

<p>Chair: John Ross Vice-Chair: Ryan Briese Commissioners: Tim Felton Justin Humenik Ruth Krueger Jason Pachi Stephanie Yendell</p>		<p align="center">City of South St. Paul Planning Commission Agenda</p> <p align="center">Wednesday, June 1, 2016 7:00 p.m.</p>	<p>City of South St. Paul 125 Third Avenue North South St. Paul, MN 55075 Phone: (651) 554-3217 Fax: (651) 554-3211 www.southstpaul.org</p>
<p>Hearing assistance PA system is available – if you need a hearing assistance unit please notify City staff before the meeting. <i>(If you use the hearing assistance PA system, please remove your hearing aid so it does not cause a feedback problem)</i></p>			
<p>Roll Call</p>			
<p>1. Agenda</p>			
<p>2. Minutes</p> <p>A. May 4, 2016</p>			
<p>3. New Business</p> <p>A. (none)</p>			
<p>4. Public Hearings</p> <p>A. <u>John Askelson Variances</u> (615 Concord Street North): Consider Variances from the bluffline structure setbacks to allow for the construction of a fence on the property.</p> <p>B. <u>Scott Miller CUP & Variance</u> (357 19th Avenue South): Consider a Conditional Use Permit for a second garage and Variance to allow an existing garage to remain.</p> <p>C. <u>Cherokee Manufacturing CUP & Variance</u> (500 Malden Street): Consider a Conditional Use Permit request for screened exterior storage and a 2-foot Variance for the height of a fence on the southwest side of the new building at 150 BridgePoint Drive.</p> <p>D. <u>Roger Tollas CUP & Variances</u> (1321 Southview Boulevard): Consider the request for a Conditional Use Permit and Variances to allow for the construction of a detached garage building and surface parking lot on the adjacent property at 203 - 14th Avenue South.</p>			
<p>5. Other Business</p> <p>A. <i>Updates</i></p>			
<p>6. Adjournment</p>			

Next Planning Commission Meeting: July 6, 2016

This meeting is being taped by Town Square Television (NDC4): phone: 651-451-7834 web: www.townsquare.tv
Replays can be viewed on Government Channel 19 on the Thursday following the meeting at 1:00 p.m. & 7:00 p.m.

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
May 4, 2016**

MEETING CALLED TO ORDER BY COMMISSIONER JOHN ROSS AT 7:00 P.M.

Present:	John Ross	Absent:	Ryan Briese
	Jason Pacht		Tim Felton
	Justin Humenik		
	Ruth Krueger		
	Stephanie Yendell		
	Peter Hellegers, City Planner		

- 1) APPROVAL OF AGENDA – as presented – Yendell/Humenik (5-0)
- 2) APPROVAL OF MINUTES for April 13, 2016 – Krueger/Pacht (5-0)
- 3) NEW BUSINESS

There was none.

4) PUBLIC HEARINGS

A. American Cancer Society Relay for Life IUP (1725 Henry Avenue) – An Interim Use Permit to host a fundraiser event on the ramp of the South St. Paul Fleming Field Airport.

Mr. Hellegers reported Relay for Life is proposing to use the ramp area of the Fleming Field Airport to hold their annual fundraising event on August 5, 2016 from 4:00 PM to midnight. The request is for a 3-year IUP that would allow one Relay for Life event a year for 2016-2018.

Staff recommends approval subject to conditions listed in the report.

Community Manager Sara Eberhardt reported the South St. Paul/Inver Grove Heights/West St. Paul event was held at this location for the past two years adding that the unique location is beneficial to the organizer. The organization has a good relationship with Commemorative Air Force as the CAF makes the hangars available so that participants can view aircraft. The family friendly event draws approximately 300 participants.

No correspondence was received related to this request.

Motion to approve as presented – Pacht/Humenik (5-0)

B. Commemorative Air Force IUP – Fleming Field Airport (310 Airport Road) – Consider the request for an amended IUP to host the beer garden for the MadFurther Car Show and

Robert Brown III Car Show for a term of 3 years (2016, 2017 and 2018).

The request is related to the Robert Brown Car Show III IUP approved at the April 13, 2016 meeting; however, is expanded to include the MadFurther Car Show. The beer garden is scheduled to run concurrent with the MadFurther Car Show on Saturday, September 17, 2016. Hours of operation are 10:00 a.m.–4:00 p.m. A separate application will be submitted at a later date for the MadFurther Car Show. In the event the car show is cancelled or the IUP is terminated, the beer garden must also be cancelled. The dates for the 2017 and 2018 events are subject to approval by the Airport Manager.

Commissioner Pachl questioned the number of events held by the CAF. Mr. Hellegers responded the CAF's IUP allowed for two hanger dances; however, did not account for additional events on the property.

There was no one present to comment nor was any correspondence received related to this request.

Motion to approve as presented – Yendell/Krueger (5-0)

C. Commemorative Air Force IUP – Fleming Field Airport (310 Airport Road) – Consider the request for an IUP to host the beer garden and movie at their facility.

The CAF event will be held during the Kaposia Days celebration on Saturday, June 25th from 7:00-11:00 p.m. The beer garden portion of the event will be held on the ramp adjacent to the CAF facility with the movie held inside the facility. Parking would be on the lots north of the facility on Airport Road. The IUP terminates after the event and the CAF will take measures to minimize any nuisances to nearby residential properties.

No one was present to comment nor was any correspondence received related to this request.

Motion to approve as presented – Humenik/Yendell (5-0)

D. J.K. Anderson Builders, Inc. Variance (521 Stewart Avenue) – Consider a rear yard setback variance request for the construction of a new home.

In 2013 the applicant received approval of a 21' front setback variance with a 6.5% building coverage variance to allow for the construction of a new home. The variances expired as the builder did not proceed with construction within the 1-year timeframe. In 2015, the builder received approval of the same variances as approved in 2013.

The applicant has now submitted a revised house plan requesting that it be allowed due to the fact it is within the same area as approved in the previous variances. In addition, to the previously approved 21' front setback variance and 6.5% building coverage variance the applicant is seeking approval of a 5' rear setback variance.

Chair Ross commented that due to the practical difficulty of the property he is in favor of the applicant's request. Mr. Ross queried if the property would require another variance if the future property owner would be interested in building a deck as the property would require a lot coverage variance. Staff reported the property owner would be allowed to build a shed of up to 180 s.f. without the need for a variance due to keeping the lot coverage variance of 6.5%.

Staff received a question regarding the house plan from a neighboring property owner. There was no one other than the applicant to comment at the public hearing.

Motion to approve as presented – Pacht/Krueger.

Commissioner Pacht amended his motion to include a 5' rear setback – Pacht/Krueger (5-0).

5) OTHER BUSINESS

A. Mr. Hellegers is attempting to schedule a work session meeting of the Planning Commission and City Council to discuss Southview zoning questions and Met Council functions for some time in June.

Motion to adjourn – Yendell/Humenik (5-0).

Planning Commission Meeting Date: Wednesday, June 1, 2016		City of South St. Paul Planning Commission Report	PC Agenda Item: 4.A
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Project Name:	Askelson Fence Variance	
Site Address:	615 Concord St. N.	PID: 36-24750-01-431
Applicant:	John Askelson	
Request:	Consider the request for a variance to allow a 6-foot high fence / privacy fence where a 40-foot structure setback is required.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	June 6, 2016	
Deadline:	July 3, 2016*	
	*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.	
Exhibits:	A. Location map, aerials, storm sewer easement B. Correspondence from neighboring property owners - (none) C. Materials submitted by the applicant	

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	R-2: Single and Two Family Residential	Low Density Residential
South	Low Density Residential	R-2: Single and Two Family Residential	Low Density Residential
East	Concord St. ROW	ROW	ROW
West	Low Density Residential	R-2: Single and Two Family Residential	Low Density Residential

Subject Property Site Data	
Future Land Use Plan	Low Density Residential
Existing Land Use	Single Family Attached Home
Zoning	R-2: Single and Two Family Residential
Property Size	.09 acres (3,920 square feet)
Topography	Steep slope (downward from west to east)

BACKGROUND

The City has received an application for a fence around the side and back yard of a property located between Concord Place and Concord Street North. The property has very steep slopes and is located in the Mississippi River Corridor (also called MNRRA) overlay area which applies standards to ensure the preservation of the steep slopes and natural amenities along the Mississippi River. The single family attached home on the site was built in 1997 and the proposed fence would not extend beyond the existing manicured portion of the yard so it would not impact the treeline. Additionally, the applicant is proposing to use decorative metal fencing on the west and east sides of the fence which should not impact views of the bluff. There is only one section of opaque fence and that is along the south property line to provide some privacy between the applicant’s property and the adjacent neighbors home.

ZONING SUMMARY:

Bulk Requirements	Required	Proposed (existing)
Setbacks:		
Bluff to Structure	40 ft.	0 ft. (but would not extend beyond existing yard area)
Landscape Standards:		
Landscape lot area	(R-2) 25%	85%
Other Critical Zoning Items		
Floodplain		No
Shoreland		No
MNRRA		Yes
Utility easements		No

EVALUATION OF THE REQUEST

A. VARIANCE

Following are standards from the City’s Zoning Code that apply to specifically to the application.

1. Land Use/Setbacks

The R-2 District allows for fences as an accessory use. However, the property is also located in the Mississippi River Corridor (also called MNRRA) zoning area and is therefore subject to additional zoning standards designed to protect and preserve the steep slopes, tree cover, and character of the bluffs in these areas that lead down to the Mississippi River. The Mississippi River Corridor zoning includes a structure setback of 40-feet from the area where a slope is greater than 12 percent. The area where the house sits and the fence is proposed would therefore require a 40-foot structure setback and would need

a variance from the MNRRA standards. As a property in the Mississippi River Corridor (MNRRA) the proposed variance is also subject to review and comment from the Minnesota Department of Natural Resources.

2. Correspondence from Neighboring Property Owners

Staff did not receive any correspondence from neighboring property owners.

3. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. *The variance is in harmony with the general purpose and intent of the ordinance*
- b. *The terms of the variance are consistent with the Comprehensive Plan, and*
- c. *The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:*
 - i. *The property owner proposes to utilize the property in a reasonable manner.*
 - ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
 - iii. *The variance will not alter the essential character of the neighborhood.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, and as an existing building has adequate ingress and egress.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

- A. **Approval.** If the Planning Commission has review the application and determined that the application is consistent with the Variance findings (see p.3-4 of this report), then staff would recommend the following conditions for a *recommendation* for approval:
- Approval of the **Variance** to allow for the construction of fence within the structure setback from the bluffline for the property at 615 Concord Street North, subject to the following conditions:

- 1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:

a) Application/Narrative	(John Askelson)	dated 05/03/2016
b) Site Plans/photos	(John Askelson)	dated 05/03/2016

- 2) **Building Permits Required.** Building permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official.

- 3) **Necessary Approvals from Other Agencies.** The applicant shall obtain all necessary approvals/permits from the State of Minnesota, Dakota County and any other applicable regulatory agencies.

- 4) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.

- 5) **Termination of the Variance.** The variance will terminate if improvements have not substantially begun within 1-year from the date of approval of the variance. The violation of any condition of approval for the variance shall terminate the variance. The property must be continually operated for use specified in the Variance to remain valid. If the property is not used for the use listed in this Variance for a period of 1-year then the Variance shall terminate.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- Denial of the **Variance** for a 40-foot structure setback variance to allow a fence, for the following reasons:

1) _____

STAFF RECOMMENDATION

Staff recommends **approval** of the 40-foot structure setback variance to allow a fence in the existing yard area of the property at 615 Concord Street North, subject to the conditions listed in this report.

Respectfully Submitted,

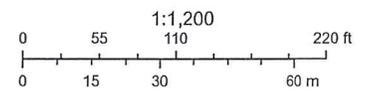
Peter Hellegers

Peter Hellegers, City Planner

615 Concord St N



May 25, 2016



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

9

Narrative indicating how construction of fence at 615 N Concord St is consistent with standards for granting a variance.

I propose a fence on my property to form a small enclosed area to improve the quality of my home and to give my dog an off leash safe space to be outside.

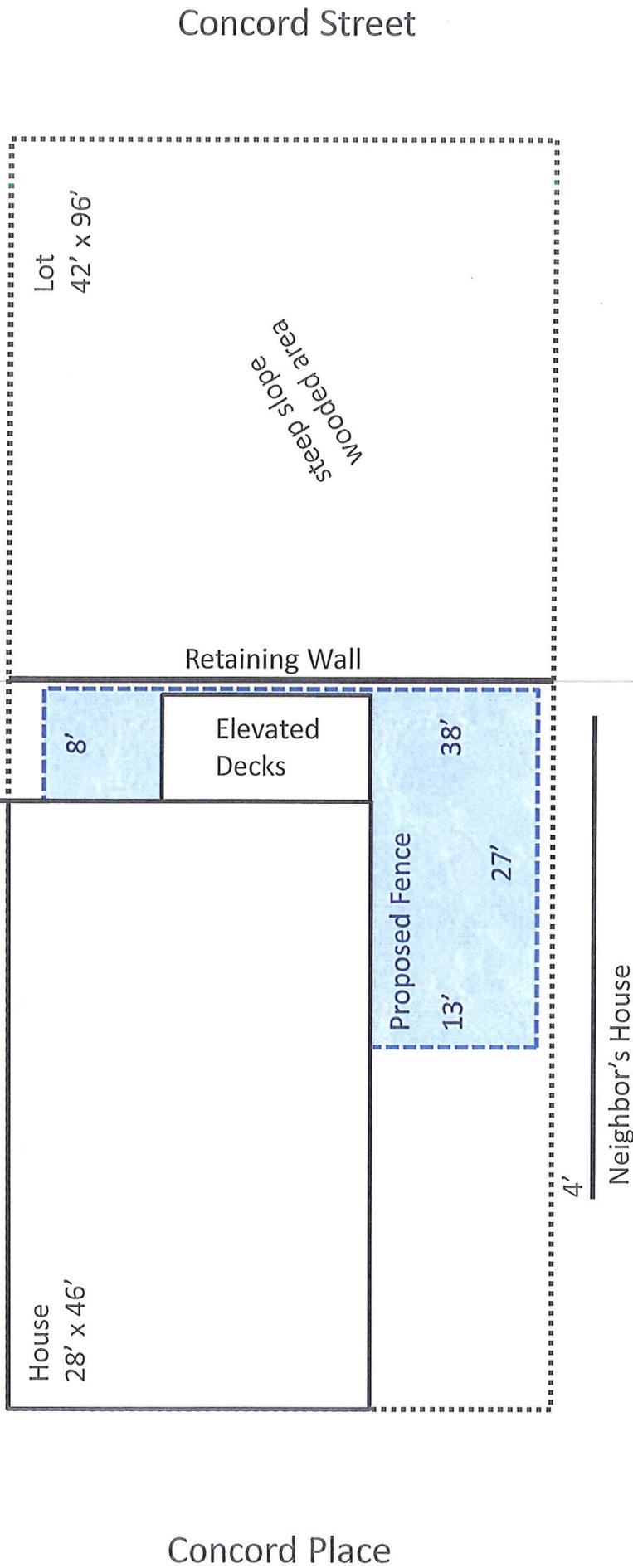
I have included in my application a plan and pictures of the site. The site is divided by a retaining wall between a naturally wooded area of steep grade going down to Concord Street and a terraced area which comprises my outdoor living area going up to Concord Place. I maintain this living area, keep it clear of overgrowth and garden in it. The lower landing in this area that is close to my house structure, decks and next to the retaining wall is where I wish to enclose with a fence. The steeper, wooded area is below this retaining wall and is the land that is closest to the river. The wooded growth on the hillside shields the would be fenced in area from view from the river valley.

Placing a fence in my groomed outdoor living space, I believe, is a reasonable request which will improve the quality of the property. The situation of the fence, above the retaining wall and behind the wooded area, is in keeping with the nature of the setting and in harmony with the general purpose and intent of the ordinance. This variance will enhance my property and will not alter the essential character of the neighborhood.

John Askelson
May 3, 2016

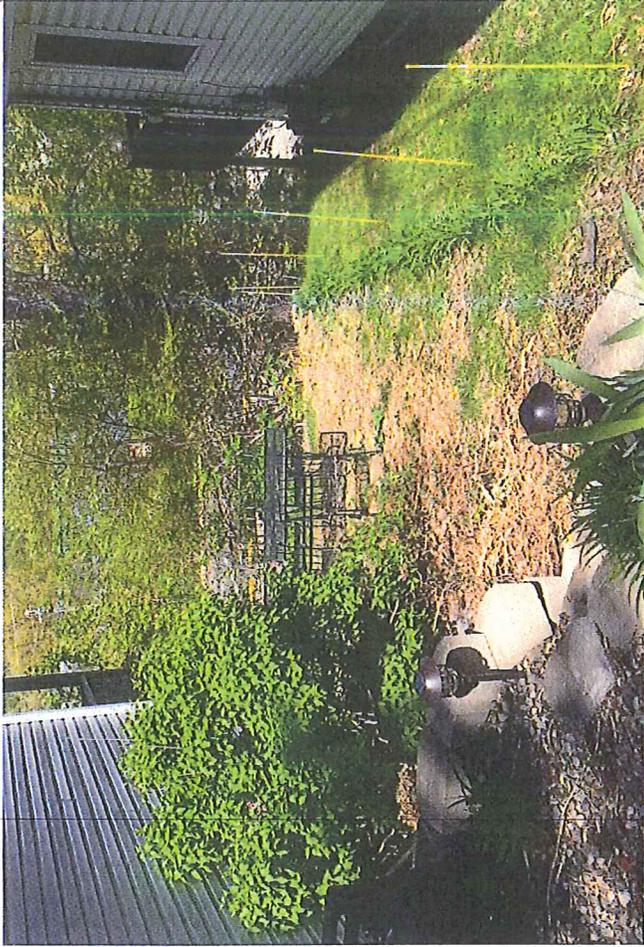
C₂

615 Concord Street N, South St Paul, MN 55075
(House faces Concord Place)

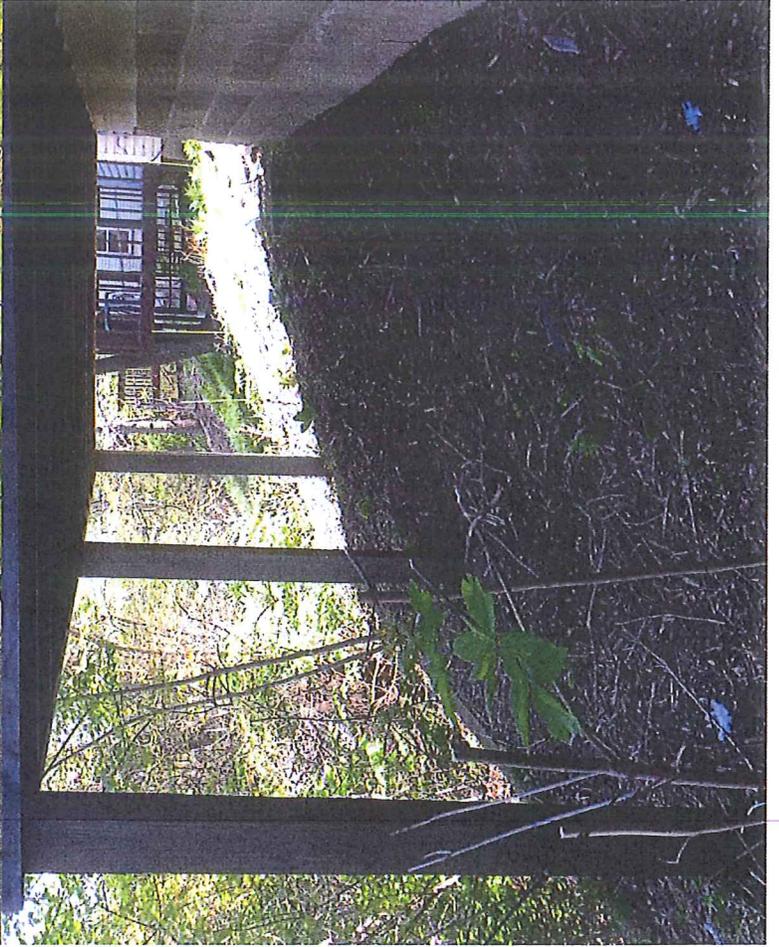


Scale: 1" = 12'

C3



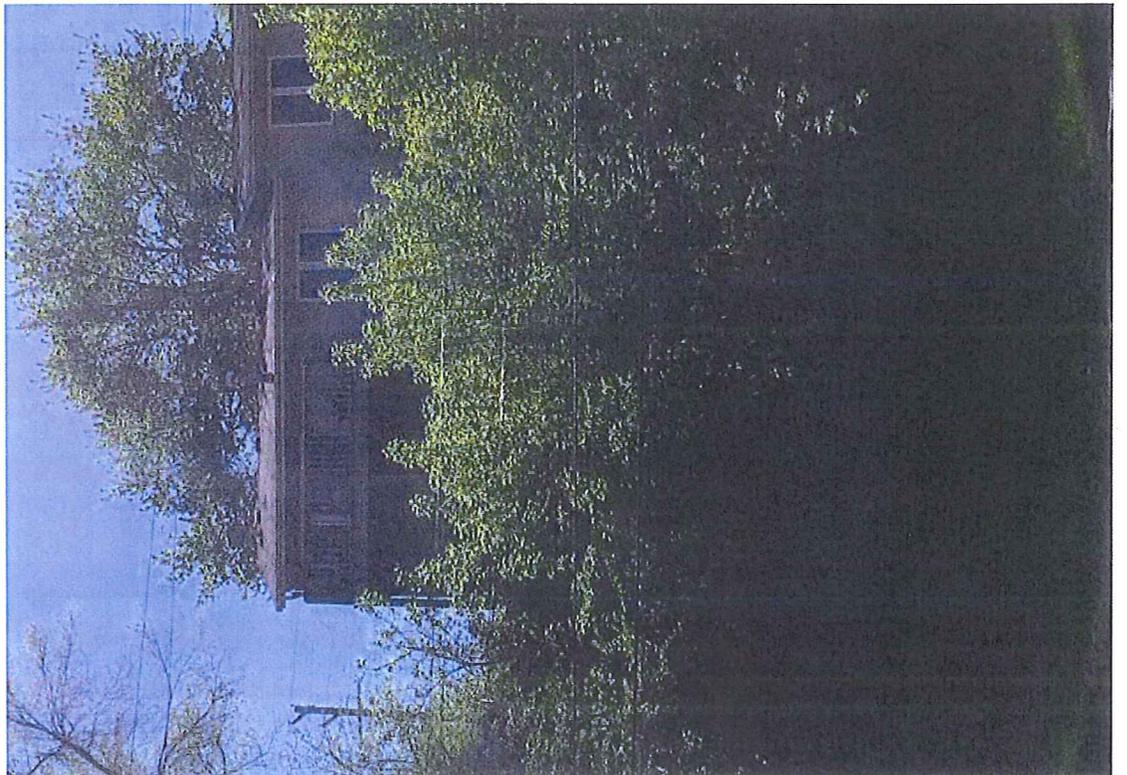
Area to be Fenced in

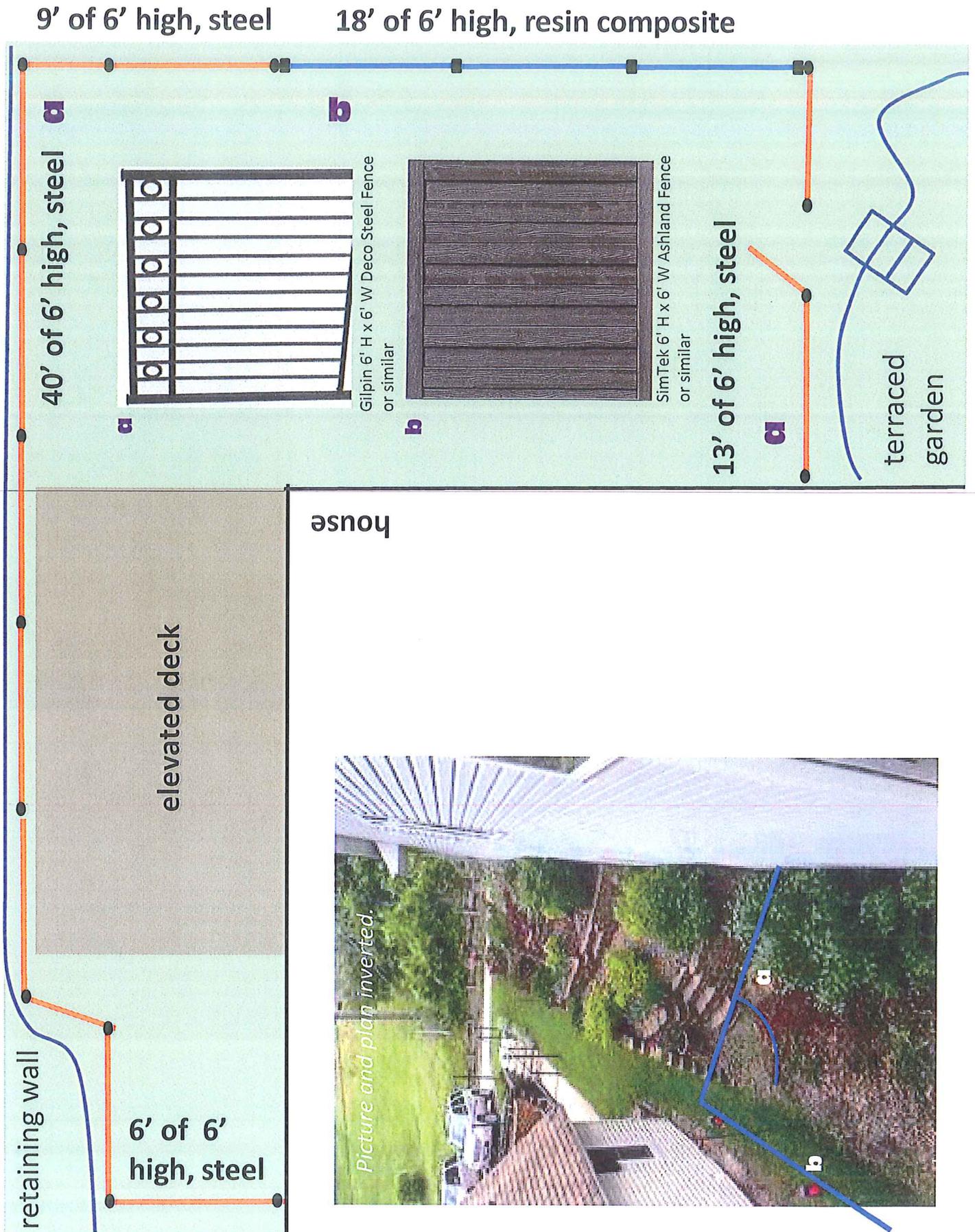


Back area of House with Retaining Wall. Wooded area is below the retaining wall. Fence to run abutting the deck above retaining wall.

615 Concord St N

View from Concord Street





Planning Commission Meeting Date: Wednesday, June 1, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.B
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Project Name:	Miller 2nd Garage CUP / Variance	
Site Address:	357 19 th Avenue South	PID: 36-02800-25-090
Applicant(s):	Scott Miller	
Request:	Consider the request for a Conditional Use Permit for a 2 nd garage and variances to allow an existing shed to remain.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	June 6, 2016	
Deadline:	June 26, 2016* <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>	
Exhibits:	A. Location map B. Correspondence from neighboring property owners - (none) C. Materials submitted by the applicant	

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	R-1: Single Family Residential	Detached Single Family Residential
South	Low Density Residential	R-1: Single Family Residential	Detached Single Family Residential
East	Low Density Residential	R-1: Single Family Residential	Detached Single Family Residential
West	Low Density Residential	R-1: Single Family Residential	Detached Single Family Residential
Subject Property Site Data			
Future Land Use Plan	Low Density Residential		
Existing Land Use	Low Density Residential		
Zoning	R-1: Single Family Residential		
Property Size	10,890 s.f. (.25 acres)		
Topography	Relatively flat		

BACKGROUND

The property at 305 19th Avenue South is a rambler design with an attached 2-car garage that was built in 1972. The front of the property is the west side which faces the platted but never constructed 19th Avenue. The existing garage is accessible from 4th Street South and the applicant has proposed to expand the driveway to the east (rear yard) and build a second garage in the rear yard area. The property also has a newer 10' x 10' garden shed that would become the 2nd accessory building with construction of the new garage where the City Code would only allow the house, garage (attached or detached), and one other accessory building.

EVALUATION OF THE REQUEST

A. CONDITIONAL USE PERMIT / VARIANCE

Following are standards from the City's Zoning Code that apply to specifically to the application.

1. Land Use/Setbacks

The City Code allows 1 garage per property plus 1 additional accessory building up to 200 square feet. Accessory buildings over that 200 square feet are only allowable through a Conditional Use Permit. The applicant's proposal is for a second garage that would be approximately 576 square feet. Setbacks for a detached garage on a corner lot would be 9 feet from the side yard corner property line (south side) and *3 feet from the rear property line (east) if the garage is within the rear 1/3 of the lot. (*The Minnesota State Building Code requires structures within 5 feet of a common property line to have a 1 hour fire rated wall).

The applicant is also seeking a variance to allow an existing shed to remain. Since the City Code only allows the 3 buildings on the lot (house, garage (attached or detached), and 1 accessory building) the shed would need to be removed to allow for the construction of the 2nd garage.

2. Correspondence from Neighboring Property Owners

Staff did not receive any correspondence prior to the issuance of this staff report.

3. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. The variance is in harmony with the general purpose and intent of the ordinance*
- b. The terms of the variance are consistent with the Comprehensive Plan, and*
- c. The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:
 - i. The property owner proposes to utilize the property in a reasonable manner.**

- ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
- iii. *The variance will not alter the essential character of the neighborhood.*

4. Conditional Use Permit Findings:

- ✓ *The proposed conditional use conforms to the general purpose and intent of the zoning code.*
- ✓ *The conditional use will not substantially diminish or impair property values within the neighborhood, and in consideration of this question the comparison of the use shall be with respect to uses that are permitted without a Conditional Use Permit in the district which the use is located.*
- ✓ *The conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district affected.*
- ✓ *Adequate utilities, access roads, streets, drainage, and other necessary facilities have been provided.*
- ✓ *Adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

A. **Approval.** If the Planning Commission has review the application and determined that the application is consistent with the Variance findings (see p.3-4 of this report), then staff would recommend the following conditions for a *recommendation* for approval:

- **(Step 1) Findings:** The Planning Commission would need to include findings (see the section above) that the proposed Conditional Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions. Additionally that the proposed variances are in harmony with the general purpose and intent of the ordinance, consistent with comprehensive plan, and that there are practical difficulties in complying with the ordinance, including circumstances unique to the property.
- **(Step 2) Recommendation for Approval:** Approval of the **Conditional Use Permit / Variance** to allow a second garage with a variance to allow an existing shed to remain, subject to the following conditions:

1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:

- | | |
|---|--------------------------------|
| a) <u>Application/Narrative(s) (S. Miller)</u> | <u>dated 04/29/2016</u> |
| b) <u>Site Plan (S. Miller)</u> | <u>dated 04/29/2016</u> |

- 2) **Building Permits Required.** Building Permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal. Sign Permits are subject to the review and approval of the City Planner.
- 3) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
- 4) **Recording of the CUP/Variance.** The applicant shall have the CUP / Variance recorded at the Office of the Dakota County Recorder and shall provide the City with a copy of the recorded CUP / Variance.
- 5) **Termination of the CUP / Variance.** The CUP / variance will terminate if improvements have not substantially begun within 1-year from the date of approval. The violation of any condition of approval for the CUP/variance shall terminate the CVUP/variance. The property must be continually operated for use specified in the CUP/Variance to remain valid. If the property is not used for the use listed in this CUP/Variance for a period of 1-year then the Variance shall terminate.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- **Recommendation for Denial:** Denial of the proposed **Variance** for the property located at 357 19th Avenue South for the following reasons:
 - 1) There are not circumstances unique to the property to necessitate the granting of the variance.
 - 2) There are alternatives within the code that would accommodate additional space within the proposed second garage to off-set the size of the shed.

STAFF ANALYSIS

The application is requesting approval on two separate matters; a Conditional Use Permit to allow a second garage, and a variance to allow the existing shed to remain. The proposed CUP is fairly straight forward as the proposed garage would meet zoning standards and would not appear to have an adverse impact on other properties. The request for the variance is the more challenging question. The City Code and State Statute both require the City to make findings on the request to ensure that a variance should be granted. The request to keep an existing shed which is in good shape appears reasonable, seems consistent with the comprehensive plan, and doesn't appear to alter the character of the neighborhood. However granting of a variance also requires that the City look at whether the proposed variance is based on practical difficulties which are unique to the property. Practical difficulties also cannot be based on economic considerations alone. The subject property is a rectangular lot of approximately ¼ acre and does not appear to have any slope, ponding, or other obvious issues that demonstrate that the situation for which the variance was requested is unique to that property.

One issue highlighted in this case is how the City Code language handles the number of number of accessory structures on a property. The Code will only allow one garage (attached or

detached) and then one other accessory building. Based on this language the alternative that people will often choose is to build the garage a little bigger to incorporate the space from the shed into the new garage and will then remove the shed (i.e. build the new garage as 24 x 28-29 instead of 24 x 24). The Code also allows a maximum size for a detached garage of up to 1,000 square feet plus one additional accessory building of up to 200 square feet for a grand total of 1,200 square feet for accessory building space. The applicant's proposal for the second garage plus the existing shed would only translate to 676 square feet of accessory building space.

One additional alternative might be to attach the proposed garage to the east wall of the house thereby making the garage all part of the principal building and leaving only the shed as the 1 accessory building. However in doing so the rear setback (east) would need to be 25 feet so the garage addition would need to be about 5 feet narrower to comply with that setback regulation. There is sufficient area to the north to allow a longer garage or perhaps an addition onto the back of the existing garage or garage addition.

STAFF RECOMMENDATION

First of all staff would recommend that the Planning Commission consider the request as two separate actions; 1) Conditional Use Permit for the second garage, and 2) variance for keeping the shed.

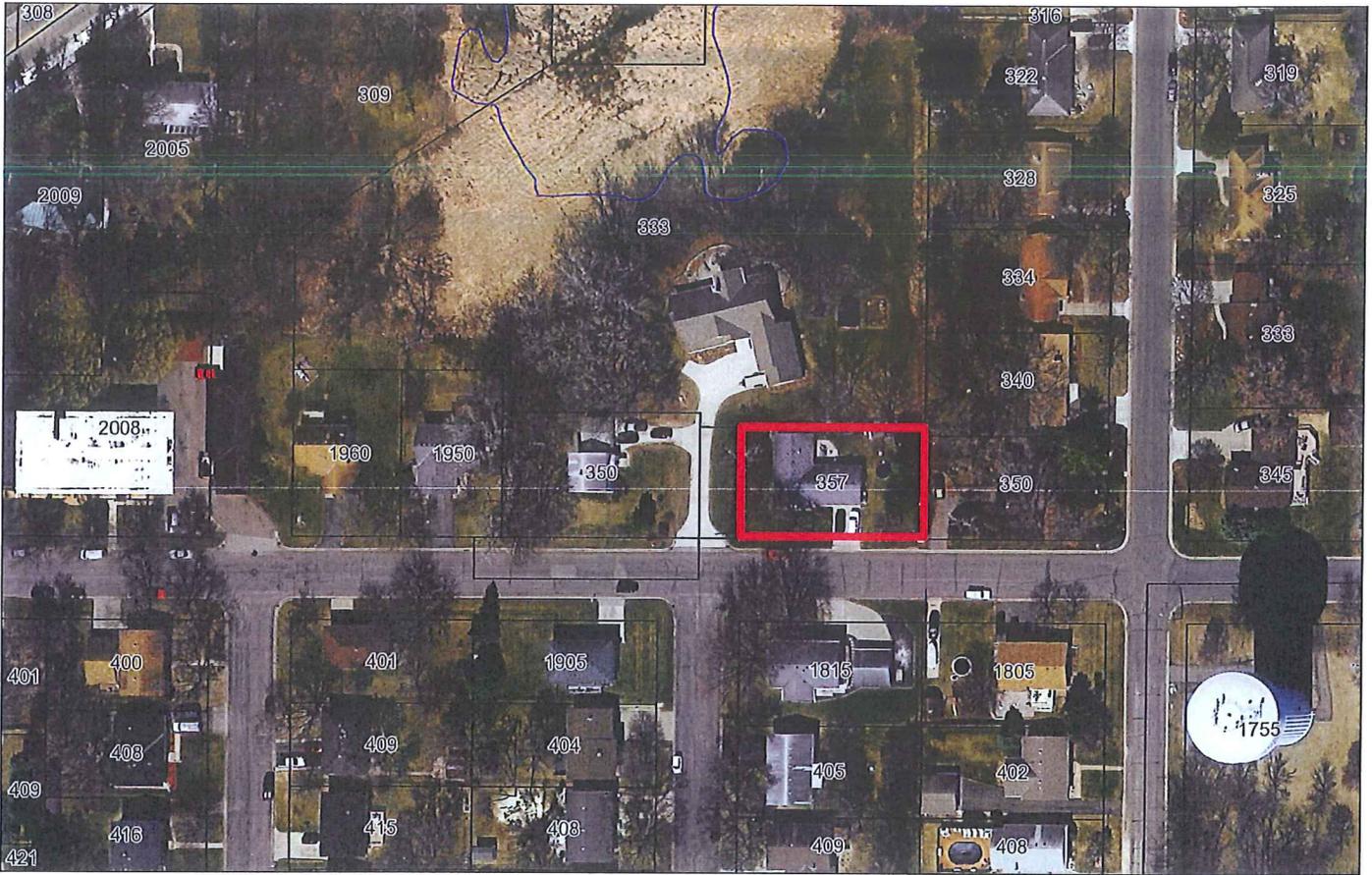
Staff recommends **approval** of the proposed CUP for a second garage and **denial** of the proposed Variance to allow an existing shed to remain on the property located at 357 19th Avenue South, subject to the conditions and/or reasons listed in this report.

Respectfully Submitted,

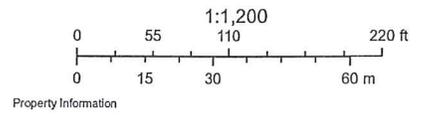
Peter Hellegers

Peter Hellegers, City Planner

357 19th Ave S



May 25, 2016



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

C₁

APR 29 2016

April 28, 2016

City of South St Paul

RE: 357 19th Ave S.
Conditional Use Permit - Garage
Variance – Garage/Shed

To Whom It May Concern:

I am looking to build a two-car garage in addition to our current two-car garage for the purpose of storage. However, we were told we are only allowed two personal accessory buildings. We built a 10x10 shed three years ago that we keep miscellaneous things such as lawnmower, kid's outdoor toys, patio furniture, etc. Having all three storage buildings is necessary for our lifestyle.

My wife and I have two kids and we are a very active family where we have a boat, 4-wheelers, snowmobiles and an RV. We have two personal vehicles for the two of us as well as a work van supplied through my employer. As it may seem we should be a family where we should own more land elsewhere, we grew up in South St Paul our whole lives, our kids are attending SSP schools, and we have no plans on leaving the city we love. Our neighbors across the street have a similar layout with the two separate two-car garages as we have in our plans.

We are a very neat and orderly family and we take pride in making our property look pleasing to the eye. The shed we built matches our home with the same siding and paint as will the new garage. We have made several updates to the interior and exterior of our home in hopes to build value and make our neighborhood look better. We have a larger front/side yard which will offset the thought of the new garage making our property look "cluttered."

We can assure you this addition will not alter the character of the neighborhood yet, improve it. We have had numerous comments from neighbors and passerby's that enjoy seeing the gradual improvements to our home.

We kindly ask that you grant us this request for a Conditional Use Permit and a Variance to accommodate our storage needs.

Sincerely,



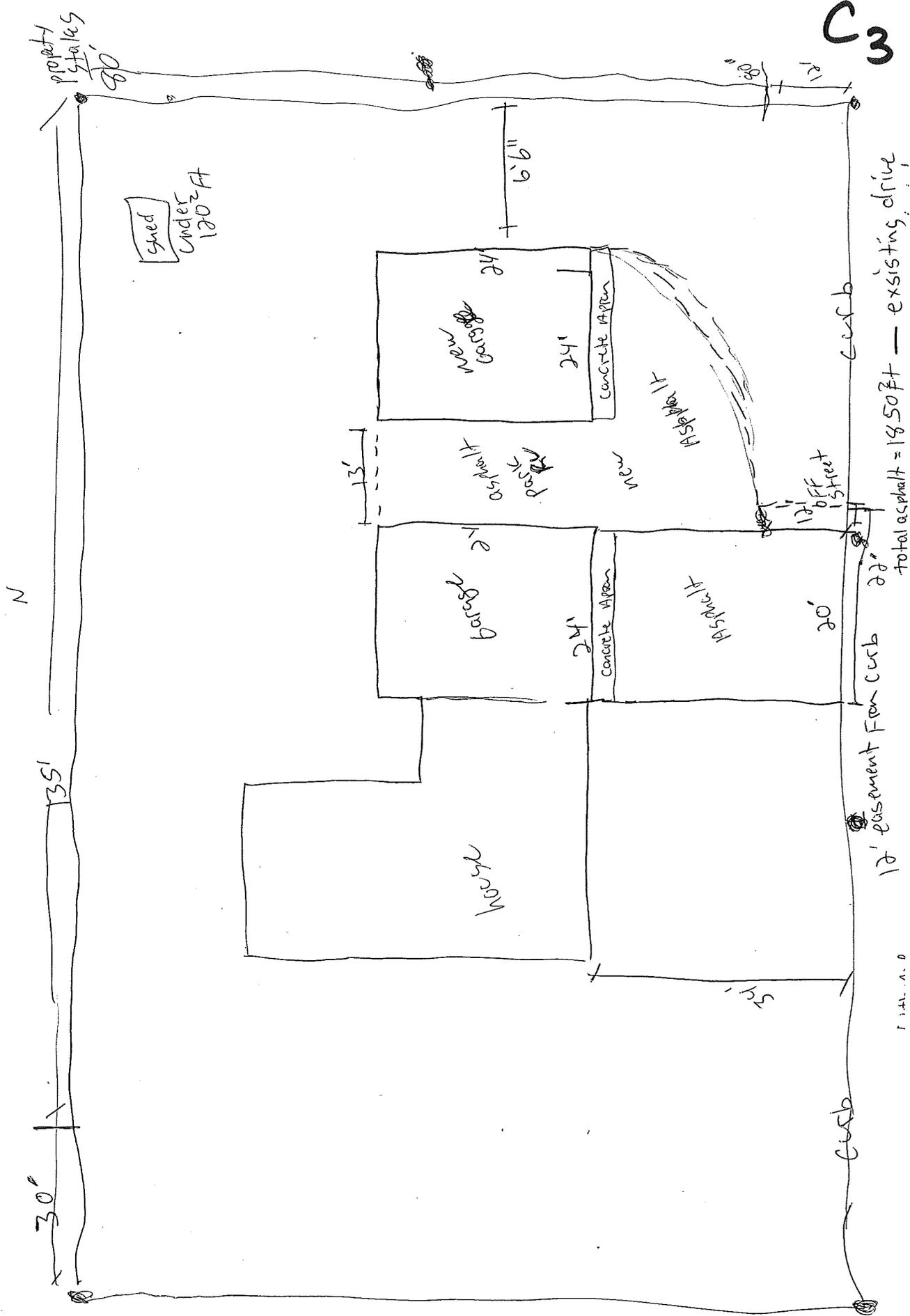
Scott & Trista Miller
357 19th Ave S.
South St Paul, MN 55075
612.964.6760

C2

The purpose of garage is for storage of boats, snowmobile, four wheeler etc. So we can park vehicles in existing garage. We need to keep shed because if we get rid of that and go bigger on garage there will be no yard in back for my kids to play. It is only a 10x10 garden shed no permit was needed for it. all and all we hope to make this work we have two kids and lived in SSP, all our lives and would hate to have to sell and move citys if we can't get this done. (one of my neighbors has same thing Thanks, on his property.)

Scott Murray

19th Ave S



total asphalt = 18.50 ft - existing drive

12' easement from curb

12' offset street

33

N

project stakes

30'

35'

30'

shed Under 120 sq ft

Garage

Garage

Garage

Concrete Apron

Concrete Apron

Asphalt

Asphalt

54'

20'

19'

13'

Curb

Curb

12' offset street

12' easement from curb

C4

New Garage Area
It will block the shed off





CC



C7

AFTER



C8



Before



C9

Planning Commission Meeting Date: Wednesday, June 1, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.C
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Project Name:	Cherokee / Schadegg Exterior Storage CUP/Variance	
Site Address:	150 BridgePoint Drive	PID: 36-15051-02-010
Applicant:	Cherokee Manufacturing	
Request:	Consider the request for a Conditional Use Permit to allow one area of screened exterior storage. The proposed screening for the exterior storage area would also need a 2-foot variance for the height of the fence.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	June 6, 2016	
Deadline:	July 2, 2016* <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>	
Exhibits:	A. Location Map, previous approvals B. Correspondence from neighboring property owners C. Materials submitted by the applicant	

BACKGROUND

The applicant would occupy the west half of the new building at 150 BridgePoint Drive and has requested a Conditional Use Permit to allow an exterior storage area for their materials. The property is directly east of Concord Street and the proposed storage area would be in the dock areas on the southwest side of the building. The building and a wing wall along the west side of the dock bays which would screen the storage area from the north and west. A 10-foot tall fence is proposed along the south and east sides of the storage area which would require a 2-foot variance for the fence height.

Standards for new exterior storage areas have been to have them in areas that are screened behind buildings and not along main City or County roads. However with the layout of the building on this lot there is not a better location for exterior storage on the property. There is also one example from the BridgePoint Business Park PUD, which is also along Concord Street and south of the subject property, where an exterior storage was allowed area behind the building and screened by the wing wall and privacy fence.

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Light Industrial	I: Industrial	Light Industrial: office
South	Light Industrial	I: Industrial	Light Industrial: office/warehouse
East	Light Industrial	I: Industrial	Office/industrial condos
West	Mixed Use Commercial	CGMU-1	Vacant (parking)
Subject Property Site Data			
Future Land Use Plan	Light Industrial		
Existing Land Use	Industrial		
Zoning	I: Industrial		
Property Size	5.07 acres (220,849 s.f)		
Topography	Relatively flat		

ZONING SUMMARY:

Bulk Requirements	Required	Existing Building
Setbacks:		
Front	30 ft.	85 ft.
Side (street)	30 ft.	30 ft.
Side (interior)	20 ft.	60 ft.
Rear	20 ft.	140 ft.
Other Critical Zoning Items		
Floodplain	No	
Shoreland	No	
MNRRRA	N/A – in MNRRRA area, but storage area is existing impervious	
Utility easements	No	

EVALUATION OF THE REQUEST

A. VARIANCE / CONDITIONAL USE PERMIT

Following are standards from the City’s Zoning Code that apply to specifically to the application.

1. Zoning / Land Use

The property is zoned I: Industrial and guided in the Future Land Use portion of the Comprehensive Plan as Office-Research. “Exterior storage (not as a principal use)” is allowed for as a Conditional Use in the Industrial Zoning District (118-129) where the property is located and is also regulated by performance standards for exterior storage (118-240). Exterior storage areas

are required to be screened and should also be located to screen them from adjacent roadways and properties.

2. Loading / Unloading

The loading area behind the 150 BridgePoint Way building has approximately feet between the back of the building and the south curb line. The proposed exterior storage area would take up approximately 11,000 s.f. of the paved area behind the building but would appear to leave about 40 feet between the fence and the south curb line, which should provide adequate access for trucks.

3. Correspondence from Neighboring Property Owners

Staff received one piece of correspondence from the developer and partial owner of the property to the east of the site who noted that he was in favor of the use.

4. Variances Proposed in the Application

The City's Zoning Code (Sec. 118-199) lists a maximum fence height of 8 feet for properties in the Industrial zoning district. The applicant has proposed fences that would be 10 feet to screen the exterior storage area behind the building requiring a 2-foot fence height variance.

5. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. *The variance is in harmony with the general purpose and intent of the ordinance*
- b. *The terms of the variance are consistent with the Comprehensive Plan, and*
- c. *The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:*
 - i. *The property owner proposes to utilize the property in a reasonable manner.*
 - ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
 - iii. *The variance will not alter the essential character of the neighborhood.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly

development of property in the neighborhood, already has adequate utilities, and as an existing building has adequate ingress and egress.

6. Conditional Use Permit Findings:

The applicant is seeking a Conditional Use Permit (CUP) for a 20-foot by 48-foot accessory building/ garage on the property at 1321 Southview Boulevard. The Council may grant a Conditional Use Permit, if the following criteria can be met:

- ✓ *The proposed conditional use conforms to the general purpose and intent of the zoning code.*
- ✓ *The conditional use will not substantially diminish or impair property values within the neighborhood, and in consideration of this question the comparison of the use shall be with respect to uses that are permitted without a Conditional Use Permit in the district which the use is located.*
- ✓ *The conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district affected.*
- ✓ *Adequate utilities, access roads, streets, drainage, and other necessary facilities have been provided.*
- ✓ *Adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, ingress and egress are not impacted.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

- A. **Approval.** If the Planning Commission has review the application and determined that the application is consistent with the Variance findings (see p. 4 of this report) and the Conditional Use Permit findings (see p.5 of this report), then staff would recommend the following conditions for a *recommendation* for approval:
- (Step 1) Findings: The Planning Commission would need to include findings (see the section above) that the proposed Conditional Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions. Additionally the Commission would need to include findings for the Variances.
 - (Step 2) Recommendation for Approval: Approval of the **Conditional Use Permit** for exterior storage and **Variances** for fence height for the property located at 150 BridgePoint Drive, subject to the following conditions:

- 1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:
 - a) **Application / Narrative (Schadegg)** **dated 05/04/2016**
 - b) **Site Plan (Lampert Architects)** **dated 05/04/2016**
- 2) **Building Permits Required.** Building permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal.
- 3) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
- 4) **Revised Landscape Plans.** The applicant shall submit a revised landscape plan showing the location of proposed landscaping including the type number and species of all trees and shrubs to be planted west of the pond area to provide screening from the south/southwest. Revised landscaping plans are subject to the approval of the City Planner.
- 5) **Exterior Storage.** There shall be no exterior storage of parts, accessories, garbage, refuse, debris, storage bins, and other similar items, with the following exceptions:
 - a) Exterior storage area:
 - i. Exterior storage shall be limited to the area shown on the site plan dated May 4, 2016 that was submitted as part of this application.
 - ii. Exterior storage shall not exceed the height of the screening and shall be kept in a neat and orderly fashion at all times.
 - iii. The applicant shall install a wood or composite privacy fence along the west and south side of the exterior storage area. The fence along the east side of the enclosure may be either the same type of privacy fence as above or chain link fence with a privacy slats or privacy mesh. The fences shall not exceed a maximum height of 10 feet to screen the exterior storage area. Fencing shall be installed prior to the applicant commencing exterior storage in the proposed area. Fencing shall be kept neat and well maintained at all times.
 - iv. Additional coniferous trees shall be installed in the landscape area south/southwest of the proposed exterior storage area to screen the storage area to the south. Landscaping work shall be completed prior to the applicant commencing exterior storage in the proposed exterior storage area.
 - v. Exterior storage shall not impede fire department/emergency access and shall comply with the Minnesota State Fire Code.
- 6) **Termination of the Conditional Use Permit / Variances.** The Conditional Use Permit / Variance will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit / Variances.

The violation of any condition of approval shall terminate the Conditional Use Permit / Variances.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- **Recommendation for Denial:** Denial of the proposed **Conditional Use Permit/Variance** for the property located at 150 BridgePoint Drive for the following reasons:

1) _____

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed Conditional Use Permit/Variations for the property located at 150 BridgePoint Drive subject to the conditions listed in this report.

Respectfully Submitted,

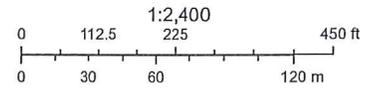
Peter Hellegers

Peter Hellegers, City Planner

150 BridgePoint Drive



May 25, 2016



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Peter Hellegers

From: David Langer
Sent: Monday, May 23, 2016 5:07 PM
To: Peter Hellegers
Subject: 159 BP Cherokee

Peter, Put me on record of not having any concerns over the request of Cherokee and their outside storage as long as it is screened behind the wall at least 50 % and the balance behind a fence with screening.

I will be unable to make the meeting on June 1, sorry!

David Langer

651-450-9669
Cell 651-485-5609
1549 Livingston Ave #105
West St Paul MN 55118

Celebrating 25 Years of Building Client Relationships!



C₂

Peter Hellegers

From: Dan Schadegg
Sent: Wednesday, May 04, 2016 5:14 PM
To: Peter Hellegers
Subject: FW: CHEROKEE MANUF
Attachments: CHEROKEE MANUFACTURING-LH0 24x36.pdf; CHEROKEE MANUFACTURING-LH1 24x36.pdf; CHEROKEE MANUFACTURING-LH2 24x36.pdf

Peter

Here are the final permit drawings. Write up as follows:

We have recently signed a lease with Cherokee Manufacturing for the remaining 30,000 sf in our 60,000 sf building. We are submitting for a CUP for an addition of a 80' x 135' foot fenced in area for outdoor storage for their products. The wing wall that was built along the Concord Street side will shield most of this area.

Let me know if you need anything further. Thanks.

Daniel M. Schadegg
President / CEO



P: 651-292-9933
F: 651-292-9929
C: 651-248-7059

www.schadegg-mech.com

From: James Berthiaume
Sent: Wednesday, May 04, 2016 12:35 PM
To: Dan Schadegg
Cc: AARON WALLER
Subject: CHEROKEE MANUF

Dan

Attached is a signed permit plan for Cherokee. Please feel free to contact me if you have any questions.

James Berthiaume, LEED®-AP
Project Designer | Vice President
(763) 755-1211 Extension 109
Lampert Architects 420 Summit Ave, St. Paul, MN 55102
fax: (763) 757-2849 web: www.lampert-arch.com

Planning Commission Meeting Date: Wednesday, June 1, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.D
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Project Name:	Tollas Garage CUP and Variances	
Site Address:	1321 Southview Boulevard (& 203 14 th Ave. S.)	PID: 36-83900-10-300 36-83900-10-290
Applicant:	Roger Tollas	
Request:	Consider the request for a Conditional Use Permit and a Variances to allow for the construction of a detached garage building and surface parking lot.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	June 6, 2016	
Deadline:	July 11, 2016* <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>	
Exhibits:	A. Location Map, previous approvals B. Correspondence from neighboring property owners -(None) C. Materials submitted by the applicant	

BACKGROUND

The applicant is the owner of the building at 1321 Southview Boulevard and has recently acquired the vacant lot directly to the south of the building and is now proposing to construct a detached garage building and surface parking lot on the vacant property. The proposed garage spaces would serve the apartment residents in the building and the surface parking lot would serve both the residential and commercial tenants. Currently the 1321 Southview building has 1 tuck-under garage and a surface lot with 3 parking spaces all of which serve the apartment units. The proposed garage and surface parking would provide approximately 8 additional parking spaces.

The building at 1321 Southview Boulevard is a 2-story mixed-use structure (office/retail and residential) that was built in 1961. The property at 203 14th Avenue South was an alley house that was acquired by the HRA and cleared for future redevelopment.

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	C-1: Retail Business	Detached Single Family Residential
South	Commercial	C-1: Retail Business	Detached Single Family Residential
East	Commercial	C-1: Retail Business	Commercial (Kaposia Gas Station 2)
West	Low Density Residential	R-2: Single and Two-Family Residence	Detached Single Family Residential

Subject Property Site Data	
Future Land Use Plan	Commercial
Existing Land Use	Commercial / Mixed-Use
Zoning	C-1: Retail Business
Property Size	.22 acres (9,583 Total square feet)
Topography	Modest slope at western side of property running downhill toward Southview, property also sloped down toward the east side at the alley where there is now a retaining wall.

ZONING SUMMARY:

Bulk Requirements	Required	Existing Building	Proposed
Setbacks:			
Street (Southview)	40 ft. from centerline / block avg.	Appx. 40 ft.	n/a (behind building)
Street (14 th Ave.,)	40 ft. from centerline / block avg.	Appx. 39 ft	6 ft. east of building – garage 0 ft. – surface parking
Side yard (south)	10 ft.	41 ft	3 ft.
Rear yard (east)	10 ft.	24 ft	10 ft.
Building Height: (access. bldg.)	16 ft Max floor to peak	N/A	16 ft or less
Site Design	Required	Existing	Proposed
Parking Standards:			
Parking stalls	N/A	4	12
Accessible parking stalls	1	0*	0*
Exterior Building Materials:		Brick/stucco	Siding (match stucco)
Other Critical Zoning Items			
Floodplain		No	
Shoreland		No	
MNRRA		No	
Utility easements		No	

*ADA accessible parking spaces need to be striped and signed and include the required access aisle space. One space is required for parking with 25 spaces or less.

EVALUATION OF THE REQUEST

A. VARIANCE / CONDITIONAL USE PERMIT

Following are standards from the City's Zoning Code that apply to specifically to the application.

1. Zoning / Land Use

The property is zoned C-1: Retail Business District. The C-1 District allows offices and retail service spaces as permitted uses in the district. The garage use would be considered an accessory use on the property and the only vehicular access to the garage would come from 14th Avenue.

2. Exterior materials

The dominant building material is vinyl siding that would be selected to match the building. The applicant has not yet provided any elevations of the proposed garage structure for staff to review.

3. Parking/Parking Surfaces

The City Code states that parking surfaces be paved asphalt or concrete and include curbing. The proposed parking spaces to the west of the new garage would face to the south. City Code would require privacy fencing consisting of wood, PVC, or composite fencing to a minimum height of 3.5 feet should be installed along the south side of the parking spaces to provide adequate screening for the residential property to the south. Fencing extending west of the front of the house at 211 14th Avenue South shall not exceed 3.5 feet in height. The parking lot will need to have at least 1 ADA accessible parking space and the lot should be restriped including the markings/signage for the ADA space. In addition there should be an accessible route from the parking lot to the building so that

4. Correspondence from Neighboring Property Owners

Staff had not received any correspondence from neighboring property owners prior to the writing of this report.

5. Variances Proposed in the Application

The City's Zoning Code (Sec. 118-270) requires a side yard setback of 10 feet for commercial structures in the C-1 district. The application shows a side setback of 3 feet. Additionally, the application also shows parking spaces without the require parking setback (approximately 0 foot of space provided) adjacent to the 14th Avenue Right of Way. Finally the City's parking standards show that two-way traffic should have a minimum aisle width of 22 feet and the applicant has proposed 17.5 feet.

6. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. *The variance is in harmony with the general purpose and intent of the ordinance*
- b. *The terms of the variance are consistent with the Comprehensive Plan, and*
- c. *The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:*
 - i. *The property owner proposes to utilize the property in a reasonable manner.*
 - ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
 - iii. *The variance will not alter the essential character of the neighborhood.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, and as an existing building has adequate ingress and egress.

7. Conditional Use Permit Findings:

The applicant is seeking a Conditional Use Permit (CUP) for a 20-foot by 48-foot accessory building/ garage on the property at 1321 Southview Boulevard. The Council may grant a Conditional Use Permit, if the following criteria can be met:

- ✓ *The proposed conditional use conforms to the general purpose and intent of the zoning code.*
- ✓ *The conditional use will not substantially diminish or impair property values within the neighborhood, and in consideration of this question the comparison of the use shall be with respect to uses that are permitted without a Conditional Use Permit in the district which the use is located.*
- ✓ *The conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district affected.*
- ✓ *Adequate utilities, access roads, streets, drainage, and other necessary facilities have been provided.*
- ✓ *Adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, ingress and egress are not impacted.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

- A. **Approval.** If the Planning Commission has review the application and determined that the application is consistent with the Variance findings (see p. 4 of this report) and the Conditional Use Permit findings (see p.5 of this report), then staff would recommend the following conditions for a *recommendation* for approval:
- **(Step 1) Findings:** The Planning Commission would need to include findings (see the section above) that the proposed Conditional Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions. Additionally the Commission would need to include findings for the Variances.
 - **(Step 2) Recommendation for Approval:** Approval of the **Conditional Use Permit** for an accessory building over 200 square feet and **Variances** of 8 feet for the side yard setback, and 10 feet for parking setback for the property located at 1321 Southview Boulevard, subject to the following conditions:
 - 1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:

a) Application / Narrative (Roger Tollas)	dated 05/12/2016
b) Site Plan (Roger Tollas)	dated 05/12/2016
 - 2) **Building Permits Required.** Building permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal.
 - 3) **Parcel Combination.** An accessory building can only be built on a parcel where there is principal building. Therefore the applicant shall combine the two tax parcels (36-83900-10-300 and 36-83900-10-290) to make the property consistent with City Code.
 - 4) **Parking and ADA Accessible Parking.** The applicant shall stripe the parking spaces and shall sign and stripe the parking lot to provide ADA accessible parking spaces at the building site. The applicant shall provide an ADA accessible route to the parking lot.
 - 5) **Revised South Side Architectural Elevation Plans and/or Landscaping Plans.** The applicant shall submit revised architectural and/or landscaping plans to break

up the blank wall span along the south side of the property.

- 6) **Parking Lot Screening and Dumpster Screening.** The proposed surface parking area shall require privacy fence to a minimum height of 3 ½ feet to help screen the adjacent residential property from headlight glare. Dumpsters shall be screened in accordance with City Code, such screening is subject to the review and approval of the City Planner.
- 7) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
- 8) **Termination of the Conditional Use Permit / Variances.** The Conditional Use Permit / Variance will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit / Variances. The violation of any condition of approval shall terminate the Conditional Use Permit / Variances.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- **Recommendation for Denial:** Denial of the proposed **Conditional Use Permit/Variance** for the property located at 1321 Southview for the following reasons:

1) _____

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed Conditional Use Permit/Variations for the property located at 1321 Southview Boulevard subject to the conditions listed in this report.

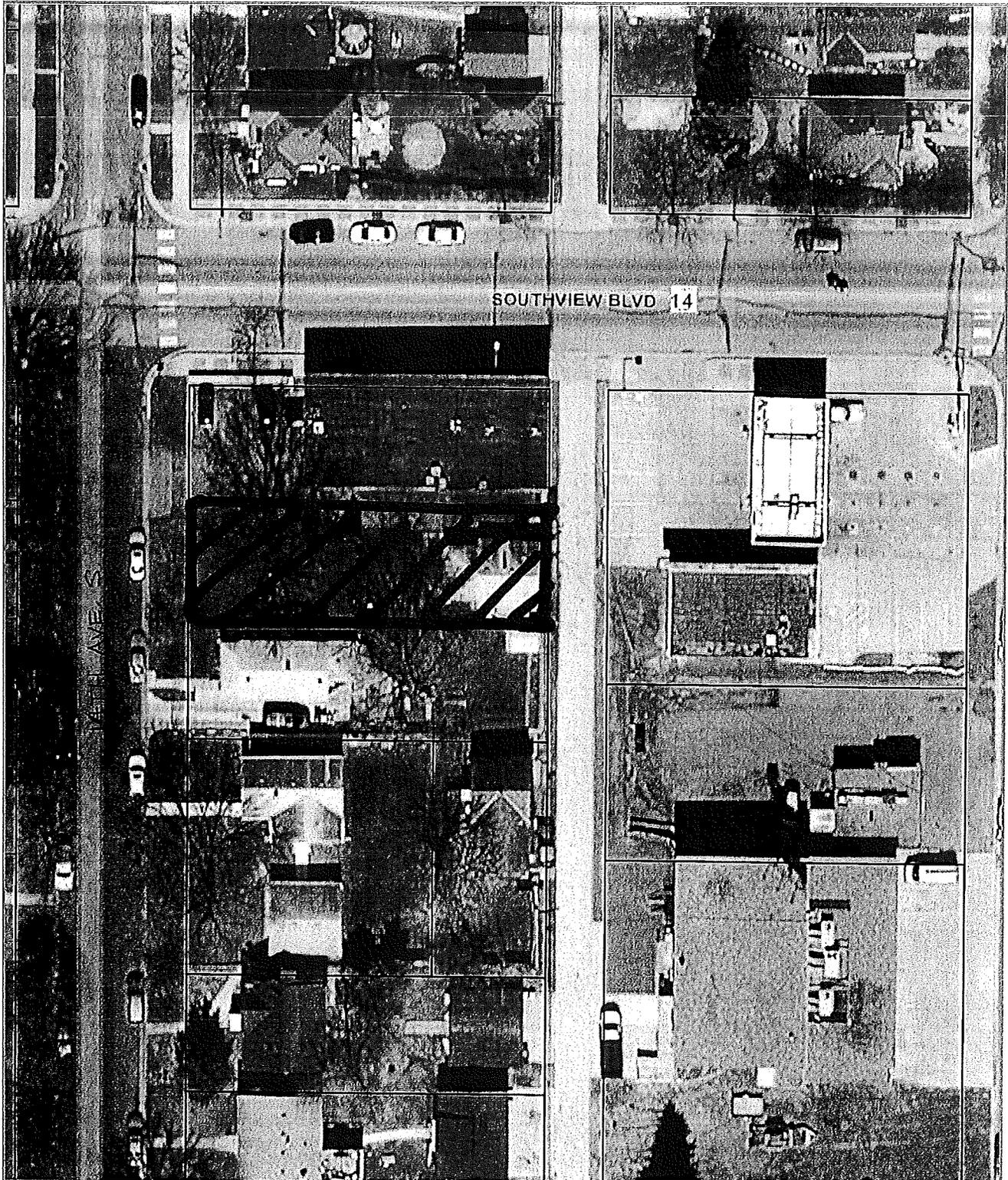
Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

A

203 14th Ave S.



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
 1 inch = 50 feet
 5/19/2016

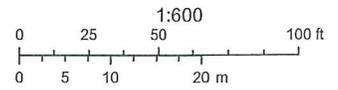


Az

1315 Southview Boulevard



May 25, 2016



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



A3

A4





A5

A6





A7

AB



VARIANCE REQUEST 203 14TH AVE SO 5/12/16

I PURCHASED THIS LOT FROM THE SO. ST. PAUL HRA FOR THE PURPOSE OF ADDING ADDITIONAL PARKING FOR MY MIXED USE COMMERCIAL BUILDING AT 1315-1325 SOUTVIEW BLVD. CURRENTLY I ONLY HAVE THREE OFF STREET PARKING SPOTS. THERE ARE FOUR RESIDENTIAL UNITS ON THE UPPER FLOOR AND AND FOUR BUSINESS'S ON MAIN FLOOR.

THE LOT AT 203 14TH AVE SO. IS A 40' X 125' LOT AND THE CURRENT TEN FOOT SET BACK WOULD MAKE IT VERY DIFFICULT TO GET ENOUGH ADDITIONAL PARKING. I AM REQUESTING THAT THE SET BACK BE REDUCED TO THREE FEET, THIS WILL ALLOW ENOUGH ROOM TO PARK, BACK OUT AND COMPLETE A TURN AROUND.

THIS WILL PROVIDE OFF STREET PARKING FOR TENANTS AND CUSTOMERS OF THE BUSINESS'S.

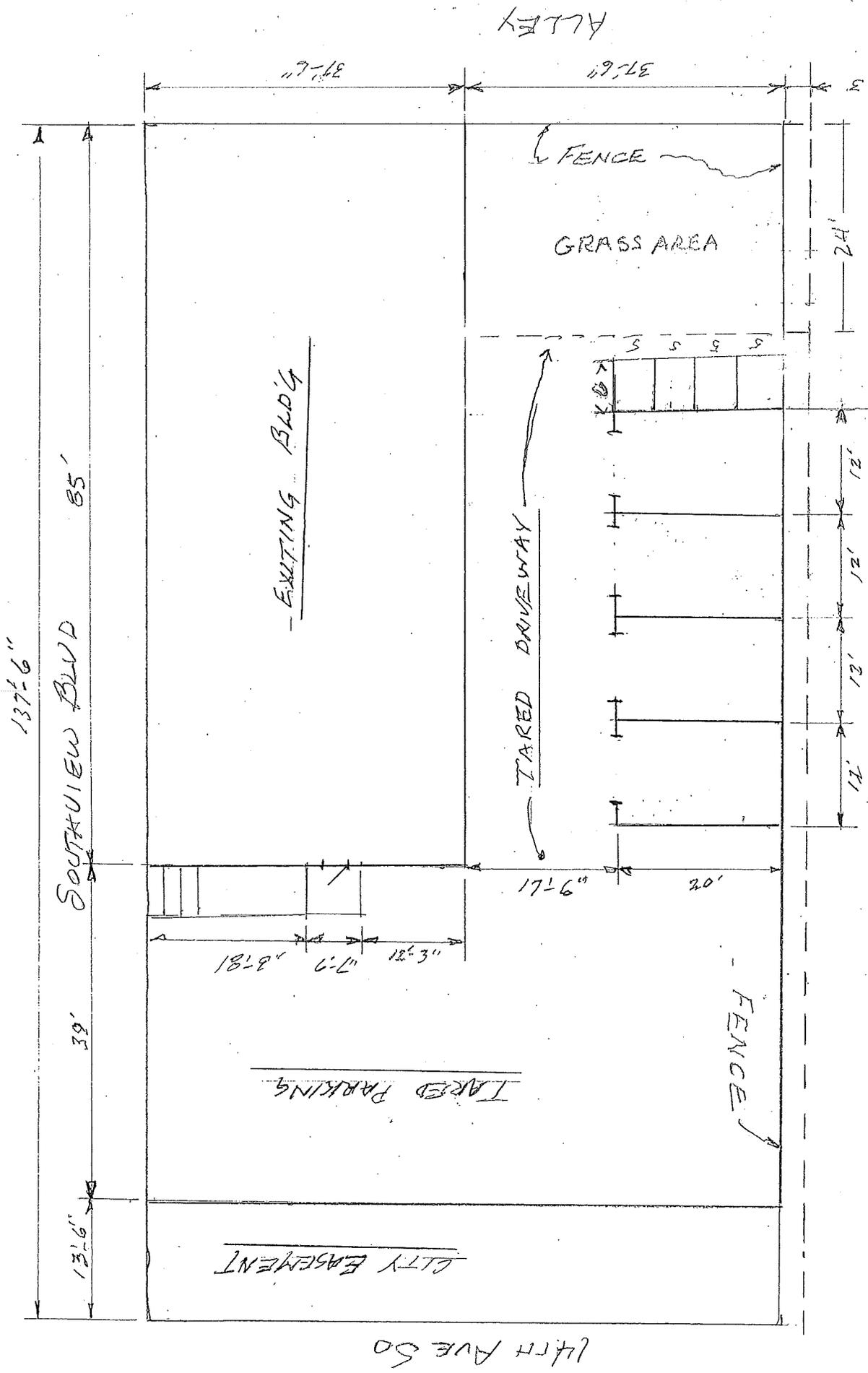
I ALSO WANT TO BUILD FOUR GARAGES WITH FOUR SMALL STORAGE UNITS ATTACHED. THE BUILDING WILL BE SIDED WITH VINYL SIDING OF A COLOR SIMILAR TO THE EXISTING BUILDING.

I WILL INSTALL A SIX FOOT PRIVACY FENCE EAST AND WEST OF THE GARAGE TO THE REAR PROPERTY LINE AND NORTH/SOUTH ACROSS THE REAR PROPERTY TO PROVIDE A NICE SEMI PRIVATE GRASS AREA FOR THE TENANTS TO USE.

I FEEL THIS BE A GOOD IMPROVEMENT TO THE AREA BY REDUCING STREET PARKING BY ADDING EIGHT ADDITIONAL OFF STREET PARKING SPOTS PLUS ENCLOSED STORAGE AND THE GRASS/YARD FOR MY TENANTS.

THANK YOU

Roger Jollas



PARKING, GARAGES & STORAGE
 ROGER BOLLES 5-13-2016
 SCALE 1/4" = 1'-0"