

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

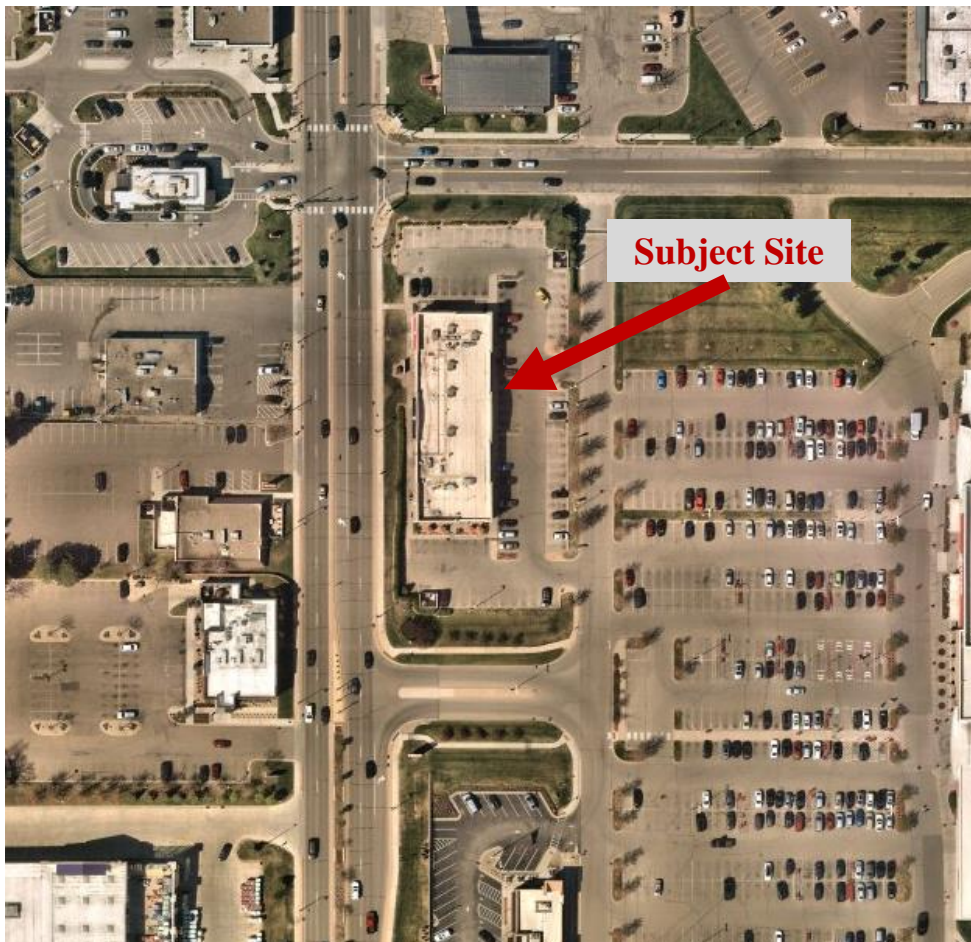
## **Conditional Use Permit for a Dental Clinic at 1740 Robert Street South – Pacific Dental Services**

---

### **BACKGROUND INFORMATION:**

Jason Schilling, on behalf of Pacific Dental Services, has requested a Conditional Use Permit (CUP) to allow a dental clinic in the B4 – Shopping Center zoning district at 1740 Robert Street South.

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:

- If there was a formal shared parking agreement between this building and the Target parking lot, as they have noticed that residents may park at Target and then visit the 1740 building, or vice-versa.
  - City Staff noted that the need for a shared parking agreement was discussed during the original approvals back in 2009, however since the 1740 site was able to provide enough parking on their own site, no formal shared parking agreement was necessary.

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.

## **ATTACHMENTS:**

Application and Public Notice  
Planning Commission Memo  
2010 Building Permit Plans  
Resolution