

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

**RESOLUTION NO. 21-**

**RESOLUTION APPROVING A SITE PLAN  
FOR A CAR WASH AT 1949 ROBERT ST.  
(CREW CARWASH)**

**WHEREAS**, a site plan application has been submitted to the City for the property currently legally described as:

CURRENT: LOT 1, BLOCK 1 CRUSADER ADD, EX PT TO CITY SUBJ TO EASE.

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on January 19, 2021;

**WHEREAS**, the West St. Paul Planning Commission recommended the City Council approve the site plan;

**WHEREAS**, a public hearing concerning the site plan was held before the West St. Paul City Council on January 25, 2021;

**WHEREAS**, the West St. Paul City Staff recommended the City Council approve the site plan; and

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the site plan for 1949 Robert St., requested by Crew Carwash, Inc.d, is hereby approved subject to the submitted plans and following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The site plan shall be revised to adhere to section 153.382(D)8, and provide a trash receptacle at each vacuuming station,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall incorporate at least 11 additional trees along the north and west property lines as well as plantings at the northeast corner of the site,
5. The applicant consider the recommendations of the Environmental Committee per the attached memo dated January 12, 2021,
6. The north and south elevations shall be revised to comply with minimum visual relief requirements per section 153.032(F)4 of the zoning code,
7. All signage must comply with section 153 of the zoning ordinance,

8. The applicant shall ensure that all rooftop mechanicals are property screened per zoning code section 153.032(F)5,
9. The applicant shall adhere to all items outlined in the WSB Engineering Memo dated January 7, 2021,
10. The applicant shall comply with the items outlined in the MnDot memo dated December 21<sup>st</sup>, 2020.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 25<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