



City Hall  
1616 Humboldt Avenue  
West St. Paul, MN 55118  
651-552-4100  
FAX 651-552-4190  
[www.wspmn.gov](http://www.wspmn.gov)

## SITE PLAN APPLICATION

Filing Fee: \$275.00  
Escrow Amount: \$1,300.00  
Total Fees: \$ \$1,575.00

OFFICE USE ONLY	
Case No:	<u>PC20-19</u>
Date Received:	<u>12/22/2020</u>
Receipt No:	<u>2020-1690</u>
60 Day Date:	<u>02/20/2021</u>

Street Address of Parcel: 1949 Robert Street South, West St. Paul, MN 55118

Name of Applicant: Crew Carwash, Inc.

Phone # 317-558-7931

Address of Applicant: 10251 Hague Road  
Indianapolis, IN 46256

Email: jfurr@crewcarwash.com

Name of Owner: Alexander Basch

Phone # 818-368-5805

Address of Owner: 11760 Chimineas Ave.  
Porter Ranch, CA 91326

Email: abasch2005@yahoo.com

### SITE INFORMATION

Legal/PID # of the Property Involved: 42-18775-01-012

Present Zoning: B-3, General Business District

Proposed Use of Parcel: Retail Carwash

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities on adjacent streets: The effect on traffic will be neutral as anticipated customers are individuals who would already be passing the facility.

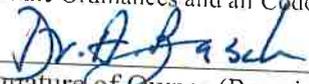
## EXHIBITS REQUIRED

An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:

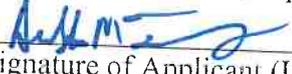
- a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
- b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
  - i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
  - ii. Building elevations, including finishes on all buildings on all sides,
  - iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
  - iv. Curb type and location on site, and
  - v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.
- c. Stormwater Management information, including:
  - i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
  - ii. Existing and proposed drainage area maps,
  - iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
  - iv. Site grading plan,
  - v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
  - vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff
  - vii. If creating more than an acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

## ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

  
Signature of Owner (Required)

818-368-5805  
Phone Number

  
Signature of Applicant (If different)

317-660-9162  
Phone Number

**NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.**

**LAPSE OF SITE PLAN:** An approved site plan shall lapse and become null and void six months following the date on which the Plat was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

## FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

**CITY OF WEST ST. PAUL, MN  
NOTICE OF PUBLIC HEARING**

The listed item below will be a Public Hearing at the Planning Commission Meeting Tuesday, January 19, 2021 at 6:30 pm and a Public Hearing at the City Council Meeting Monday, January 25, 2021 at 6:30 pm:

**PC Case 20-19 – Site Plan Application for the Construction of a Car Wash  
in a B3 – General Business District at 1949 Robert St. – Crew Carwash, Inc.**

If you have any questions regarding the hearing item listed above, please contact Melissa Sonnek, City Planner at (651) 552-4134.

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For Informational Purposes Only – Not for Publication

Shirley R Buecksler  
City Clerk

Published: January 8, 2021  
St. Paul Pioneer Press

Posted: January 8, 2021  
Municipal Center

To: **City Planner**  
Through: **Dave Schletty, Asst. Parks and Rec. Director**  
From: **Environmental Committee**  
Date: **January 12, 2021**

## **Case 20-19 - Site Plan Review for the Construction of a Car Wash at 1949 Robert St. (Crew Carwash)**

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### **BACKGROUND:**

At the January 6, 2021 meeting, the Environmental Committee (EC) reviewed the landscape plans submitted by Crew Carwash for the construction of a car wash at 1949 Robert St., the vacant Baker's Square site.

Members had a thorough discussion of the plan. There was agreement with the City Planner's recommendation to increase the total number of trees planted. They would like to see as many trees planted as possible, using minimal spacing by considering evergreens or arborvitae. These would also help mitigate noise to neighboring residents.

Given the large amount of impervious surface and the high volume of water used on site, there were some comments and questions regarding the capture and treatment of stormwater. The members would like to see as much water as possible recycled and/or treated on-site, perhaps by adding at least 1 raingarden.

The committee has a number of requested recommendations for approval:

- That all annuals or perennials that are planted are pollinator friendly and not treated with neonicotinoids,
- That additional trees be planted in the open green space around the west and north property lines,
- Consider arborvitae or evergreens along the same property lines to maximize noise mitigation and increase total number of trees due to these trees requiring less spacing between each tree, and
- Consider incorporating a raingarden in the southeast planting bed to help manage and treat stormwater runoff on site.

### **RECOMMENDATION:**

Environmental Committee members approve the construction of a car wash at 1949 Robert St., with the recommendations listed above.

## Memorandum

To: Ross Beckwith, PE  
Melissa Sonnek

From: Kendra Fallon, EIT  
Jake Newhall, PE

Date: January 7, 2020

Re: Crew Carwash Stormwater Review  
WSB Project No. 013770-000

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The following documents were submitted on December 22, 2020 by Hamilton Designs and were reviewed for compliance with the City of West St. Paul (City), Lower Mississippi River Watershed Management Organization (LMRWMO), and MPCA Engineering Guidelines:

- \_Civil Construction Documents
- \_Drainage Report
- Landscape Plan

The project will disturb over an acre of land which triggers rate control, water quality and erosion control requirements. The following comments should be addressed as the project moves forward:

### General

1. Applicant is proposing to tie into MnDOT's existing storm sewer system. Applicant will need to get MnDOT's approval prior to construction.
2. The site will disturb more than acre so a NPDES permit and a SWPPP are required. The SWPPP should be included in future submittals for review.
3. An operations and maintenance plan and Stormwater Maintenance Agreement with the City for the proposed stormwater management system will be required.

### Plans

1. The total existing and proposed impervious areas should be noted on the plans.
2. A trench drain should be placed across the entrance to the site to reduce the potential for water from the car wash to spill out onto the City roadway.
3. It is recommended a snout be added to the outlet of Structure 100 to deter floatables from leaving the site.
4. It is recommended the applicant add inlet protection to the existing catch basins near the intersection of Crusader Avenue and Robert Street due to the proximity of the construction limits to the catch basins.
5. The invert elevation for the assumed roof drain connecting into Structure 130 should be added to the grading plan.
6. The datum being used should be noted on the plans.

### Modeling

1. Because the site disturbs more than one acre, the applicant must demonstrate the site provides 50 percent total phosphorus removal to meet the LMRWMO requirement.
2. Rate control is required for the 2-, 10- and 100-year storm events. Applicant should include the existing and proposed discharge rates for the 2-year event.

3. Based on LiDAR it appears there may be a small amount of offsite drainage from the north that should be included in the existing and proposed conditions modeling. Applicant should confirm all offsite drainage is being accounted for.
4. HydroCAD modeling should utilize the MSE 3 distribution and Dakota County Atlas 14 storm events.

We request the applicant respond with how each comment above has been addressed. Please reach out with any questions concerning the comments provided in this memo.

December 21, 2020

Melissa Sonnek  
City Planner  
City of West St. Paul  
1616 Humboldt Avenue  
West St. Paul, MN 55118

**SUBJECT:** MnDOT Review # **S20-071A**  
**Crew Carwash**  
NW Quad US 952A (Robert Street South) & East Crusader Avenue  
West St. Paul, Dakota County

Dear Ms. Sonnek:

Thank you for the opportunity to review the **Crew Carwash** development. MnDOT has reviewed the documents and has the following comments:

***Robert Street Corridor:***

There have been a number of developments (seven so far) proposed along Robert Street this year. MnDOT is glad to see so much new development occurring along Robert Street and feels it would be beneficial to meet with the City after the first of the year to discuss safety, access and future development in the corridor. We'll contact you in January to talk further about setting up this discussion.

***Pedestrian/Bicycle and ADA:***

MnDOT recommends the developer add an Americans with Disabilities Act (ADA) accessible connection from the sidewalk along Robert Street to the building entrance for access by the business employees and the public.

For questions regards the above comments, contact Jesse Thorsen, Metro Multimodal, at [Jesse.Thorsen@state.mn.us](mailto:Jesse.Thorsen@state.mn.us) or 651-234-7788.

***Transit:***

There is a transit stop for southbound busses along the Robert Street side of this parcel. The developer should contact Metro Transit at: [Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us](mailto:Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us) so they can evaluate the impacts to their service and potential mitigations.

An equal opportunity employer

For questions regards the above comments, contact Jesse Thorsen, Metro Multimodal, at [Jesse.Thorsen@state.mn.us](mailto:Jesse.Thorsen@state.mn.us) or 651-234-7788.

***Water Resources:***

A drainage permit will be required. MnDOT requires that no increase in discharge rates to MnDOT right of way is allowed for 2, 10, and 100 year storms using Atlas 14 rainfall data. The developer should also follow the Lower Mississippi River Water Management Organization ( <http://www.dakotaswcd.org/watersheds/lowermisswmo/index.html>) requirements for redevelopment.

For questions regards these comments, contact Jason Swenson, Metro Water Resources, at [jason.swenson@state.mn.us](mailto:jason.swenson@state.mn.us) or 651-234-7539.

***Permits:***

In addition to the Drainage permit mentioned above, any use of, or work within or affecting, MnDOT right of way will require a permit.

Permits can be applied for at this site: <https://olpa.dot.state.mn.us/OLPA/>. Please upload a copy of this letter when applying for any permits.

Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-775-0405 or [Buck.Craig@state.mn.us](mailto:Buck.Craig@state.mn.us).

***Review Submittal Options***

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us). Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. PDF file(s) uploaded to MnDOT's external shared internet workspace site at: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff at [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us) for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mailed or hand delivered documents in PDF format on a flash drive or CD-ROM to:  
MnDOT – Metro District Planning Section  
Development Reviews Coordinator  
1500 West County Road B-2  
Roseville, MN 55113
4. Printed documents via mail or hand delivery to the address above. Include one set of full-size plans.

If you have any questions concerning this review, please contact me at (651) 234-7797.

Sincerely,

MnDOT Metropolitan District, Waters Edge Building, 1500 County Road B2 West, Roseville, MN 55113



Cameron Muhic  
Senior Planner

**Copy sent via E-Mail:**

Buck Craig, Permits  
Beth Neuendorf, Water Resources  
Molly Kline, Area Engineer  
Almin Ramic, Traffic  
Casey Crisp, Surveys  
Mackenzie Turner Barga, Multimodal  
Todd Grugel, ADA

Lance Schowalter, Design  
Jason Swenson, Water Resources  
Mohamoud Mire, Area Coordinator  
Jason Junge, Transit  
Benjamin Klismith, Right-of-Way  
Jesse Thorsen, Multimodal  
Russell Owen, Metropolitan Council