

WEST. ST. PAUL COMMITTEE OF ADJUSTMENTS

The special meeting of the West St. Paul Committee of Adjustments was called to order by Chair Kavanaugh on Tuesday, April 16, 2019 at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL

Commissioners Present: Stevens, Franzmeier, McPhillips, Chair Kavanaugh, Green and Strohmeier.

Absent:

Commissioner Leuer has an excused absence.

Also Present:

Community Development Coordinator Melissa Sonnek, and City Attorney, Ms. McCauley Nason

Adopt minutes:

February 2019 minutes were approved with a spelling correction

The Commissioners were wearing South Saint Paul hockey jerseys for this meeting. West St Paul and South St Paul residents had a friendly wager to contribute to the Annual Food Drive in support for Neighbors Inc. West St Paul won the wager by collecting 84,937 pounds of food and South St Paul collected 56,684 pounds. Total 141,621 pounds of food was contributed to this Annual Food Drive. The Commissioners wanted to acknowledge and celebrate this contribution and wore South St Paul's hockey jersey to respect and pay homage for this huge collective contribution.

PUBLIC HEARINGS

[COA Case #19-02- Variances to allow a reduction in front yard parking setback and rear yard parking setback for a new parking lot at 186 Marie Ave E. – Clean Holdings, LLC.](#)

Two variances were requested for the front and rear yard setback. The location is 186 Marie Ave E. The city is going to construct a new trail on Marie Ave which would result in the loss of 6 to 8 stalls. To make up for the loss of these parking stalls, Clean' n' Press proposed to construct additional parking at the rear of their building. In doing so, the Applicant also requested two variances for parking lot setbacks.

The requirement for front yard setbacks in the B1 District is a minimum of 10 feet. Since the current property line will need to be cut back with construction of the new trail and to maintain as much parking as possible, the proposed set back was 2.5 ft. Therefore, a setback variance of 7.5 ft. would be needed for this to be legally compliant.

Similarly, the rear yard variance needs a variance of 1.9 ft. to fit a full 22 ft. drive aisle with a 20 ft. parking stall depth while meeting the criterion for the minimum rear yard setback of 10 ft. This brings the rear yard parking setback to 8.1 ft. It was noted by the staff that despite occasional deviations from the minimum parking depth requirement of 20 ft, a full 20 ft. is

needed in this case since the spots are right up against the building and do not allow for the additional portion of a car to overhang. This drive aisle would also be used for fire truck access. Therefore, the variance requested is in harmony with the general purpose and intent of the ordinance and the terms of the variance are consistent with the comprehensive plan.

Additionally, the Applicant for the variance has established practical difficulties with the regular zoning ordinance. Expanding further on the practical difficulties established, the property owner has proposed to utilize the property in a reasonable manner with no alterations to the essential character of the neighborhood. The plight of the property owner is due to circumstances unique to the property and created by the city with the 10 ft wide asphalt trail and not the property owner.

Staff thus recognizes that the property has fully utilized the existing number of parking stalls on site and that the city has imposed a hardship on the property with the needed right-of-way to build the trail. The city staff therefore does not regard the request as a detriment to the public nor as an inconsistency with the Comprehensive Plan. The proposed application to utilize the property is reasonable by permitting use and needed parking in an industrial zoning district. The City Staff has recommended approval under the condition that the Applicant apply for and obtain all applicable building permits and that the approval of the variance is contingent upon the Council approval of the corresponding Site Plan.

Further clarification was provided in the Site Plan concerning drainage or water issues and the staff. The Applicant notes that currently the drainage goes under the neighbor's driveway and impinges on the Applicant's neighbor's building. The drainage and water issues addressed in the Site Plan will therefore help and improve this situation as well.

Applicant further addresses concern for the need for more than just the 6 to 8 stalls lost. It has become difficult for the Applicant to maintain acceptable number of parking spots due to the increasing number of employees. They have attempted different methods unsuccessfully in the past to combat this issue by trying to lease spots from a neighbor. There is only a need for 3 to 4 parking spots for customers due to their short stay and is not of much concern to the Applicant. Additionally, if the variance is granted it would be applied to the property and the next tenant would continue to have the parking granted.

ON MOTION to APPROVE Variances to allow a reduction in front yard parking setback and rear yard parking setback for a new parking lot at 186 Marie Ave E. – Clean Holdings, LLC. by Commissioner McPhillips, seconded by Commissioner Green. Motion approved 6-0.

NEW BUSINESS : No new business

OLD BUSINESS : No old business

ADJOURNMENT:

ON MOTION TO ADJOURN by Commissioner Green, seconded by Commissioner Stevens. Commissioners RESOLVED to ADJOURN the April 16th, 2019 meeting of the Committee of Adjustments at 7:17 PM. Motion approved 6-0.