

Memorandum

To: Ben Boike, Asst. Community Development Director/City Planner

cc: Dan Klasen, Clean & Press

From: Mike Nielson, PE

Date: 3/21/2019

Re: Clean & Press, 186 Marie Ave E
WSB Project No. 012646-000

Attached are a site plan application and a variance application to allow additional parking for the Clean & Press.

The City has purchased or is in the process of purchasing a strip of property adjacent to Marie Ave E for the purposes of constructing a bike trail. Due to this acquisition, several (8) parking spaces are being lost. The proposed plan adds 16 parking spaces at the rear of the building. The minimum width for 90-degree parking and a 2-way drive aisle is 42' with a 10' rear yard setback. The distance behind (south) the Clean and Press from the building to the property lines is 50.10'. To construct the necessary parking a variance of 1.9' will be required for the 10' rear yard setback.

The attached plan sheets include;

1. Existing Conditions
2. Grading plan/ Storm Sewer and Grading Plan
3. Landscape Plan

In addition to the work shown on the Clean & Press site, the storm sewer work will be constructed on the ESI Property, 220 Marie Ave E. along with a partial parking lot repave to redirect water away from the ESI building. The Clean & Press owner is obtaining a drainage and utility easement from ESI. A draft copy of the easement is also attached.

Mr. Klasen will be stopping at City Hall to sign the applications and pay the fees.

If there is any additional information you need, please give myself a call at 320-534-5940.



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118-3972

MUNICIPAL CENTER 651-552-4100
PARKS/RECREATION 651-552-4150
FAX 651-552-4190

POLICE 651-552-4200
FIRE 651-552-4176
TDD 651-552-4222

SITE PLAN APPLICATION

Filing Fee: \$275.00

Escrow Amount: \$1300.00

TOTAL FEES _____

(OFFICE USE ONLY)

CASE NO. _____

DATE RECEIVED _____

RECEIPT # _____

60 DAY DATE _____

1. STREET ADDRESS OF PARCEL _____

2. NAME OF APPLICANT CLEAN HOLDINGS, LLC
Phone # _____

3. ADDRESS OF APPLICANT 186 MARIE AVE E, WEST ST. PAUL Email klasen@baldwin-telecom.net

4. NAME OF OWNER DAN KLASEN Phone # 651-329-5694

5. ADDRESS OF OWNER 186 MARIE AVE E Email klasen@baldwin-telecom.net

6. LEGAL/PID # 42-0200-060

7. PRESENT ZONING I-1, LIGHT INDUSTRIAL

8. PROPOSED USE OF PARCEL Continued use as DRY CLEANING. Application is for additional parking due to the loss of parking through taking for trail project.

9. WHAT WILL BE THE EFFECT ON EXISTING AND ANTICIPATED TRAFFIC CONDITIONS, INCLUDING PARKING FACILITIES ON ADJACENT STREETS No additional traffic will be generated due to no change in usage. The additional parking spaces provided will reduce the need for on-street parking.

EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies in sets and folded plans, showing application information as follows:
 - a. A survey scaled and dimensioned site plan showing pertinent existing conditions such as parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.
 - b. A complete set of preliminary drawings prepared and signed by a registered Civil Engineer, Architect, and/or Landscape Architect showing:
 - (i) A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery including types and locations, and sizes.
 - (ii) Building Elevations including finishes on all buildings all sides.
 - (iii) All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets.
 - (iv) Curb type and location on site.
 - (v) Proposed plans for sidewalk to service, parking, recreation and service areas within the site.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

Signature of Owner (Required)

Phone Number

Signature of Applicant (If different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF SITE PLAN: An approved Site Plan shall lapse and become null and void six months following the date on which the Site Plan was approved, unless prior to the expiration of six months a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved Site Plan may be renewed once for a period of one year by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.
2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney's expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.



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Memorandum

To: *Ross Beckwith, PE City Engineer*
rbeckwith@wspmn.gov

cc: *Dan Klasen, Clean & Press*
Jon Fritsche, Energy Solutions International

From: *Mike Nielson, PE*

Date: *3-5-2018*

Re: *Clean & Press – Parking Lot Expansion*
WSB Project No. R-012646-000

Mr. Dan Klasen, owner of the Clean & Press located at 186 Marie Avenue East is requesting a permit to add parking spaces at the rear of his building due to the acquisition of property by the city and loss of parking at the front of the building.

The applicant is losing 7 parking stalls adjacent to Marie Ave and is proposing to pave an existing gravel parking/loading dock area and to convert a greenspace to hard surfaced parking at the rear of the building. The proposed conversion of green space to parking will increase the impervious area by 7,200 square feet. With the loss of parking in a 150' x 8' area at the front of the building the increased parking area will be 6,000sf or 0.14 acres.

The estimated increase in runoff using the rational method is

Pre- Grass Cover $C=0.40$, $T_c=10$ min, $i_{10} = 5.82$ in/hr $Q= 0.40 \times 5.82 \times 0.14 = 0.33$ cfs
Post – Bituminous Cover $C=0.90$ $T_c=7.0$, $i_{10} = 6.43$ in/hr, $Q= 0.90 \times 6.43 \times 0.14 = 0.81$ cfs

The increased runoff the 10-year design storm is estimated at 0.48 cfs.

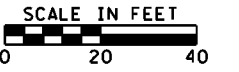
The proposed grading of the new parking area will drain water from north to south and west to east toward the alley area on the east side of the building where it will then drain north to Marie Avenue. In discussions with Mr. Klasen it has come to our attention that the Energy Solutions International building has an existing drainage problem which originates from the 150 Marie LLC building to the southwest.

Due the relatively flat grades in the area a storm sewer will be constructed to collect the new conveyance from the Clean & Press parcel and collect stormwater from the 150 Marie LLC parcel and the ESI properties building and parking lot. Currently the water from the 150 LLC parcel runs into the parking lot of the ESI building where it is creating problems with the foundation of the ESI building. Due to the limited capacity of the existing storm sewer in Marie Avenue we are proposing to convey the major storms overland and are proposing to re-grade the parking lot with an inverted crown running north and south parallel to the ESI building.

Attached are a grading plan for both the Clean & Press and ESI parking lot with a storm sewer layout and associated design calculations for your review. If you need any additional information or have any questions please give me a call at 320-534-5940 or e-mail at mnielson@wsbeng.com.

PIPE DESIGN

Storm Event		100 Year																											
Initial Tc		15 Min																											
STRUCTURE NO.	LOCATION	STRUCTURE	AREA [AC]	C	CxA	ADD CXA	SUM OF CXA	Tc [MIN]	TIME IN PIPE [MIN]	RAINFALL INTENSITY [IN./HR.]	FLOW VELOCITY [FPS]	TOTAL Q [CFS]	FULL PIPE CAPACITY [CFS]	80% FULL PIPE CAPACITY [CFS]	APPROX LENGTH OF PIPE [FT]	SLOPE [FT/FT]	PIPE SIZE [IN]	PIPE MATERIAL	PIPE CLASS	TYPE	PIPE INVERT		APPROX. T.C.		COVER		STRUCTURE TYPE		
																					UPPER END	LOWER END	FALL	UPPER END	LOWER END	UPPER END		LOWER END	
5000 5001	ON FROM TO		STOOL	0.9 0.86 0.47	0.75 0.8 0.95	0.675 0.688 0.4465		1.8095	20	0.16	6.6133333	5.2	11.97	4.12	3.295658154	50.0	0.0114	12	RCP		CIRCULAR	985.89	985.32	0.57	989.64	989.07	2.58	2.58	H
5002 5001	ON FROM TO		STOOL	0.49	0.95	0.4655		0.4655	10	0.09	8.96	6.2	4.17	4.88	3.904358818	34.0	0.016	12	RCP		CIRCULAR	986.25	985.71	0.54	990.00	989.07	2.58	2.20	48-4020
5001 5003	ON FROM TO		STOOL	0.19	0.95	0.1805	2.275	2.4555	20.16	0.20	6.6133333	6.2	16.24	4.88	3.904358818	75.0	0.016	12	RCP		CIRCULAR	985.32	984.12	1.20	989.07	988.16	2.58	2.87	H
5003 5004	ON FROM TO		STOOL	0.27	0.95	0.2565	2.4555	2.712	20.36	0.16	6.6133333	6.4	17.94	5.03	4.024520951	62.0	0.017	12	RCP		CIRCULAR	984.12	983.07	1.05	988.16	987.19	2.87	2.96	H
5004 ex 5005	ON FROM TO		MH	0.19	0.95	0.1805	2.712	2.8925	20.52	0.14	6.6133333	6.6	19.13	5.18	4.141197894	56.0	0.018	12	RCP		CIRCULAR	983.07	982.06	1.01	987.19	986.94	2.96	3.72	48-4020



NOTE: EXISTING TREES ARE COTTONWOOD
ALL TREES IN THE PROPOSED PARKING
AREA ARE TO BE REMOVED AND STUMPS
GRUBBED.

23" COTTONWOOD

16" COTTONWOOD

31" COTTONWOOD

27" COTTONWOOD

16" COTTONWOOD

LEGEND	
	RETAINING WALL
	MAJOR CONTOUR
	MINOR CONTOUR
	UTILITY PEDESTAL
	CATCH BASIN
	POWER POLE
	CLEAN & PRESS PROPERTY LINE

DATE: 3/20/2019 4:01:35 PM
PATH & FILENAME: K:\012646-000\Cad\Plan\012646-000_existing.dgn

NO.	DATE	BY	CHK	REVISIONS

Design By: MJN
 Plan By: MWM
 Checked By: MJN
 Approved By: MJN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

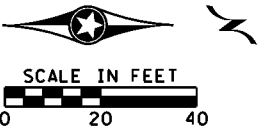
Michael J. Nielson
 Michael J. Nielson, PE
 DATE: 3/20/2019 LICENSE NO. 43873



CLEAN AND PRESS AND
ESI PROPERTIES, LLC
SITE IMPROVEMENTS

WEST ST. PAUL, DAKOTA COUNTY, MN
EXISTING CONDITIONS

SHEET
1
OF
3
SHEETS



LEGEND

- 3" BITUMINOUS PAVEMENT (2 LIFTS)
6" AGGREGATE BASE CL V
- 1' PROPOSED MAJOR CONTOURS
- 0.2' PROPOSED MINOR CONTOURS

GENERAL NOTES

1.

DATE: 3/21/2019 12:59:45 PM
PATH & FILENAME: K:\012646-000\Cad\Plan\012646-000.sp.dgn

NO.	DATE	BY	CHK	REVISIONS

Design By: MJN
 Plan By: MWM
 Checked By: MJN
 Approved By: MJN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Michael J. Nielson
 Michael J. Nielson, PE
 DATE: 3/20/2019 LICENSE NO. 23823



CLEAN AND PRESS AND
 ESI PROPERTIES, LLC
 SITE IMPROVEMENTS

WEST ST. PAUL, DAKOTA COUNTY, MN

SITE PLAN

SHEET
 2
 OF
 3
 SHEETS



LEGEND	
	EXISTING RETAINING WALL
	SOD ALL DISTURBED AREAS
	2 1/2" DIA DECIDUOUS TREES AT 20' SPACING SPECIES TO BE DETERMINED TO AVOID INTERFERENCE WITH OVERHEAD POWER
	CLEAN & PRESS PROPERTY LINE

DATE: 3/21/2019 4:34:18 PM PATH & FILENAME: K:\012646-000\Cad\Plan\012646-000.Landscape.dgn

NO.	DATE	BY	CHK	REVISIONS

Design By: MJN
 Plan By: MWM
 Checked By: MJN
 Approved By: MJN

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Michael J. Nielson, PE
 DATE: 3/20/2019 LICENSE NO. 23823

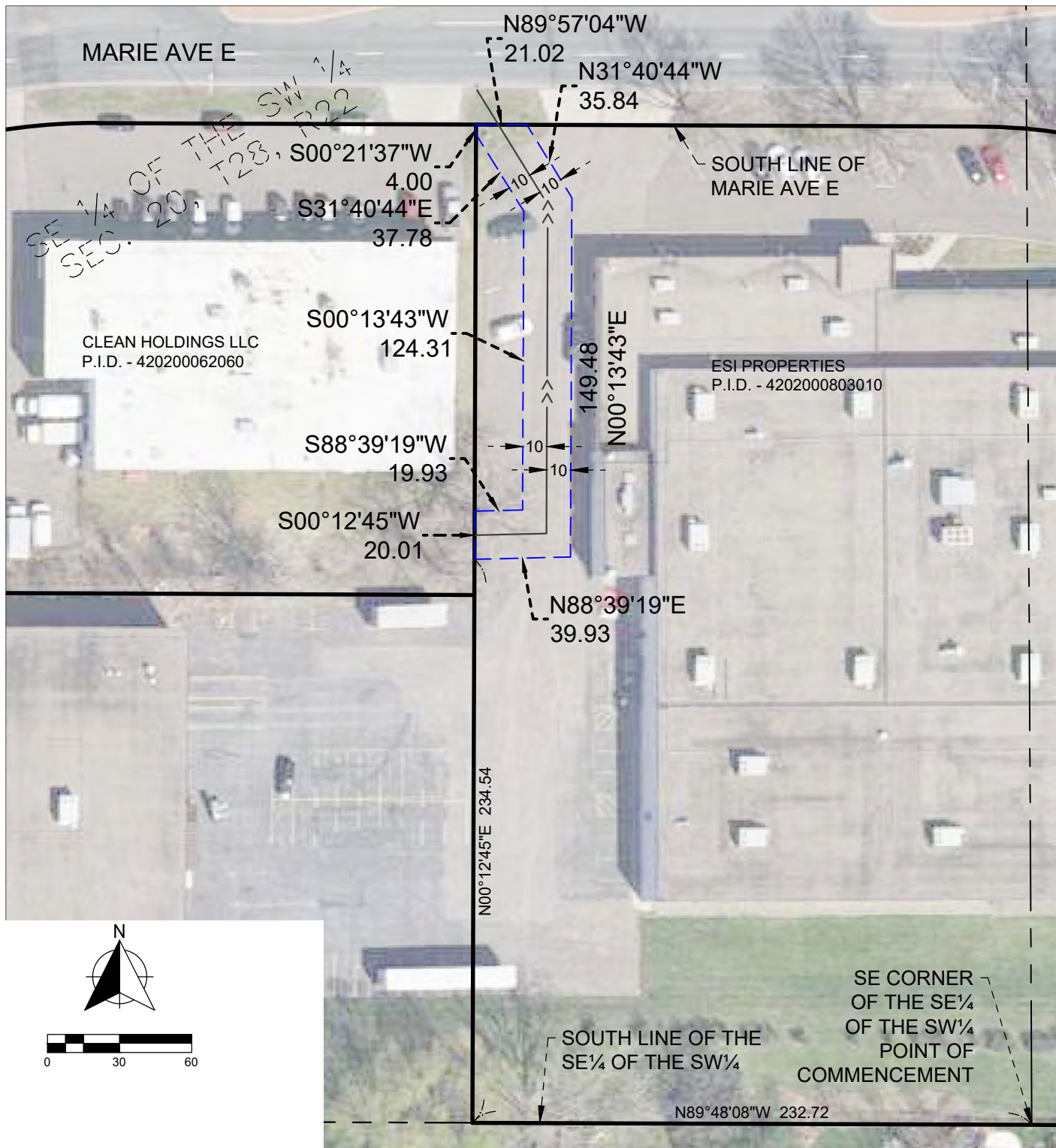


CLEAN AND PRESS AND ESI PROPERTIES, LLC
 SITE IMPROVEMENTS

WEST ST. PAUL, DAKOTA COUNTY, MN
 EXISTING CONDITIONS

SHEET 1 OF 3 SHEETS

EASEMENT EXHIBIT



Prepared by:



Clean'n'Press
Easement Exhibit
186 Marie Ave E
West St. Paul, Minnesota

WSB Project No. 012646-00

Date: 3/21/19

To: **Planning Commission**
From: **Melissa Sonnek, Community Development Coordinator**
Date: **April 16, 2019**

Site Plan Review for a Parking Lot Expansion at 186 Marie Ave E

REQUEST:

Dan Klasen, owner of Clean'n'Press is requesting is requesting Site Plan approval to allow for the expansion of the existing parking lot to extend to the rear of the property and behind the building at 186 Marie Avenue East.

Attachments:

Memos from the Env. Comm. and Engineering Consultant Applications
Copies of submitted plans
Notice
Staff Presentation



CURRENT USE AND ZONING:

	Use	Zoning
Subject Property	Dry Cleaner	I1 – Light Industrial
Properties to North	MN Glove & Safety, Bob’s Workwear, and Target	I1 – Light Industrial & B4 – Shopping Center
Properties to East	Energy Solutions International	I1 – Light Industrial
Properties to South	Branch Out Transitional Services Special Education	I1 – Light Industrial
Properties to West	Skadron Animal Hospital	I1 – Light Industrial

SITE PLAN ANALYSIS:

Proposal

Due to the City of West St. Paul constructing a ten foot wide asphalt trail along Marie Avenue, Clean’n’Press will be losing between six and eight parking stalls along the northern side of their site. In order to make up for the loss in parking, Clean’n’Press is proposing to construct a parking lot behind the existing building. This parking lot expansion would create up to 16 additional stalls on the rear side of the property.



Parking Setbacks

The I1 – Light Industrial District requires that all parking be located a minimum of 10 feet from the front and rear property lines. As stated in the Committee of Adjustments report, due to the Marie/Oakdale Trail construction two variances are needed in order to allow for the parking lot expansion.

All proposed new parking areas include b612 curbing as required by code.

	Building	Parking
Front	20 – 90 ft.	10 ft. min*
Rear	20 ft. min	10 ft. min*
Side	10 ft. min	0 ft.

Variances are being requested for the parking setback that do not fit the code requirement

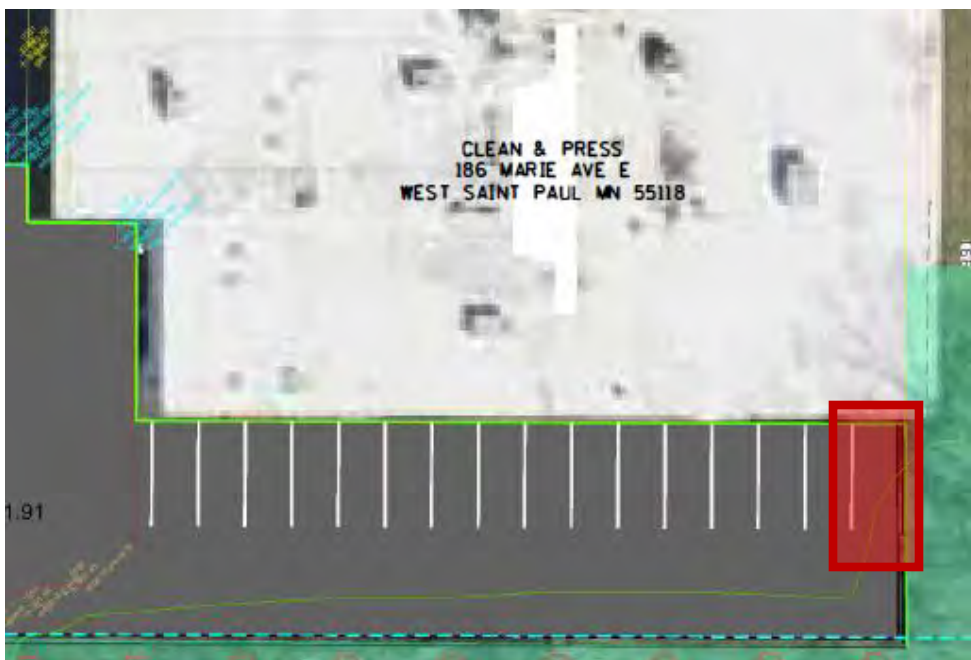
Parking

The Zoning Ordinance does not specifically detail requirements for dry cleaning uses; however, staff believes that the manufacturing, fabrication or processing of a product or material category is the closest use.

This use requires a minimum of four off-street stalls, plus one additional stall for every 800 sq. ft. of floor area of the building. This building is approximately 15,542 sq. ft., which then translates to 23 stalls. The proposed plan shows a total of 46 stalls.

While the proposed number of stalls exceeds the minimum requirement, with the large number of staff (30-35 employees) regularly working on site, Staff is recommending a conditional of approval that the rear parking lot be the designated parking area for employees. Staff is also recommending as a condition of approval that a bike rack be added in order to serve multiple modes of transportation.

Staff is concerned with the general maneuverability and ability to back out of the most southeast stall, and is therefore adding a condition of approval that the southeastern most stall be removed (as shown in red below).



Drive Aisle

All new drive aisles meet the minimum two-way width requirement of 22 feet.

Parking Stall Dimensions

All new parking stalls meet the minimum required parking stall dimension of 9' x 20'.

Curbing

The proposed parking addition will include B612 curbing as required by code.

Lighting

The submitted plans do not detail any lighting on site; therefore, Staff is recommending as a condition of approval that all lighting comply with the lighting section of the zoning code 150.032(E)5.

Landscaping

The submitted plans show the removal of five cottonwood trees in the rear yard. Per the zoning code, cottonwoods are not considered quality trees and therefore do not need to be replaced. Zoning code section 150.032(E)2, states one quality tree is required for every 20 feet of linear property line unless otherwise approved during the site plan process, this would equate out to roughly 42 new trees. However, due to both the existing and proposed design of the site, Staff believes the stated required volume of trees would be unfeasible and that such a number of trees would not survive in the small area of green space proposed.

The applicant is planning to plant ten new deciduous trees that are 2.5 inches in diameter on the rear side of the property, roughly 20 feet apart. The species of the trees are currently undecided as there are some power lines along the rear side of the property. Staff believes this is a good middle ground when considering the green space restriction of the site.

Environmental Committee Review

The Environmental Committee reviewed the proposed landscape plan at their April 3rd, 2019 meeting and recommended approval of the plan with the following recommendations (see attached memo):

1. Planting of small variety ornamental trees;
2. Encourage the developer to reduce the amount of parking and instead add greenspace for additional plantings or onsite stormwater treatment; and
3. They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

Staff is recommending a condition of approval that the applicant adhere to the recommendations of the Environmental Committee.

Engineering/Storm water Review

The site plan was reviewed by an engineering consultant to specifically review storm water run-off. With the increase in the overall amount of impervious surface, a storm water control plan that complies with city ordinance 153.473 is required as a condition of approval.

As stated in the application, with the flat grades of the subject property as well as surrounding properties, storm water from the subject property as well as the property to the south drain over into the 220 Marie site (east of the subject site). To remedy this issue, the 220 Marie property is going to re-grade their parking to allow the surrounding water to run out to the storm drain on Marie Ave. Details of the planed drainage are shown on the site plan (attached).

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the SITE PLAN for the expansion of a parking lot at 186 Marie Avenue East subject to the submitted plans and the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The applicant shall designate the rear parking lot as the primary location for employee parking,
3. The applicant shall install a bike rack on site,
4. The applicant shall remove the southeastern most parking stall as is shown in the staff memo,
5. The applicant shall abide by the lighting section of the zoning code 150.032(E)5,
6. The applicant shall adhere to the recommendations of the Environmental Committee per the attached memo dated April 8, 2019,
7. The applicant shall adhere to the recommendation of the engineering consulting per the attached memo dated March 25, 2019, and
8. Approval of the site plan is contingent upon the approval of the requested variances.

TO: Asst. Community Dev. Dir.
THROUGH: Asst. Parks & Recreation Dir.
FROM: Environmental Committee
DATE: April 8, 2019



SUBJECT:

CASE #19-03 – Site Plan approval for Clean ‘n Press at 186 Marie Ave E.

BACKGROUND INFORMATION:

At the April 3, 2019 Environmental Committee (EC) meeting, members reviewed the Site Plan submitted by Clean Holdings, LLC to expand the existing parking lot at 186 Marie Ave. E., specifically at the rear of the building. The City is installing a new trail along the south side of Marie Ave this summer, which is impacting the existing parking lot fronting the building at this location. Since the property owner will be losing 6-7 parking stalls along the front property line, he is proposing to add parking at the rear of the building. The Committee had a thorough discussion of the plan, including looking at aerial images of the existing conditions. Members were fine with the proposed number of trees and feel these need to be a small variety ornamental tree to stay clear of the power lines. Members did have concerns with the plan, and the total amount of new parking. They were concerned that there is too much asphalt being installed and very limited green space. Members are proposing the following recommends as conditions for approval of the plans:

- Planting of small variety ornamental trees;
- Encourage the developer to reduce the amount of parking and instead add greenspace for additional plantings or onsite stormwater treatment;
- They strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

RECOMMENDATION:

Environmental Committee members approve the site plan to expand the existing parking lot at 186 Marie Ave. E., with the comments listed above.



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: March 25, 2019

To: Ben Boike,
Asst. Community Development Director, City Planner

Ross Beckwith, PE
Parks/Public Works Director, City Engineer

From: Lani Leichty, PE –Bolton & Menk, Inc.

Cc: Eric Seaburg, PE – Bolton & Menk, Inc.

Subject: Clean 'n' Press Parking Lot Expansion Plan Review
City of West St. Paul
T18.118463

I have reviewed the plans dated March 20, 2019 for the Clean 'n' Press project and have the following comments:

1. A stormwater pollution control plan should be submitted for this site that shows the BMP's to be used during construction that meets City ordinance 153.473.

Please contact me at (952) 890-0509 or e-mail at lanile@bolton-menk.com should you have any questions. Thank you.



City Hall
1616 Humboldt Avenue
West St. Paul, MN 55118
651-552-4100
FAX 651-552-4190
www.wspmn.gov

**CITY OF WEST ST. PAUL
NOTICE OF PUBLIC HEARINGS**

TO WHOM IT MAY CONCERN:

The listed items below will be a Public Hearing at the Planning Commission meeting Tuesday, April 16, 2019 at 7:00 p.m. and a Public Hearing at the City Council meeting on Monday, April 22, 2019 at 6:30 p.m.:

**PC Case 19-03 – Site Plan Review for the Expansion of the Existing
Parking Lot at 186 Marie Ave E – Clean Holdings, LLC**

If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.

Interested persons will be heard at the meeting. If you have any questions, please contact Ben Boike, Assistant Community Development Director/City Planner at (651) 552-4134.

Shirley R Buecksler
City Clerk
City of West St. Paul

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