

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 21-**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
TO ALLOW A MINOR AUTOMOTIVE REPAIR BUSINESS  
AND A MOTOR FUEL STATION IN A B3 – GENERAL BUSINESS ZONING  
DISTRICT AT 1820 ROBERT STREET**

**WHEREAS**, a Conditional Use Permit (“CUP”) application was submitted to the City for the property currently legally described as:

CURRENT: The South 270 feet of the West 228 feet of the Southeast Quarter of the Southwest Quarter of Section 20, Township 28, Range 22, subject to 40 foot right-of-way on Robert Street and 70 foot right-of-way on Marie Avenue, Dakota County, Minnesota, and except that portion conveyed to the City of West St. Paul by deed recorded in Book 294 of Deeds page 34, and EXCEPT the parcel described as follows:

That part of the South 270 feet of the West 228 feet of the Southeast Quarter of the Southwest Quarter of Section 20, Township 28 North, Range 22 West, Dakota County, Minnesota described as beginning at the intersection of the east line of the West 40.00 feet and the north line of the South 70.00 feet of said property; thence northerly along said east line of the West 40.00 feet a distance of 126.80 feet; thence southerly deflecting to the right 177 degrees 15 minutes 20 seconds, 32.55 feet; thence southerly deflecting to the left 00 degrees 58 minutes 41 seconds 68.43 feet; thence southeasterly deflecting to the left 41 degrees 59 minutes 53 seconds 36.86 feet to said north line of the South 70.00 feet; thence westerly along said north line of the South 70.00 feet to the point of beginning.

**WHEREAS**, a Public Hearing concerning the CUP was held before the West St. Paul Planning Commission (“Commission”) on December 15, 2020;

**WHEREAS**, the Commission recommended the West St. Paul City Council approve the CUP subject to the following conditions:

1. Minor Automotive Repair conditional use:
  - a. Approval of the Conditional Use Permit should be contingent upon the Site Plan, Preliminary and Final Plat applications,
  - b. Approval of the Conditional Use Permit should be contingent up on a valid shared parking agreement for a minimum of 15 parking stalls, and
  - c. Employees should be required to park off site per a shared parking agreement as necessary to provide adequate parking for customers on site.

2. Motor Fuel Station conditional use:

- a. Approval of the Conditional Use Permit should be contingent upon the Site Plan, Preliminary and Final Plat applications.

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the CUP to allow a minor automotive repair business and motor fuel station at 1820 Robert Street requested by SRa, on behalf of Bobby and Steve's Auto World, is hereby approved subject to the submitted plans and following conditions:

1. Minor Automotive Repair conditional use:

- a. Approval of the Conditional Use Permit is contingent upon the Site Plan, Preliminary and Final Plat applications,
- b. Approval of the Conditional Use Permit is contingent up on a valid shared parking agreement for a minimum of 15 parking stalls, and
- c. Employees are to park off site per the shared parking agreement as necessary to provide adequate parking for customers on site.

2. Motor Fuel Station conditional use:

- a. Approval of the Conditional Use Permit is contingent upon the Site Plan, Preliminary and Final Plat applications.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 11<sup>th</sup> day of January 2021.

Attest:

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David J. Napier, Mayor

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Shirley R Buecksler, City Clerk