



PLANNING COMMISSION AGENDA
TUESDAY, MAY 26, 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 - March 23, 2026
5. **PUBLIC HEARING**
 - A. Public Hearing on a Conditional Use Permit (CUP) for Adult Day Care Center - 8407 Plaza Boulevard NE
6. **OTHER**
7. **ADJOURN**

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

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 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 March 23, 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 Steve Coyle

MEMBERS ABSENT

Commissioner Eric Julien

Commissioner Kristi Goldstein

STAFF PRESENT

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

VISITORS

Ken Wending	547 81 st Ave NE	Spring Lake Park MN
Ryan Hardin	15681 Andrie St NW	Ramsey MN
Tim Dorway	6083 Hwy 212 E	Chaska MN
Konstantine Ebralidze	8380 Palm St NW	Coon Rapids MN
Davit Ebradlidze	8380 Palm St NW	Coon Rapids MN
Mutaz Amro	995 Lynde Dr NE	Minneapolis MN
Jeff Taylor	447 219 th Circle	Blaine MN

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes – February 23, 2026 Meeting

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

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

5. PUBLIC HEARING

A. Public Hearing on Planned Unit Development Overlay to Allow Cannabis Cultivation at 8478, 8480-8492 Central Avenue NE

Administrator Buchholtz stated that the City has applied for approval of a Planned Unit Development (PUD) to allow a cannabis cultivation operation within existing commercial buildings located at 8478 and 8480–8492 Central Avenue. He explained that the City owns these properties, which necessitates the City submitting the application. He stated that the properties are zoned C-1, Shopping Center Commercial, and currently include a cannabis dispensary, a former tobacco shop space, a restaurant, and additional commercial suites. He stated that the applicant, who operates the existing dispensary, is proposing an indoor cannabis cultivation use that is otherwise permitted only within the I-1 Light Industrial zoning district.

Administrator Buchholtz noted that the City acquired the properties over the past decade as part of a long-term redevelopment strategy. He said the current leases extend through approximately 2033, and the proposed cultivation use is intended as an interim use until redevelopment occurs. He stated that should redevelopment be delayed and leases extended, the cultivation operation could continue subject to City approval and compliance with the PUD conditions.

Administrator Buchholtz provided an overview of Section 16.44 of the City Code, which authorizes PUDs to provide flexibility from certain zoning requirements when public benefits are achieved. He noted that the proposed PUD meets the purpose and intent of the ordinance. He stated that staff recommends approval of the PUD overlay subject to the following conditions:

- Ventilation and odor control systems to prevent detectable cannabis odors from escaping the building
- Security Plan
- Video Surveillance
- Proper handling of chemicals associated with the cultivation operation
- Compliance with all applicable building and fire codes
- Access for inspections by the Minnesota Office of Cannabis Management and the City, as permitted by law
- Obtain and maintain all required cannabis-related licenses and approvals.

Mr. Jeff Taylor, consultant for the applicant, provided an overview of the proposed operation. He stated that he performs much of the consulting, design work, and cultivation planning for the project. Mr. Taylor noted that the proposed use is a small-scale cultivation operation consistent with Minnesota’s craft industry model, which allows growers to cultivate and sell products within the same business.

Mr. Taylor explained that although the state classifies some activities as “manufacturing,” the operation will involve minimal processing—primarily packaging—before products are transferred next door for retail sale. He emphasized that this is not a large manufacturing or cultivation facility. He stated that customers visiting the adjacent retail space will be able to view the grow area and purchase products on-site.

Administrator Buchholtz asked Mr. Taylor to provide additional information about the ventilation for the operation, specifically regarding how air movement and odor control would affect adjacent suites within the building.

Mr. Taylor explained that although the grow operation may have some odor, it will be contained using air-scrubbing systems with charcoal filters. He said a faint smell may be detectable only when standing directly next to the walls or doors, particularly when the doors are opened. He noted that nearby businesses already sell hemp-derived or cannabis products, so odor is unlikely to be an issue for others in the area. Mr. Taylor described the operation as unique because customers will be able to view the grow inside the building, tour the facility, and even choose specific plants they are interested in. He expressed enthusiasm for the project and highlighted its innovative, interactive nature.

Chairperson Hansen inquired about security. Mr. Taylor explained that the facility will operate under the same security requirements as other cannabis-related businesses. He stated that the Office of Cannabis Management mandates full camera coverage of the interior and exterior of the building.

The Commission and Mr. Taylor discussed the grow time, parking and the total employment of the growing operation and the dispensary.

Chair Hansen opened the public hearing at 8:15 PM, and hearing no public comments closed the public hearing at 8:16 PM.

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle to approve the Planned Unit Development Overlay to Allow Cannabis Cultivation at 8478, 8480-8492 Central Avenue NE.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

B. Public Hearing on Interim Use Permit and Conditional Use Permit for Indoor Auto Sales and Repair/Maintenance at 8375 Sunset Road NE

Planner Evan Monson presented two related requests from the applicant: an Interim Use Permit for indoor vehicle sales and a Conditional Use Permit for vehicle repair and maintenance. He noted that the applicant currently operates in Blaine and seeks to relocate to a larger, more suitable site within the city. He stated that the property is located in the

northeast part of the city, is zoned I-1 Light Industrial, and aligns with the Comprehensive Plan's commercial/industrial land-use guidance.

Planner Monson described the existing building and fenced site layout, noting that the property has historically been used for vehicle repair. He said the submitted site plan includes designated customer parking, employee parking, and areas for vehicle display and repair. He explained that the site is legally nonconforming due to predating current zoning standards, but no expansions are proposed. He said the required off-street parking standards appear to be met, using the "service station" category as the closest zoning match.

Planner Monson reviewed the approval criteria and found them satisfied. Comments were provided by the Building Official and City Engineer. He stated that staff recommends approval of both the Interim Use Permit and the Conditional Use Permit, with the following conditions:

Interim Use Permit (IUP) for 8375 Sunset Road NE, subject to the following findings of fact and conditions:

Finding of Facts:

- The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
- The property is zoned Light Industrial (I-1), and 'Automobile sales; indoor' is allowed as an interim use in this zone per Section 16.64.040 of the city's zoning ordinance.
- The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

- The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
 - Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.

- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request

Conditional Use Permit (CUP) for 8375 Sunset Road NE, subject to the following findings of fact and conditions:

Findings of Fact:

- The applicant proposes to operate a vehicle repair and automobile sales business on the property. No additions to the existing building are proposed.
- The property is zoned Light Industrial (I-1), and 'Vehicle repair and maintenance' is allowed as a conditional use in this zone per Section 16.64.040 of the city's zoning ordinance.
- The site plan proposed by the applicant shows eight (8) stalls for customers, and five (5) for employees and staff. Outdoor storage of vehicles to be serviced would be on the rear/east of the lot. The parking and storage areas on the lot will remain fenced-in.

Conditions of Approval:

- The applicant is permitted to operate an 'Vehicle repair and maintenance' use on the site in accordance with the site plan received by the city and reviewed with this request.
 - Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
 - Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Mr. Konstantine Ebralidze, of 8380 Palm Street NW in Coon Rapids, stated that his family has operated a used car sales and repair business for about ten years. He explained that he began working in the industry at age 17 and has since managed multiple shop locations in Elk River, Ramsey, Osseo, and currently Blaine. He noted that

the Blaine location is too small for their needs, and it has long been his goal to own and operate a larger, permanent space for the business.

Commissioner Coyle asked Mr. Ebralidze how long he had been operating in Blaine and in which other cities he had previously conducted business. Mr. Ebralidze stated that he has operated in Blaine for two years and previously had locations in Osseo, Ramsey, and Elk River. Commissioner Coyle then inquired about the primary reason for relocating, noting the consideration of space. Mr. Ebralidze explained that the new location would provide a larger display area, additional office space, and a fenced area capable of accommodating customer vehicles.

Commissioner Cobbs asked how many vehicles would be housed inside the building. Mr. Ebralidze stated that he intends to store approximately ten vehicles within the facility. Commissioner Cobbs noted that, given the building's dimensions of 162 feet by 32 feet, this number appears reasonable.

Chairperson Hansen requested additional clarification regarding the vehicles for sale, asking whether the process would involve acquiring vehicles, completing necessary work on them, and then offering them for sale. Mr. Ebralidze explained that some vehicles are obtained through auctions, while others come from customers who bring in a vehicle for repair but choose not to proceed and instead decide to sell it. He noted that the site is currently used as a storage lot for diesel repair vehicles, landscape equipment, and items associated with a diesel repair shop. He clarified that they do not intend to store equipment or materials outside, aside from customer vehicles brought in for service.

Chairperson Hansen inquired about the age of the vehicles for sale. Mr. Ebralidze stated that he generally focuses on selling vehicles from 2018 and newer, noting that he avoids older models because used vehicles tend to decrease in reliability with age, which can lead to customer complaints after purchase. He emphasized that his goal is to sell vehicles that are as reliable as possible and offer good value. He also explained that Minnesota law limits individuals without a dealer's license to selling no more than five vehicles per year, and given the nature of their business operating under that limitation is not feasible.

Chairperson Hansen opened the public hearing at 7:30 PM. Hearing no comments from the audience, the public hearing was closed at 7:31 PM.

Motion made by Commissioner Cobbs to approve the Interim Use Permit and the Conditional Use Permit for 8375 Sunset Road NE, with the following conditions:

- The applicant is permitted to operate an 'Automobile sales; indoor' use on the site in accordance with the site plan received by the city and reviewed with this request.

- Expansion of the building on the site, expansion of outdoor storage on the site, and/or reduction of off-street parking areas shall require an amendment of this permit to be approved by the city.
- The vehicle storage areas and off-street parking areas shall remain screened from view from lots to the east.
- Storage areas and off-street parking areas shall remain screened from view from lots to the east. Said screening shall adhere to the requirements of Section 16.28.030 and 16.28.040 of the city's zoning ordinance.
- The interim use permit shall remain valid only while the proposed business is in operation. The permit shall automatically expire upon closure of the business or upon transfer of ownership, whichever occurs first.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

C. Public Hearing on Conditional Use Permit (CUP) for Warehouse Products and Retail Store Front for 8421 Center Drive NE

Planner Monson explained that the applicant is proposing to operate a retail use within the I-1 Industrial zoning district, which requires a conditional use permit. He stated that the proposed business would function as part of a workforce development program, providing employment skills training on-site. He said the building would include a retail area at the front, representing approximately 60% of the space, with the remaining area used for storage and warehousing. He stated the site contains two suites, with the applicant occupying one of them, and plans to have a small number of employees on-site along with up to eight trainees during monthly training sessions.

Planner Monson noted that the property is approximately one-quarter acre and includes an existing building with limited on-site parking. He noted that parking in this block is shared among five properties owned by the same entity, totaling 40 stalls. He pointed out that parking does not meet current standards, the site is considered legally nonconforming.

Planner Monson added that the proposed retail use aligns with both the I-1 district's conditional use allowances and the Comprehensive Plan's commercial/industrial designation. He said staff recommends approval of the request with conditions as follows:

Findings of Fact:

- The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.
- “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
- The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
- The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

- The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.
- An amendment to this permit will be required for any expansion of the proposed use on the site.
- Off-street parking shall be limited to spots designated for use by the property owner.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Commissioner Cobbs asked whether the market experienced any parking problems, complaints, or loading issues. He noted that these concerns had come up during earlier discussions and wanted to know if they had materialized. Building Official Baker noted that although he initially expected parking issues, he has received no complaints. Occasional concerns arise in the back due to the building’s layout, but they are minor and typically related to employees, not customers. He stated that he has visited the site many times for inspections and has never found parking difficult. Each business generates a manageable level of activity, and he does not anticipate parking problems going forward.

Mr. Tim Dorway, of 6053 Highway 212 East, Chaska, addressed the Commission to explain the purpose of the proposal and the reasoning behind relocating. He stated that their organization operates a workforce development program focused on teaching participants the fundamentals of small-business operations through hands-on experience in e-commerce, logistics, inventory management, budgeting, marketing, and

customer service. He stated that although the program began with an exclusive focus on e-commerce, they learned that diversification—including retail sales—is essential for both business stability and efficient inventory turnover. He said the proposed space would allow them to blend retail and e-commerce functions, dedicating roughly 60 percent to retail with the remainder used for warehouse operations, sorting, and online shipping. He also explained that graduates of the program receive assistance in launching their own e-commerce stores and connecting with product suppliers. He said that the move is intended to provide a more effective space that supports both their training model and business operations.

Chairperson Hansen inquired about the types of stock that would be sold. Mr. Dorway stated that the business sells liquidation merchandise from major retailers, offering brand-new products at 40–60 percent of retail prices. He noted that this provides affordable clothing, school supplies, and household items for the community, sourced from excess and returned goods purchased in bulk from liquidators.

Commissioner Coyle inquired about the number of employees would be on hand and how many people would be trained at one time. Mr. Tim Dorway stated that the business would have one to two full-time staff members on site, with additional individuals present only as part of the training program. He noted that trainees are not employees and participate temporarily. He added that detailed interior configuration plans cannot be finalized until required approvals are obtained. Mr. Dorway noted that there would be no more than eight clients trained at a time.

Commissioners discussed the access to the parking and if there would be any interference with the through traffic behind the buildings. Mr. Tim Dorway stated that the business would not use semi-truck deliveries at the site, noting they operate only a 16-foot box truck and are not purchasing inventory by the semi-load at this time. He added that the site has limited rear parking, but most trainees use public transportation, and the organization provides TAP passes as needed. He noted that this minimizes parking demand and ensures they do not impede access for neighboring tenants.

Chairperson Hansen opened the public hearing at 7:47 PM. Hearing no comments from the audience, the public hearing was closed at 7:48 PM.

Motion made by Commissioner Coyle, seconded by Commissioner Cobbs to approve the Conditional Use Permit (CUP) for Warehouse Products and Retail Store Front for 8421 Center Drive NE with the following conditions:

Findings of Fact:

- The applicant proposes operating a retail and warehousing business within the existing Unit/Suite B space on the property. Said business would be part of a workforce development program operated by Alpha Emergence Behavioral Health.

- “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” is allowed as a conditional use within the Light Industrial (I-1) zoning district in which the subject property is located.
- The existing lot, building, and parking areas predate the current city code – the property is legally nonconforming.
- The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

- The applicant is allowed to operate a “Retail and service establishments essential to the operation of an I-1 district and providing goods and services primarily for the use of persons employed in the district” use within Unit/Suite B of 8421 Center Drive NE, per the submittal received by the city and reviewed with this request.
- An amendment to this permit will be required for any expansion of the proposed use on the site.
- Off-street parking shall be limited to spots designated for use by the property owner.
- The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
- The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
- The applicant shall pay any fees and escrows associated with this request.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

6. NEW BUSINESS

A. 2026 Street Improvement Project – Comprehensive Plan Consistency Review

Administrator Buchholtz provided an overview of the proposed 2026 Street Improvement Project and requested that the Planning Commission determine its consistency with the City’s 2040 Comprehensive Plan, as required by Minnesota Statute 462.356. He noted that the project area includes Plaza Boulevard, Theron Terrace, Center Drive, Sunset Road, and a portion of the County 10 service drive adjacent to Oak Crest senior housing. He stated that the streets are in varying states of disrepair but remain suitable for mill-and-overlay treatment rather than full reconstruction.

Administrator Buchholtz noted that the total estimated project cost is \$577,200.00, and of this amount, \$501,592.15 is proposed to be assessed to benefiting properties, with the remaining \$75,607.85 funded by the City. He said the proposed assessment rates include \$2,456.25 per single-family parcel (approximately eight total) and \$59.57 per front foot for commercial properties. He said that the project is consistent with the Comprehensive Plan

because it supports the City's pavement management goals, maintains safe and functional streets, and helps promote long-term neighborhood and business district stability. He emphasized that well-maintained streets are important for attracting and retaining quality tenants in the area.

Chair Hansen inquired if any bids had been finalized. Administrator Buchholtz outlined the procedural steps taken to date for the 2026 Street Improvement Project. He noted that the City Council previously ordered and accepted the feasibility study, which is included in the meeting packet. He reported that a neighborhood meeting is scheduled for March 31 to provide affected property owners an informal opportunity to ask questions about the project. Administrator Buchholtz stated that the formal improvement hearing is scheduled for April 6, at which time the Council will receive public feedback and may direct staff to prepare construction plans and proceed to bidding. He noted following receipt of bids, the City will determine whether to move forward with the project.

Motion made by Commissioner Cobbs, seconded by Commissioner Coyle to make an affirmation approving the Comprehensive Plan Consistency Review of the 2026 Street Improvement Project.

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

7. OTHER

Administrator Buchholtz reported that Congresswoman Ilhan Omar will be in town on the 30th to hold a town hall meeting at 6:00 p.m. in the Spring Lake Park High School Fine Arts Center and encouraged the public to attend. He further noted that, with the Congresswoman's encouragement, the City has submitted two requests for congressionally directed spending: rehabilitation of the City's two water towers and building improvements at Terrace Park. These requests have been submitted to Congresswoman Omar, Senator Smith, and Senator Klobuchar for consideration during the federal appropriations process. Administrator Buchholtz also shared that the City previously secured federal funding for a stormwater project and is awaiting EPA guidance on how to access the approved funds following the signing of the appropriations bill.

8. ADJOURN

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

Voting Yea: Commissioner Cobbs, Commissioner Coyle, Chairperson Hansen. Motion carried.

Meeting adjourned at 7:57 PM.

To: Spring Lake Park Planning Commission From: Kribashini Moorthy, AICP
Evan Monson, AICP

Project/File: 193805540 Date: May 19, 2026

REQUEST: Conditional Use Permit (CUP) request for 8407 Plaza Boulevard NE for an “Adult Daycare Facility” use

APPLICANT/OWNER: Touney T. Xiong, Northland Management Inc.

PROPERTY LOCATION: 8407 Plaza Boulevard NE (Parcel ID 01-30-24-12-0067)

ZONING CLASSIFICATION: Shopping Center Commercial (C-1)

REVIEW PERIOD: 60-day review period ends 6/22/2026.

ITEMS REVIEWED: Application and materials received on 4/3/2026, 4/22/2026, and 4/23/2026.

INTRODUCTION

The applicant owns the Dala Thai Restaurant and Banquet building on the northeast side of the city. The applicant also owns and operates an ‘adult daycare’ business in Brooklyn Park – Universal Adult Day Care Center. Said center is [currently licensed](#) to serve up to 198 adults, ages 18 and older. With the lease for the center’s Brooklyn Park location nearing its end, the applicant is proposing to relocate the ‘adult daycare’ business to their property here in Spring Lake Park.

The restaurant and banquet hall are currently advertised as operating Tuesday through Friday, 4:00 PM to 7:30 PM. With the addition of the ‘adult daycare’ business on the property, the proposed operating hours for the different uses/businesses on the property are:

- **Adult Daycare** —Monday through Friday from 8:00 AM to 3:00 PM.
- **Banquet Hall and Restaurant** — Operates from 4:00 PM on Friday through 11:30 PM on Sunday.

There is no definition of an “Adult Daycare Facility” use in the code, though under [Minnesota State Statutes Section 245A.02](#) an ‘Adult day care or family adult day services’ is defined as: *“Adult day care,” “adult day services,” and “family adult day services” mean a program operating less than 24 hours per day that provides functionally impaired adults with an individualized and coordinated set of services including health services, social services, and nutritional services that are directed at maintaining or improving the participants’ capabilities for self-care. Adult day care, adult day services, and family adult day services do not include programs where adults gather or congregate primarily for purposes of socialization, education, supervision, caregiver respite, religious expression, exercise, or nutritious meals.*

The city’s zoning code lists “Adult Daycare Facility” as a conditional use in the C-1 zoning district per [16.64.040 Appendix D: Schedule Of Permitted Uses By District](#).

CUPs require review by the city's Planning Commission, and are approved or denied by the City Council. The process and procedures the city follows for conditional use requests are outlined in Section 16.56 of the city's zoning ordinance.

PROPERTY INFORMATION

Parcel Description: 8407 Plaza Boulevard NE is approximately 1.17 acres in size and is located on the northeast side of the city. The County Highway 10/Central Avenue NE interchange is southwest of the property. The property contains an existing single-story building that is approximately 16,000 square feet (SF) in size. Loading and storage is located on the east side of the building. On-site parking is located along the west side of the building, as well as on the east and south portions of the site.

Surrounding properties include a variety of commercial and industrial businesses along Center Drive NE, and primarily commercial uses along Plaza Boulevard NE.



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

EVALUATION OF REQUEST

Comprehensive Plan

The city's 2040 [Comprehensive Plan](#) designates the subject property as "Commercial" on the Future Land Use Map (see Figure 2-2 within the Plan). The proposed use is an allowed use in the city's C-1 zone and is therefore consistent with, and compatible with, the property's future land use designation.

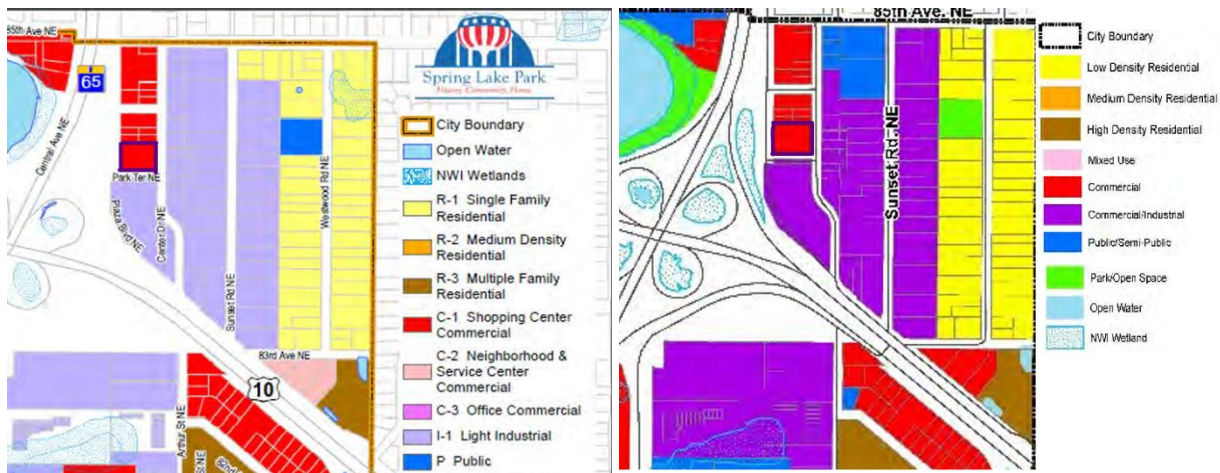


Figure 2 (Left): Excerpt of city's zoning map. Figure 3 (Right): Excerpt of city's 2040 Future Land Use Map. Subject property outlined in orange.

Zoning Code

There is no building additions proposed as part of this request, except for adding windows to the side of the building. Section 16.64.050 establishes dimensional requirements for each zoning district, and Section 16.64.010 outlines the minimum off-street parking requirements based on use.

Under the city's parking requirements, a 'Restaurant, sit-down' must provide 15 parking spaces per 1,000 square feet of gross floor area. With an approximate building size of 16,000 square feet, the restaurant and banquet use would require 240 parking spaces. A 'Day Care Center' requires 1 space per employee plus 5 additional spaces per building. The applicant has indicated that the adult daycare would employ 30 staff members, resulting in a requirement of 35 parking spaces for the Adult Day Care Facility use.

The site currently provides 108 parking spaces. While this is fewer than the current number required for restaurant and banquet uses, the deficit is a pre-existing legally nonconforming condition. The City Council previously approved a parking lot layout for this property on October 20, 1997, including required curbing, landscaping, and a green-space island. This approval established the configuration of the existing parking lot, which continues to operate as a legally nonconforming facility under current standards. The proposed use does not alter the approved parking layout or increase the degree of nonconformity.

The applicant has proposed the adult daycare will operate Monday through Friday from 8:00 AM to 3:00 PM, while the banquet hall and restaurant would operate from Friday starting at 4:00 PM through Sunday no later than 11:30 PM. Because these uses do not operate simultaneously, the adult daycare's parking demand is fully accommodated on site, and the existing nonconforming parking condition is not intensified by the proposed use.

Criteria for Review

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows 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 adult daycare use provides a service for functionally impaired adults, offering support during daytime hours. Locating the service within an existing commercial building along Plaza Boulevard NE places it near major transportation corridors and within proximity to residential areas that may benefit from access to such services. As a result, the use appears to be desirable and would be expected to contribute to the general welfare of the community.

- 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 adult daycare use would operate only on weekdays from 8:00 AM to 3:00 PM, with no overlap with the banquet hall operations. The use is fully contained within the existing building and is not expected to be detrimental to nearby residents, employees, or properties.

- 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 adult daycare will be required to meet all applicable C-1 district standards, including building code compliance, parking requirements, and performance standards. The site is already developed for commercial use, and the proposed operations can be accommodated within the existing building footprint and site layout.

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

“Adult Daycare Facility” is explicitly listed as a conditional use in the C-1 Commercial District per Appendix D of the zoning ordinance. The request therefore meets the requirement that the use be specifically listed as a conditional use in the 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 adult daycare use would operate during standard daytime business hours. Since the use would be fully contained indoors, staff do not anticipate the use generating loud noise, outdoor activity, or evening traffic. The use is compatible with surrounding commercial and light industrial properties and is not expected to negatively affect the use or enjoyment of nearby parcels.

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

The use will occupy an existing commercial building with no exterior modifications proposed. Because the use is low-intensity and fully contained indoors, it is not anticipated to affect property values or alter scenic views in the area.

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

An 'adult daycare use' would be expected to generate modest traffic volumes limited to weekday daytime hours. Existing streets are adequate to accommodate the anticipated traffic.

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

The property contains on-site parking on the west, east, and south sides of the building. The adult daycare's weekday daytime operations do not overlap with the operations currently located on the site, reducing cumulative parking demand. The site includes existing loading areas on the east side of the building.

- 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.*

There is no evidence to suggest that the proposed use would stimulate growth at a density that is incompatible with applicable density standards.

Based on the staff 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 request, with findings for approval and with or without conditions.
2. Recommend denial of the request, with findings for denial.
3. Table the request for further review and/or study.

RECOMMENDATION

Staff recommends that the Planning Commission recommend the City Council approve the requested Conditional Use Permit (CUP) for an “Adult Daycare Facility” use at 8407 Plaza Boulevard NE (Parcel ID 01-30-24-12-0067), with the following conditions and findings of fact:

Findings of Fact:

1. The applicant proposes operating an “Adult Daycare Facility” use in addition to the restaurant and banquet hall they currently operate on the site.
2. The city’s zoning code lists “Adult Daycare Facility” as a conditional use in the C-1 zoning district per 16.64.040 Appendix D: Schedule Of Permitted Uses By District.
3. The existing parking configuration was approved by the City Council on October 20, 1997, through a Special Use Permit (SUP).
4. The applicant’s proposed use meets the criteria in Section 16.56.030(E)(1) of the city’s zoning code for approval of a conditional use permit (CUP).

Conditions of Approval:

1. The applicant is authorized to operate an “Adult Daycare Facility” use on the property, in accordance with the materials submitted to the city and reviewed with this request.
2. The applicant shall ensure that each use on the site operates at separate times, in order to prevent overlap in peak parking demand and to ensure that the legally nonconforming parking condition is not intensified.
3. Any changes to the property for this proposed “Adult Daycare Facility” use, including expansions of the building, or changes to the off-street parking on the property, shall require amending of this conditional use permit (CUP).
4. The applicant shall acquire all applicable local, County, State, and Federal permits for this project.
5. The applicant shall adhere to all applicable local, County, State, and Federal requirements for this project.
6. The applicant shall pay any fees and escrows associated with this request.



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: 2100
 Received by: WB
 Date Filed:
 Date Complete:
 Base Fee: 600 Escrow: 1500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Variance
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Ordinance Amendment (Text)	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Final Plat
PROPERTY INFORMATION		
Street Address: 8407 Plaza Blvd NE, Spring Lake Park, MN 55432		
Property Identification Number (PIN#): 01-30-24-12-0067		Current Zoning: Comercial
Legal Description: LOTS 23 THRU 26 INCL & LOTS 51 THRU 54 INCL SPRING LAKE PARK PLAZA, SUBJ TO EASE OF REC <small>(Attach if necessary)</small>		
APPLICANT INFORMATION		
Name: Touney T. Xiong		Business Name: Universal Adult Day Care Center, LLC.
Address: 7322 Lakeland Ave. N.		
City/State/Zip Code: Brooklyn Park, MN 55428		
Telephone: 651-334-2036	Fax:	E-mail: bkmvp@hotmail.com
Contact: Touney T. Xiong		Title: President / CEO
OWNER INFORMATION (if different from applicant)		
Name: Touney T. Xiong		Business Name: Northland Management, Inc.
Address: 911 Rice St.		
City/State/Zip Code: Saint Paul, MN 55117		
Telephone: 651-334-2036	Fax:	E-mail: bkmvp@hotmail.com
Contact: Touney T. Xiong		Title: President / CEO
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Banquet Hall and Restaurant in the weekend only		
Nature of Proposed Use: Adult Day Care Centers Monday to Friday		
Reason(s) to Approve Request: Our lease contract at current location is epirod in June of 2026 and We would like to move our Adult Day Care to this location.		

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 bkmvp@hotmail.com Fax _____ USPS _____

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

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

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

Applicant: Touney T. Xiong Date: 04/03/2026

Owner: Northland Management, Inc. Date: 04/03/2026

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

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

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

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. Our proposed use as Adult Care Center at 8407 Plaza Blvd NE, Spring Lake Park, MN 55432 is a necessary or desirable to provide service or a facility which will add the interest of the public convenience and will contribute good image to the general welfare of neighborhood or community.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. Adult Day Care Center Monday to Friday will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Yes, our Adult Day Care Center is fully license and monitor by DHS. our proposed use will comply with the regulations specified the zoning.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. We take care most of the vulnerable Adult while their love one if at work. It will be better for our community. Should not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
Our use are up to standard and fully license by the DHS. It will make and
served our community better and will not lower our property values.

6. That existing utilities, streets, highways and proposed access roads will be adequate to
accommodate anticipated traffic. The existing utilities street, highway at
8407 Plaza Blvd NE in Spring Lake Park is right off Highway 65 and should have
adequate to accommodate anticipated traffic in this commercial zone.

7. That the use includes adequate protection for the natural drainage system and natural
topography. 8407 Plaza Blvd NE is currently license for banquet hall and restarant
usage with capacity of 600 customer. It should be able to hold our adult day care
center.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes,
dust, noise or vibration so that none of these will constitute a nuisance. _____
Our adult day care is a clean environment setting license and monitor by DHS.
Should not have any offensive oder, fumes, dust, noise or vibration that will
constitute of a nuisance.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.
Our proposed use Adult Day Care Center will not stimulate growth incompatible
with prevailing density standards.



UNIVERSAL ADULT DAY CARE CENTER, LLC.
We Care For Yours and Our Love Ones
7322 Lakeland Ave. N.
Brooklyn Park, MN 55428



4/6/2026

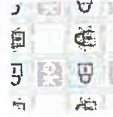
PAY TO THE ORDER OF City of Spring Lake Park

\$ **2,100.00

Two Thousand One Hundred and 00/100 ***** DOLLARS

Security features. Details on back.

City of Spring Lake Park
1301 81st Ave. Northeast
Spring Lake Park, MN 55432



TWO SIGNATURES ARE REQUIRED
[Signature]
[Signature]
AUTHORIZED SIGNATURE

MEMO

⑈0000 28 1 2⑈ ⑆1040008 54⑆60 1000009 1 5 7⑈

UNIVERSAL ADULT DAY CARE CENTER, LLC. - VENDOR RECORD

City of Spring Lake Park					4/6/2026		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment	
4/6/2026	Bill	Ap Fee	600.00	600.00		600.00	
4/6/2026	Bill	Escrow Fee	1,500.00	1,500.00		1,500.00	
					Check Amount	2,100.00	

Universal ADC Checki 2,100.00



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

Receipt: 0000021528
Receipt: 04/13/26
Cashier: WBROWN
Received Of: **UNIVERSAL ADULT DAY CARE CENTER**

**7322 LAKELAND AVE N
Brooklyn Park MN 55428**

The sum of: \$1,500.00

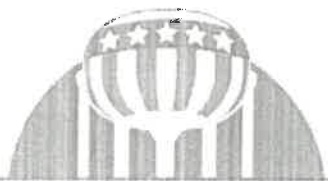
BDINV 000002300

Remaining Balance: \$0.00

Total: \$1,500.00

TENDERED: Check 2812

\$1,500.00



Spring Lake Park

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

Receipt: 0000021532
Receipt: 04/13/26
Cashier: WBROWN
Received Of: **NORTHLAND MANAGEMENT LLC**

**8407 PLAZA BLVD NE
SPRING LAKE PARK MN 55432-1314**

The sum of: **\$600.00**

BDINV 0000002299

Remaining Balance: \$0.00

Total: \$600.00

TENDERED: Check 2812

\$600.00

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:

Date: Tuesday, May 26, 2026
Time: 7:00 PM, or as soon thereafter as possible
Location: Spring Lake Park City Hall
1301 81st Avenue NE
Spring Lake Park, MN

The purpose of the hearing is to consider the following request:

Property Owner: Touney T. Xiong
Applicant: Touney T. Xiong
Property Location: 8407 Plaza Blvd NE (PIN# 01-30-24-12-0067)
Lots 23 thru 26 incl & Lots 51 Thru 54 Incl Spring Lake Park Plaza, subj to ease of Rec.
Petition: The applicant is seeking a Conditional Use Permit (CUP) to run an Adult Day Care Center.

All interested individuals or organizations are encouraged to attend the public hearing. Written comments may be submitted in advance to the Spring Lake Park Planning Department. All interested parties will be heard.

Daniel R. Buchholtz
Administrator, Clerk/Treasurer

Posted: May 15, 2026
Published: May 15, 2026

EAGLE BROOK CHURCH
PIN: 01-30-24-11-0081
7015 20TH AVE
CENTERVILLE, MN 55038

WELLS FARGO BANK NA
PIN: 01-30-24-12-0030
PO BOX 2609
CARLSBAD, CA 92018

QUARVE CONTRACTING INC
PIN: 01-30-24-11-0089
N8916 LAKESHORE DR
HAYWARD, WI 54843

CAS PROPERTIES LLC
PIN: 01-30-24-12-0032
733 EAST RIVER RD
ANOKA, MN 55303

JACOBS, MICHAEL B
PIN: 01-30-24-12-0013
2840 113TH LN NW
COON RAPIDS, MN 55433

EFC REAL ESTATE LLC
PIN: 01-30-24-12-0011
8455 CENTER DR NE
SPRING LAKE PARK, MN 55432

TINMEN LLC
PIN: 01-30-24-11-0080
8424 SUNSET RD NE
SPRING LAKE PARK, MN 55432

8465 HOLDINGS LLC
PIN: 01-30-24-12-0044
8465 PLAZA BLVD NE
SPRING LAKE PARK, MN 55432

CAS PROPERTIES LLC
PIN: 01-30-24-12-0033
733 EAST RIVER RD
ANOKA, MN 55303

PORATH, DIANE KAY
PIN: 01-30-24-12-0064
555 43RD AVE NE
COLUMBIA HEIGHTS, MN 55421

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0060
9220 BASS LAKE RD
NEW HOPE, MN 55428

QUARVE CONTRACTING INC
PIN: 01-30-24-11-0088
N8916 LAKESHORE DR
HAYWARD, WI 54843

MLG PROPERTIES LLC
PIN: 01-30-24-11-0074
8420 SUNSET RD NE
SPRING LAKE PARK, MN 55432

WELLS FARGO BANK NA
PIN: 01-30-24-12-0031
PO BOX 2609
CARLSBAD, CA 92018

BUHL SUNSET LLC
PIN: 01-30-24-11-0071
5353 WAYZATA BLVD STE 502
ST. LOUIS PARK, MN 55416

WELLS FARGO BANK NA
PIN: 01-30-24-12-0046
PO BOX 2609
CARLSBAD, CA 92018

BUHL SUNSET LLC
PIN: 01-30-24-11-0069
5353 WAYZATA BLVD STE 502
ST. LOUIS PARK, MN 55416

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0082
9220 BASS LAKE RD
NEW HOPE, MN 55428

CASTRO PROPERTIES LLC
PIN: 01-30-24-12-0010
8465 CENTER DR NE
SPRING LAKE PARK, MN 55432

SLP CENTRAL INDUSTRIAL LLC
PIN: 01-30-24-12-0075
6390 CARLSON DR
EDEN PRAIRIE, MN 55346

NORTHLAND MANAGEMENT IN...
PIN: 01-30-24-12-0067
911 RICE ST
SAINT PAUL, MN 55117

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0090
145 PATENT RD W
BEDFORD HILLS, NY 10507

QUARVE CONTRACTING INC
PIN: 01-30-24-12-0068
N8916 LAKESHORE DR
HAYWARD, WI 54843

WELLS FARGO BANK NA
PIN: 01-30-24-12-0045
PO BOX 2609
CARLSBAD, CA 92018

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0079
145 PATENT RD W
BEDFORD HILLS, NY 10507

FRLJ, ADISA
PIN: 01-30-24-12-0078
1477 105TH AVE NW
COON RAPIDS, MN 55433

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0065
9220 BASS LAKE RD
NEW HOPE, MN 55428

SPRING LAKE PARK TREES LLC
PIN: 01-30-24-11-0078
145 PATENT RD W
BEDFORD HILLS, NY 10507

WELLS FARGO BANK NA
PIN: 01-30-24-12-0029
PO BOX 2609
CARLSBAD, CA 92018

SLP CENTRAL INDUSTRIAL LLC
PIN: 01-30-24-12-0073
6390 CARLSON DR
EDEN PRAIRIE, MN 55346

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-11-0075
9220 BASS LAKE RD
NEW HOPE, MN 55428

CLIFTON PROPERTIES LLC
PIN: 01-30-24-12-0012
8445 CENTER DR NE
MINNEAPOLIS, MN 55432

CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0080
9220 BASS LAKE RD
NEW HOPE, MN 55428

BUHL SUNSET LLC
PIN: 01-30-24-11-0072
5353 WAYZATA BLVD STE 502
ST. LOUIS PARK, MN 55416

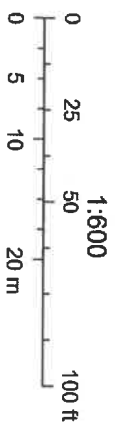
CENTER DRIVE HOLDINGS LLC
PIN: 01-30-24-12-0081
9220 BASS LAKE RD
NEW HOPE, MN 55428

ArcGIS Web Map



5/8/2026, 3:44:07 PM

• Multi-units





UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

PROGRAM SERVICES, AND CARE OFFERED BY UNIVERSAL ADULT DAY CARE CENTER, LLC.

Home of the best community care giver

1. Home
2. Our Philosophy
3. Our Programs
4. FAQs
5. Photo Gallery
6. Testimonials
7. Certification
8. Resources
9. Contact Us



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

10. Community Involvement

1. Home of the best care giver:

Welcome to Universal Adult Care Center, LLC. AKA (UNADC):

- I. POLICIES AND PROGRAMS INFORMATION REQUIREMENT- requirement found in Minnesota Rules, part 9555.9640, items A to N.

(A) SCOPE OF OUR PROGRAMS, SERVICES AND CARE:

The Universal Adult Day Care Center is an Adult and Senior Day Center with the most Universal program designed to provide health care and social type services to the culturally sensitive community. The variety of the services offered during the day is making it possible for adults and seniors to continue living with their family and loved ones in the comfort of their own home.

- A. Population to be served: People who are 18 years or older and have one or more following impairments:

- Physical impairment
- Cognitive impairment
- Limited abilities to perform activities of daily living
- Memory loss
- Social isolation
- Other impairments that required intermittent assistance throughout the day

- B. Individual conditions the center is not prepared to accept:

- People with a communicable disease requiring isolation
- People with a history of violence to self or others
- Unmanageable incontinence
- Uncontrollable wandering

- C. Participants right as describe in Minnesota Rules, part 9555.9670 items A to E:

- The right to participate in developing one's own plan of care
- The right to refuse care or participation
- The right to physical privacy during care or treatment
- The right to confidentiality of participant records
- The right to present grievances regarding treatment or care in accordance with part 9555.9640, item D.



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

- D. Right to Contest: The center shall provide each participant with written notice ensuring that each participant or participant's guardian or caregiver has been informed of the participant's right to contest the accuracy and completeness of the data maintained in the record.
- E. Universal Adult Day Care Center's admission, employment practices, and policies comply with Minnesota Statutes, chapter 363, the Minnesota Human Right Act.: (see page 32 – 34 in the Universal Adult Day Care Center employment policy); (see page 3, UNADC Policy and procedure)
- F. Inquiries and consultation regarding adult day services are made to the DHS licensing division 651-431-6500.
- G. Universal Adult Day Care Center follows the requirements found in Minnesota Rules, part 9555.9720, subpart 10: (see page 36, UNADC Policy and procedure)

OUR MISSION:

To provide a safe, caring, warm environment for adults and elderly to promote their independence in the community and help them with individualized service in culturally respectful manner.

OUR VALUE:

- Dignity and respect for each client
- Individualized approach, adaptation of activities according to abilities, needs and interests.
- Excellence in care with continual improvements

In this busy country where the people's connections are so limited, here in our center participants acquire new friends, our participants will be able to share their life experience and learn new and exiting things. It doesn't matter how old or young our participants are, age does not define a person.

BENEFITS OF ADULT DAY CARE:

- Enhance quality of life
- Increase mental stimulation
- Improve nutrition
- Increase level of physical activities
- Respite and providing an array of supportive services for caregiver
- Monitor personal health
- Support and resources for families
- Decreasing the participant's social isolation

OUR SERVICES:

- Health Monitoring
- Nutrition



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

- Socialization and Activities
- Cultural Activities
- Additional Services
- Educational
- Transportation
- Gardening
- Family and Community Involvement

2. Our Philosophy:

Welcome to Universal Adult Day Care Center: OUR PHILOSOPHY

OUR MISSION

To provide safe, caring, warm environment for adults and elderly to promote their independence in the community and help them with individualized service in culturally respectful manner.

OUR VALUE

- Dignity and respect for each client
- Individualized approach
- Adaptation of activities according to abilities, needs and interests
- Excellence in care with continual improvements

ABOUT UNIVERSAL ADULT DAY CARE CENTER

WHAT ARE WE?

The Universal Adult Day Care Center is the Adult and Senior Day Care Center with very Universal program designed to provide health care and social type services to our culturally sensitive community, the variety of services offered during the day are making possible for adults and seniors to continue living with their family and their loved ones in the comfort of their own home.

WHAT ARE WE NOT?

Universal Adult Day Care Center is not a Nursing Home. Our program allows the person to maintain their independence and continue to live at home with their family and their loved ones for as long as possible.

WHY CHOOSE UNIVERSAL ADULT DAY CARE CENTER?

In this busy country where the people's connections are so limited, here in our center participants will acquire new friends, participants will be able to share their life experience and learn new and exciting things.

We are honored to provide the best caring environment with high integrity for our clients. The best thing for the center is appreciation and gratitude of our clients. They became a family to us, and we acquired many grandfathers and grandmothers throughout the years. Everything here is done with the thought of respect and



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

dignity, it doesn't matter what impairment the client has, he/she will perform the best of their ability in all the activities offered.

3: Our Programs:

QUALIFICATIONS FOR THE PARTICIPATION

We welcome participants who are 18 years or older and have one or more following impairments:

- Physical impairment
- Cognitive impairment
- Limited abilities to perform activities of daily living
- Memory loss
- Social isolation
- Many others

OUR PROGRAMS - HEALTH MONITORING

- Regular medical checkups by registered nurse.
- Occupational Therapy Service
- Dietary Counseling & Supervision
- Monitoring of Vital Signs & Blood Glucose
- Support and resources for families
- Assistance with medication management
- CPR Trained and Medical School graduate Staff

NUTRITION

- Nutritionally balanced and Special diets meals
- Breakfast, lunch and healthy snacks in between

Socialization AND ACTIVITIES

- Daily gymnastics
- Field trips to the parks, lakes with fishing in the summer
- Attending the swimming pool
- Our own dance group under the direction of a professional choreographer
- Field trips to various museums and exhibitions in town
- Weekly visits to casino
- Craft groups including Laotian Arts and Crafts, drawing painting, etc.
- Celebration of holidays including New Years: Laotian, Hmong, American, Chinese, and many cultural celebrations, etc.
- Tournament in chess, bingo, cards, poker, ping pong, pool, etc.



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

ADDITIONAL SERVICES

- Free beauty makes up / barber shop service
- Caregiver Consultation Service
- Mail management and translation service

EDUCATION

- Intellectual groups about literature, ethics, art, and medicine
- English as a second language lessons
- Impressive library of books in Lao, Hmong, Thai, and English
- Computer Classes, Internet access, web browsing
- Psychological seminars led by professionals include:
 - Increasing personal and mental stability
 - Memory improvements
 - Sleeplessness
 - What to do during stress
 - How to behave during conflicts, fears and getting over them
 - Relationships in family and community
 - Various psychological games and activities

TRANSPORTATION

- Universal Adult Day Care Center offers round trip transportation
- Field trips to various museums and exhibitions in town
- Round trip to the garden during the summer
- Arrange round trip to the doctor visit and appointment

Universal Adult Day Care Center offers round-trip transportation, health monitoring and a variety of in-house activities such as lectures, exercise classes, day trips, movies and music. In addition, participants will receive a nutritious breakfast and enjoy a full-course luncheon menu, and light snacks in the afternoon.

CONTACT US TODAY:

Participation in an adult day program can delay or eliminate the need for out-of-home placement. Unlike individuals who receive professional in-home care, participants in adult day programs benefit from peer relationships and socialization, which is shown to improve mental health and outlook. The Universal Adult Day Care Center's program also provides nutritious meals, transportation, wellness monitoring, medication administration, activities, cultural events, gardening, and family and community involvement. Please contact us on 763-999-4788 or 651-334-2036 to speak with one of our friendly representatives.



UNIVERSAL ADULT DAY CARE CENTER, LLC.

7322 Lakeland Ave. N., Brooklyn Park, MN 55428 Phone: 763-999-4790 Fax: 763-999-4788

Proposed Change to the building (interior and exterior) or other areas of the property:

Interior of the building:

- Complete tiles for the floor throughout the interior of the building.
- Add lights as needed to the banquet hall.
- Decorated paint throughout the banquet hall.

Exterior of the building:

- Added windows in the side of the building.

Operating hours:

- Monday to Friday from 8:00 am to 3:00 pm

Maximum number of employees will work at one time:

- 30 employees

Maximum number of participants / adults that will be watch at one time:

- 198 participants

Service that will be provided on the property.

- Day care services

Provide a site plan including such information as:

- Any change to the parking.
 - No change
- Any propose outdoor activity. No outdoor activity
- Any other new improvement on the property (such as signage, sheds, fences, garbage/refuse storage, landscaping, etc.)
 - Yes, it will be signage of Universal Adult Day Care Center, LLC. right next to Dala Thai Banquet Hall. The signage company will pull the permit.

Proof approvals from Minnesota Department of Human Services (DHS)

- Please see attach license from DHS.



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STATE OF MINNESOTA

Adult Day Care Services License

Program Name: Universal Adult Day Care Center LLC



Doing Business At: 7322 LAKELAND AVE N
Brooklyn Park, MN 55428-1228

Hours:

Monday	8:00 AM - 3:00 PM
Tuesday	8:00 AM - 3:00 PM
Wednesday	8:00 AM - 3:00 PM
Thursday	8:00 AM - 3:00 PM
Friday	8:00 AM - 3:00 PM

Services Provided: Adult Day Care Services

Total Capacity: 198

Age Groups Served: 18 and older

License Number: 1081612

Issue Date: 1/1/2025 Expiration Date: 12/31/2025

Kulani R. Moti
Inspector General

Jodi Harpstead
DHS Commissioner

Minnesota Department of Human Services
Office of Inspector General, Licensing Division
P.O. Box 64242, Saint Paul, MN 55164-0242
<http://www.dhs.state.mn.us/licensing>

In accordance with the provisions of Minnesota State Statute Chapter 245A and Minnesota Rules, parts 9555.9600 to 9555.9730 established by the Department of Human Services, a license is granted to:

Universal Adult Day Care Center LLC
1454 KINGSWOOD PONDS
OVERLOOK
Eagan, MN 55122-2880

For more information about a licensed program visit <https://licensinglookup.dhs.state.mn.us/>



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