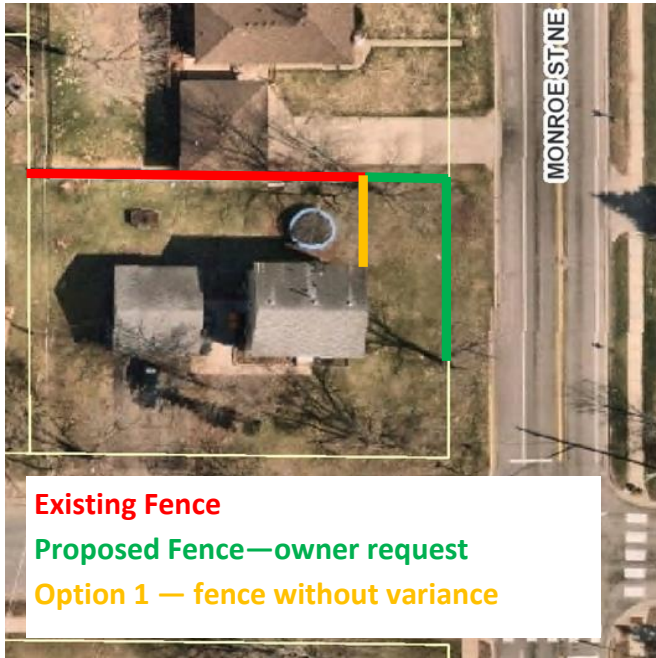
Section §16.60.040 of the City of Spring Lake Park's zoning code outlines the criteria for considering variances:

“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.”

## Analysis

The zoning code includes regulations about fence heights in front yards for several reasons. The primary reason is for safety and visibility. Lower fences improve visibility for drivers and pedestrians, reducing the risk of accidents at driveways, street intersections and crosswalks. The lower fence height helps ensure that site lines are clear, which is especially important in areas with high foot or vehicle traffic, such as Monroe Street. A secondary reason is for aesthetic appeal. Lower fences can contribute to a neighborhood's visual appeal by maintaining a more open and welcoming appearance, thereby helping create a sense of community and cohesion.





There is no fencing on Monroe Street on this block, or on the adjacent blocks. This fence would impact the neighborhood aesthetic and could possibly lead to additional requests for front yard fencing along this busy street.

The garage for 7906 Monroe Street NE is located within 2 feet of the existing fence. The driveway is located approximately 5 feet from the property line. If the fence was to be constructed, it could impair the sight triangle when the occupants of 7906 Monroe Street back out of their driveway. With the traffic counts on this section averaging 1,000 cars per day, a 6 foot fence along the property line and Monroe Street right-of-way could reduce the safety of backing out of this driveway.

### Recommendation

Staff recommends denial of the variance, with the following findings of fact:

1. 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.
2. The proposed fence would disrupt the consistent and open visual appeal of the neighborhood, thereby impacting the essential character of the neighborhood.
3. 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.
4. 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.

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 81<sup>st</sup> Avenue NE  
 Spring Lake Park, MN 55432  
 763-784-6491 (p) 763-792-7257 (f)  
[info@slpmn.org](mailto:info@slpmn.org)

**For Office Use Only**

Case Number:  
 Fee Paid: 500.00  
 Received by: WD  
 Date Filed: 5/1/24  
 Date Complete:  
 Base Fee: 200 Escrow: 300

**DEVELOPMENT APPLICATION**

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

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

**PROPERTY INFORMATION**

Street Address: 697 79<sup>th</sup> ave. N.E. Springlake Park mn 55432  
 Property Identification Number (PIN#): \_\_\_\_\_ Current Zoning: \_\_\_\_\_  
 Legal Description  
 (Attach if necessary):

**APPLICANT INFORMATION**

Name: Hamza Refaya	Business Name:	
Address: 697 79 <sup>th</sup> ave. N.E.		
City: Spring Lake Park	State: mn	Zip Code: 55432
Telephone: 612 845-1542	Fax:	E-mail:
Contact: Vicki	Title:	

**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: We Live there  
 Nature of Proposed Use: get a variance to put a 6ft fence  
 Reason(s) to Approve Request: We need privacy and we consider that it is the side of our property

**PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE**

Project Name: \_\_\_\_\_ Date of Application: \_\_\_\_\_  
 Nature of Request:

**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 Vicki.adams101@yahoo.com  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: Hamza Refaya Date: 5-1-24

Owner: Hamza Refaya Date: 5-1-24

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

**City of Spring Lake Park  
Variance Supplemental 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: Hamza Refaya

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

Address: 697 79th Ave. N.E

Cell Phone: 612 845-1542

City/State/Zip: Spring Lake Park mn 55432

E-mail: vicki.adams101@yahoo.com

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

Name: SAME as above

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

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

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

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

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

3. Project Location (Address and Legal Description): 697 79th Ave. N.E. Spring Lake Park mn 55432

4. Present Use of Property: We Live here

5. Description of Project: to put a fence on the side of our house

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: \_\_\_\_\_

City is stating that our side of the house is the front and we are stating that it is our side of the house we want to put a 6ft fence

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?

According to the city and the codes they are stating our side is our front of the house. the Anoka county has GIS mapping

[ 02-30-24-42-0020 ]

That has the platlets of the home so since 1956 that house has been facing 79th ave. so a 6ft fence on the sides of



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

Yes  No Why or why not?

Since our house is on the corner we are  
wanting to put a 6 ft. fence on the side of our lot  
Leaving out the 50 ft. corner clearance, we want to  
have it just flush by the house

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

Yes  No Why or why not?

yes, It will give us homeowner to be  
able to put a fence.

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?

unfortunately our house is facing and was built  
on 79th ave. so we have been here for 17 yrs  
and as we have seen that it is our front of our home

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

Yes  No Why or why not?

It will allow us as the homeowner to put a  
fence so we are able to have privacy our house  
is facing 79th ave. so that is why monroe is considered  
the side of our home built in 1956

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:

Hamza Refaya

Date:

5-1-24

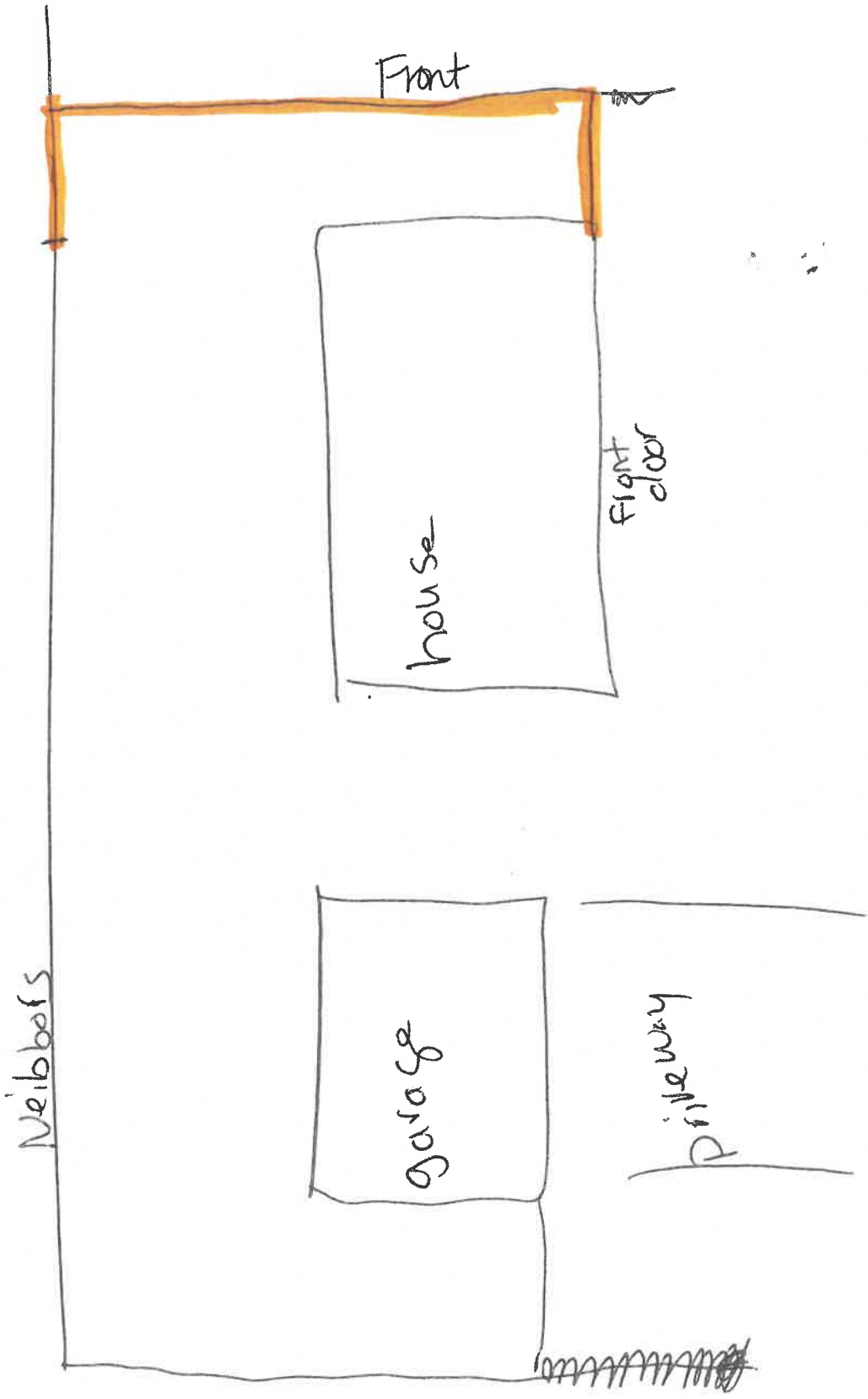
Fee Owner's (Property Owner) Signature:

[Signature]

Date:

5-1-24

St. <sup>ts</sup> Monroe





Spring Lake Park

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

Receipt: 0000001790  
Receipt: 05/01/24  
Cashier: WBROWN  
Received Of: REFAYA HAMZA

697 79TH AVE NE  
SPRING LAKE PARK MN 55432

The sum of: \$300.00

BDINV	0000000060		\$300.00
		Remaining Balance:	Total: \$300.00
		TENDERED: Cash	\$300.00



Spring Lake Park

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

Receipt: 000001789  
Receipt: 05/01/24  
Cashier: WBROWN  
Received Of: REFAYA HAMZA

697 79TH AVE NE  
SPRING LAKE PARK MN 55432

The sum of: \$200.00

BDINV 000000059

\$200.00

Remaining Balance:

Total: \$200.00

TENDERED: Cash

\$200.00

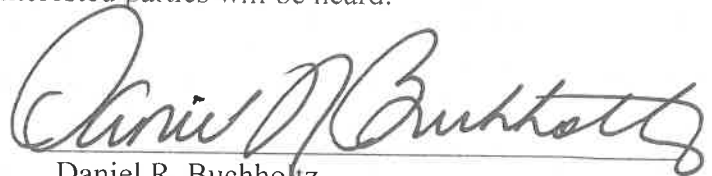


CITY OF SPRING LAKE PARK  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Spring Lake Park Planning Commission will hold a public hearing on Monday, June 24, 2024 at 7:00 pm, or soon thereafter, to consider the following:

Property Owner: Hamza Refaya  
Applicant: Hamza Refaya  
Location: 697 79<sup>th</sup> Avenue NE  
Petition: The applicant is seeking a variance to allow applicant to construct a 6-foot fence along the eastside of the property line.

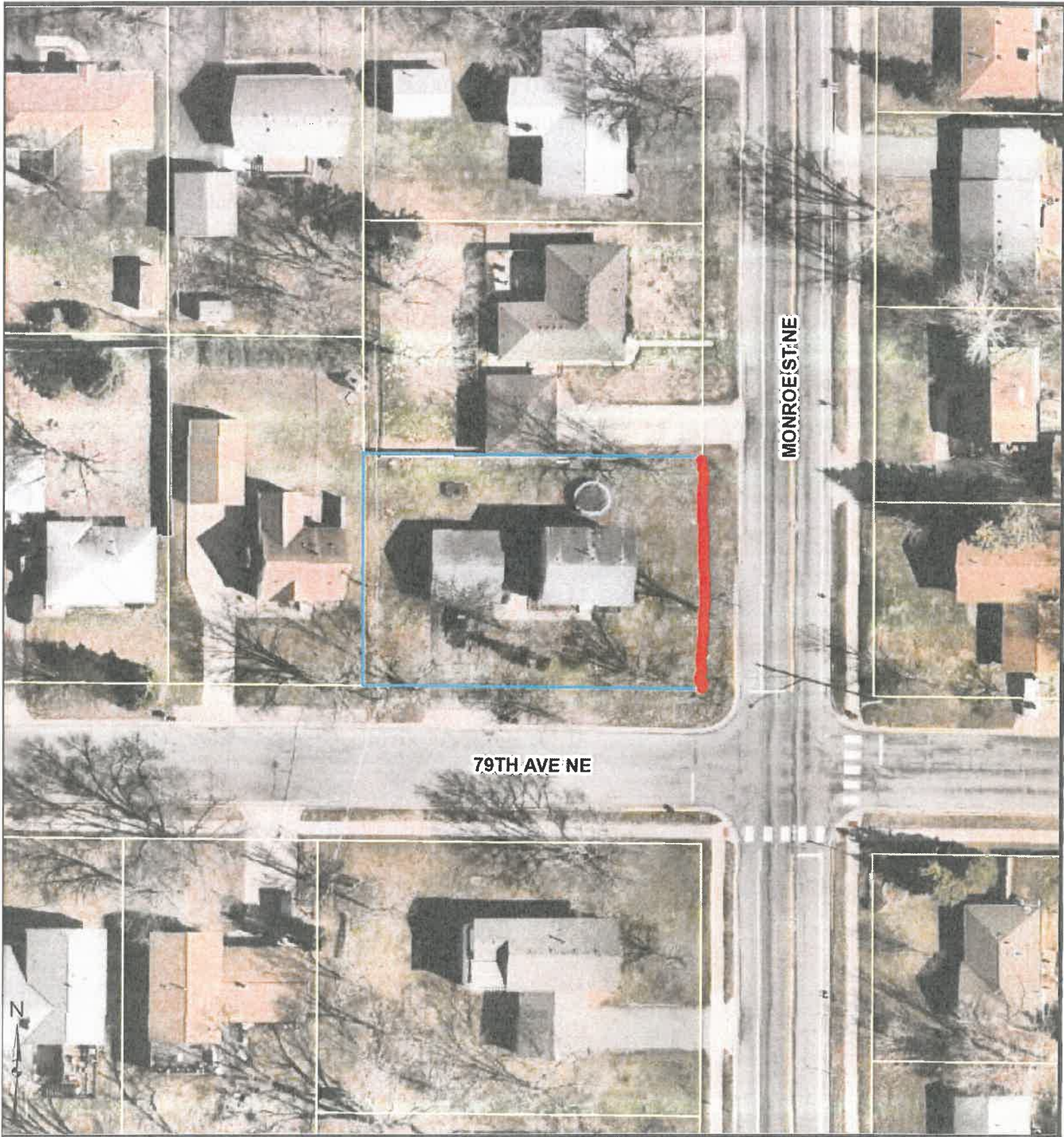
The public hearing will be held at Able Park Building, 8200 Able Street NE, Spring Lake Park, MN. Agenda materials will be available on the Friday prior to the meeting at [www.slpmn.org/meetings](http://www.slpmn.org/meetings). Interested individuals or organizations are encouraged to submit written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



Daniel R. Buchholz  
Administrator, Clerk/Treasurer

Posted: June 14, 2024  
Published: June 14, 2024

# Anoka County Parcel Viewer



**Parcel Information:**

02-30-24-42-0020  
697 79TH AVE NE  
SPRING LAKE PARK  
MN 55432  
Plat: CLEARVIEW HEIGHTS ADDITION

Approx. Acres: 0.26  
Commissioner: JULIE JEPSON

**Owner Information:**

REFAYA, HAMZA M  
697 79TH AVE NE  
SPRING LAKE PARK  
MN  
55432



SHARP, NICHOL  
PIN: 02-30-24-42-0047  
643 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

MARRS TIMOTHY  
PIN: 02-30-24-43-0007  
658 79TH AVE NE  
SPRING LAKE PARK, MN 55432

FOSS DONALD C & BRENDA S  
PIN: 02-30-24-42-0016  
672 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

HAFFEMAN GERALD R & DORO...  
PIN: 02-30-24-42-0014  
644 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

NEHRING, NANCY M  
PIN: 02-30-24-42-0021  
685 79TH AVE NE  
SPRING LAKE PARK, MN 55432

JURANEK, BRYNN  
PIN: 02-30-24-41-0076  
7933 MONROE ST NE  
SPRING LAKE PARK, MN 55432

HEDTKE ALAN G & KAREN M  
PIN: 02-30-24-41-0068  
7924 QUINCY ST NE  
SPRING LAKE PARK, MN 55432

ZLIMEN FRANK R & MARY  
PIN: 02-30-24-42-0050  
685 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

SWANSON DAVID  
PIN: 02-30-24-42-0015  
658 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

AL-SADOON, AYMEN ALI  
PIN: 02-30-24-43-0053  
7873 MADISON ST NE  
SPRING LAKE PARK, MN 55432

DAILEY, MARY M  
PIN: 02-30-24-44-0045  
7890 QUINCY ST NE  
SPRING LAKE PARK, MN 55432

MATTI HAROLD A & DARLENE C  
PIN: 02-30-24-41-0072  
7901 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BALAMUT MARVIN M & NANCY ...  
PIN: 02-30-24-43-0008  
678 79TH AVE NE  
SPRING LAKE PARK, MN 55432

MARTIN RICHARD E & BETTY L  
PIN: 02-30-24-43-0012  
7842 MONROE ST NE  
SPRING LAKE PARK, MN 55432

DOUBLE J INC  
PIN: 02-30-24-41-0075  
21042 KAROLINE COURT NORT...  
FOREST LAKE, MN 55025

MACIEJ, KATHLEEN C  
PIN: 02-30-24-41-0074  
7911 MONROE ST NE  
SPRING LAKE PARK, MN 55432

DOEGE JACOB  
PIN: 02-30-24-41-0073  
7905 MONROE ST NE  
SPRING LAKE PARK, MN 55432

POTAPENKO, SERGEY  
PIN: 02-30-24-42-0024  
924 105TH AVE NE  
BLAINE, MN 55434

RABAH TRUSTEE, FATEMA A  
PIN: 02-30-24-44-0046  
7874 QUINCY ST NE  
SPRING LAKE PARK, MN 55432

KNAUSS HERMANN G & I TRUS...  
PIN: 02-30-24-42-0049  
671 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

POTAPENKO, ANNA A  
PIN: 02-30-24-42-0025  
924 105TH AVE NE  
BLAINE, MN 55434

REFAYA, HAMZA M  
PIN: 02-30-24-42-0020  
697 79TH AVE NE  
SPRING LAKE PARK, MN 55432

BERNER GENE A & D M TRUST...  
PIN: 02-30-24-41-0070  
7914 QUINCY ST NE  
SPRING LAKE PARK, MN 55432

SUNDBERG, NICOLE  
PIN: 02-30-24-42-0022  
671 79TH AVE NE  
SPRING LAKE PARK, MN 55432

WILSON, MICHELLE RAE  
PIN: 02-30-24-42-0019  
7906 MONROE ST NE  
SPRING LAKE PARK, MN 55432

MANNING TIFFANY  
PIN: 02-30-24-42-0013  
630 ROSEDALE RD NE  
SPRING LAKE PARK, MN 55432

LEO TIMOTHY LUIGI  
PIN: 02-30-24-42-0018  
7912 MONROE ST NE  
SPRING LAKE PARK, MN 55432

BLAKELEY, DANIEL  
PIN: 02-30-24-41-0067  
7932 QUINCY ST NE  
SPRING LAKE PARK, MN 55432

STRAWN, PAUL M  
PIN: 02-30-24-44-0055  
7835 MONROE ST NE  
SPRING LAKE PARK, MN 55432

HAMILTON, SHAWN T  
PIN: 02-30-24-43-0011  
7856 MONROE ST NE  
SPRING LAKE PARK, MN 55432

CHINANDER TRUSTEE, JAMES ...  
 PIN: 02-30-24-43-0051  
 626 79TH AVE NE  
 SPRING LAKE PARK, MN 55432

ELLING MERLE M & GALE R  
 PIN: 02-30-24-42-0017  
 686 ROSEDALE RD NE  
 SPRING LAKE PARK, MN 55432

JOHANIX MICHAEL J  
 PIN: 02-30-24-43-0010  
 3560 230TH ST  
 PRIOR LAKE, MN 55372

ROBERTS, DONNA JEAN  
 PIN: 02-30-24-42-0048  
 657 ROSEDALE RD NE  
 SPRING LAKE PARK, MN 55432

PELTO, ELLEN K  
 PIN: 02-30-24-42-0035  
 7924 MONROE NE  
 SPRING LK PK, MN 55432

GILBERT NICKI J  
 PIN: 02-30-24-44-0056  
 7855 MONROE ST NE  
 SPRING LAKE PARK, MN 55432

SCHLOSSER, ERIN M  
 PIN: 02-30-24-41-0069  
 7922 QUINCY ST NE  
 SPRING LAKE PARK, MN 55432

ALBU PETRU  
 PIN: 02-30-24-41-0077  
 7941 MONROE ST NE  
 SPRING LAKE PARK, MN 55432

ONEILL GEORGE & CANFIELD ...  
 PIN: 02-30-24-44-0047  
 7856 QUINCY ST NE  
 SPRING LAKE PARK, MN 55432

STROMAN, KATHLEEN  
 PIN: 02-30-24-44-0058  
 7859 MONROE ST NE  
 SPRING LAKE PARK, MN 55432

CHIES, BRADY L  
 PIN: 02-30-24-42-0023  
 657 79TH AVE NE  
 SPRING LAKE PARK, MN 55432

DAILEY, MARY M  
 PIN: 02-30-24-44-0044  
 7890 QUINCY ST NE  
 SPRING LAKE PARK, MN 55432

RACKOW JANEEN A  
 PIN: 02-30-24-44-0057  
 7849 MONROE ST NE  
 SPRING LAKE PARK, MN 55432

YANG SINXAI  
 PIN: 02-30-24-43-0052  
 7885 MADISON ST NE  
 SPRING LAKE PARK, MN 55432

TILLESKJOR DIEN  
 PIN: 02-30-24-41-0071  
 7904 QUINCY ST NE  
 SPRING LAKE PARK, MN 55432

JIRAK, RICHARD F  
 PIN: 02-30-24-42-0036  
 7918 MONROE ST NE  
 SPRING LAKE PARK, MN 55432

CARLSON RICHARD & PATRICIA  
 PIN: 02-30-24-43-0009  
 7884 MONROE ST NE  
 SPRING LAKE PARK, MN 55432



Date: June 18, 2024

Spring Lake Park - City Planning Commission  
Attn.: Daniel Buchholtz, City Administrator  
1301 81<sup>st</sup> Ave. NE  
Spring Lake Park, MN 55432

To: Spring Lake Park - City Planning Commission  
RE: Spring Lake Park Public Hearing  
Monday, June 24, 2024  
Subject: 697 – 79th Ave. NE

Dear Commission Members:

I live at 7901 Monroe St. NE, Spring Lake Park, directly across from the property requesting the variance.  
I have lived in Spring Lake Park since 1962 and our current home was built in 1970.

I am completely opposed to having a 6' 0" high fence installed parallel to Monroe St. I believe this would be very unsightly.

**Please do not approve this application.**

Regards,

A handwritten signature in cursive script that reads "Harold A. Matti".

Harold A. Matti

Cc: Daniel Buchholtz, City Administrator