

# Memorandum

TO: Ben Boike, Assistant Community Development Director/City Planner  
FROM: Darin Rezac, Civil Engineer  
DATE: September 14, 2016  
SUBJECT: Site Review Harrison Dental Expansion

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The engineering department has completed its review of the above-referenced project. In conjunction with the site plan approval, the following conditions must be met.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. An existing curb cut is the same location as the proposed trash enclosure. The existing curb cut was the primary drainage flume for half of the lower parking lot. Indicate on the proposed plan where the new curb cut will be located.
3. Include a typical cross-section indicating the proposed pavement section through the proposed parking lot connection.

C: Ross Beckwith, City Engineer/Public Works & Parks Director  
Chuck Price, Engineering Tech III

**TO:** Asst. Community Dev. Dir.  
**THROUGH:** Asst. Parks & Recreation Dir.  
**FROM:** Environmental Committee  
**DATE:** September 14, 2016



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**SUBJECT:**

CASE #16-13 – Site Plan review for 5 Wentworth Ave E

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**BACKGROUND INFORMATION:**

At the September 7, 2016 Environmental Committee (EC) meeting, members reviewed the Site Plan submitted by Harrison Dental to construct an addition to their existing building and make modifications to their existing parking lot at 5 Wentworth Ave E. The EC members liked the overall plan and liked that many existing trees would remain. They agreed with the Assistant Community Development Director's recommendations, but noted that instead of adding additional trees, that they should consider planting larger diameter trees such as 3-4 inch instead of 2½ inch. They also questioned the use of only 1 variety of shrub being planted. The EC unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use "pollinator friendly" native plants that were not treated with "neonicotinoids".

**RECOMMENDATION:**

Environmental Committee members approve the site plan for redevelopment of 5 Wentworth Ave E with the recommendations listed above.



# SOUTH METRO FIRE

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**TO: PLANNING COMMISSION MEMBERS**  
**FROM: LINDA MCMILLAN**  
**FIRE MARSHAL**  
**DATE: 9/08/2016**  
**SUBJECT: CASE NUMBER 16-13**  
**5 Wentworth Avenue East, West St. Paul 55118**

In reference to the proposed building expansion and parking lot modification please note the following:

- a. Per Minnesota State Building Code 1306 – Entire building shall be protected by an Automatic Sprinkler System.
- b. The City of West St. Paul has adopted Minnesota State Building Code Chapter 1306 Subp. 2. Automatic sprinkler systems for buildings increased in total floor area must be installed and maintained in operational condition within the structure. The new addition and the existing building will require an automatic sprinkler system.