

**Saint Paul Planning Commission &
Heritage Preservation Commission**
MASTER MEETING CALENDAR

WEEK OF JULY 6-10, 2015

Mon (6) _____

Tues (7) _____

3:30- Comprehensive Planning Committee
5:00 p.m. (Merritt Clapp-Smith, 651/266-6547)

HAS BEEN CANCELLED

Weds (8) _____

Thurs (9) _____

5:00 p.m. Heritage Preservation Commission

Room 40 City Hall
Lower Level
Enter building on 4th Street
15 W. Kellogg Blvd.

New Business

Gold Line BRT Station Area Plans – Adopt a resolution providing comment to the Planning Commission. The Gold Line BRT generally runs along the north side of Interstate 94 in Saint Paul from Sun Ray to the intersection of Mounds Boulevard & Third Street East with Union Depot as the western terminus.
(Boulware, 651/266-6715)

Fri (10) _____

8:30- Planning Commission Meeting
11:00 a.m. (Donna Drummond, 651/266-6556)

Room 40 City Hall
Conference Center
15 Kellogg Blvd.

Zoning..... SITE PLAN REVIEW – List of current applications. *(Tom Beach, 651/266-9086)*

OLD BUSINESS

#15-036-555 People Incorporated – Rezone from R4 One Family Residential to RT2 Townhouse Residential. 1784 Lacrosse Avenue, SE corner at White Bear Avenue.
(Bill Dermody, 651/266-6617)

#15-036-227 People Incorporated – Conditional use permit for a licensed human service community residential facility for 16 residents with a variance of off-street parking requirements. *(Bill Dermody, 651/266-6617)*

NEW BUSINESS

#15-124-232 St. Luke Lutheran Church – Conditional use permit for farmers market with up to fifteen (15) vendors. 1807 Field Avenue, NE corner at Edgcombe. (Michelle Beaulieu, 651/266-6620)

#15-127-857 K2 Cars – Conditional use permit with modification of lot area requirement, for outdoor auto sales. 370 Maryland Avenue West, SE corner at Western Avenue. (Jamie Radel, 651/266-6614)

#10-602-216 Manuela Dolores Corona – Set a public hearing to consider modification or revocation of a conditional use permit for an auto specialty store due to noncompliance with conditions of the permit. (Tony Johnson, DSI Zoning/Licensing Inspector, 651/266-9067)

**Neighborhood Planning
Committee**

Schmidt Commercial Development District – Approve resolution regarding Comprehensive Plan conformance. (Michelle Beaulieu, 651/266-6620)

Snelling Avenue South Zoning Study – Approve resolution initiating a study. (Michelle Beaulieu, 651/266-6620)

Campus Boundaries Zoning Study – Release draft for public review and set a public hearing for August 7, 2015. (Josh Williams, 651/266-6659)



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

Tuesday, July 14, 2015
2nd Floor Conference Room
375 Jackson Street, Suite 218

<u>Time</u>	<u>Project Name and Location</u>
9:00	Johnson Associates 1521 Selby Avenue 5-car parking lot for existing commercial building
9:30	Regional Labor Headquarters 384 Smith Avenue North New 16,000 square-foot, two-story office building and parking lot

Applicants should attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and email you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: July 6, 2015
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of July 2, 2015, Zoning Committee Hearing

NEW BUSINESS

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
1. People Incorporated (15-036-555) Rezone from R4 One Family Residential to RT2 Townhouse Residential	Approval	Approval (5 - 1) (WencI)

Address: 1784 Lacrosse Ave
SE corner at White Bear Avenue

District Comment: District 2 recommended denial

Support: 2 people spoke, 0 letters

Opposition: 7 people spoke, 9 letters

Hearing: closed

Motion: Approval

	<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
2. People Incorporated (15-036-227) Conditional use permit for a licensed human service community residential facility for 16 residents	Approval with conditions	Approval with conditions (5 - 1) (WencI)

Address: 1784 Lacrosse Ave
SE corner at White Bear Avenue

District Comment: District 2 recommended denial

Support: 2 people spoke, 0 letters

Opposition: 7 people spoke, 9 letters

Hearing: closed

Motion: Approval with conditions

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
3.	<p>St. Luke Lutheran Church (15-124-232) Conditional use permit for a farmers market with up to fifteen (15) vendors.</p> <p>Address: 1807 Field Ave NE corner at Edgcumbe</p> <p>District Comment: District 15 recommended approval</p> <p>Support: 0 people spoke, 2 letters</p> <p>Opposition: 0 people spoke, 0 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with conditions</p>	Approval with conditions	Approval with conditions (6 - 0)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
4.	<p>K2 Cars (15-127-857) Conditional use permit, with modification of lot area requirement, for outdoor auto sales</p> <p>Address: 370 Maryland Ave W SE corner at Western Avenue</p> <p>District Comment: District 6 recommended denial</p> <p>Support: 3 people spoke, 22 letters</p> <p>Opposition: 3 people spoke, 9 letters</p> <p>Hearing: closed</p> <p>Motion: Approval with conditions</p>	Denial	Approval with conditions (4 - 1 - 1) (Wencl) (Reveal abstained)

		<u>Staff</u>	<u>Recommendation</u> <u>Committee</u>
5.	<p>Manuela Dolores Corona (10-602-216) Set a public hearing to consider modification or revocation of a conditional use permit for an auto specialty store due to noncompliance with conditions of the permit</p> <p>Address: 847 White Bear Avenue N</p> <p>Motion: DSI should report back to Zoning Committee in 60 days regarding compliance with permit conditions</p>		DSI to report back to Zoning Committee in 60 days regarding compliance (5 - 0)

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, Franciscan Sisters of Perpetual Adoration, File # 15-036-555, has applied for rezoning from R4 One Family Residential to RT2 Townhouse Residential under the provisions of § 61.801(b) of the Saint Paul Legislative Code, on property located at 1784 Lacrosse Avenue, Parcel Identification Number (PIN) 26.29.22.23.0132, legally described as Hazel Park Division 2, Blk 3, Lots 13-15; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 11, 2015 and June 25, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests rezoning of a 14,532 square foot property at the southeast corner of LaCrosse Avenue and White Bear Avenue from R4 to RT2.
2. The proposed zoning is consistent with the way this area has developed. Land along White Bear Avenue contains a mix of uses including a variety of residential intensities. The proposed RT2 zoning is consistent with the land use pattern along White Bear Avenue.
3. The proposed zoning is consistent with the Comprehensive Plan's Land Use Chapter, which designates the site as part of a Mixed Use Corridor in Figure LU-B, Generalized 2030 Land Uses. The Land Use Chapter supports a mix of uses on Mixed Use Corridors, including commercial, institutional, and residential uses, which are to occur at densities that support transit. The proposed rezoning increases the permitted residential density to up to 22 dwelling units per acre, which is more consistent with the Mixed Use Corridor designation in the Comprehensive Plan.
4. The proposed zoning is compatible with the surrounding uses and zoning, including mixed uses along White Bear Avenue and single-family residential to the east and southeast.
5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "*applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.*" The proposed rezoning is not "spot zoning" and is consistent with the surrounding uses and zoning. Surrounding uses along White Bear Avenue include a beauty salon and two schools that are zoned OS, RT1, and R4. Additionally, there is a node of commercial uses with B2 zoning located ½ block

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south along White Bear Avenue. The OS Office-Service zoning of abutting property across White Bear Avenue permits uses such as multi-family residential, medical clinics, banks, and licensed human service community residential facilities with up to 16 residents – a wider range of uses than permitted in the proposed RT2 Townhouse Residential district. B2 zoning also permits a wide range of community commercial uses and group home uses such as licensed human service community residential facilities with up to 16 residents. RT1 and R4 districts permit a narrower range of uses. The proposed RT2 zoning is in the middle.

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission recommends to the City Council that the application of Franciscan Sisters of Adoration for rezoning from R4 One Family Residential to RT2 Townhouse Residential for property at 1784 Lacrosse Avenue be approved.

city of saint paul
planning commission resolution
file number
date

WHEREAS, People Incorporated, File # 15-036-227, has applied for a conditional use permit for a licensed human service community residential facility for 16 residents under the provisions of §65.153 of the Saint Paul Legislative Code, on property located at 1784 Lacrosse Avenue, Parcel Identification Number (PIN) 26.29.22.23.0132, legally described as Hazel Park Division 2, Blk 3, Lots 13-15; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 11, 2015 and June 25, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application requests a conditional use permit for a licensed human service community residential facility for 16 residents in a former convent at the southeast corner of LaCrosse Avenue and White Bear Avenue. There is an alley south of the subject site that extends through the entire block.
2. The applicants had requested a variance for off-street parking provision, but no variance is necessary. The site is legally nonconforming with regard to provision of 5 of the 6 parking spaces required for the proposed use. The site's most recent use, a 14-unit convent, was established in 1962 under a Zoning Code that did not require any off-street parking provision. The convent use would today require 5 off-street parking spaces. Per §63.204, the proposed use must provide off-street parking for any required spaces in excess of what the legally established prior use would require, which in this case is 1 space (6 spaces for proposed use – 5 spaces for prior use = 1 space). The application materials indicate that up to 3 parallel spaces could be placed along the alley, in addition to maintaining the existing garage parking of 1 space.
3. §65.153 lists standards and conditions for licensed human service community residential facilities:
 - (a) *The facility shall be a minimum distance of 1,320 feet from any other licensed community residential facility, emergency housing facility, shelter for battered persons with more than four (4) adult facility residents, overnight shelter, or transitional housing facility with more than four (4) adult facility residents, except in B4-B5 business districts where it shall be at least 600 feet from any other such facility. This condition is met. The nearest applicable facility is located over 3,000 feet to the west.*
 - (b) *In RL-RT1 residential districts, the facility shall serve six (6) or fewer facility residents. In RT2 residential, traditional neighborhood, OS-B3 business and IT-I2 industrial districts, the facility shall serve 16 or fewer facility residents. This condition is met if the accompanying rezoning to*

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in favor _____

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RT2 is approved.

- (c) *In residential districts, a conditional use permit is required for facilities serving seven (7) or more facility residents. This condition is met by the subject application.*
 - (d) *In B4-B5 business districts, the facility shall be located in a multiple-family structure. This condition does not apply because site is not zoned B4 or B5.*
 - (e) *Except in B4-B5 business districts, facilities serving 17 or more facility residents shall have a minimum lot area of 5,000 square feet plus 1,000 square feet for each guest room in excess of two (2) guest rooms. This condition is met. The proposed use serves 16 facility residents.*
4. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The Comprehensive Plan designates the site as part of a Mixed Use Corridor in Figure LU-B, Generalized Land Uses. The proposed use is consistent with that designation. The proposed use is also consistent with the Comprehensive Plan's Housing Chapter, which supports a broad range of housing types in city neighborhoods (Strategy H1.1).*
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The proposed use will maintain existing vehicular access to off-street parking via the alley. The proposed use's traffic generation is similar to the previous use.*
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The proposed use is similar in anticipated traffic and noise impact to the site's previous uses. Additionally, most residents are expected to not have vehicles, and public transit is available on White Bear Avenue. A small building expansion involving an exit door and covered stoop along the LaCrosse Avenue frontage will not have a significant impact on the neighborhood. Overall, the use will not be detrimental to the existing character of development in the area or endanger the public health, safety and general welfare.*
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The surrounding area is developed and the proposed use will have no effect on improvement of surrounding property.*
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met if the rezoning to RT2 is approved and at least one (1) additional off-street parking space is provided. The building addition will require site plan review to ensure it meets all applicable regulations.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of People Incorporated for a conditional use permit for a licensed human service community residential facility for 16 residents at 1784 Lacrosse Avenue is hereby approved subject to the following conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
2. The proposed rezoning of the site to RT2 is approved.
3. At least one (1) new off-street parking space is provided.

city of saint paul
planning commission resolution
file number
date

WHEREAS, St. Luke Lutheran Church, file # 15-124-232, has applied for a conditional use permit for a farmers market with up to fifteen (15) vendors under the provisions of §65.515 and §61.501 of the Saint Paul Legislative Code, on property located at 1807 Field Ave, Parcel Identification Number (PIN) 21.28.23.12.0042, legally described as Granport Addition Lots 8-14 Block 7; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 2, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant is seeking a conditional use permit for an outdoor farmers market with up to fifteen vendors. The site plan submitted with the application shows the proposed location of up to fifteen vendors. According to the application, the market will be open on Saturday mornings from 8:00AM – 12:00PM from June through September. The market will sell locally grown produce, and will accept EBT payment (food stamps).
2. §65.514 lists standards for farmers markets, including three standards for farmers markets with more than five (5) vendors:
 - (a) *In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.* This condition is met. This property is in an R3 zone. The St. Luke Church parcel is 0.81 acres in size. The City of Saint Paul has issued St. Luke Lutheran Church a license to use one-half (1/2) of the unopened street right of way north of the Church parcel for their parking lot and the farmers market, in order to meet this one acre requirement. (see attached license agreement) Including half of the adjoining unopened street right of way, the total area of the lot upon which the farmers market would be located is over one (1) acre in area.
 - (b) *Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.* This condition is met subject to final zoning administrator approval of the site plan. The applicant has submitted a site plan clearly showing the number and location of vendors at the site, and has provided contact information for two market directors responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.
 - (c) *A conditional use permit is required.* This condition is met upon approval of this application.

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seconded by _____

in favor _____

against _____

- (d) *The use shall be limited to no more than three (3) days per week. This condition is met. According to the application, the farmers market would be open one day a week.*
- (e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission. This condition is met. There are no plans to include foods, manufactured goods, wares or merchandise.*

3. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The comprehensive plan designates this area an Established Neighborhood. Land Use Strategy 1.6 "Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods" supports farmers markets as a neighborhood-serving business. The Shepard Davern Area Plan, adopted by the Saint Paul City Council in January 2015, includes strategy "LU1. Attract more neighborhood serving businesses to the area, to better serve the needs of residents in the area."*
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. This farmers market will occupy approximately half of the parking lot for St. Luke Lutheran Church. The parking lot has two entrances, one of which will be closed during farmer's market operations. The remaining parking and entrance are adequate to serve the need during the hours of the farmers market and minimize traffic congestion in the public streets.*
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. This use will provide fresh, local produce to the community, within walking destination for many residents, improving public health. The market will have limited hours, and will not be detrimental to the existing character of the development in the immediate neighborhood, nor will it endanger the public health, safety and general welfare.*
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The market is seasonal, limited to one day a week, and will not impede the development and improvement of the surrounding property.*
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met. The use conforms to the applicable regulations of the district.*

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of St Luke Lutheran Church for a conditional use permit for a farmers market with up to fifteen (15) vendors at 1807 Field Ave is hereby approved subject to the following condition:

1. Zoning Administrator approval of a site plan, in substantial compliance with the plan submitted and approved as part of this application, showing the number and location of vendors, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the Zoning Administrator with updated contact information if it changes.

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Luke Lutheran Farmers Market **FILE #** 15-124-232
 2. **APPLICANT:** St. Luke Lutheran Church **HEARING DATE:** June 29, 2015
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1807 Field Ave
 5. **PIN & LEGAL DESCRIPTION:** 21.28.23.12.0042, Granport Addition, Lots 8 – 14, Block 7
 6. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** R3
 7. **ZONING CODE REFERENCE:** §65.515; §61.501
 8. **STAFF REPORT DATE:** June 29, 2015 **BY:** Michelle Beaulieu
 9. **DATE RECEIVED:** May 29, 2015 **60-DAY DEADLINE FOR ACTION:** July 28, 2015
-
-

- A. **PURPOSE:** Conditional use permit for a farmers market with up to fifteen (15) vendors.
- B. **PARCEL SIZE:** 43,768 sq. ft. including ½ adjoining unopened street used for church parking lot
- C. **EXISTING LAND USE:** Church
- D. **SURROUNDING LAND USE:**
 - North: Railroad tracks (RM2)
 - East: Single-family residential (R3)
 - South: Single-family residential (R3)
 - West: Homecroft early learning center (R3)
- E. **ZONING CODE CITATION:** §65.515 lists standards and conditions for farmers markets; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** The Highland Business Association ran a farmers market for seven years on Ford Parkway south of the Starbucks (2078 Ford Parkway). This year, due in part to community demand in the Shepard Davern area of Highland, the farmers market has moved to the St. Luke Lutheran Church parking lot at 1807 Field Avenue, and is now being run by the St. Luke Lutheran Church and volunteers. The market had a soft opening with fewer than five vendors on June 20th, and the organizers would like to expand to a larger market with over five vendors as demand and supply both increase as the season progresses.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The Highland District Council Community Development Committee passed a resolution in support of this application on June 16, 2015.
- H. **FINDINGS:**
 1. The applicant is seeking a conditional use permit for an outdoor farmers market with up to fifteen vendors. The site plan submitted with the application shows the proposed location of up to fifteen vendors. According to the application, the market will be open on Saturday mornings from 8:00AM – 12:00PM from June through September. The market will sell locally grown produce, and will accept EBT payment (food stamps).
 2. §65.514 lists standards for farmers markets, including three standards for farmers markets with more than five (5) vendors:
 - (a) *In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.* This condition is met. This property is in an R3 zone. The St. Luke Church parcel is 0.81 acres in size. The City of Saint Paul has issued St. Luke Lutheran Church a license to use one-half (1/2) of the unopened street right of way north of the Church parcel for their parking lot and the farmers market, in order to meet this one acre requirement. (see attached license agreement) Including half of the adjoining unopened street right of way, the total area of the lot upon which the farmers market would be located is over one (1) acre in area.
 - (b) *Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.* This condition is met subject to final zoning administrator approval of the site plan.

The applicant has submitted a site plan clearly showing the number and location of vendors at the site, and has provided contact information for two market directors responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

- (c) *A conditional use permit is required.* This condition is met upon approval of this application.
- (d) *The use shall be limited to no more than three (3) days per week.* This condition is met. According to the application, the farmers market would be open one day a week.
- (e) *Foods, manufactured goods, wares and merchandise may be sold if approved by the Planning Commission.* This condition is met. There are no plans to include foods, manufactured goods, wares or merchandise.

3. §61.501 lists five standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The comprehensive plan designates this area an Established Neighborhood. Land Use Strategy 1.6 "Permit neighborhood serving commercial businesses compatible with the character of Established Neighborhoods" supports farmers markets as a neighborhood-serving business. The *Shepard Davern Area Plan*, adopted by the Saint Paul City Council in January 2015, includes strategy "LU1. Attract more neighborhood serving businesses to the area, to better serve the needs of residents in the area."
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. This farmers market will occupy approximately half of the parking lot for St. Luke Lutheran Church. The parking lot has two entrances, one of which will be closed during farmers market operations. The remaining parking and entrance are adequate to serve the need during the hours of the farmers market and minimize traffic congestion in the public streets.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. This use will provide fresh, local produce to the community, within walking destination for many residents, improving public health. The market will have limited hours, and will not be detrimental to the existing character of the development in the immediate neighborhood, nor will it endanger the public health, safety and general welfare.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The market is seasonal, limited to one day a week, and will not impede the development and improvement of the surrounding property.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to the applicable regulations of the district.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for a farmers market with up to fifteen (15) vendors, subject to the following additional condition(s):

- 1. Zoning Administrator approval of a site plan, in substantial compliance with the plan submitted and approved as part of this application, showing the number and location of vendors, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the Zoning Administrator with updated contact information if it changes.

Farmer's Market Site Plan for St. Luke Lutheran Church

Propose to add up to 10
additional vendors



Approximately 120 feet

Blocked off from cars.



Parking

St. Luke Lutheran Church

Sufficient Street Parking

Google

Field Ave

city of saint paul
planning commission resolution
file number _____
date _____

WHEREAS, K2 Cars, File # 15-127-857, has applied for a conditional use permit, with modification of lot area requirement, for outdoor auto sales under the provisions of §65.706, §61.501, and §61.502 of the Saint Paul Legislative Code, on property located at 370 Maryland Ave W, Parcel Identification Number (PIN) 252923120043, legally described as Auerbach Hands Addition to ex S 3 ft Lot 12 and all of Lots 13 And Lot 14 Blk 5; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 2, 2015, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. § 65.706 lists the following standards and conditions for outdoor auto sales and rental:
 - (a) *A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.* This requirement is met. The submitted site plan indicates layout of vehicles, employee parking, and customer parking; shows a paved parking surface; and indicates onsite surface water movement.
 - (b) *Vehicular access to the outdoor sales area shall be at least sixty feet from the intersection of any two streets.* This requirement is met. The submitted site plan shows the closure of an existing curb cut and driveway less than sixty feet from the intersection of Western and Maryland Avenues.
 - (c) *No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building:* This requirement is met. In supplemental materials submitted with the application, the applicants have stated that they will not be undertaking any repairs on site.
 - (d) *The minimum lot area shall be 15,000 sq. ft.* This requirement has is not met. With a lot area of 14,731 sq. ft., the area of the lot is 269 sq. ft. under the required 15,000 sq. ft. The lot meets 98.2% of the lot area requirement. The applicant has requested a modification of this standard under § 61.502.

moved by _____
seconded by _____
in favor _____
against _____

- (e) *In the case of pawnbrokers, the business shall...* This condition does not apply. The proposed business is not a pawnbroker.
2. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Land Use Plan element of the Comprehensive Plan designates the site as part of an “established neighborhood” in Figure LU-B, Generalized 2030 Land Uses. This future land use category allows for “scattered neighborhood-serving commercial, services, and institutional uses at the juncture of arterial and collector streets.” Maryland Avenue is designated as an arterial and Western Avenue is a collector. While the proposed use may be consistent with this general guidance in the City Land Use Plan, it is inconsistent with the District 6 Plan element of the Comprehensive Plan. District 6 Plan Land Use Policy 5.1 states: “Encourage existing auto related businesses to upgrade the appearance of their buildings and properties; discourage the growth of new auto related businesses.” Although the District 6 plan advocates for the discouragement of new auto-related businesses, it does not prohibit them from being developed; thus, this application is not inconsistent with the adopted plan.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met subject to the narrowing of the driveways on Maryland and Western Avenues and the addition of signage to indicate that the Maryland Avenue driveway is exit only as recommended by the City traffic engineer in reviewing the site plan.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met subject to limiting the number of for-sale cars on the lot to 21, limiting the number of customer parking spaces to three, and limiting the number of employee parking spaces to one, as shown on the site plan submitted by the applicants; subject to the hours of operation of the business being limited to no more than Monday through Friday from 9:00 AM to 6:00 PM and Saturday from 9:00 AM to 4:00 PM as proposed in the application, and subject to the provision of visual screening as required by the Zoning Code for parking facilities that adjoin a residential use or zoning district and the condition that the visual screening shall be at least six feet in height for the length of the screen adjoining rear and side yards, and four and one-half feet in height where it adjoins the front yard of residential properties to the east and south of the subject parcel.
 - (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. Reuse of this site for outdoor auto sales will not impede the normal and orderly development and improvement of the surrounding property for permitted uses in the district.
 - (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is not met. The lot is 269 sq. feet short of the 15,000 sq. foot minimum lot area requirement for the proposed use. The proposed use and site plan conform or can conform to all other applicable regulations in the B3 district. The applicant is seeking modification of the minimum lot area requirement to allow the use.
3. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably*

limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.

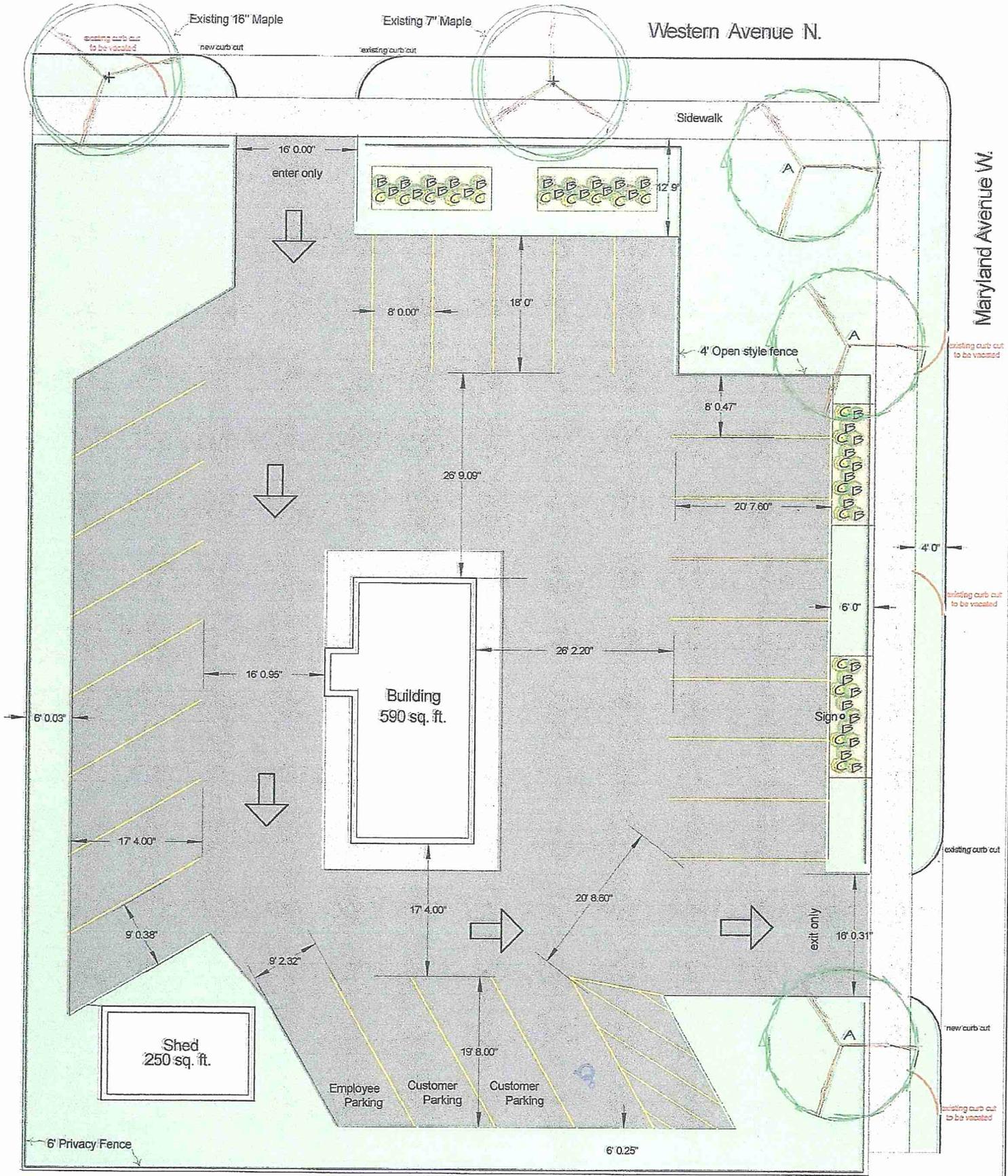
The property owner has stated that strict application of the 15,000 sq. ft. minimum lot size is presenting a hardship to them as they have had difficulty finding a buyer for their property in its current condition. They believe that the only impact from this modification is to the operator of the used car lot who will have fewer cars for sale on the lot than if the lot met the full standard. In addition, the applicant has stated that the building on this site is functionally obsolete for most uses allowed in the B3 district due to its size and unique style, but would be able to be used for the proposed outdoor auto sales use with some updating and maintenance. With this site only 2% under the minimum size requirement for this use, and in consideration of the existing consideration of the property, strict application of the minimum lot size would unreasonably limit lawful use of the property and result in undue hardship to the property owner. The small modification of this standard would not impair the intent and purpose of the condition, subject to the additional conditions suggested in finding 2(c) above. The proposed use is consistent with the health and general welfare of the community, and reasonable enjoyment of adjacent properties.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of K2 Cars for a conditional use permit, with modification of lot area requirement, for outdoor auto sales at 370 Maryland Ave W is hereby approved subject to the following conditions:

1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the most recent plan submitted and approved as part of this application.
2. The number of for-sale cars on the lot shall be limited to 21, the number of customer parking spaces shall be limited to three, and the number of employee parking spaces shall be limited to one.
3. The hours of operation of the business shall be limited to no more than Monday through Friday from 9:00 AM to 6:00 PM and Saturday from 9:00 AM to 4:00 PM.
4. Installation and maintenance of a visually screening fence six feet in height where the proposed outdoor auto sales adjoins residential rear and side yards, and four and one-half feet in height where it adjoins the front yard of residential properties to the east and south of the subject parcel.
5. Landscaping and decorative fencing near the property lines along Maryland and Western Avenues.
6. Curb cuts and driveways off of both Maryland and Western Avenues shall be narrowed to allow only one direction of traffic and signage installed adjacent to the Maryland drive that indicates it is exit only, as recommended by the City traffic engineer.
7. Improvements to the exterior of the existing building to mitigate all property maintenance issues.

Western Avenue N.

Maryland Avenue W.

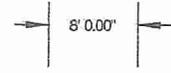


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CUSTOMER SIGNATURE: _____
 DESIGNER SIGNATURE: _____

- PLANT LIST**
- A Autumn Blaze Maple
 - B Karl Foerster Grass
 - C Rudbeckia Goldsturm

NOTE: tan areas are mulched
 green areas are grass



DESIGNED FOR: K2 Cars		St. Paul	
ADDRESS: 370 Maryland Avenue W.		St. Paul	
DESIGNED BY: Jeffrey Hauer	PLAN NO:	DATE: April 2015	CUSTOMER'S REF: 651
DESIGNERS: 261-134-9725	SCALE: 1/8" = 1'-0"		



Support

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Thursday, July 02, 2015 1:51 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: file number 15-127-857 ward 5

From: valerie reynolds [<mailto:valeriereynolds404@yahoo.com>]
Sent: Thursday, July 02, 2015 1:48 PM
To: Radel, Jamie (CI-StPaul)
Subject: file number 15-127-857 ward 5

The lot at 370 maryland ave is a eye sore we need a afforalde car lot . I live at 1244 matilda st and have no problem seeing these two young opening up a business on that lot.

Sincerely,

Valerie Reynolds

1244 Matilda Street
651-202-8554
valeriereynolds404@yahoo.com

support

Radel, Jamie (CI-StPaul)

From: Jerry Coleman <jerrycoleman97@yahoo.com>
Sent: Thursday, July 02, 2015 3:09 PM
To: Radel, Jamie (CI-StPaul)
Subject: Ward 5 / File #15-127-857 / File Name-K2 Cars

Jamie,

I,m a resident of the 5th ward and would be thrill to see a car lot at 320 Maryland Ave West ... from my understanding; we have two young men with strong ties to the neighborhood willing to make the necessary improvements to the lot, while there's no others willing to revitalized that location, they're constantly denied by the **Council** ...which I find absurded.

Small businesses are the economic background of this country... **Give them a chance!**

Sincerely,

Jerry L. Coleman
1244 Matilda Street
Saint Paul MN 55117
651-239-9066
jerrycoleman97@yahoo.com

Support

Langer, Samantha (CI-StPaul)

Subject: FW: 370 West Maryland Conditional Use Permit

From: David Douglas [<mailto:djdouglas@usinternet.com>]
Sent: Thursday, July 02, 2015 10:36 AM
To: Radel, Jamie (CI-StPaul)
Subject: Re: 370 West Maryland Conditional Use Permit

No problem, Jaime. My address is 1024 Virginia Street, St Paul MN 55117-5137

From: Radel, Jamie (CI-StPaul)
Sent: Thursday, July 02, 2015 9:24 AM
To: David Douglas
Subject: RE: 370 West Maryland Conditional Use Permit

David-

If you would like this included in the public record, I need you to include your physical address.

Thanks,
Jamie

From: David Douglas [<mailto:djdouglas@usinternet.com>]
Sent: Thursday, July 02, 2015 8:14 AM
To: Radel, Jamie (CI-StPaul)
Cc: #CI-StPaul_Ward5
Subject: 370 West Maryland Conditional Use Permit

To whom it may concern,

As a resident of the neighborhood and a property taxpayer in St Paul, I want you to know that I fully support the approval of the request for a conditional use permit at 370 West Maryland by K2 Cars.

That corner has looked atrocious for quite a long time and I believe K2 will improve the appearance of the lot and will also bring revenue into the City which it is not receiving now. I feel hoping for another type of food or beverage business will eventually come along is unrealistic thinking.

Please pass the request at the meeting today at 3:30.

Thank you,

David Douglas
Douglas Realty
651-457-5550 (Office)
612-860-0029 (Cell)
djdouglas@usinternet.com

Support
K2 Cars

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Thursday, July 02, 2015 9:23 AM
To: Langer, Samantha.(CI-StPaul)
Subject: FW: K2 Cars

From: grandmakamp@aol.com [<mailto:grandmakamp@aol.com>]
Sent: Wednesday, July 01, 2015 8:58 PM
To: #CI-StPaul_Ward5; Radel, Jamie (CI-StPaul)
Subject: Fwd: K2 Cars

To: grandmakamp
Sent: Wed, Jul 1, 2015 8:56 pm
Subject: K2 Cars

To whom it may concern,

I am writing to you in favor of the business K2 Cars going in at 370 Maryland Ave W Saint Paul, MN. The lot and business has been vacant for so long about 6-8 years that it would make sense to have someone go in clean up the lot and building and make it look nice for our neighborhood. Maryland Ave is a street that would be great for that type of business.

I have been in this area for several years and the neighborhood has some other things that should be concerned with rather than 2 long time residents trying to open a business and make the place look better.

Thank You

Linda Lor
1036 Norton St
Saint Paul, Mn 55117

Support
K2 cars

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: K2 Auto

-----Original Message-----

From: Matthew [mailto:kampstpaul@aol.com]
Sent: Wednesday, July 01, 2015 11:37 PM
To: Radel, Jamie (CI-StPaul); #CI-StPaul_Ward5
Subject: K2 Auto

To whom it may concern:

My brother Keith Kamp & great family friend Kirby Weyandt have on multiple occasions appeared on, and before before the district 6 Land Use Council to discuss the purchase of the vacant property located at 370 Maryland Ave W. In St. Paul, MN 55117. The two of them have met much denial, and backlash because the land use council felt that a car lot is not what the city needs, nor wants. Many people have had other ideas as to what to do with the vacant property, however nobody, or business is willing to invest the MONEY needed to make any of these ideas a reality. Unfortunately discussion with local businesses and planning committees there seems to be zero interest from businesses let alone anyone else that would willing to invest in the North End area as it is the slowest growing city business wise than any other district in the city. It is completely disgraceful that they/we are turning a potential long term business away from our district.

Keith & Kirby are young , enthusiastic and have a great family business history directly in our district. Ace Auto Parts and Kamp's Food Market have donated tens of thousands of dollars and thousands of man hours to see our great Capital city grow, and thrive! Kirby Weyandt, and Keith Kamp are exactly what our District needs, and should welcome with open arms. They have had multiple meetings with Jim Long from Long's Auto Place, and he completely supports, and will help mentor them in any way possible. Long's Auto is the standard they wish to operate their business, very clean, well-maintained and professionally run.

Both Keith Kamp, and Kirby Weyandt HAVE the capitol, time, and desire needed to purchase the property, and turn it into a appealing business in the North End of St. Paul. Keith & Kirby are both St. Paul men with St. Paul pride, and they would never allow the property to become as run down as it is in its current state. Have any of you people driven by the property lately? K2 car lot would also bring in more revenue for the City of St. Paul in terms of increased car sales tax. These men are selling cars at very competitive prices, their lot will increase sales in our area that will obviously benefit other businesses when prospective car purchasers see new stores they had never knew existed. Taking their dreams away is a complete disgrace to our community! There are obviously no other interested parties at this moment with the money, time, and dedication to do do anything with the property as it sits. The property is zoned for commercial business use. Their plan includes new asphalt, upgrades to the building, water run-off upgrades and fresh green space mandated by the city.

I thank you for your consideration in this matter as it is of special interest to many citizens of St. Paul.

Sincerely,
Matthew T. Kamp
(Proud brother, friend, and citizen of this great community)

1059 Western ave N
St. Paul, MN
55117

KZ cars
Support

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Thursday, July 02, 2015 9:24 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 370 maryland

From: curtisstueber@comcast.net [mailto:curtisstueber@comcast.net]
Sent: Thursday, July 02, 2015 7:56 AM
To: Radel, Jamie (CI-StPaul)
Subject: 370 maryland

Hi my name is Curtis Stueber. I am a neighbor of Keith Kamp. I understand he is trying to open a car lot on the old pizza factory lot. He has been a great neighbor. He bought a foreclosed house and fixed up well. I have no complaints at all. As for the lot at 370 Maryland it has been vacant for a long while. I haven't heard of anyone wanting to set up shop there. If he has all the necessary work to open a business there with a plan i am all for it. We need to get small businesses started to create jobs for people. If he has solid plan I am all for it. any questions you can call me at 612 325 4899

K2 Cars
Support

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: 370 W. Maryland

From: Radel, Jamie (CI-StPaul)
Sent: Wednesday, July 01, 2015 3:42 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 370 W. Maryland

From: Diana Zapata [mailto:diana_zapata10@hotmail.com]
Sent: Wednesday, July 01, 2015 3:42 PM
To: Radel, Jamie (CI-StPaul); #CI-StPaul_Ward5
Subject: 370 W. Maryland

July 1, 2015

To whom it corresponds

I am writing in regards to the new project proposed replacing the previous business, Pizza Factory. As a resident in the area, I shop frequently at Kamps Food Market, have dinner at Tin Cups, and stop most Sundays at Dars. I strongly believe in supporting the community and the people that live around the neighborhood.

When hearing about a new project in any community, there is always pros and cons that we can all, as residents, think about and therefore express our feelings/concerns. Respectively, I believe that people should be given the opportunity to reach for their dreams and projects, as long as they follow the rules and regulations of such.

In respect to the proposed car lot project, I support Keith K. and Kirby W. I am aware that they are residents of this area, born and raised and have strong family values that include support and dedication (as shown in the great customer service at Kamps and Ace auto parts). In addition, both families are a great support to Rice Street and the community that surrounds it.

I believe that these young men should be given the opportunity of opening a car lot, as it brings a new business (instead of a vacant lot) to the neighborhood. Personally, if that is what the person likes what he/she is doing, is good at it, and has the opportunity to do so (following the rules of such), then the focus should be on supporting them create a business. If we want to focus on negativity, we can do so, on the young people in the streets, without a job or the motivation to succeed, and how we can support that.

In my opinion, the pros of this plan abolish the cons. I am certain that these young men will bring a positive outcome to the area. The community can contribute on future ideas as the project continues. As of right now, the idea of opening a car lot is an opportunity to replace a vacant lot and create a job. I understand the project may not be suitable for everyone, but at the end of the day, the focus should be on supporting each other, and help each other succeed in what we are best at. I support this project 100%.

Respectfully
Diana Z.
1020 Arundel Street
St paul, MN 55117

K2 cars
support

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Wednesday, July 01, 2015 4:31 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 370 W Maryland

From: Dan Fredericks [mailto:freddy64_99@yahoo.com]
Sent: Wednesday, July 01, 2015 4:31 PM
To: Radel, Jamie (CI-StPaul)
Subject: 370 W Maryland

I am in support of K 2 cars going in at 370 W. Maryland. ivup the street & see no problem

Daniel Fredericks
1075 Western Ave.
St. Paul Mn 55117

KZ cars
Support

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: Regarding K-2 Auto Sales, Kirby Weyandy & Keith Kamp

From: kampsmkt@aol.com [mailto:kampsmkt@aol.com]
Sent: Wednesday, July 01, 2015 4:46 PM
To: Radel, Jamie (CI-StPaul); #CI-StPaul_Ward5
Subject: Regarding K-2 Auto Sales, Kirby Weyandy & Keith Kamp

Jamie Radel & City of Saint Paul,

I am the father of Keith Kamp. For the past 107 years my family has operated Kamp's Food Market. My wife, Lisa, and I have taken on the task of operating the store for the last 31 of those years. I was 23 years old when my father was failing terribly from a cancerous brain tumor and the store was in deep trouble, financially and from a management standpoint, due to his illness. At the same time Lisa was pregnant with our 2nd child. The task in front of was enormous and there was very few people who would support us in our attempt to restore dignity to our failing store.

During our tenure I am proud to say we have been honored to have been volunteer of the year for Parks and Recs, Prince of the North Wind in Winter Carnival, A member of the North Area Business Association, I have sat on the School Board and Pastoral Council at St. Bernard's Church, the City of Saint Paul Athletic Council, amongst many other organizations. We have, and still do, donate to so many causes and organizations in our area because we believe a strong neighborhood is a successful neighborhood.

I mention the above because we feel a great debt to the neighborhood that has generously supported our business. I know that Ace Auto Parts has a history similar story to ours. Keith Kamp and Kirby Weyandt are sons of the North End. They are sons of well-run, generous businesses. They know of hard work, sacrifice and giving back to their community. In the natural progression of things they will need to be given this opportunity to get things rolling. There, we look to the City to say "Why Not" as opposed to "Not".

I am very confused as to the almost personal attack from the District 6 Land Use Committee. The report generated from that committee is almost laughable. From studies that are over 10 years old, to a making statements regarding the structural conditional of a building they have never set foot in. Let's not forget that the family history of well-run, very philanthropically minded businesses "have no bearing on this matter." If not, what does? One person made the comment that they didn't want the traffic that a car lot would generate, but in the next breath they supported a coffee shop. Mind-boggling!

Members of this committee have gone around the neighborhood knocking on doors to gather opposition for gosh sakes! May I ask how many people call daily to inquire about opening a business in this area? I have been told it's the fewest in the city and we need good stock in our area. Keith and Kirby have had conversation with my friend, Jim Long, from Long's Auto Place, and he was excited for them and offered any support he could give them. He, too, started as a tiny gas station and has built a wonderful business that has also been very generous to our area. He also has quite a staff of employees that are contributing members of our neighborhood.

Instead of "Not" let's roll the dice and say "Why Not." It is certainly a chance worth taking. What's the worst that could happen? It could become an empty, eyesore that it has been for the past 6 years?

Respectfully,

Paul Kamp
Kamp's Food Market
1059 Western Ave. N
St. Paul, MN 55117
(651)488-6636

K2 CARS
SUPPORT

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: File #: 15-127-857 K2 Cars

-----Original Message-----

From: Patty Kaufman [mailto:pkaufman722@yahoo.com]
Sent: Wednesday, July 01, 2015 9:50 AM
To: Radel, Jamie (CI-StPaul)
Subject: RE: File #: 15-127-857 K2 Cars

1080 Albemarle St.
St. Paul 55117

On Wed, 7/1/15, Radel, Jamie (CI-StPaul) <jami.radel@ci.stpaul.mn.us> wrote:

Subject: RE: File #: 15-127-857 K2 Cars
To: "Patty Kaufman" <pkaufman722@yahoo.com>
Date: Wednesday, July 1, 2015, 9:41 AM

Hi, can you include your
address?

-----Original
Message-----

From: Patty Kaufman [mailto:pkaufman722@yahoo.com]

Sent: Wednesday, July 01, 2015 9:41 AM
To: Radel, Jamie (CI-StPaul)
Subject: File #: 15-127-857 K2 Cars

Hi Jamie and City Council
Members,

I live in the

North End and am 100% behind this being a car lot. I believe this will meet more needs of the neighborhood. This building has been vacant for some time so why not sell it? A business like this will be more than welcomed in this area. Being it is a poorer area, people need to buy cars for less and need a place to get them repaired. This business will also bring in customers from other areas and in return will boost sales at other businesses in the area. I know the people who want this business and they are hardworking guys that want to make a respectful living. I have no doubt they will be successful and will make this a welcomed business. Remember, these guys have given a lot in their current positions and will continue to do so if given the chance! The North End NEEDS this!!

Thank you for your time and
consideration of this matter.

Patricia Kaufman

Langer, Samantha (CI-StPaul)

K2 Cars
Support

From: Radel, Jamie (CI-StPaul)
Sent: Wednesday, July 01, 2015 9:38 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: K2 Cars

From: grandmakamp@aol.com [<mailto:grandmakamp@aol.com>]
Sent: Wednesday, July 01, 2015 7:57 AM
To: Radel, Jamie (CI-StPaul); wards@ci.stpaul.mn.us
Subject: Fwd: K2 Cars

-----Original Message-----

From: grandmakamp <grandmakamp@aol.com>
To: Wards <Wards@ci.stpaul.mn.us>; Jaimie.radel <Jaimie.radel@ci.stPaul.mn.us>
Sent: Tue, Jun 30, 2015 9:30 pm
Subject: K2 Cars

To whom it may concern,

I am writing in reference to the business K2 Cars 370 Maryland Ave W St. Paul, MN. Kirby Weyandt and Keith Kamp would be great assets to this community. Their upgrades to a deserted property would improve the look of the street. I have been a business owner and resident of the North End for over 30 years. As a community we do not have many people that want to invest in our area with a business. I see 2 young men wanting to open a business and add to our community. The lot they are buying has looked atrocious for more than 15 years from the asphalt to the building, these young men are going to upgrade the building, add trees, redo the asphalt and make it a respectable looking place and add a business that will also contribute to the betterment of our community.

We in our neighborhood should be worrying about other more important things than someone trying to bring a business and contribute. The neighborhood residence should be looking into getting rowdy neighbors, empty lots, teenagers harassing other people walking or driving in the streets to name a few. I live, work, walk and contribute in our area everyday and adding another business that will help to improve our neighborhood would be a great asset. They will be adding a clean respectable business and be participating in the community plus they both live in our community and they only want to see it get better. We do not want to lose these two life long residents or an added business.

Maryland Ave has and always will be a busy street, it will never be a riding path for families. We as a neighborhood should be trying to upgrade the apartments, Marydale Park and a few other things down by the lake before we try and run out two young men that want to open a good descent business. If people chose to live on a busy business street then they have to live with that they can't change traffic or make businesses leave. The businesses in our community are the ones that donate and help our area.

The corner spot is a great place for a business and car lot.

Thank You
Lisa LaPlaca Kamp
1059 Western Ave N
St. Paul, Mn 55117