

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Frank Hanzal, File # 16-051-111, has applied for a change of nonconforming use from office/warehouse to a dry cleaning and commercial laundry serving several retail outlets under the provisions of §62.109(c) of the Saint Paul Legislative Code, on property located at 1743 Ames Ave, Parcel Identification Number (PIN) 272922140053, legally described as Lots 11, 12, and 13 of Block 1, Hazel Park; together with an easement over the west 25 feet of Lot 10, Block 1, Hazel Park; and

WHEREAS, the Zoning Committee of the Planning Commission, on July 14, 2016, 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 change in nonconforming use to allow a commercial laundry serving several retail outlets. The business will launder materials delivered from retail storefronts located elsewhere – no customer interaction will occur on this site. The existing uses include a carpet warehouse, trucking dispatch, and food/goods warehouse.
2. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location if the commission makes the following findings:*
  - a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use.* This finding is met. The proposed commercial laundry serving several retail outlets is first allowed in the B3 general business district, while the existing warehouse use is first allowed in the more intense B5 central business-service district.
  - b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use.* This finding is met. Levels of truck traffic are expected to be similar, and in fact will more likely involve box trucks than semi-trailer trucks. No customers will come to the site.
  - c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.*

moved by \_\_\_\_\_

seconded by \_\_\_\_\_

in favor \_\_\_\_\_

against \_\_\_\_\_

This finding is met. The commercial laundry will be similar in character to the previous warehouse use. Commercial laundry pollution regulations are enforced by both the Minnesota Pollution Control Agency (MPCA) and the U.S. Environmental Protection Agency. The most common commercial laundry pollutant of concern is Perc, which requires special regulation by the MPCA; according to the business owner, the proposed business will not use Perc.

- d. *The use is consistent with the comprehensive plan.* This finding is met. The Comprehensive Plan, in Figure LU-B, designates the site as Established Neighborhood, where community character is generally to be maintained. The District 2 Plan Summary (2009) contains no provisions specific to this application or site.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of for a Change of nonconforming use from office/warehouse to a dry cleaning and commercial laundry serving several retail outlets at 1743 Ames Ave is hereby approved subject to the following conditions:

1. The business remains in compliance with any requirements of the Minnesota Pollution Control Agency and the U.S. Environmental Protection Agency.
2. The approval is only for a wholesale-type dry cleaning and commercial laundry, and not for a retail dry cleaning business with customers coming to the site.

ZC #16-051-111

**Englund, Cherie (CI-StPaul)**

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**From:** Jeff schwartz <st8ofinfinity@gmail.com>  
**Sent:** Wednesday, July 06, 2016 12:23 PM  
**To:** Dermody, Bill (CI-StPaul)  
**Subject:** File # 16-051-111. Dry cleaning facility

Hello Bill. I am writing to you concerning the proposed rezoning of a building across the street from my home. I will be speaking with my neighborhood concerning this issue.

My concern is that the addition of a laundromat will negatively affect my neighborhood, my property, my air cleanliness as well as contribute to the pollution of the area surrounding the proposed building. Noise pollution, parking and loitering are also some of my concerns. These issues will also negatively affect my neighbors equally as well.

Thanks for your time.

Jeff.