



**CITY OF ARDEN HILLS  
COUNTY OF RAMSEY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2023-021**

**RESOLUTION APPROVING A SITE PLAN REVIEW  
AT 3610 SNELLING AVENUE NORTH**

**WHEREAS**, City Staff received a complete land use application for a Site Plan Review for the property located at 3610 Snelling Avenue North (“Subject Property”); and

**WHEREAS**, Mark and Tracy Lindemer, Lindey’s, Inc. (“The Applicants”) are proposing modifications to the existing parking lot at the Lindey’s Restaurant. The modifications are in response to the County Road E/Old Snelling Avenue Roundabout project, led by Ramsey County. Parking is to be added and modified to address truck circulation and property demands. Additional parking along the relocated County Road E driveway will include improvements to ADA parking and pedestrian areas; and

**WHEREAS**, the Subject Property is zoned NB, Neighborhood Business District and is guided as Low Density Residential on the Land Use Plan; and

**WHEREAS**, the proposed parking lot improvements have triggered the Site Plan Review process for reconfiguration of the site layout; and

**WHEREAS**, pursuant to Minnesota State Statute, the City must act on this request by May 8, 2023 (60 days); and

**WHEREAS**, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 500 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing; and

**WHEREAS**, the City’s obligation has been met where the Arden Hills Planning Commission reviewed the application on April 5, 2023. All written comments submitted in advance of the meeting were presented to the Planning Commission; and

**WHEREAS** the Planning Commission considered the Applicant’s request for a Site Plan Review and, as such voted 7-0 in favor of recommending approval with conditions.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:**

Herby adopts Resolution 2023-021 approving Planning Case 2023-006 for a Site Plan Review for the property located at 3610 Snelling Avenue North to modify the existing parking lot at the Lindey’s Restaurant.

**BE IT FURTHER RESOLVED** that City Council approves Planning Case 23-006 for a Site Plan Review at 3610 Snelling Avenue North, based on the findings of fact and the submitted plans in the April 24, 2023 Report to the City Council, as amended by the following conditions:

- 1) That the project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to these plans, as determined by the Community Development Director, shall require review and approval by the Planning Commission and City Council.
- 2) The proposed parking area shall conform to all other regulations in the City Code.
- 3) A building permit shall be obtained for the parking lot expansion.
- 4) All light poles, including base, shall be a maximum of 14 feet in height and shall be shoebox style, downward directed, with high-pressure sodium lamps or LED and flush lenses. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed with flush lenses. If complaints are received the lighting adjacent to residential uses shall utilize house shields as directed by the City. In addition, any lighting under canopies (building entries) shall be recessed and use a flush lens.
- 5) A Grading and Erosion permit shall be obtained from the City's Engineering Department prior to commencing any grading, land disturbance or utility activities. The Applicants shall be responsible for obtaining any permits necessary from other agencies, including but not limited to, Rice Creek Watershed District and Ramsey County prior to the start of any site activities. Verification of approved permits or documentation from other agencies that a permit is not necessary shall be provided to the City.
- 6) A grading as-built and utility as-built plan shall be provided to the City upon completion of grading and utility work.
- 7) Restaurant Pedestrian Trail Connection to be maintained by property owner/business.
- 8) Provide geotechnical engineer recommendations and/or geotechnical report for review by City Engineer.
- 9) Provide statement of estimated quantities (SEQ) sheet and separate items to be funded by Owner and funded by County per the Funded Improvement Sketch plan sheet that was provided to Council at the January 9th 2023 City Council Meeting.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 24TH DAY OF APRIL, 2023.**

---

**David Grant, Mayor**

**ATTEST:**

---

**Jolene Trauba, Deputy Clerk**