RESOLUTION APPROVING A SITE PLAN FOR A BUILDING EXPANSION AT 60 EMERSON AVENUE WEST (CITY OF WEST SAINT PAUL)

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

CURRENT: PT OF SE 1/4 OF NE 1/4 OF NE 1/4 LYING S OF EMERSON AVE SECTION 19 TOWNSHIP 28 RANGE 22

WHEREAS, a public hearing concerning the site plan was held before the West St. Paul Planning Commission on March 15, 2022;

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 March 28, 2022; and

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

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul City Council that the site plan for 60 Emerson Avenue West, submitted by the City of West St. Paul, is hereby approved subject to the submitted plans and following conditions:

1. The 51 parking stalls designated as proof of parking shall be added as a combination of new stalls and proof of parking during the reconstruction of the parking lot in 2025,

2. The middle curb cut to Emerson Avenue West shall be removed as a part of the parking lot reconstruction,

3. In conjunction with the parking lot reconstruction, sidewalk shall either be added and constructed or escrowed to be constructed at a later date,

4. As a part of the future parking lot reconstruction, all curbing shall be B612 as required by code,

5. For the three trees being removed for the building expansion, the applicant shall either relocate the trees to somewhere else on the site, or shall replace the removed trees with three to four new trees totaling to no less than 2.5 caliper inches each, and no less than 8.4 caliper inches in total,

6. All rooftop mechanicals shall be screened and comply with section 153.032(F)(5) of the zoning code,
7. All signage components shall comply with sections 153.403 through 153.438 of the zoning code, and

8. The site shall comply with all items outlined in the forthcoming WSB Engineering memo regarding stormwater in conjunction with the reconstruction of the parking lot.

Adopted by the City Council of the City of West St. Paul, Minnesota, this 28th day of March 2022.

Attest:

__________________________________  ______________________________________
David J. Napier, Mayor                Nicole Tillander, City Clerk