

**CITY OF SAINT ANTHONY VILLAGE  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 23-020**

**A RESOLUTION APPROVING A REQUEST FOR A  
CONDITIONAL USE PERMIT FOR A CATERING BUSINESS  
IN THE L-I, LIGHT INDUSTRIAL DISTRICT**

**WHEREAS**, the City of St. Anthony Village received a request from Dio Investments and Daniel Wang for a catering and food preparation establishment at 3601 29<sup>th</sup> Avenue NE; and

**WHEREAS**, the property consists of approximately .94 acres and is located in the L-I, Light Industrial district; and

**WHEREAS**, the subject building is currently vacant, with an independent parking lot; and

**WHEREAS**, catering facilities are allowed by Conditional Use Permit in the Industrial areas of the City; and

**WHEREAS**, consideration of a conditional use permit in such areas is required to avoid unreasonable negative impacts on adjoining commercial property; and

**WHEREAS**, the conditions identified as a part of an approval for the proposed Conditional Use Permit are necessary to ensure full compliance with the St. Anthony Village zoning ordinance and other public safety needs; and

**WHEREAS**, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

**WHEREAS**, the Planning Commission held a public hearing on February 21, 2023 on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

**WHEREAS**, the Planning Commission recommended approval of the Conditional Use Permit PUD Amendment with the conditions noted in the Staff report, and as listed below; and

**WHEREAS**, the City Council makes the following findings of fact in support of the resolution for approval:

1. The property is located in an area of industrial land use on a major collector roadway.
2. The proposed use is identified as an allowed Conditional Use in the Light Industrial zoning district.
3. The additional impacts of the proposed use expected to be minimal due to the minimal changes to the building and site, including compatibility with other uses in the neighborhood.
4. The proposed business uses constitute a reasonable use of the property.
5. The proposed uses, constructed and operated within the requirements of the Code and the conditions of this resolution, will not impact surrounding property or public areas beyond

the expected impacts of permitted, compliant uses in the commercial zoning district, nor negatively impact health, safety, or welfare of the community.

6. With the proposed conditions, the City Council finds that there is no evidence to believe that the use will have a detrimental effect on neighboring uses or property values.

**NOW THEREFORE MAY IT BE RESOVLED**, that the City Council of the City of St. Anthony Village accepts the findings and recommendations documented in the staff report and approves Conditional Use Permit authorizing a catering facility as shown on the plans submitted on or before January 16, 2023, at 3601 29<sup>th</sup> Avenue NE, in accordance with the following conditions:

1. Issues related to utilities shall be subject to comment and recommendation by the City Engineer and Public Works Director.
2. Consideration of comments of other City Staff.

Passed in regular session of the City Council on the 14<sup>th</sup> day of March, 2023.

\_\_\_\_\_  
Randy Stille, Mayor

ATTEST: \_\_\_\_\_  
City Clerk

Review for Administration: \_\_\_\_\_  
Charlie Yunker, City Manager