



**City of North St. Paul
Planning Commission
Regular Meeting Agenda**

**December 2, 2021
6:30 PM**

The Planning Commission Meeting will be conducted on **December 2, 2021** at 6:30 p.m. The meeting location is the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission will also be meeting by interactive TV under Minn. Stat. 13D.02. Members of the public are permitted to attend the meeting in person, however, it is encouraged to participate in the meeting remotely. Instructions can be found below.

The **December 2, 2021 Zoom meeting can be accessed**

via: <https://tinyurl.com/NSPplanning>

(from a PC, Mac, tablet, iPhone or Android device)

Meeting ID: 821 4097 2224

Password: 362656

or by phone at 1-929-205-6099, meeting ID 821 4097 2224, password 362656.

**You can also watch the meeting on our YouTube channel here
tinyurl.com/NSPYoutube**

The Planning Commission Zoom meeting will be 'open to the public' to listen in, but will be muted from contributing at all times with the exception of a Public Hearing and open to the public forum.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner

Erik Brenna, Commissioner

Rick Gelbmann, Commissioner

John Monge, Commission Vice-Chair

Lisa Wong, Commission City Council Liaison

Andrew Wise, Commissioner

Allan Worm, Commissioner

STAFF

Eric Zweber, Planning Consultant
Brandy Howe, Planning Consultant
Lisa Ritchie, Planning Secretary

III. Adopt Agenda

IV. Approval of Minutes

- A. Meeting Minutes 10/7/2021
- B. Meeting Minutes 10/21/21 (Joint Meeting)

V. Meeting Open to the Public

Note: This is a courtesy extended to persons wishing to address the commission who are not on the agenda. A completed public comment form should be presented to the Planning Commission Secretary prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.

VI. Public Hearings

- A. Consideration of a Preliminary and Final Plat for the Berwald Addition

VII. Commission Business, Action Items & Recommendations

- A. Sign Ordinance Update
- B. 7th Avenue Improvements (2022) - 1st Street to Helen Street On-Street Parking Configuration

VIII. Old Business

- A. Downtown Seating Areas furnishings status/follow-up (added to agenda 12/1/21)
- B. RMP task force representative update (added to agenda 12/1/21)

IX. Reports from Staff

X. Reports from Council Liaison

XI. Reports from Commissioners

XII. Adjournment

The next regularly scheduled Planning Commission meeting is January 6, 2022

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 7, 2021
6:30 P.M.**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:30 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair

Patrick Blees, Commissioner ATTENDED VIA ZOOM

Erik Brenna, Commissioner

Rick Gelbmann, Commissioner

John Monge, Commission Vice Chair

Lisa Wong, Commission City Council Liaison

Andrew Wise, Commissioner

Allan Worm, Commissioner ABSENT AND EXCUSED

STAFF

Eric Zweber, City Planner

Brandy Howe, WSB Consultant

Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

Chair Barton requested that Agenda Item 12, Meeting Open to the Public, be moved to Item 5.

Motion to adopt agenda by Commissioner Monge, and seconded by Commissioner Gelbmann, with all present voting aye (6-0). Motion carried to adopt the October 7, 2021 Agenda as amended.

IV. APPROVAL OF MINUTES

Commissioner Blees requested the following correction:

-Page 3, third paragraph, line 4 should read, “completely screened from adjacent streets, walkways and parks”

Motion to approve Minutes by Commissioner Wise, and seconded by Commissioner Brenna, with all present voting aye (6-0). Motion carried to approve the September 16, 2021 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

John Schmahl, 2750 Chisholm Avenue, stated repairs to the community center are budgeted in the Capital Improvement Plan at \$650,000. He asked why the Enterprise funds are so cash heavy. He added the Enterprise funds should be used for budgeted items for use by the general public.

Mr. Schmahl asked whether the Planning Commission has purview over the proposed amounts listed in the Capital Improvement Plan.

Chair Barton stated decisions related to funding are made by the City Council, and the Planning Commission focuses on whether proposed projects are consistent with the goals of the Comprehensive Plan. She added priorities can change.

VI. PUBLIC HEARINGS

-None.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

A. Review the 2022 to 2031 Capital Improvement Plan

City Engineer Morgan Dawley reviewed the proposed Capital Improvement Plan (CIP), which is being considered for adoption by the City Council. The Planning Commission's role is to comment and guide city Staff where appropriate on project areas that have been identified, infrastructure improvements, and other priorities. The Planning Commission is requested to provide input and feedback on what they feel is important with respect to the CIP, and how these issues relate to the Comprehensive Plan.

Mr. Dawley reviewed maps showing what is identified for 2022 as well as long range planning through 2029 and 2031. He added it is important to note that any plan is subject to change. The CIP is a new process for North St. Paul and there will be regular reviews and amendments, as the CIP is reviewed each year on a regular schedule as part of the budgeting process. He reviewed recent proposed projects including pavement replacement Ariel Street, which began with discussions with the City of Maplewood as a project cost sharing effort.

Mr. Dawley stated another project area, west of the high school, is on hold until the School District finalizes details for their building renovation project to begin next year. The City hopes to combine their improvements with infrastructure improvement and replacement, including the addition of curb and gutter.

Mr. Dawley reviewed two project areas in the downtown area – west on 7th Avenue in the Uptown Commons development area, and Helen Street from Seppala to the alleyway south of 7th Avenue, including alley work. This is a continuation of concrete pavement replacement projects. There is no impetus at this time to change the parking arrangements on the east end. The City recently invested in irrigation and landscaping on 7th Avenue from 1st Avenue to Helen Street. City Staff will use the downtown revitalization plan as a guiding plan for design.

Mr. Dawley stated a 6th Avenue surface parking lot is planned. A minor layout modification could result in additional parking stalls, and the alleys will be improved. Charles Avenue north and south would be repaved, but that was already on the maintenance overlay list.

Mr. Dawley stated some sanitary sewer lining is planned as budgets allow, as part of the comprehensive sewer plan. A large area of the water distribution network extends to Maplewood residents, serving them with North St. Paul water. Ramsey County is planning a roadway overlay in 2023, and there have been water main breaks in the area, so City Staff recommends replacement of the main line with new pipe in 2022.

Chair Barton asked if in the 2013 CIP Parking Plan, were parking lots were addressed?

Mr. Dawley stated City Staff were focused on the street improvement plan in 2011, and parking lots were not included at that time. Pavement as an asset is an important consideration, and there has been recent discussion about the 6th Avenue lot and other City parking lots.

Chair Barton asked a question about the 6th Avenue parking lot. Mr. Dawley stated City Staff feels there is a good opportunity to make improvements to the electric system in the 6th Avenue parking lot, using grant funds to install electric car charging stations and a renovation of the lighting system. That surface parking lot will be important for the downtown area for the next 25 years.

City Council Liaison Wong asked how that plays into alternative modes of transportation, including pedestrian access and sidewalks.

Mr. Dawley stated there are multi-modal opportunities in the 7th Avenue portion of the project, including the transit route maintained by Metro Transit, and sidewalks are a part of the downtown area. There is currently no plan to add a bike lane on 7th Avenue. The general consensus in the community is that access to the Gateway Trail as a regional amenity is important, but street bike lanes will not be implemented.

Rick Gelbman asked if bike lanes are included plans on Seppala Boulevard.

Mr. Dawley stated Seppala Boulevard is not identified for trails in the Comprehensive Plan or the County's Active Living Plan, but it is an evolving corridor that functions as a reliever of congestion of both cars and pedestrian traffic. He added Seppala is too narrow to add bike lanes.

Chair Barton stated the redevelopment master plan envisioned the potential use of Seppala Boulevard as a more bike and pedestrian friendly environment. She added plans changed when it was renovated as a two-way street, as there is not a lot of room, and the parking situation is poor. She noted that is a corridor that needs to be looked at.

Mr. Dawley stated there is potential for the vision for Seppala Boulevard to be a pedestrian and bike plaza.

Chair Barton stated, reviewing parking numbers, she does not like the current parking situation. She asked why, on page 10, the range for target replacement years varies from 10-15 years up to 25 years. Mr. Dawley stated time frames are approximate for budgeting purposes.

Chair Barton asked about the life of the improvement that ranges from 10-25 years in the column. Mr. Dawley stated the Finance Director would be a good resource for asset management issues. He added an overlay improvement might have a 10–20-year life cycle, and the level of financial investment increases project life expectancy.

Chair Barton stated the trail life expectancy is listed as 10 years, which seems short. She added sometimes concrete has been used on trails or paths, but asphalt is cheaper. Mr. Dawley stated it is common to refer to a trail as multi-purpose for bikes and pedestrians. He added concrete is a better bet when there are grading issues and ADA compliance requirements.

Chair Barton stated trail connections are a big part of the Comprehensive Plan, connecting areas within the City. She stressed the importance of not losing sight of other opportunities.

City Council Liaison Wong stated the City Council has had discussions regarding pedestrian access, which is a good direction. She added Ariel Street would be a good place for pedestrian accessibility. Mr. Dawley stated he is unsure whether the City of Maplewood has plans for a sidewalk on Ariel Street. He agreed to look into it. He added he does not believe there is a reference to a trail or sidewalk on Ariel Street in the Comprehensive Plan. He noted, as with any trail project, there can be trade-offs including loss of trees.

Chair Barton stated there might be space for a shoulder. Mr. Dawley agreed, adding there is width there, and striping is reasonable and cost effective.

Commissioner Gelbmann stated that seemed logical.

Chair Barton stated the Comprehensive Plan was not clear but there was the intent to create connections.

Mr. Dawley stated the Comprehensive Plan contains a trails and sidewalks map, and there is a reference to the Living Streets Plan as well.

Commissioner Brenna stated some residents do not like having a sidewalk added in front of their house. Mr. Dawley agreed, adding property owners are required by North St. Paul City Ordinance to remove snow from sidewalk segments in their right of way. He stated there was much discussion when a sidewalk was added to the east side of Lake Boulevard, and Public Works does snow removal at that location as it is viewed as a regional connection.

Chair Barton stressed the importance of sidewalks in neighborhoods, which is related to the long-term view of what the City wants to provide for its residents.

Commissioner Gelbmann asked whether the water tower will be replaced, or whether there will be an additional water tower constructed. Mr. Dawley stated additional water storage has been a planned improvement for many years, and an engineering consultant completed a tower sizing analysis in 2020. It was recommended that a new tower would be built with size and capacity to replace the existing water tower, which would remain online until the new water tower is fully operational. He added nothing has been budgeted or authorized, and this would be a very

expensive improvement and it is not an immediate need as the City's wells are operating successfully and meeting demand. He noted it will be more cost effective to upgrade the entire system than to split the city into two water zones.

Mr. Dawley stated the more pressing issue is that there are areas of the City with water main pipes that are over 80 years old, which is past the life span of cast iron pipes.

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Brenna, with all present voting aye (6-0) (vote at 1:12:14). Motion carried to forward Planning Commission findings to the City Council related to 2022 to 2031 Capital Improvement Plan in compliance with the 2040 Comprehensive Plan.

Mr. Dawley reviewed proposed actions identified by the Planning Commission: review potential for multi-modal opportunities on Ariel Street; and continue to review trail improvement opportunities as they arise.

Mr. Dawley stated Ramsey County has cooperative project opportunities, which may include potential sidewalks on County roads. He added jurisdictions will be competing for regional funding for infrastructure projects, including the Highway 36/Highway 120 interchange, which has an estimated cost of \$50 million.

Mr. Zweber stated he and Ms. Ritchie did not believe there was a vote on the motion.

All presented voted aye (6-0). 1:20:18, 2nd vote

B. Sign Code Update

WSB Planning Consultant Brandy Howe reviewed the Sign Code update, which began in August 2021. She added City Staff is requesting Planning Commission guidance with regard to project scope, the number of meetings, and amount of necessary research, to provide an amended Sign Code.

Ms. Howe reviewed the overall project goal of revising City Code to provide a simplified, clarified Sign Code that is legally defensible. She reviewed during and draft purpose statements, with an emphasis on community safety and business environment, as well as what the City wants to enforce in the Sign Ordinance.

Commissioner Gelbmann stated, under Item 4, "provide fair and consistent enforcement of regulations", is a good addition. He added one of the most difficult aspects of the Sign Ordinance is having people understand what it means, what is being regulated, and why. He added the Ordinance is superseded by State law, which makes it confusing. He noted there are illumination considerations.

Chair Barton stressed the importance of keeping it simple and meaningful when dealing with issues of signage and visual distraction. She added the Sign Code should explain what and why the City is regulating, with regard to location, type of sign, and appearance.

Commissioner Wise stated the most important goal of the Sign Code is to ensure that everyone follows the same rules, which increases clarity.

Commissioner Brenna stated he appreciates the references to constitutional guarantees with regard to freedom of speech.

Ms. Howe stated the Mixed-Use Regulations is an attempt to simplify the rules, but actually makes them more complicated and inconsistent. She added City Staff can evaluate the rules of the chart and make potential changes.

Chair Barton asked whether “pylon” is defined. Ms. Howe stated there is a definition for “freestanding signs”. She added that can be clarified.

Chair Barton stated there are some basic definitions that are not clearly defined. Mr. Zweber stated City Staff can take a look at that as city part of the overall Ordinance review. He added another point for review is the required 10-foot setback for all signs, which is not logical in the downtown area. He noted the City is receiving more requests for digital signs. He noted a 25-foot free-standing digital sign is very different from a 10-foot monument sign.

Commissioner Gelbmann stated there are different requirements for different building sizes. He added this could be simplified by requiring 10% or 100 square feet of wall area, whichever is less, consistently for all building sizes. He added at least one of the criteria can be eliminated.

Chair Barton asked whether institutional uses are the only ones that can have a monument sign, as listed in the MU-1 district requirements. Mr. Zweber stated City Staff can review that definition. He added the Sign Code could be simplified so that applicants can decide what they want to use their allowance on, or try to find nuances and appropriate sign size based on location.

Mr. Zweber stated he would recommend that different sized lots are allowed to have different size signs. He added, in the current Code, the maximum sign height is 6 feet, regardless of use. He noted institutional use would be subject to the regulations of the landscape Ordinance, but residential districts would not be subject to the same regulations.

Chair Barton stated all that is allowed in R-1 for single family homes is 2 square feet of sign. Mr. Zweber stated the requirements can be simple, but may be troublesome for some types of signs, which could cause unintended consequences. He noted the sign Code should be designed to discourage rather than encourage monument signs.

Commissioner Gelbmann stated he likes the idea of tying sign size to property or building size or height. He added property owners can accomplish their goals without overregulation by the City. He asked about enforcement.

Chair Barton stated illumination should be addressed, especially for the new restaurants because businesses want that. She stressed the importance of differentiating between types of signs in residential areas and business areas. She noted temporary signage should be defined, including banners, balloons and decorative signs.

Mr. Zweber stated temporary signs should only be reviewed for size, length of time and how many.

Mr. Zweber stated there is a definition of a wall mural in the City Code. He added there is the opportunity to have a place to start, but murals should not be regulated as signs and should be non-commercial in nature. He noted they can be exempt from the Sign Code.

Ms. Howe stated murals are already listed as exempt in City Code, along with statues and other works of art.

Commissioner Wise asked whether the charts could include visual elements and images of sign types.

Mr. Zweber stated many communities tie their sign code into design districts. He added, in North St. Paul, it will be important to determine what types of signs are appropriate in the downtown area.

Mr. Zweber stated some images can be added but not so many that they regulate design standards. He added text and images can be tied together, and all elements in place before a recommendation to the City Council.

Mr. Zweber stated education about the Sign Code can be done through the public hearing process, soliciting input from residents and businesses, or doing simple handouts that can convey the intention of the Sign Code. He stressed the importance of including business owners who are not developers.

Commissioner Gelbmann stated that he thinks we are going to have a real hard time engaging people in it, unless they have an investment in it.

Mr. Zweber stated the Planning Commission can get by without we can get to that without it. He added he remembers former City Planner Erin Perdu prepared exhibits related to the Comprehensive Plan process, and the same could be done for the Sign Code.

Commissioner Monge asked whether there is urgency to get the Sign Code complete due to new development in the downtown area. Mr. Zweber stated the City Code is still in place, although there are some inconsistencies. He added a text amendment can be added to address this issue if necessary.

Commissioner Wise asked if the EDA is the initial point of contact? He stated they are much more connected with the owners than the planning commission.

Elaine Barton stated there is also the North St Paul Business Association as well.

Mr. Zweber stated the full scope of the Redevelopment Master Plan revision has not yet been determined. He added there may be opportunities to combine public engagement and education with the Sign Code. He noted the Task Force can reach out to the Business Association.

Commissioner Monge stated the fact that we've never had that many people living downtown.

Mr. Zweber stated he and Ms. Howe will bring back a summary of what has been discussed today and methods for addressing these issues. He added a proposed meeting schedule can be drafted after it is determined whether public engagement would be appropriate.

Chair Barton the issue is we have an ordinance, but whether we could enforce it or not. There is merit in going forward, and it is very out of date.

VIII. OLD BUSINESS

-None.

IX. REPORTS FROM STAFF

Ms. Ritchie stated the City's wayfinding plan is long overdue for a review and potential adoption by the City Council. She added the plan would align with the new Ordinances that have been discussed. She noted the Parks & Recreation Commission wants to ensure that signage in the City's parks matches the plan.

Ms. Ritchie stated Anchor Storage has submitted a permit application for additional signage on one side of the building.

Mr. Zweber stated Schifsky's has not yet applied for permits to install the silos on their property.

Mr. Zweber stated North High School's renovation project has not started, as an amended set of plans is required for the building permit.

X. REPORTS FROM COUNCIL LIAISON

City Council Liaison Wong stated the City Council approved the North High School renovations request. She added she has received comments and concerns from residents regarding traffic issues near Richardson School. She noted she saw that a crossing guard was added.

City Council Liaison Wong stated the newly formed Arts & Culture Commission is interested in meeting with the Planning Commission as well as the City's other commissions to review potential areas for collaboration.

City Council Liaison Wong stated the City has two new restaurants: Brother's Bistro, and Mac's, which has not yet opened. She added there is also a new tattoo shop opening soon. She noted Booya is this weekend.

XI. REPORTS FROM COMMISSIONERS

Commissioner Gelbmann stated the Silver Lake Improvement Association has been undergoing mitigation efforts related to purple loose strife, an invasive plant species that populates quickly. He added the Association has organized treatment of the plants on sites that are located on public property.

Chair Barton stated the first Redevelopment Master Plan review meeting is scheduled for October 25, 2021.

Chair Barton stated the Joint EDA/Planning Commission meeting is scheduled for October 21, 2021.

Ms. Ritchie asked whether the parking study should be on the Joint Meeting agenda. Chair Barton stated that issue will be reviewed by the Task Force, along with the Sign Code. Mr. Zweber agreed.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Gelbmann, and seconded by Commissioner Monge, with all present voting aye (6-0). Motion carried to adjourn the meeting at 9:24 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, November 4, 2021 at 6:30 p.m.

Members, please notify any planned absences to: Lisa Ritchie
Planning Commission Secretary
lisa.ritchie@northstpaul.org
651-747-2400

CITY OF NORTH ST. PAUL
PLANNING COMMISSION AND
ECONOMIC DEVELOPMENT AUTHORITY
JOINT MEETING MINUTES
THURSDAY, OCTOBER 21, 2021
6:00 P.M.

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:00 p.m. The meeting was conducted in person and via Zoom.

II. ROLL CALL

ECONOMIC DEVELOPMENT AUTHORITY

Robert Dew, Chair	
Kevin Fuller, Vice Chair	ABSENT
Donald Jensen	
Tom Schifsky	Zoom
Archie Vickerman	
Brett Garry, Business Association Representative	ABSENT
Terry Furlong, Mayor/Council Representative	
Tim Cole, Council Representative	ABSENT

PLANNING COMMISSION

Elaine Barton, Commission Chair	
Patrick Blee, Commissioner	Zoom
Erik Brenna, Commissioner	
Rick Gelbmann, Commissioner	ABSENT
John Monge, Commission Vice Chair	
Andrew Wise, Commissioner	Zoom
Allan Worm, Commissioner	Zoom
Lisa Wong, Commission City Council Liaison	

STAFF

Brandy Howe, WSB City Planner
Lisa Ritchie, Planning Secretary

III. ADOPT AGENDA

The October 21, 2021, Joint Meeting Agenda was adopted by consent.

Mayor Furlong stated representatives of the Arts & Culture Commission would be attending the meeting later to give a presentation.

IV. APPROVAL OF MINUTES

-None.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

-None.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

- A. Planned Improvements to the City owned parking lot (south of Luther Auction) and vehicle/pedestrian/bicycle connection to 7th Avenue, electric vehicle charging stations and the projected need

Economic Development Association (EDA) Chair Robert Dew reviewed proposed improvements to the City-owned 195-stall parking lot south of Luther's, funding for which has been set aside in the Capital Improvement Plan. He added parking has become a real concern in the City as it relates to business attraction and retention. He noted the EDA hopes to get feedback and comments from the Planning Commission on aspects of the parking lot, and how it ties into the downtown street improvement plan.

Chair Dew stated the Electric Department has confirmed that the parking lot will have power connection, and two electric vehicle chargers are planned to be installed with funding from the Minnesota Municipal Power Association (MMPA). He added he feels that 2 chargers will be inadequate, and provisions should be made for additional future chargers.

Chair Dew stated the EDA had purchased a property on 7th Avenue with the intent of creating a pedestrian-friendly connection between the parking lot and 7th Avenue, although they no longer have control of it. He added discussions are ongoing with WSB regarding opportunities that may exist in some of the spaces between existing buildings to provide public spaces and a connection to the parking lot. He stressed the importance of planning for bicycle parking, bicycle lanes, access for nearby neighborhoods, and many other issues.

Chair Barton called for feedback and comments from the Commissioners.

Commissioner Gelbmann stated he agrees that having additional electric car charging stations is a good idea in planning for the future. He stressed the importance of having a forward-looking perspective for the City.

Chair Barton agreed, adding the City supports renewable energy and lower emissions, and a walkable downtown area. She added accommodating vehicles, pedestrians and bicycles is problematic, and a connection between 7th Avenue and the parking lot would be extremely helpful.

Chair Dew agreed, adding the property is owned by Luther, and in talks with the City Engineer, the EDA is looking at the potential for taking it on.

Chair Dew stated he questions whether 195 stalls are necessary, and he would support creation of some green space and safe pedestrian areas within the parking lot. Chair Barton agreed, adding ADA-compliant pedestrian access will be important. She noted a pedestrian-friendly area will provide access to 7th Avenue from the parking lot.

Commissioner Gelbmann stated the possibility of solar panels could be considered.

Mayor Furlong stated the capacity for additional electric charging stations is being taken into consideration.

Council Member Wise stated he agrees that car charging stations are necessary, and two stations is probably okay for now, but having the capacity for more is a good thing. He added it is an indication that the City is supportive, and it ties into solar panels as well. He noted, in his opinion, the pedestrian experience connecting the parking lot to 7th Avenue is the most important aspect of the parking lot discussion.

Council Member Wise stated there has been discussion about how difficult it is to plow the lot the way it is currently designed. He added the new parking lot should be designed for easy maintenance, access and functionality. He noted an open space linking 7th Street and the parking lot would be a great opportunity for businesses to have an additional store front to draw people in, as well as outdoor seating and public art. He stressed the importance of the pedestrian experience over everything else.

Chair Barton stated she supports the idea of a pedestrian connection, but she would not encourage that it be used for vehicle traffic. She added it could be a seating area and could be used for public art on the sides of the buildings.

Arts & Culture Commission presentation

Chair Barton welcomed representatives of the Arts & Culture Commission.

Tom Sonnek stated he is the Chair of the newly formed Arts & Culture Commission. He introduced Co-Chair Trudy Ohnsorg.

Ms. Ohnsorg stated the Arts & Culture Commission has been meeting for a little over a month and has been very busy and focused. The Commission has determined that its purpose is to inspire connection and community through the development of public art and cultural expression and has drafted directional statements to guide their work. Some goals of the Commission are broad and collaborative representation; sustainable funding sources; exceptional and engaging artists and ideas; and clear bylaws and procedures.

Ms. Ohnsorg stated the Commission plans to create opportunities to connect with the North St. Paul community through artistic collaboration. She added intergovernmental connectivity and

support will be sought through the City Council and the City's Commissions, as well as external research and guidance.

Ms. Ohnsorg stated sustainable funding sources will be pursued, including state and local partnerships, arts and legacy funding, foundations, grant writing, and partnerships with local businesses. She added there are many different options for fundraising. She noted an annual budgeting process will be created so the Commission can forecast anticipated resources and how to look at long term strategies for projects.

Ms. Ohnsorg stated the Commission will be reviewing a wide variety of project types, with different types of artists and ideas. She added there will be an emphasis on local artists, but other talent will be brought in whenever possible. She noted the Commission intends to create avenues for youth participation, to have art be an experience and process that they can engage in within their community, and project locations around the City will be considered – the downtown area, parking lots, parks, events, buildings, and other areas.

Ms. Ohnsorg stated, with regard to bylaws and procedures, the Commission intends to have a process that is understandable and fair, with standards for membership and communication. She added the Commission is starting with introductions to City government groups, and then will reach out to the community, to initiate communication processes that are open and fair.

Ms. Ohnsorg stated the Commission has a few questions for the Commissioners, which they will be asking to other City organizations moving forward. She asked how the Commissioners believe the City can benefit from having an Arts & Culture Commission.

Chair Dew stated, from an EDA perspective related to business attraction and retention, anything that brings pedestrian traffic, and gives people a reason to come into town, is a positive benefit that adds to the overall effort of building of a more vibrant and stable city. He added, from his experience as a contractor, it is common for commercial building permit fee schedules to include a public art fee. He noted that could be an ongoing public funding source.

Mr. Sonnek stated that is a great idea. He added the Commission is a little late to the game, with so many recent development projects in town.

Chair Barton stated people are intrigued about something that is not shopping-related, if there is a quiet place where they can gather and enjoy public art. She added it is a quality-of-life issue and it really matters, not just to draw people to North St. Paul, but also for the people who live here. She noted this will provide a benefit that residents might not even realize that they want.

Commissioner Jensen stated the State Representative Leon Lillie is the Chair of the House Legacy Commission, which has a biennial budget. He added that Commission might provide opportunities for funding for arts projects. He noted the Commission could provide plans and ideas for a kick-off project.

Commissioner Wise stated many cities are Arts Commissions and are doing similar work with regard to local arts projects. He added he is a fairly new resident and is interested in the history of

North St. Paul, and the importance of place. He noted the City has a unique downtown area, as well as the Gateway Trail and many other special public spaces.

Commissioner Wise stated public art that is most impactful and memorable is projects and installations that are tied to place. He added North St. Paul has many areas that are just waiting to be celebrated, and the Arts Commission is a perfect vehicle for that. He noted he is happy and excited that the Commission is up and running, and there are a lot of amazing things that they will be able to do.

Commissioner Worm asked about the silos at Schifsky & Sons, that were discussed for murals.

Chair Barton stated Schifsky was going to work on a plan with the City, but now that would fall under the Arts & Culture Commission, when they are comfortable with undertaking a project like that.

Commissioner Worm stated the North St. Paul Green was disbanded as of last night, as they have no more projects to work on.

Mayor Furlong stated the North St. Paul Green has been put on hiatus until more projects come up, but they have not been disbanded.

Commissioner Gelbmann stated there is a great opportunity for the Arts Commission to be able to communicate the community's identity, which is valuable for people who live here and new residents, as well as visitors to North St. Paul. He added this presents an organized way of communicating that has value.

Chair Sonnek stated the Commission has met as a group and have felt that the purpose of the Commission is to provide an expression of the people who live in North St. Paul. He added many people have many different ideas about what North St. Paul means to them.

Mayor Furlong stated Council Member Lisa Wong is the Council Liaison for the Arts & Culture Commission, and she will be a great asset. He added he met with the Veteran's Committee who are hoping to do a "freedom rock" installation in Veteran's Park. He added he hopes they can work with the Arts Commission.

Chair Dew stated, in terms of creating change, the EDA was formed in 2008 and it took a long time to feel like they were affecting any change. He urged the Arts Commission to stick with it.

Council Member Wong stressed the importance of including multiple functions in plans for the proposed parking lot near 7th Avenue. She added solar panels could be explored as a way to generate charging stations, and a covered parking area could be a multi-use event space for farmer's markets and art fairs.

Chair Dew stated that is a wonderful idea. He added funding for the parking lot is included in the Capital Improvement Plan. He expressed concern about rushing the process and ensuring that the appropriate parties are involved if there is momentum for a project.

Chair Barton stated any project plans would be reviewed by the Planning Commission for recommendation to the City Council. She added the parking lot project is critical for the downtown area.

Commissioner Worm asked whether the new apartment complex will need the new parking lot for overflow parking. Chair Dew stated the restaurant and retail component will definitely use the parking lot, but there is no designation for the residents of the building to use the parking lot.

Chair Barton agreed, adding it will be shared parking for the downtown area, so any downtown business will be able to use the lot.

Commissioner Worm requested consideration of angled parking in the parking lot for ease of parking.

Chair Barton stated the parking lot plans will be reviewed by the Planning Commission but there is not enough detail at this point to warrant discussion. She added she agreed the parking lot should be easily accessible.

B. Discuss vision for the parcels west of the post office

Chair Dew stated the EDA has engaged with outside groups, including the Port Authority, to discuss potential redevelopment assistance for North St. Paul. He added the EDA hopes to take steps regarding acquisition of the Lillie building as well as the hair salon and coffee shop properties, which is a key parcel for future development in the community.

C. Discuss business retention efforts

Chair Barton requested an update from the EDA regarding efforts to retain existing businesses going forward.

Chair Dew stated the EDA has done business retention visits over the years, and developed a questionnaire for business owners, to receive comments and recommendations. He added this is part of the EDA charge and it still on their agenda, as it could prevent a business from leaving the community and going elsewhere.

Mayor Furlong stated he visited downtown businesses about a month ago Brett Garry and Archie Vickerman and asked whether they have any concerns or comments. He added business owners indicated that they were happy with downtown area development.

Chair Dew stated there has been a communication disconnect between the Business Association and the EDA, as well as the City at large, in terms of development. He added Brett Garry, as Business Association President, has joined the EDA Board as a non-voting member to bridge that gap.

Mayor Furlong stated he and Council Member Wong visited local businesses during the pandemic, including Hmong businesses, to see how they were affected and whether they needed support.

Council Member Wong agreed, stating the business community is well organized and connected, and forming a connection with Hmong and Korean communities would have economic benefits.

Chair Dew stated a full-time staff person for the EDA would be a great benefit in terms of engaging with businesses directly and supporting business retention.

Council Member Wong stated there may be resources and support available through the University of Minnesota's Extension Center for Community Vitality which provides economic development and revitalization support for communities.

Chair Due stated the Port Authority has been engaged to that end, as they assist municipalities with economic development goals. He added it is hoped that will be a successful, long-term relationship.

Chair Barton asked whether grand openings are planned for Brothers Bistro and Kwik Trip.

Mayor Furlong stated City Staff is working with Brothers Bistro on a ribbon cutting event. He added Kwik Trip's grand opening event is planned for Thursday October 28, 2021 at 11:00 a.m., and everyone is invited. He requested that City Staff forward the event information to the Planning Commission.

Chair Barton stated the Planning Commission is starting a review of the Sign Code, including signage and regulations in the downtown area. She added the Planning Commission has also been reviewing off-street parking requirements.

VIII. OLD BUSINESS

-None.

IX. REPORTS FROM STAFF

-None.

X. REPORTS FROM COUNCIL LIAISON

Council Member Wong stated, as part of the discussion with the Arts & Culture Commission and the idea of the downtown area as a destination, she would like to begin a discussion about parklets and outdoor seating. She added many metro area cities, including St. Paul, have added patio seating and green spaces in parking areas. She noted this is something that could be considered for the downtown area, to link buildings and structures with nature and art.

Chair Barton stated Brothers Bistro is a small building, and they may benefit from having outdoor seating. She added this issue could be reviewed by the City on a case-by-case basis.

Chair Dew stated that will be a key topic when the redevelopment master plan is reviewed.

Commissioner Blees expressed his support for the Arts & Culture Commission.

Mayor Furlong stated, with regard to outdoor seating, the downtown bar and restaurant owners have requested that the City provide a set of standards for outdoor patios for consistency purposes. He asked whether the Planning Commission could begin a review.

Chair Barton stated there might be something in the downtown revitalization plan. She added the Planning Commission could address this issue as part of the design standards review.

Mayor Furlong stated standards for outdoor patio furniture and barriers should be addressed as soon as possible so there is something in place before spring 2022, when bars and restaurants will open outdoor seating areas.

Ms. Ritchie stated there was some discussion about businesses coordinating with each other and buying patio furniture in volume to get a discount.

Mr. Jensen stated Goodrich Golf Course purchased tables and chairs with an inset logo. He added that could be done for the downtown area with a logo. He noted there has been a supply shortage of that type of furniture.

XI. REPORTS FROM COMMISSIONERS

Chair Barton stated she recently received a letter from MnDOT regarding Highway 36 construction. Some Commissioners stated they did not receive it.

XII. ADJOURNMENT

There being no further business, motion to adjourn by Mayor Furlong, and seconded by Planning Commissioner Gelbmann, with all present voting aye. Motion carried to adjourn the meeting at 7:26 p.m.

The next regularly scheduled Planning Commission meeting is January 20, 2022.



To

Honorable Mayor Furlong and City Council

Date

December 2, 2021

Agenda Placement # VI.A

Public Hearings

Subject

Consideration of a Preliminary and Final Plat for the Berwald Addition

Background/Facts

The Torrens was started in 2005; this plat will consolidate lots based on ownership and create right-of-way for Centennial Drive.

Recommendation:

Recommend that the Planning Commission recommend that the City Council approve the preliminary and final plat.

Attachments

1. Berwald Addition - Preliminary Plat
2. Berwald Addition - Final Plat
3. Berwald Addition - Stipulation Agreement

Respectfully submitted,
Brandy Howe, Planner

MEMORANDUM

Date: 12/2/2021
To: Planning Commissioners
From: Brandy Howe, AICP, City Planner
CC: Brian Frandle, Interim City Manager
Re: Berwald Addition Preliminary and Final Plat

BACKGROUND

The City of North St. Paul initiated a land registration with Ramsey County to clarify ownership and resolve title issues in the block where City Hall is located (located between Margaret and Charles Streets and HWY 36 E and Seppala Boulevard). As part of the process the City entered into a stipulation agreement in August 2021 with the other property owners within the subject block to (i.e. City of North St. Paul, Holiday Stationstores, LLC, Berwald Investment Company, LLP, Horizon Holdings, LLC, and Tranwanger Investments, LLC). A preliminary and final plat were subsequently prepared to consolidate the existing 18 lots into the seven lots as legally described in the stipulation agreement. The plat also establishes right-of-way for Centennial Drive, an existing city street. The stipulation agreement and the plats memorialize legal ownership of land within the subject block.



Figure 1: Location Map

GENERAL STAFF REVIEW

Administrative Consideration

Exemption of Certain Types of Subdivisions from State Statute

Per the Subdivision Guide for Cities by the League of Minnesota Cities, certain platting procedures are not subject to a city's subdivision authority per Minn. Stat. § 462.352, including:

- *Lot consolidation, since subdivision refers only to separation of land.*

Plat Approval

- *Section 153.01 Plat and Subdivision Compliance; Approval. All plats and subdivisions of land in the city shall be made in accordance with the provisions of this chapter and shall have the approval of the Council by adoption of a Council resolution to that effect.*
- *Section 153.04 Grants of Public Street to City. No grant of a public street to the city by deed shall be filed without the approval of the Council by adoption of a resolution to that effect.*

Planning Commission Consideration

Consistency with Subdivision Ordinance

Per Minn. Stat. § 462.352, as noted above, this proposed plat is not subject to the City's subdivision authority. This item is brought forward to the Plan Commission as a matter of procedure; plats and street dedications within the City shall be approved by City Council.

Consistency with Zoning

As stated above, the intent of the plat is to clarify ownership and redraw the parcel boundaries accordingly. No new buildings or public infrastructure is proposed to be built. However, staff thought it prudent to demonstrate how the proposed lot layout will comply or not comply with the zoning ordinance.

The area is presently zoned MU-1 (light pink) and MU-3 (red); the lot requirements for those districts is listed in Table 1, below. Eight buildings presently exist in the subject block. Except for City Hall, which is two stories, all other buildings appear single story buildings.

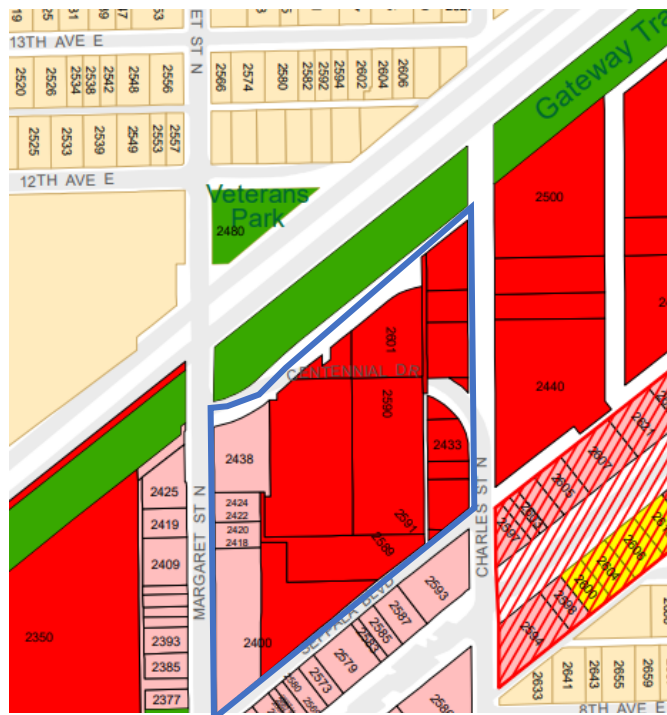


Figure 2: Zoning Map

Table 1: Zoning District Requirements

	Min. Lot Area	Lot Width	Front Setback	Rear Setback	Max Height
MU-1	10,000 SF	20 FT	0 FT	0 FT	3 stories
MU-3	35,000 SF	120 FT	25 FT	0 FT	5 stories

Non-Conformities

- *Section 154.009.A. Continuation of legal nonconformities; Except as otherwise provided by law, any nonconformity may be continued per the following standards including nonconforming uses (the lawful use or occupation of land or premises), nonconforming structures, and nonconforming lots (as defined in 154.003). Nonconformities may not continue through expansion (except as in division (C) "MU-3 zone expansion exception" which follows) but may be continued through repair, replacement, restoration, maintenance, or improvement, ...*

The reconfiguration/lot consolidation in this area will result in the creation of some nonconformities. Those areas are highlighted below in Table 2. Staff consulted with the City Attorney on the nonconformities for the existing structures. It was determined that because the request is to simply memorialize existing ownership of land and not subdivide into new parcels, a variance is not required.

Table 2: Dimensions of Platted Lots

Proposed Lots	Zoning	Lot Size	Lot Width	Front Setback	Rear Setback
Lot 1, Blk 1	MU-3	93,942	550 FT	0 FT	52 FT
Lot 1, Blk 2	MU-1, MU-3	25,682	161 FT	80 FT	6 FT
Lot 2, Blk 2	MU-3	173,872	380 FT	4 FT	38 FT
Lot 3, Blk 2	MU-3	12,279	100 FT	8 FT	9 FT
Lot 4, Blk 2	MU-3	18,445	123 FT	N/A	N/A
Lot 5, Blk 2	MU-1	15,259	138 FT	58 FT	1 FT
Lot 6, Blk 2	MU-1, MU-3	73,977	396 FT	13 FT	20 FT
NOTE: Setbacks and lot width are approximate					

Legal nonconformities may be improved, repaired, replaced, restored, and/or maintained. Nonconforming uses within the MU-3 zoning districts may be expanded subject to Section 154.009.C. while nonconforming uses within all other zoning districts cannot be expanded.

NOTIFICATIONS

Public hearing notices were published in the November 21 edition of the Star Tribune. Notification letters were mailed to property owners within 350 feet of the plat. The following agencies were notified as well: Ramsey County, Minnesota Department of Natural Resources, and Minnesota Department of Transportation.

- Ramsey County responded that it has no abutting roadways to these properties and therefore has no concerns or comments about this re-platting.
- The Minnesota Department of Transportation (MnDOT) reviewed the plans and has no comments as the proposed replat should have little or no impact on MnDOT's highway system.
- Plans were submitted to the Minnesota Department of Natural Resources for review. No comments were received as of November 23, 2021.

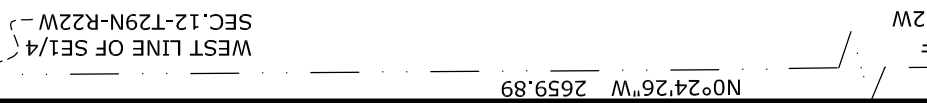
RECOMMENDED ACTION

Based on the findings described in this report, staff recommends the following action:

Approval of the Berwald Addition preliminary and final plat to memorialize August 2021 stipulation agreement of the same area.

~of~ BERWALD ADDITION
~for~ CITY OF NORTH. ST. PAUL

	Denotes Ramsey County Cast Iron Monuments
	Denotes Iron Monument Found As Labeled
	Denotes Found Mismatch Cast Iron Monument
	Denotes Found PKNAIL OR SPIKE
	Denotes BOLLARD
	Denotes Catch Basin
	Denotes Cable Pedestal
	Denotes Clean Out
	Denotes CURB STOP
	Denotes Electrical Box
	Denotes Gas Meter
	Denotes Guy Wire
	Denotes Hydrant
	Denotes Light Pole
	Denotes Miscellaneous Manhole
	Denotes Power Pole
	Denotes Sanitary Sewer Manhole
	Denotes Sign
	Denotes Storm Sewer Manhole
	Denotes Telephone Pedestal
	Denotes Water Valve
	Denotes Fence
	Denotes Existing Sanitary Sewer
	Denotes Existing Storm Sewer
	Denotes Existing Water Main
	Denotes Overhead Utility
	Denotes Bituminous Surface
	Denotes Concrete Surface
	Denotes Gravel Surface
	Denotes Paver Surface

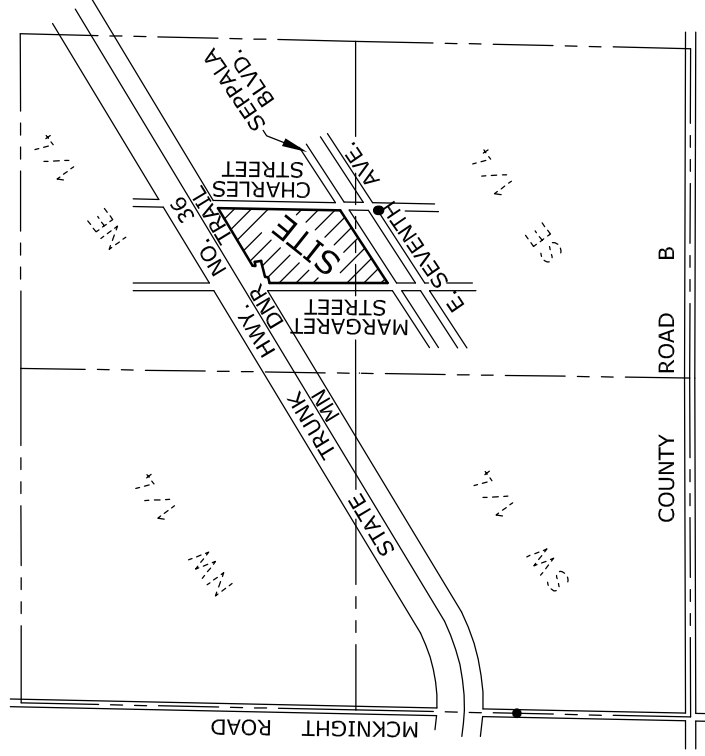


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER

Date: 07/17/2021 License No. 25343

DRAWN BY: JEN		JOB NO: 15238P	DATE: 10/08/2020
CHECK BY: BUR		FIELD CREW: JH - CB	
1	01/07/2021	Rev per County comments	JEN
2	07/17/2021	Add addition Proposed Easements	JEN
3			
NO.	DATE	DESCRIPTION	BY



VICINITY MAP

**SEC.12-T29N-R22 W
RAMSEY COUNTY, MINNESOTA
(NOT TO SCALE)**



E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
EST. 1977
www.egrud.com

PRELIMINARY PLAT

~of~ BERWALD ADDITION
~for~ CITY OF NORTH. ST. PAUL

PROPERTY DESCRIPTION

Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, except the North 13.4 feet thereof;

and

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

That part of Lot 28 lying southerly of the easterly extension of the south line of the North 13.4 feet of Lot 14, all in The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota;

and

All those parts of Lots 7, 8, 9, 10, 11, 22, and 23, Block 21, North St. Paul Proper, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, a distance of 301.05 feet; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11; thence South 51 degrees 17 minutes 34 seconds West, along the south line of said Lot 11 and also the south line of said Lots 9, 10, 22 and 23, a distance of 278.21 feet, to the point of beginning of the parcel of land described;

and

Those parts of Lots 1, 2, and 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, and Lots 2 and 3, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which are within a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northwest extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39 according to the recorded plat thereof, Ramsey County, Minnesota;

and

Lots 1, 2, and 3, of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

Lot 10 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

AND

Lots 7 and 8, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota;

and

That part of the West 15 feet of those portions of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, which lies easterly of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper; and that part of said Lot 28 which lies Northerly of the Westerly extension of the South line of said Lot 5; and those parts of Lots 1, 2, 3, 4, 5 and 6, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, which lies southerly of:

A 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northwest extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

And lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota.

AND

Lot 2, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper, except the South 11 feet thereof, Lots 3, 4, 5, 6 and 7, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper;

and

Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

Those parts of Lots 1, and 21, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie Southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines of said Lots 1 and 21.

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

and

Those parts of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie east of a line 15.00 feet east of the east line of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper,

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

And which lies southerly of a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northwest extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

and

That part of Lot 6, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lies east of the recorded plat of The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, Ramsey County, Minnesota.

and

Those parts of Lots 22 and 23 lying southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines thereof and those part of Lots 7, 8 and 11 all in Block 21, North St. Paul Proper, Ramsey County, Minnesota,

All of which lie North and East of the following described line:

Commencing at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, Ramsey Co., according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, to the north line of said Lot 7 and to the point of beginning of the line to be described; thence South 00 degrees 17 minutes 56 seconds East, along said east line of Lot 28, to a point 301.05 feet north of said southeast corner of Lot 28; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11 and said line there terminating;

and

Those parts of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie West of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper and Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper,

and

That part of Lot 28, The North St. Paul Land Co's Re-Arrangement No. 2 in Block 21 of North St. Paul Proper, lying between the Easterly extension of the South line of the North 13.4 feet of Lot 14, said addition and the Westerly extension of the South line of Lot 5, Block 21, North St. Paul Proper.

AND

Lots 9, 10, 11, 12 and 13, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

The North 13.4 feet of Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper.

AND

Lots 4, 5, 6, 7, 8 and 9 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

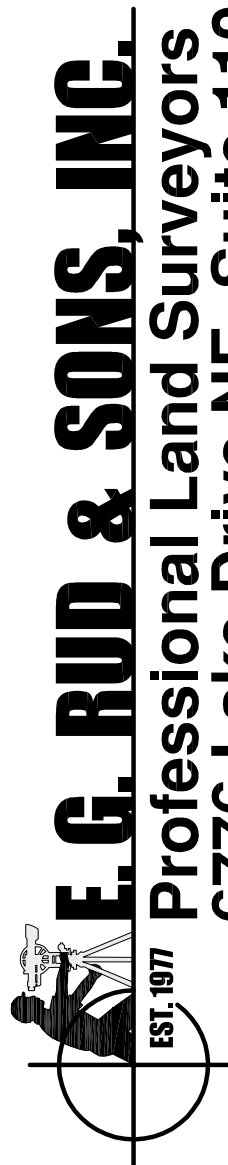
The South 11 feet of Lot 2, and all of Lot 1, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper, Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/23/2020.
- Bearings shown are on the Ramsey County Coordinate System.
- Topography shown is a combination of current field work and past field work performed over the years.

DEVELOPMENT DATA

TOTAL BOUNDARY AREA = 446,936 S.F. ± 10.26 ACRES
PROPOSED NUMBER OF LOTS = 7



Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

DRAWN BY: JEN	JOB NO.: 15238PP		DATE: 10/08/2020
CHECK BY: BLR	FIELD CREW: JH - CB		
1. 01/07/2021	Rev per County comments	JEN	
2. 07/17/2021	Add addition Proposed Easements	JEN	
3.			
NO.	DATE	DESCRIPTION	BY

BERWALD ADDITION



KNOW ALL MEN BY THESE PRESENTS: That the City of North Saint Paul, a Minnesota municipal corporation, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, except the North 13.4 feet thereof;

and

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

That part of Lot 28 lying southerly of the easterly extension of the south line of the North 13.4 feet of Lot 14, all in The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota;

and

All those parts of Lots 7, 8, 9, 10, 11, 22, and 23, Block 21, North St. Paul Proper, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, a distance of 301.05 feet; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11; thence South 51 degrees 17 minutes 34 seconds West, along the south line of said Lot 11 and also the south line of said Lots 9, 10, 22 and 23, a distance of 278.21 feet, to the point of beginning of the parcel of land described;

and

Those parts of Lots 1, 2, and 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, and Lots 2 and 3, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which are within a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating;

All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39 according to the recorded plat thereof, Ramsey County, Minnesota;

and

Lots 1, 2, and 3, of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

Lot 10 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper except that part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

And that Holiday Stationstores, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 7 and 8, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota;

and

That part of the West 15 feet of those portions of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, which lies easterly of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper; and that part of said Lot 28 which lies Northerly of the Westerly extension of the South line of said Lot 5; and those parts of Lots 1, 2, 3, 4, 5 and 6, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, which lies southerly of:

A 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

And lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota.

And that Berwald Investment Company, LLLP, Minnesota limited liability limited partnership, and Berwald, LLC, a Minnesota limited liability company, fee owners of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lot 2, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper, except the South 11 feet thereof. Lots 3, 4, 5, 6 and 7, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper;

and

Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

Those parts of Lots 1, and 21, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie Southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines of said Lots 1 and 21.

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

and

Those parts of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie east of a line 15.00 feet east of the east line of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper,

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

And which lie southerly of a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

and

That part of Lot 6, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lies east of The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, Ramsey County, Minnesota.

and

Those parts of Lots 22 and 23 lying southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines thereof and those parts of Lots 7, 8 and 11 all in Block 21, North St. Paul Proper, Ramsey County, Minnesota,

All of which lie North and East of the following described line:

Commencing at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, Ramsey Co., Minnesota, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, to the north line of said Lot 7 and to the point of beginning of the line to be described; thence South 00 degrees 17 minutes 56 seconds East, along said east line of Lot 28, to a point 301.05 feet north of said southeast corner of Lot 28; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11 and said line there terminating;

and

Those parts of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie West of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper and Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

That part of Lot 28, The North St. Paul Land Co's Re-Arrangement No. 2 in Block 21 of North St. Paul Proper, lying between the Easterly extension of the South line of the North 13.4 feet of Lot 14, said addition and the Westerly extension of the South line of Lot 5, Block 21, North St. Paul Proper.

and

That part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

And that Horizon Holdings, LLC, a Minnesota limited liability Company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 9, 10, 11, 12 and 13, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

The North 13.4 feet of Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper.

And that Tranwanger Investments, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the City of North Saint Paul, County of Ramsey, State of Minnesota:

Lots 4, 5, 6, 7, 8 and 9 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey Co., Minn.;

and

The South 11 feet of Lot 2, and all of Lot 1, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper, Ramsey County, Minnesota.

BERWALD ADDITION

Have caused the same to be surveyed and platted as BERWALD ADDITION and do hereby dedicate to the public for public use forever the public way and the drainage and utility easements as shown on this plat.

In witness whereof said City of North Saint Paul, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 20 ____.

SIGNED: CITY OF NORTH SAINT PAUL

_____, Mayor _____, City Manager/Clerk

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by _____, Mayor and by _____, City Manager/Clerk of the City of North Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Holiday Stationstores, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

SIGNED: HOLIDAY STATIONSTORES, LLC

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by _____, as _____, of Holiday Stationstores, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, has caused these presents to be signed by its proper partners this ____ day of _____, 20 ____.

SIGNED: BERWALD INVESTMENT COMPANY, LLLP

Eugene Berwald, Partner Kenneth Berwald, Partner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by Eugene Berwald, Partner, of Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, Minnesota
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by Kenneth Berwald, Partner, of Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, on behalf of the partnership.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Berwald, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

SIGNED: BERWALD, LLC

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by _____, as _____, of Berwald, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Horizon Holdings, LLC, a Minnesota limited liability Company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

SIGNED: HORIZON HOLDINGS, LLC

Julie A. Finley, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by Julie A. Finley, as Chief Manager of Horizon Holdings, LLC, a Minnesota limited liability Company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Tranwanger Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

SIGNED: TRANWANGER INVESTMENTS, LLC

Ross Ellwanger, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____, by Ross Ellwanger, as Chief Manger of Tranwanger Investments, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, James E. Napier, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set or will be correctly set within one year of recording this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20 ____.

James E. Napier, Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 20 ____, by James E. Napier, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF NORTH SAINT PAUL
We do hereby certify that on the ____ day of _____, 20 ____, the City Council of the City of North Saint Paul, Minnesota, approved this plat. Also the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this ____ day of _____, 20 ____.

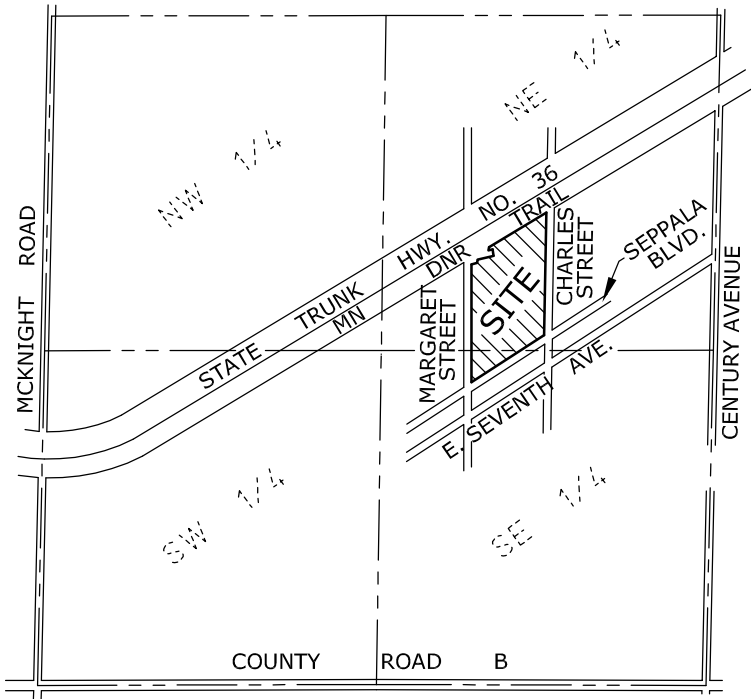
Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES
COUNTY OF RAMSEY, STATE OF MINNESOTA
I hereby certify that this plat of BERWALD ADDITION was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20 ____, at ____ o'clock __M., and was duly filed in Book ____ of Plats, Pages _____, _____ and _____ as Document Number _____.

Deputy Registrar of Titles



BERWALD ADDITION



VICINITY MAP

SEC.12-T29N-R22 W
RAMSEY COUNTY, MINNESOTA
(NOT TO SCALE)

NORTH

GRAPHIC SCALE IN FEET

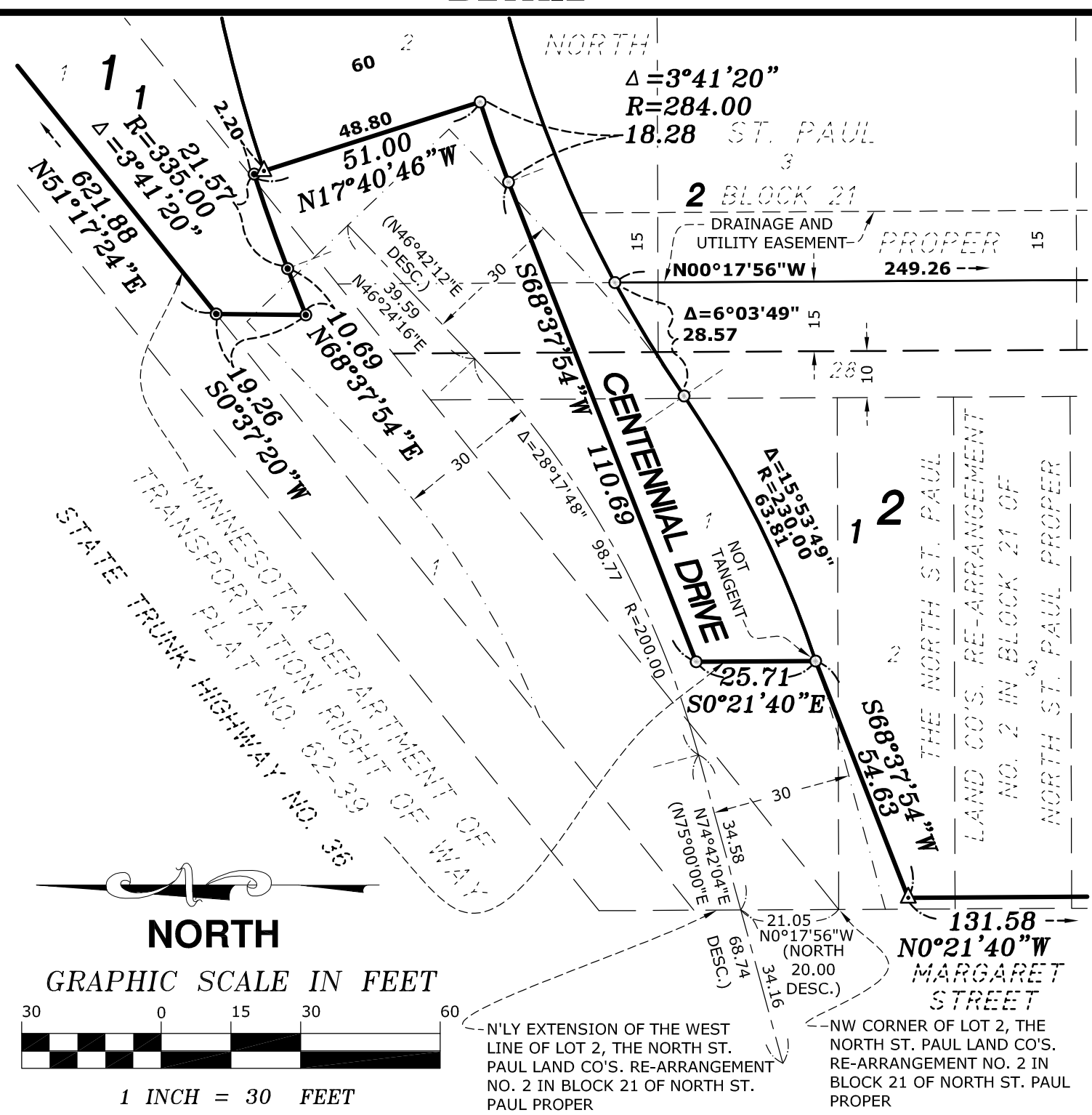


1 INCH = 50 FEET

- ⬢ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 18 INCH IRON PIPE MONUMENT SET AND MARKED RLS 25343
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND MARKED RLS 19421, UNLESS OTHERWISE SHOWN
- ⊙ DENOTES FOUND MNDOT CAST IRON MONUMENT
- △ DENOTES SET PK NAIL WITH METAL DISK MARKED RLS 25343
- (DESC.) DENOTES RECORDED VALUE PER DESCRIPTION

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, IS ASSUMED TO BEAR NORTH 00 DEGREES 24 MINUTES 26 SECONDS WEST.

DETAIL



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

In the Matter of Application of

Case Type: Torrens

City of North St. Paul, a municipal organization

Court File No.: 62-C9-05-8911

To Register Title to Certain Land

STIPULATION

IT IS HEREBY STIPULATED by and between the parties that:

1. The City of North St. Paul, a Minnesota municipal corporation, is the owner of lands legally described as:

Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, except the North 13.4 feet thereof;

and

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

That part of Lot 28 lying southerly of the easterly extension of the south line of the North 13.4 feet of Lot 14, all in The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota;

and

All those part of Lots 7, 8, 9, 10, 11, 22, and 23, Block 21, North St. Paul Proper, Ramsey County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, a distance of 301.05 feet; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11; thence South 51 degrees 17 minutes 34 seconds West, along the south line of said Lot 11 and also the south line of said Lots 9, 10, 22 and 23, a distance of 278.21 feet, to the point of beginning of the parcel of land described;

9/17/20 original mailed to:

and

Those parts of Lots 1, 2, and 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, and Lots 2 and 3, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which are within a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39 according to the recorded plat thereof, Ramsey County, Minnesota;

and

Lots 1, 2, and 3, of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

Lot 10 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper except that part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

2. Holiday Stationstores, LLC, a Minnesota limited liability company, is the owner of lands legally described as:

Lots 7 and 8, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, All of which lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota;

and

That part of the West 15 feet of those portions of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, which lies easterly of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper; and that part of said Lot 28 which lies Northerly of the Westerly extension of the South line of said Lot 5; and those parts of Lots 1, 2, 3, 4, 5 and 6, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, which lies southerly of:

A 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

And lies South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof Ramsey County, Minnesota.

3. Berwald Investment Company, LLLP, a Minnesota limited liability limited partnership, and Berwald, LLC, a Minnesota limited liability company, is the owner of lands legally described as

Lot 2, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper, except the South 11 feet thereof. Lots 3, 4, 5, 6 and 7, Harris' Rearrangement No. 1 in Block 21 of North St. Paul Proper;

and

Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper;

and

Those parts of Lots 1, and 21, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie Southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines of said Lots 1 and 21.

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

and

Those parts of Lots 2, 3, 4, and 5, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie east of a line 15.00 feet east of the east line of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper,

All of which lie South and East of the southerly right of way line of State Trunk Highway No. 36 as shown on the Minnesota Department of Transportation Right Of Way Plat No. 62-39, according to the recorded plat thereof, Ramsey County, Minnesota;

And which lies southerly of a 60 foot wide strip of land, the centerline of said strip is described as follows:

Commencing at the Northwest corner of said Lot 2, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21; thence North (assumed bearing) 20 feet along the Northerly extension of the West line of said Lot 2; thence South 75 degrees 0 minutes 0 seconds West 34.16 feet to the point of beginning of the line to be described; thence North 75 degrees 0 minutes 0 seconds East 68.74 feet; thence Northeasterly 98.77 feet along a tangential curve concave to the Northwest having a radius of 200 feet and a central angle of 28 degrees 17 minutes 48 seconds; thence North 46 degrees 42 minutes 12 seconds East 39.59 feet and there terminating.

and

That part of Lot 6, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lies east of the recorded plat of The North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper, Ramsey County, Minnesota.

and

Those parts of Lots 22 and 23 lying southeasterly of a line drawn parallel with and distant 16.00 feet southeasterly of the northwesterly lines thereof and those part of Lots 7, 8 and 11 all in Block 21, North St. Paul Proper, Ramsey County, Minnesota,

All of which lie North and East of the following described line:

Commencing at the southeast corner of Lot 28, The North St. Paul Land Co's Re-arrangement No. 2 in Block 21 of North St. Paul Proper, Ramsey Co., according to the recorded plat thereof, Ramsey County, Minnesota; thence on an assumed bearing of North 00 degrees 17 minutes 56 seconds West, along the east line of said Lot 28, to the north line of said Lot 7 and to the point of beginning of the line to be described; thence South 00 degrees 17 minutes 56 seconds East, along said east line of Lot 28, to a point 301.05 feet north of said southeast corner of Lot 28; thence North 89 degrees 49 minutes 24 seconds East, a distance of 63.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 94.72 feet; thence North 89 degrees 42 minutes 04 seconds East, a distance of 154.50 feet; thence South 00 degrees 17 minutes 56 seconds East, a distance of 33.35 feet to the south line of said Lot 11 and said line there terminating;

and

Those parts of Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 21, North St. Paul Proper, Ramsey County, Minnesota, which lie West of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper and Harris' Re-arrangement No 1 in Block 21 of North St. Paul Proper;

and

That part of Lot 28, The North St. Paul Land Co's Re-Arrangement No. 2 in Block 21 of North St. Paul Proper, lying between the Easterly extension of the South line of the North 13.4 feet of Lot 14, said addition and the Westerly extension of the South line of Lot 5, Block 21, North St. Paul Proper.

and

That part of Lot 10, The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly of the westerly extension of the north line of Lot 3, of said The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper.

Berwald Investment Company, LLLP, shall own the property south of Centennial Drive and Berwald, LLC, shall own the property north of Centennial Drive.

4. Horizon Holdings, LLC, a Minnesota limited liability company, is the owner of lands legally described as

Lots 9, 10, 11, 12 and 13, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper;

and

The North 13.4 feet of Lot 14, North St. Paul Land Co's Re-arrangement No. 2 in Block 21, of North St. Paul Proper.

5. Tranwanger Investments, LLC, a Minnesota limited liability company, is the owner of lands legally described as

Lots 4, 5, 6, 7, 8 and 9 of The North St. Paul Land Co's Re-arrangement No. 1 in Block 21 North St. Paul Proper, Ramsey County, Minnesota;

and

The South 11 feet of Lot 2, and all of Lot 1, Harris' Re-arrangement No. 1 in Block 21 of North St. Paul Proper, Ramsey County, Minnesota.

Dated: August 5th, 2021

CITY OF NORTH ST. PAUL

By: [Signature]
Its: Mayor

ATTEST:

By: [Signature]
Its: City Manager

Dated: _____, 2021

HOLIDAY STATIONSTORES, LLC

By: _____
Its: _____

↑ Signed on separate document per C.K. Law

Dated: _____, 2021

BERWALD INVESTMENT COMPANY,
LLLP

By: _____

Its: _____

Dated: _____, 2021

BERWALD, LLC

By: _____

Its: _____

*↑ Signed on
separate document
per C.K. Law*

Dated: 8-3, 2021

HORIZON HOLDINGS, LLC

By: *Julie Finley*

Its: Chief Manager

Julie Finley

*↑ Signed on
separate document
per C.K. Law*

Dated: 8-2, 2021

TRANWANGER INVESTMENTS, LLC

By: *L. T. Tranberg*

Its: V.P.

Eric Tranberg T-

Memorandum



To: Planning Commission
From: Brandy Howe, City Planner
Date: December 2, 2021
Re: City of North Saint Paul – Sign Ordinance Update
WSB Project No. 017235-444

Background

At the October 2021 Planning Commission meeting, the need for a sign ordinance update was affirmed as was the draft purpose statement. Since that time, staff has prepared a draft outline for the revised sign ordinance and prepare the following four sections for discussion and review: Applicability, Exempt Signs, Prohibited Signs, and Permitting. The following is a description of the draft subsections of sign ordinance.

Applicability

Staff created an applicability section that indicates that any new signs and the maintenance of existing signs must conform to the sign ordinance. One exception to this would be noncommercial signs related to elections per Minn Stat 211B.045 which allows political signs of any size and in any number for 46 days before the state primary in a state general election year until 10 days following the election.

Definitions

In sifting through the existing sign code, staff felt it would be wise to collaborate on how a sign should be defined within North Saint Paul. Below is the existing sign definition and two others from separate sources. In addition to “sign,” definitions for “changeable copy,” “maintenance,” and “yard sign” were included. Staff will continue to work through the Definitions section throughout the revision process.

- **SIGN (Current definition).** Any written message, name, identification, description, display, illustration, pictorial presentation, number, decoration, flag, banner or other device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public, and which directs attention to an object, product, place, activity, person, institution, organization or business. A sign shall be considered as a structure or a part of a structure for the purpose of applying yard and height regulations.

- **Sign (Option 1).** Any communication device, structure, or fixture which is intended to identify a building, use, business, or event; or to promote the sale of products, goods or services; using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the user, are not considered signs. (Source: Bremerton, WA).

Benefit – Addresses those signs that does not include words, but promotes a service, such as the tooth, right, for a dentist’s office.

- **Sign (Option 2).** A surface or object bearing a message that is displayed for public view. (Source: Rainier, WA).

Benefit – Simple.



Staff proposes Option 1; it does not regulate content but is broad enough to capture a greater variety of sign types while discerning murals, art, or other communication devices that aren't intended to sell goods or services.

Exempt Signs

In modifying this section, staff used the existing exemptions listed in Section 154.011 (H) as a starting point. Overall, staff worked to simplify the language of this section to improve clarity. Where clarity was needed, definitions were included in that section (described above). In addition, regulatory text was removed from this section. Such regulations will be moved and addressed elsewhere within the code (see example).

[Example: Signs 6 square feet or less in size, but no more than two per lot, provided that the sign area does not exceed the area allowed by this section.]

Prohibited Signs

The proposed revisions for prohibited signage in the city was predominately left intact as most of the verbiage remained content neutral and understandable for prohibition. However, staff like to gather input on two possible changes to the section.

1. Signs not identified in the code.

Regarding signage that is not explicitly called out, it may be advantageous to address all unique or trending signage that isn't stipulated. It is commonly found that cities will add something to the effect of, "any sign not identified as permitted or allowed by this code is prohibited". Staff would like to identify how unmentioned signage can be handled. Listed below are two options to address the concern:

- Provide a simple statement within the Prohibited Signs section that states, "Any sign not identified as permitted or allowed by this code is prohibited."
- Create a process for Planning Commission review to determine on a case-by-case basis if the signage should be permitted.

2. Internally illuminated signs.

Regarding internally illuminated signs, staff would like to get a better understanding if there is a specific type of internally illuminated signage the City would like to prohibit, enact provisions to limit illuminated signage (i.e., restricting distance from residential districts), or remain to prohibit all internally illuminated signs within the City.

Below are examples of types of internally illuminated signage that are **currently not permitted**.



Illuminated Channel Letter



Illuminated Cabinet/Lightbox



Message illumination only

The following are types of illuminated signage that are **currently permitted**.



Neon Signs



Marquee



Backlit/Halo-Lit

Permitting

The proposed permitting section was not substantially altered, but rather reorganized for clarity and ease of use. The primary substantive change was the removal of Section 154.011(O)3. This section requires an applicant to enter into an agreement with the city that authorizes the city to remove and dispose of signs that are not maintained or have valid permits. Sections on maintenance and abandoned signs will be drafted that address these situations without the need for an agreement with each permit holder.

Another new addition to the section is “suspension or revocation” which allows staff the ability to revoke a permit if it was issued in error or goes against any other ordinance in the City. This addition provides staff the ability to retroactively revoke or temporarily suspend a permit if it was issued in error and/or information provided for construction does not match what was submitted.

SIGN ORDINANCE – WORKING DRAFT

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§ 154.011 SIGN ORDINANCE.

A). Purpose. *(Considered and recommended by Plan Commission on October 7, 2021)*

It is not the purpose or intent of this section to regulate the message displayed on any sign; nor is it the purpose or intent of this article to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The purpose and intent of this article is to:

1. Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the city in order to promote the public health, safety and welfare.
2. Maintain, enhance, and improve the aesthetic environment of the city by preventing visual clutter that is harmful to the appearance of the community.
3. Improve the visual appearance of the city while providing for effective means of communication, consistent with constitutional guarantees and the city's goals of public safety and aesthetics.
4. Provide for fair and consistent enforcement of the sign regulations set for herein under the zoning authority of the city.
5. Ensure adequate means of expression as allowed by the first amendment of the U.S. Constitution and other federal, state, and local laws.

B). Applicability. *(New section – not currently in sign ordinance)*

Any exterior signage erected, altered, or maintained after the effective date of this ordinance shall conform to the regulations in this Chapter.

Except that, per Minn. Stat. 211B.045, all noncommercial signs of any size may be posted in any number beginning 46 days before the state primary in a state general election year until ten days following the state general election. Municipal ordinances may regulate the size and number of noncommercial signs at other times.

C). Definitions. *(Working List)*

CHANGEABLE COPY SIGN. A sign or portion of a sign with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

FLASHING SIGN. Any illuminated sign which emits an intermittent or flashing light or creates the illusion of intermittent or flashing light by means of animation which is not a "Changeable Copy Sign." *[Note – this is the existing definition for flashing sign. It is staff's interpretation that animated signs are included in this definition.]*

MAINTENANCE. The painting, repairing, cleaning and other normal maintenance and repair of sign structure unless a structural change is needed to maintain signage.

SIGN. Any communication device, structure, or fixture which is intended to identify a building, use, business, or event; or to promote the sale of products, goods or services; using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the user, are not considered signs.

YARD SIGN. A temporary sign that is easily installed and removed and which is not intended or suitable for long-term or permanent display due the sign construction, materials, or installation. Such signs are used to direct temporary activities, such as but not limited to garage/yard sales, open houses, and real estate sales.

D). Exemptions to the Sign Ordinance.

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed on a site, provided such signs comply with the requirements of this code.

1. A sign posted by the City of North Saint Paul, a county, state, or federal agency.
2. Address signs and numbers.
3. Flags.
4. Graphics of an artistic nature and that do not conform to the definition of "sign."
5. Historic plaques.
6. Maintenance.
7. Names of buildings and dates of erection when carved into stone, concrete or similar material and made an integral part of a structure.
8. Replacing copy on changeable copy signs.
9. Seasonal decorations.
10. Signs installed and maintained on bus benches and/or shelters within the city right-of-way, pursuant to a franchise authorized by the City Council.
11. Signs not visible from public right-of-way, private right-of-way, waterways, and adjacent property.
12. Statues.
13. Yard signs.

E). Prohibited Signs. The following signs are explicitly prohibited in all districts:

1. Billboards.
2. Advertising or business signs on or attached to mobile equipment (but not portable sign), where signing is a principal use of the equipment on either a temporary or permanent basis.
3. Signs mounted on chimney, rooftop equipment, towers, flagpoles, cooling towers, elevator penthouses, commercial antennas, communication towers, belfries, church spires and cupolas.

4. Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
5. Signs which are pasted or attached to utility poles, trees, fences, other signs, or their own poles which are not specifically allowed by this section.
6. Signs on or over the municipal, county or state public right-of-way, unless the city grants permission or as otherwise specified in this section.
7. Flashing signs. *[See definition for flashing signs. Is it Plan Commission's intent to prohibit animated signs as well?]*.
8. Rotating signs and motion signs or any signs resembling emergency vehicles or equipment of motion.
9. Signs which swing or otherwise noticeably move from wind pressure because of the manner of suspension or attachment.
10. Beacon lights or search lights as a sign for advertising purposes.
11. Internally illuminated signs (not including neon or marquee signs). *[Staff recommends removing this prohibition]*.
12. Any sign not identified as permitted or allowed by this code is prohibited.
[Ways to Address: 1. Prohibit anything that isn't mentioned, or 2. Procedure where PC makes a determination on a case-by-case basis].

F). General Regulations. *(To be completed)*

G). District Regulations *(To be completed)*

H). Sign Permits

1. Permit Requirements. No sign shall be erected, altered, or relocated without a permit issued by the City, unless the sign is specifically exempt from the permit requirements (see Section 154.011(D)). Any sign involving electrical components shall be wired by a licensed electrician.
2. Application Requirements.
 - a. Fees. All applications for sign permits shall be accompanied by the appropriate fee(s) as set forth by the City Council and listed in the fee schedule.
 - b. Permission of Property Owner. No sign shall be erected, constructed, or maintained upon any property or building without the consent of the owner, the person entitled to possession of the property or building, or their authorized representative.
 - c. The permit application shall be signed by the applicant. When the applicant is any person other than the owner of the property, it shall also be signed by the owner of the property.
 - d. The issuance of a permit may also be subject to conditions in order to promote a reasonable combination of signs and to promote conformity with the character and use of adjoining property.
3. Licenses and Bonds
 - a. No person, firm or corporation shall engage the business of erecting signs under this section unless licensed to do so by the Council. Such license may be granted by the Council after written application to the city, accompanied by an annual license fee to be determined by Council ordinance. This license may be terminated by the Council at any time for cause. No license shall take effect until the licenses shall file with the city a certificate of insurance, evidencing the holding of public liability insurance in the limits and coverage set by the city.
 - b. Applicants not engaged in the business of erecting signs who choose to construct and erect a sign on their property shall be exempt from the above provisions for license and certificate of insurance.
4. Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six months after the date of the permit. A permit may be renewed, and no additional fee shall be collected for the renewal.

5. Suspension or Revocation. The city may, in writing, suspend or revoke a permit under the provisions of this chapter when the permit is issued in error, is based on incorrect information supplied or is a violation of this chapter or any other ordinance in the city of North Saint Paul or law of the State of Minnesota or the federal government. Any signs installed under a revoked permit shall be removed within ten days of written notice of the revocation.
6. Building Official. The Building Official shall issue all permits for construction, alteration, and erection or signs in accordance with the provisions of this section and related chapters and titles of the City of North St. Paul City Code. In addition, all signs, where appropriate, shall conform to the National Electric Code and the National Electrical Safety Code.

I). Measurement Standards. *(To be completed)*

J). Construction and Maintenance. *(To be completed)*

K). Temporary Signs. *(To be completed)*

L). Nonconforming Signs. *(To be completed)*

M). Administration and Enforcement. *(To be completed)*

**To**

Honorable Mayor Furlong and City Council

Date

December 2, 2021

Agenda Placement # VII.B

Commission Business, Action Items & Recommendation

Subject

7th Avenue Improvements (2022) - 1st Street to Helen Street On-Street Parking Configuration

Background/Facts

Attached are two layouts for the 7th Avenue segment of the 2022 project, both from 1st Street to about 300 feet NE of Helen Street.

The first attachment is the layout with diagonal parking between 1st Street and Helen Street, and the second attachment illustrates parallel parking in that same area. Staff requested a variance from State Aid rules and design standards early in 2021 to allow diagonal parking on 7th Avenue should a future project be conducted that would be a candidate for future State Aid funds. Staff has been working on the design of this section of roadway, and a decision is needed at this time whether to keep this section as it is currently configured with parallel on-street parking, or to change the configuration with the reconstruction of the roadway to a diagonal on-street parking configuration, similar to the historic downtown area to the east between Helen Street and Charles Street. The 2018 Downtown 7th Avenue Corridor Master Plan identified this section as a Transitional Area, between the Historic Downtown to the east, and the Residential Area of 7th Avenue to the west, and the on-street parking in 2018 was depicted as parallel parking in nature at that time. Recent discussions revolving around redevelopment downtown have revolved around an increased need for public parking on and around 7th Avenue. The 2022 project does provide an opportunity to increase the number of on-street parking stalls, going from a parallel parking configuration to a diagonal parking configuration, as it would be difficult and not cost-effective to make this change later after the 2022 project is completed.

The layouts are colorized to illustrate the turf/landscaped areas and pavement areas for reference.

Some factors for the Council to consider when changing from a parallel parking configuration to a diagonal parking configuration include:

- The increase in the impervious area will increase project costs for stormwater treatment, and for additional pavement and road reconstruction.

- Layouts can be modified for pedestrian crossing locations shown. These pedestrian crossing locations are only preliminary in nature as depicted. Similarly, ADA accommodations for parking will also be added at a later time in the design process and are not shown at this time.
- Green space in the diagonal parking areas gets narrower, about 5 feet wide, and there is a corresponding reduction in green or landscaped areas available along the roadway when compared to existing areas.
- City improvements made in 2011 along the 7th Avenue boulevard will need to be removed and replaced at cost, including irrigation, street trees, and street lighting, which if the parking configuration remains as parallel parking, much of these streetscape amenities are anticipated to be able to remain in place with minor changes, repairs, or reconfiguration needed, which reduces the cost of the project.
- Based on additional pavement and roadway/parking area reconstruction, stormwater treatment costs for additional impervious, irrigation, trees and landscaping, and street lighting reconfiguration, additional costs to the project in the range of \$350,000 to \$450,000 are anticipated, an increase of approximately 8-12 percent.

Recommendation:

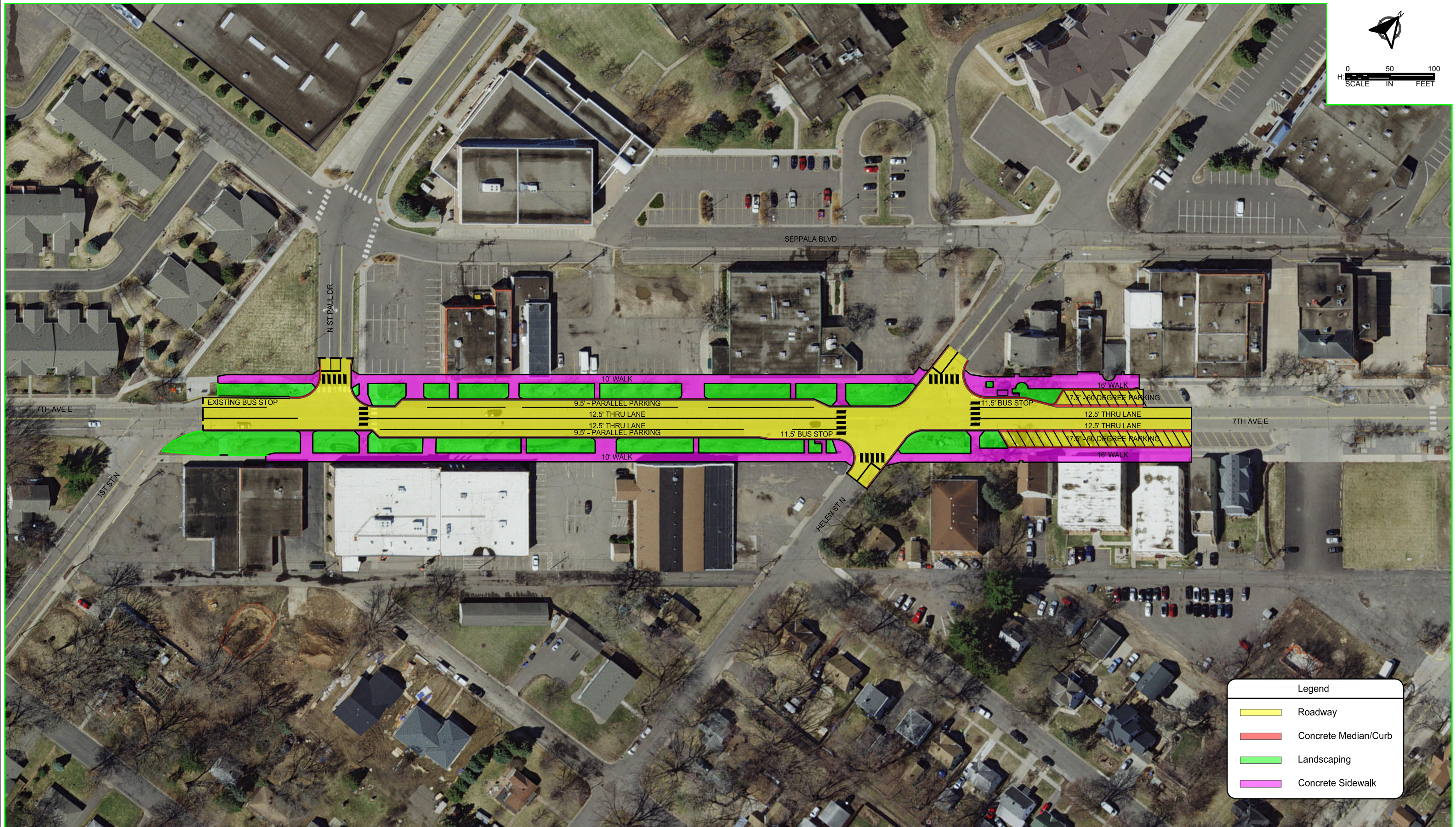
Provide staff feedback and direction on parking configuration for design of 7th Avenue between 1st Street and Helen Street.

Attachments

1. 7th Ave Layout - Parallel parking
2. 7th Ave Variance Exhibit Diagonal Parking

Respectfully submitted,
Morgan Dawley, City Engineer

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WSB PROJECT NO.:
018968-000
NOVEMBER 10, 2021



NORTH ST. PAUL
extraordinary.

Proposed Project Layout

60 Degrees and Parallel, < 3,000 ADT

