

To: **Mayor and City Council**  
Through: **Nate Burkett, City Manager**  
From: **Melissa Sonnek, City Planner**  
Date: **August 23, 2021**

## **Conditional Use Permit for a Two Medical Offices/Clinics at 34 Moreland Avenue East – Steven Wallin**

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### **BACKGROUND INFORMATION:**

Property owner, Steve Wallin, has requested two Conditional Use Permits (CUP) to allow two medical offices/clinics in the B1 – Limited Business zoning district at 34 Moreland Ave. E.

1. Forward Motion Recovery, and
2. Horizon Autism Center

Please see the attached Planning Commission report for additional information related to the request.



## **PLANNING COMMISSION REVIEW:**

The Planning Commission met in regular session and held a public hearing on August 17<sup>th</sup>, 2021.

No one from the public came forward to speak on this item.

The commission discussed the following items:

- The current condition of the parking lot and if it would need to be re-paved.
  - The applicant stated they were planning to do any parking lot improvements, such as striping and filling pot holes, all at the same time.
- The commission voiced concerns around accessibility from the parking lots into the building since it is a multi-level building, and the Commission therefore requested that the applicant paint an ADA parking stall on both the north and south parking lots.
  - City Staff noted that building code for ADA parking stalls only requires only one handicapped stall for every 25 parking stalls.
  - The applicant stated that they are willing to do this.
  - This has been added as condition number three.

Planning Commission voted 4-0 in favor of recommending approval of the conditional use permit, with the condition as recommended by City Staff.

## **STAFF RECOMMENDATION:**

Staff recommends that the City Council hold the public hearing and approve the Conditional Use Permit subject to the following condition:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul,
2. The applicant shall re-stripe both the north and south parking lot stalls to be clearly visible prior to the new tenants occupying the building, and
3. The applicant shall paint and stripe two ADA parking stalls on site, one on the north lot and one on the south lot.

## **ATTACHMENTS:**

Application and Public Notice  
Planning Commission Memo  
Resolutions