city of saint paul
planning commission resolution
file number_____
date _____

Currency Exchange Zoning Study

WHEREAS, City Council Resolution 09-1349, adopted December 9, 2009, enacted a moratorium on the establishment of any new currency exchanges in the City and directed the Saint Paul Planning and Economic Development (PED) department to conduct a study of the effectiveness of current zoning regulations regarding currency exchanges; and

WHEREAS, City Council Ordinance 09-1386, adopted January 13, 2010, enacted a moratorium on the issuance of any building or zoning permit or approval to open a currency exchange or industrial loan and thrift within the city until December 8, 2010 when the moratorium is set to expire; and

WHEREAS, the Saint Paul Planning Commission has reviewed the study and report of PED staff regarding the current regulation of currency exchanges in §65.512 as well as other similar types of uses as required by Minnesota Statutes Chapter 462 Subd. 4; and

WHEREAS, the study has found that businesses that operate in a manner similar to currency exchanges have obtained licenses from the Minnesota Department of Commerce and that these similar businesses are not regulated by the current zoning ordinance; and

WHEREAS, the study also found that these businesses have a similar effect on the public health, safety, morals and general welfare as do currency exchange and pawn shop businesses, and that numerous other cities in the United States have developed a range of regulations to limit the location of these establishments to protect the public health, safety, morals, and general welfare of their communities;

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission hereby finds that regulation of the location of consumer small loan companies, industrial loan and thrifts, motor vehicle finance companies, regulated loan companies, and similar businesses in a manner consistent with currency exchange and pawn shop businesses would more fully realize the intent and purpose of the zoning code as established in Sec. 60.103, including the promotion and protection of the public health, safety, morals, and general welfare; and

BE IT FURTHER RESOLVED, that the Saint Paul Planning Commission recommends to the Mayor and City Council that the following proposed amendments to the Saint Paul Zoning Code be adopted.

moved by _____
seconded by _____
in favor _____
against _____

Currency Exchange Zoning Study

Sec. ~~65.511~~ 65.512. Business sales and services.

Sec. ~~65.512~~ 65.511. ~~Currency Exchange~~ Alternative financial establishment.

~~Currency Exchange, as defined in Minnesota Statutes section 53A.01, means any person, except a bank, trust company, savings bank, savings and loan association, credit union, or industrial loan and thrift company, engaged in the business of cashing checks, drafts, money orders or travelers' checks for a fee.~~ A person, firm, association, corporation or partnership engaged in the business or service of check-cashing or making loans to be repaid in one lump sum or in installments over a set period of time, either collateralized or not, for which there is a fee or service charge, or interest received, including but not limited to loans collateralized by personal check, payroll check, wage assignment or personal property title, or collateralized with the promise to relinquish possession of any personal property upon default. Alternative financial establishment includes but is not limited to consumer small loan companies, currency exchanges, industrial loan and thrifts, and regulated loan companies, as defined and licensed by the Minnesota Department of Commerce. Alternative financial establishment does not include federal or state chartered banks, credit unions, or savings banks, nor does it ~~"Currency Exchange" does not~~ include a person or firm that provides the service of cashing checks, drafts, money orders, or travelers' checks for a fee, incidental to the person's primary business, if the charge for cashing a check or draft does not exceed one dollar ($1.00) or one (1) percent of the value of the check or draft, whichever is greater.

Standards and conditions:

(a) The ~~currency exchange~~ alternative financial establishment ~~business~~ shall be located at least one hundred-fifty (150) ~~(100)~~ feet from any lot in a residential district or lot occupied with a one-, two-, or multiple-family dwelling, measured in a straight line from the closest point of the building in which the business is or is to be located to the closest point of the residential property line.

(b) No alternative financial establishment shall be located within (2,640) feet of another alternative financial establishment, measured from the nearest building wall of the existing establishment to the nearest building wall of the proposed use, or if there is no building, to the nearest lot line of the proposed use.

(c) No alternative financial establishment shall be located within (1320) feet from any pawnshop, liquor store, gun shop as defined in Saint Paul Code §65.520, drug treatment facility, transitional housing, sober house, community residential facility, grade K-12 school, or house of worship.

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Development standards
. . .								
Retail Sales and Services								
General retail		P	P	P	P	P	P	
Alternative financial establishment					C	P	P	✓
Bank, credit union	P	P	P	P	P	P	P	
Business sales and services					P	P	P	
~~Currency exchange~~					~~C~~	~~P~~	~~P~~	~~✓~~
. . .								

Table 66.521. Principal Uses in Industrial Districts

Use	IR	I1	I2	I3	Development Standards
. . .					
Retail Sales and Services					
General retail	P	P	P		
Alternative financial establishment		C	P		✓
Bank, credit union	P	P	P		
Business sales and services	P	P	P		
~~Currency exchange~~		~~P~~	~~P~~		~~✓~~
. . .					