

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council was held on May 2, 2016 at the Spring Lake Park Community Center, 1301 81st Avenue N. E., at 7:00 P.M.

1. Call to Order

Mayor Hansen called the meeting to order at 7:00 P.M.

2. Roll Call

Members Present: Councilmembers Mason, Nash, Nelson, Wendling and Mayor Hansen

Members Absent: None

Staff Present: Police Chief Ebeltoft; Public Works Director Randall; Building Official Brainard; Engineer Gravel; Attorney Thames; Parks and Recreation Director Rygwall and Administrator Buchholtz

Visitors: Retired Fire Chief Nyle Zikmund
Members of the SBM Fire Department
Donna & Gene Eiler, 8301 Pierce St. NE
Colleen & Don Franzen, 8339 Pierce Street NE

3. Pledge of Allegiance

4. Additions or Corrections to Agenda

Administrator Buchholtz requested that a new item, Resolution 16-11, A resolution Granting and Extension to the Special Use Permit at 1121 80th Avenue NE, be added to the agenda as item 10. E.

5. Discussion From The Floor - None

6. Consent Agenda:

Mayor Hansen reviewed the following Consent Agenda items:

- A. Approval of Minutes – April 18, 2016
- B. Request for Payment No. 1 – Lift Station No. 1 – Smith & Loveless
- C. Request for Payment No. 2 – Lift Station No. 1 – Meyer Contracting
- D. Right of Way Application – Comcast
- E. Proposal from Kaul Design Group, LLC – Spring Lake Park Logo
- F. Contractor's Licenses
- G. Massage Therapy Technician License
- H. Lawful Gambling Premises Permit
- I. Correspondence

MOTION BY COUNCILMEMBER NASH TO APPROVE THE CONSENT AGENDA. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

7. Presentation

Mayor's Proclamation, Chief Nyle Zikmund

Mayor Hansen read a proclamation recognizing Chief Zikmund's 35 years of the service to the citizens of the city. She wished him well in his retirement.

Mayor's Proclamation, Municipal Clerk's Week

Mayor Hansen read a proclamation declaring May 1-7 as Municipal Clerks Week in the city of Spring Lake Park.

Overview of 2016 Assessment for Taxes Payable 2017

Assessor Tolzmann provided a report on the 2016 Assessment for Taxes Payable 2017 and an overview of the assessment process.

Mr. Tolzmann stated that there were 70 qualified residential sales and 5 qualified commercial/industrial sales that were used to determine overall market values within the city. He stated that overall market values increased 7.4% to a total market value of \$440,166,362.

Mr. Tolzmann reported that there were only 14 foreclosure sales in the City during the 2015-2016 assessment period, compared with 24 foreclosure sales during the previous year.

Mr. Tolzmann noted that open book meetings will be held on May 3rd and 4th at the Anoka County Courthouse for residents to appeal their assessed values for taxes payable 2017. He asked residents with questions on their valuations to contact him during regular business hours Monday through Friday.

Mayor Hansen thanked Mr. Tolzmann for his report.

8. Public Works Report

Public Works Director Randall reported that the Public Works Department has cleaned up parks, graded ballfields and aerated parks, dragged & lined ballfields, installed a temporary home run fence at Terrace Park, cleaned flower beds, installed the fountain at Conde Park, repaired the merry-go-round at Able Park, removed the "no parking during school hours" signs, and flushed hydrants. He stated that he also participated in a meeting with Leo A. Daly regarding the space needs analysis.

9. Code Enforcement Report

Building Official Brainard reported that attended the Council meetings on March 4th and March 18th; a Department Head meeting on April 5th; a Department Inventory Needs meeting with Leo A. Daly on April 11th; a Data Practices training on April 19th; the Planning Commission meeting on April 25th; and a Department Inventory Needs meeting with Leo A. Daly on April 26th.

Mr. Brainard stated that in April 2016, 23 building permits were issued compared to 26 in 2015. He reported that he conducted 54 inspections, including 28 building, 2 mechanical, 4 plumbing 8 nuisance, 3 certificate of occupancy, 5 rental housing, 2 fire and 2 zoning inspections.

Mr. Brainard reported that the April 2016 vacancy listing shows that there are 18 vacant/foreclosed residential properties currently posted and/or soon posted by the Code Enforcement Department, which is down one from last month. There is one vacant/foreclosed commercial property, which is down one from last month; and 22 residential properties currently occupied and ready for Sheriff Sale's redemption, which is up five from last month. He reported that he posted three abandoned and/or vacant property notices in month of March, in addition, three Administrative Offense Tickets (A.O.) and four violation notices were issued by the Code Enforcement Department.

Mr. Brainard provided a handout on installing a fence.

10. Resolutions and/or Ordinances

A. Resolution 16-08, Designating the Entire City be Included as Part of the Anoka County Urban County Entitlement

Administrator Buchholtz stated that, every three years, the City must select the way it wishes to participate in the Community Development Block Grant (CDBG) and HOME programs. He stated that the City can participate with either Ramsey or Anoka County, participate in both county entitlements or participate in the Small Cities Development program through the State of Minnesota. He recommended continuing to participate in the Anoka County urban county entitlement.

Mayor Hansen agreed with that decision, stating that she has seen the positive impact for the city's Ramsey County residents by participating in the Anoka County CDBG program.

MOTION MADE BY MAYOR HANSEN TO APPROVE RESOLUTION 16-08, A RESOLUTION DESIGNATING THE ENTIRE CITY BE INCLUDED AS PART OF THE ANOKA COUNTY URBAN COUNTY ENTITLEMENT. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

B. Resolution 16-09, Approving a Comprehensive Plan Amendment to Amend the Future Land Use Map for 8300, 8320, 8321, 8333, 8339, 8340, 8345, 8360 and 8370 Pierce Street

Administrator Buchholtz reported that the City had received a request from Jameel Ahmed, 786 Investments, to subdivide 8360 Pierce Street into two single family residential lots and an outlot for future development. He stated that in the review of the subdivision application, staff determined that there was a conflict between the Comprehensive Plan future land use map, which guides this property as commercial, and the Official Zoning map, which zones this property R-1, Single Family Residential. He stated that staff is recommending an amendment to the Comprehensive Plan future land use map to guide 8300, 8301, 8320, 8321, 8333, 8339, 8340, 8345, 8360 and 8370 Pierce Street from commercial to low-density residential. He said this amendment would bring the future land use map into conformance with the official zoning map.

Administrator Buchholtz stated that the Planning Commission reviewed this recommendation during a public hearing at its April 25, 2016 meeting and unanimously recommended approval of the proposed amendment, with the following findings:

- Pierce Street is a dead-end street, making it less desirable for commercial or office uses which typically require full through-access.
- Pierce Street's lack of connection to a significant transportation corridor also makes it less desirable for commercial or office uses.

- The homes along Pierce Street are viable single family homes, making it less likely that redevelopment of these parcels for commercial uses would be feasible.

MOTION MADE BY COUNCILMEMBER MASON TO APPROVE RESOLUTION 16-09, A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE MAP FOR 8300, 8320, 8321, 8333, 8339, 8340, 8345, 8360 AND 8370 PIERCE STREET. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

C. Ordinance 425, Amending the Official Zoning Map of the City of Spring Lake Park

Administrator Buchholtz stated that the Planning Commission considered an amendment to the official zoning map during a public hearing at its April 25 meeting to rezone 8370 Pierce Street from C-2, Neighborhood and Service Center Commercial, to R-1, Single Family Residential. He stated that Mr. Ahmed, the owner of both 8360 and 8370 Pierce Street, plans to remove the blighted commercial building from 8370 Pierce Street and combine this lot with a small portion of 8360 Pierce Street in order to facilitate a subdivision of this property into two single family residential lots. He stated that the Planning Commission unanimously recommended approval of the proposed zoning map amendment.

MOTION MADE BY COUNCILMEMBER NELSON TO APPROVE ORDINANCE 425, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SPRING LAKE PARK. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

D. Resolution 16-10, Approving Pride Rock Subdivision

Administrator Buchholtz reported that the City received an application from Jameel Ahmed, 786 Investments, to subdivide 8360 Pierce Street into two single family residential lots and a 30 foot outlot to be preserved for future development. He stated that the Planning Commission held a public hearing on the proposed subdivision request at its March 28 meeting and unanimously recommended approval of the proposed subdivision at its April 25 meeting. He stated that with the conflict between the Comprehensive Plan future land use map and the Official Zoning map resolved, staff recommends approval subject to the following conditions:

1. Final plat needs to include standard easements on the west, south and east sides of Outlot A.
2. Before building permits are approved for any of the lots in this plat:
 - a. Details on site drainage need to be reviewed. The grading for each building shall be completed so that no additional runoff is diverted to any adjacent property.
 - b. Details on the driveway, sewer and water service connections, and street patching need to be reviewed and approved for each lot.
 - c. Metropolitan Council approval of the amendment to the City's Comprehensive Plan Future Land Use Map.
 - d. Details on the lowest floor elevations need to be reviewed and approved by the Building Official.
3. Outlot A must be maintained in a manner that prevents the property from becoming a nuisance in accordance with Chapter 94 of the Spring Lake Park Code of Ordinance.
4. A final plat consistent with the conditions of preliminary plat approval shall be submitted for review and approval within 12 months of preliminary plat approval.

Councilmember Nash stated that he looked up 786 Investments on the Secretary of State's website and found that its filing status is inactive. Administrator Buchholtz stated that the City can add a condition to the resolution stating that the applicant must bring 786 Investments to active status with the Office of the Secretary of State. Consensus of the City Council was to add that condition.

MOTION MADE BY COUNCILMEMBER WENDLING TO APPROVE RESOLUTION 16-10, A RESOLUTION APPROVING PRELIMINARY PLAT FOR PRIDE ROCK ADDITION, LOCATED AT 8360 PIERCE STREET, WITH THE AMENDMENT THAT 786 INVESTMENTS MUST BE REGISTERED WITH THE OFFICE OF THE SECRETARY OF STATE. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

E. Resolution 16-11, A Resolution Approving A One-Year Extension of the Special Use Permit for a Daycare Facility at 1121 80th Avenue NE, Spring Lake Park

Administrator Buchholtz stated that the City received a letter from Sham Hassan, Best Child Care, seeking a one-year extension of its special use permit for a child care facility at 1121 80th Avenue NE. He stated that the City Council can, pursuant to Section 153.202(F) of the City Code, extend the term of a special use permit. He stated that the conditions outlined in Resolution 15-10 would remain in effect.

Councilmember Nelson inquired as to the reasons for the extension. Administrator Buchholtz stated that the applicant applied for the special use permit prior to purchase of the property, resulting in the start of the one year period prior to their acquisition of the property. He said they are currently awaiting licensing with the State of Minnesota.

MOTION MADE BY MAYOR HANSEN TO APPROVE RESOLUTION 16-11, A RESOLUTION GRANTING A ONE-YEAR EXTENSION OF THE SPECIAL USE PERMIT FOR A DAYCARE FACILITY AT 1121 80TH AVENUE NE, SPRING LAKE PARK. ROLL CALL VOTE: ALL AYES. MOTION CARRIED.

11. Engineer's Report

Engineer Gravel had no new items to report.

12. Attorney's Report – None

13. Reports

A. Beyond the Yellow Ribbon Report

Councilmember Nash stated that the Spring Lake Park Beyond the Yellow Ribbon committee was recognized for five years of commitment to service members, veterans and their families.

14. Other

A. Administrator Reports

Administrator Buchholtz noted that the Old Central bicycle trail between Osborne Road NE and 81st Avenue NE was crack filled. He stated that the City has started to maintain this section of trail since Anoka County has taken the position that the City is responsible for its upkeep. He said the crack filling was done at a minimal cost as the quantities for crack filling the streets in advance of the sealcoat project came in under bid.

15. Adjourn


MOTION BY COUNCILMEMBER MASON TO ADJOURN. VOICE VOTE: ALL AYES. MOTION CARRIED.

The meeting was adjourned at 8:05 P.M.



Cindy Hansen, Mayor

Attest:



Daniel R. Buchholtz, Administrator, Clerk/Treasurer