

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2004-082

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT  
AT PRAIRIE RIDGE OFFICE PARK  
FOR A BEAUTY SALON AND ACCESSORY DAY SPA

WHEREAS, Mary Gander has requested a Conditional Use Permit at Prairie Ridge Office Park, Building #6, 8975 Highway 5, for a Beauty Salon and Accessory Day Spa;

WHEREAS, the Lake Elmo Planning Commission held a Public Hearing on September 13, 2004, and reviewed and recommended approval of the Conditional Use Permit for a Beauty Salon and Accessory Day Spa based on the following findings:

1. The proposed use will not result in a negative effect on the health, safety, morals, convenience, and general welfare of occupants of surrounding lands.
2. The proposed use will not negatively impact existing and anticipated conditions on adjacent streets and lands by parking issues based on the amended "proof of parking" plan submitted by the developer on September 13, 2004.
3. The proposed use will have no negative impact on utility and school capacities.
4. The proposed use will have no negative effect on property values of property in the surrounding area.
5. The proposed use is consistent with the Limited Business classification of the site in the Comprehensive Plan.

WHEREAS, at its September 21, 2004 meeting, the Lake Elmo City Council reviewed the application of Mary Gander for a Conditional Use Permit at Prairie Ridge for a Beauty Salon and Accessory Day Spa.

NOW, THEREFORE, BE IT RESOLVED, by the Lake Elmo City Council hereby approves a Conditional Use Permit at Prairie Ridge Office Park, 8975 Highway 5, for a Beauty Salon and Accessory Day Spa, based on the Findings and subject to the following conditions:

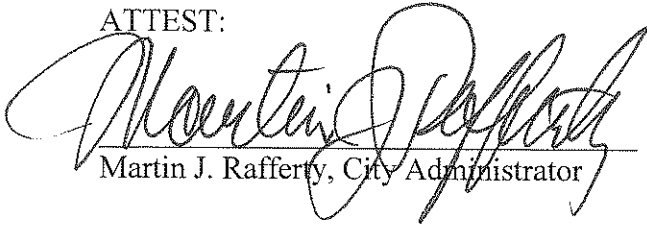
1. Appropriate hair traps shall be installed to preclude hair entering the waste processing system (ISTS).
2. No chemicals shall be introduced to the waste processing system that will harm or overload the waste processing capacity of the system.

3. The Site Plan of the Prairie Ridge Office Park be amended to include 13 additional "proof of parking" spaces per plans staff dated September 13, 2004. Said parking spaces to be constructed by the developer or the owner's association upon written Notice by the City.

ADOPTED by the City Council this 21st day of September, 2004

  
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Lee Hunt, Mayor

ATTEST:

  
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Martin J. Rafferty, City Administrator

Beauty salon