

MINUTES OF THE ZONING COMMITTEE
Thursday, July 14, 2016 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: Makarios, Reveal, Wencil, Wickiser, and McMahon
EXCUSED: Edgerton, Merrigan, and Nelson
STAFF: Bill Dermody, Cherie Englund, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Wencil.

Samir Raval - 16-051-111 - Change of nonconforming use from a carpet warehouse to a dry cleaning and commercial laundry serving several retail outlets, 1743 Ames Ave, between Flandrau and White Bear Avenue

Bill Dermody presented the staff report with a recommendation of approval for the change of nonconforming use permit. He added that District 2 recommended approval; there were no letters in support, and 1 letter in opposition.

Commissioner Reveal said she appreciates that this owner does not intend to use Perc in his dry cleaning business, but for the potential of future similar uses at this site feels there should be an added condition that the applicant will comply with all required state and federal rules.

The applicant, Samir Raval, 17489 72nd Ave. N., Maple Grove, introduced David Weinberg, 7434 W. 27th St., St. Louis Park and Delaine Tuomi, 6259 University Ave. He said he is currently operating his business in rented space in Maplewood and is looking to own a building. He said they have 3 retail outlets from which they would bring clothes on a daily basis. He said they will have 10 to 15 employees at this location and their hours will be from 5:00am to 3:00pm. He said they will not be using Perc, but instead a hydrocarbon dry cleaning machine.

Commissioner Reveal asked if he would have an objection to conditions stating that he must stay in compliance with Minnesota Pollution Control Agency and U.S. Environmental Protection Agency standards, and at this site would not be a retail operation. Mr. Raval said he would have no objections to these conditions.

Commissioner Wencil asked how many employees would be on site, their hours of operations, and if he has enough parking. Mr. Raval answered that he would have 10 to 15 employees that would begin between 5:00am and 7:00am, and work until 2:30pm to 3:00pm.

Commissioner Wencil asked if the dock on the west side would be used for the delivery of clothing and if the garage to the east will be used for any purpose. Mr. Weinberg thought he would be using both the west and east sides of the building. He added that on the east side of the building there are 5 to 6 parking spaces and on the west side there are more spaces. He noted that some employees come by bus, and 4 of his employees currently come by bus.

Chuck Repke, 1821 White Bear Ave., spoke in support. He said he is with the District 2 Community Council. Mr. Repke noted the railroad tracks behind the property, the nearby industrial zoning, and that the building was originally built by 3M as part of their operations. He said he passed out flyers in the area had one resident come to the District 2 meeting on this.

The resident's main concern was about traffic and if this was a retail operation, probably the same person who emailed staff with these concerns. He thinks the residents left the District 2 meeting in support. One thing that is appealing is that the business has 10 to 12 positions that are high turnover jobs and gives the area the potential for new jobs for residents. He added it will be a good fit for the neighborhood and District 2 Community Council is in support.

No one spoke in opposition and the public hearing was closed.

Commissioner Reveal moved to approve the change of nonconforming use permit with two conditions. Commissioner Makarios seconded the motion.

Commissioner McMahon asked if there is a reason for adding the condition to be in compliance with the MPCA and EPA and what was the advantage? Commissioner Reveal said that there have been a number of regulatory cases that were not specifically reinforced on the nonconforming use permit itself and at a later point there was some ambiguity about whether or not we would allow a change. She added that it is good to reinforce these conditions if there have been concerns from the community over chemicals, parking or the nature of the business.

The motion passed by a vote of 5-0-0.

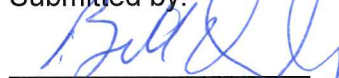
Adopted Yeas - 5 Nays - 0 Abstained - 0

Drafted by:



Cherie Englund
Recording Secretary

Submitted by:



Bill Dermody
Zoning Section

Approved by:



Gaius Nelson
Chair