

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

**RESOLUTION NO. 22-**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
A CHILD CARE FACILITY IN THE B2 – NEIGHBORHOOD  
ZONING DISTRICT WITHIN THE SMITH/DODD OVERLAY  
AT 1025 DODD ROAD (STACI HEDLUND)**

**WHEREAS**, a conditional use permit application has been submitted to the City for the properties currently legally described as:

CURRENT: ALL E OF OTTAWA AVE OF LOT 2, BLOCK 3 OF THE ICKLERS ADDITION, and

LOT 1, BLOCK 3 EX W 90 FT AND EX N 68 FT E OF LINE 189.7 FT W OF CEN LINE OF SMITH AVE EXT EX E 140.21 FT OF W 230 .55 FT OF N 26 FT OF THE ICKLERS ADDITION

**WHEREAS**, a public hearing concerning the conditional use permit was held before the West St. Paul Planning Commission on April 19, 2022;

**WHEREAS**, the West St. Paul Planning Commission recommended the City Council approve the conditional use permit;

**WHEREAS**, a public hearing concerning the conditional use permit was held before the West St. Paul City Council on April 25, 2022;

**WHEREAS**, the West St. Paul City Staff recommended the City Council approve the conditional use permit; and

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the conditional use permit for a child care facility in the B2 – Neighborhood Business zoning district within the Smith/Dodd Overlay at 1025 Dodd Road, requested by Staci Hedlund, is hereby approved subject to the following conditions:

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 ensure that all fencing between the southeastern building wall and Dodd Road be no tall than 4 feet in height, that all fencing on site be outside of the 25-foot sight-triangle for the Dodd and Ottawa intersection, and that all fencing be maintenance free, and
3. If the applicant should remove any of quality trees on site, they shall be replaced with a minimum of 30% and said replacement trees shall measure at least 2.5 caliper inches.

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Adopted by the City Council of the City of West St. Paul, Minnesota, this 25<sup>th</sup> day of April, 2022.

Attest:

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David J. Napier, Mayor

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Nicole Tillander, City Clerk