

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JUNE 6, 2019
6:15 PM**

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

I. CALL TO ORDER

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Michael Stahlmann, Commissioner
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Trisha Hamm, Commission Vice- Chair
John Wahl, Commissioner
Allan Worm, Commissioner

STAFF

Erin Perdu, City Planner
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

IV. APPROVAL OF MINUTES

Approve the May 2nd, 2019 regular meeting minutes

V. MEETING OPEN TO THE PUBLIC

Note: This is a courtesy extended to persons wishing to address the Commission concerning issues that are not on the agenda. This discussion will be limited to 15 minutes.

VI. PUBLIC HEARING

Conditional Use Permit – Pawn Shop – 2231 11th Ave E

VII. OLD BUSINESS

2557 12th Avenue – Variance (Corner Lot Side Setback, Lot Frontage, Lot Size)

VIII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

IX. REPORTS FROM STAFF

X. REPORTS FROM COMMISSIONERS

Update from City Council Liaison

XI. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting is Thursday, June 20, 2019 at 6:15 p.m.

**CITY OF NORTH ST. PAUL
PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 2, 2019
6:15 P.M.**

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

I. CALL TO ORDER

Chair Barton called the meeting to order at 6:15 p.m.

II. ROLL CALL

COMMISSION

Elaine Barton, Commission Chair
Trisha Hamm, Commission Vice-Chair
Tom Sonnek, Commission City Council Liaison
Chris Bathurst, Commissioner
Rick Gelbmann, Commissioner
Michael Stahlmann, Commissioner
John Wahl, Commissioner
Allan Worm, Commissioner

STAFF

Molly Just, City Planner
Olivia Boerschinger, Planning Secretary

III. ADOPT AGENDA

Chair Barton requested the addition of the following agenda items:

VIII. Reports from Staff

- New Commissioner Packet
- Planning Commission Update Presentation to City Council

Motion to adopt agenda by Commissioner Gelbmann, and seconded by Commissioner Bathurst, with all present voting aye (7-0). Motion carried to adopt the May 2, 2019 Agenda as amended.

IV. APPROVAL OF MINUTES

Approve the April 4, 2019 regular meeting minutes

Commissioner Wahl requested that the April 4, 2019 meeting minutes be changed to reflect that comments attributed to him were made by Commissioner Stahlmann. Commissioner Stahlmann agreed. Ms. Just agreed to make the necessary corrections.

Chair Barton requested that the motions on pages 2, 3 and 7 should be changed to reflect that the motions passed unanimously with 5 votes.

Motion to approve meeting minutes by Commissioner Stahlmann, and seconded by Commissioner Wahl, with all present voting aye (7-0). Motion carried to approve the April 4, 2019 regular meeting minutes as amended.

V. MEETING OPEN TO THE PUBLIC

There were no comments.

VI. PUBLIC HEARINGS

2557 12th Avenue – Variance (Corner Lot Side Setback, Lot Frontage, Lot Size)

City Planner Molly Just reviewed a proposal for variance approvals for City-owned property located at 2557 12th Avenue. She added the City intends to sell the property to BATC-Housing First Minnesota Foundation, a non-profit organization that provides housing for military veterans and their families. She noted BATC will work with Lennar Homes to build a single-family home on the property, in a neighborhood predominantly made up of single-family homes.

Ms. Just stated the proposal is to approve variances for setbacks on the property, which was platted before the North St. Paul Zoning Code was established. She added the property is a corner lot which has special setback provisions. She noted an error in the table provided in the meeting packet related to “Standards in R-1 Zoning District”, which should state that the corner lot sideyard setback is 20 feet for a freestanding garage.

Ms. Just stated City Staff is seeking variances from the minimum lot size and width for this non-conforming lot. She added the lot would retain its legal non-conforming status, but the variance would formalize the lot size and width. She noted, on the site plan, the location and setbacks of the previous home are comparable to what is being proposed.

Commissioner Worm stated the lot size is incorrect. He added there are 11 feet on the right, 22 feet for the house, and 6 feet on the left, which leaves an additional 2 feet as the lot is 41 feet wide. Chair Barton agreed, adding the lot is 41.44 feet wide.

Ms. Molly stated the front yard can be kept at the required setback, so any additional feet could be recaptured on the other side, but not in the side yard. She agreed to look into this issue.

Commissioner Wahl stated he appreciates Commissioner Worm’s comments. He added the house and garage do not line up on the site plan, and the house should be 24 feet instead of 22 feet.

Ms. Just reviewed the Staff Report under Findings, which states: “Variances are necessary to develop a legal non-conforming lot. Many developed parcels in the neighborhood are also non-conforming to size, frontage and corner lot side setbacks.”

Chair Barton opened the public hearing at 6:39 p.m.

There were no comments.

Chair Barton closed the public hearing at 6:39 p.m.

Ms. Just stated no other public comment was received by City Staff on this issue.

Commissioner Wahl stated the house site plan indicates that the first floor width is 22 feet. Commissioner Bathurst stated the house width is 22 feet, the deck and stairs are 22 feet, and the garage is 20 feet.

Chair Barton stated the garage and house should line up along the Margaret Street side, as there is room on the interior side lot. She added the variance should be for the inside lot line rather than Margaret Street frontage. She added steps can encroach a certain amount without a variance.

Ms. Just stated the deck would become an encroachment if it were to be bumped out to accommodate steps.

Commissioner Stahlmann stated the steps could be started sooner and moved to the south. He added this is a design issue for the architect, and not part of the variance discussion. He noted, regarding the setback on 12th Avenue, the survey shows steps on the east side, which is incorrect. He asked what is the dimension from the lot line to the steps. Ms. Just stated that is 13 feet, and the front yard does not require a setback variance. She added the house on the site plan is 22 or 25 feet from the front lot line.

Chair Barton asked what is the consideration for front yard setback for an enclosed front porch. Ms. Just stated an enclosed porch is not proposed. Chair Barton stated the elevation depiction shows a front porch. Commissioner Stahlmann stated the survey does not show that the porch goes further south, and it is on the wrong side of the survey.

Commissioner Worm stated it is 25.6 feet from the front lot line to the front of the home, according to his calculations. Commissioner Gelbmann stated the front door is recessed by 2-3 feet, and there is a bump-out that goes the remaining length of the house.

Commissioner Stahlmann expressed his concern that the home as proposed will alter the essential character of the neighborhood, as there are no windows on the Margaret Street side, with the exception of two basement windows. He added these basement windows are taller than any other homes in the neighborhood and appear to be more like windows on a split level.

Ms. Just stated the Planning Commission can choose to make a conditional recommendation based on the architectural plans and variance request.

City Council Liaison Sonnek stated the designers may have left windows off of the Margaret Street side because of lights from the Highway exit ramp.

Chair Barton stated there are many homes on corner lots that have side yards facing Margaret Street and they all have windows.

Commissioner Stahlmann stated the Certificate of Survey shows an entry on the west side, and that should be flipped to the east side.

Commissioner Gelbmann stated the builder's goal is to provide housing to families of veterans, and a goal will be to make the home accessible for people with disabilities. He added that would fit with the lower height of the structure.

Commissioner Stahlmann stated what is proposed is a large house with 4 bedrooms, 4 bathrooms and a 2-car garage. He added this is a small lot, and there will be very little yard space. He asked how many people would be living there, and how many cars. He added he is uncomfortable with the plans. He noted the property is owned by the City.

Ms. Just stated the builder is attempting to incorporate a new home into an existing older neighborhood.

Vice-Chair Hamm stated the variances that can be approved are the same as what would be acceptable on surrounding properties, regardless of design.

Commissioner Worm stated the basement may be planned to be more shallow because of egress. Ms. Just agreed, adding this can be accommodated with window wells.

Commissioner Wahl stated the Planning Commission does not have sufficient materials to make a variance decision. He added there are many discrepancies, including the garage and home in alignment; the additional 2 feet of home width; and other details that are unclear.

Commissioner Worm suggested that this issue be tabled to the Planning Commission's next meeting, and request additional information and correct measurements from City Staff.

Ms. Just stated a conditional recommendation would be appropriate, with conditions related to lining up the home and garage, as well as additional windows, on the Margaret Street side.

Chair Barton requested additional details related to lot size, garage alignment, and other design aspects. She added this issue can be tabled to the Planning Commission's May 16, 2019 meeting.

Chair Barton requested clarification from City Staff on the size of the lot, which is listed in the staff report as 5,127 square feet, and on the site survey as 5182.5 square feet. She requested that larger plans be provided for the Planning Commission's review.

Motion to table variance requests by Commissioner Wahl, and seconded by Commissioner Gelbmann, with all present voting aye (7-0). Motion carried to table variance requests for 2557 12th Avenue to the May 16, 2019 meeting.

Chair Barton requested that the Planning Commission Meeting Agenda be printed on a single page, rather than two-sided. Ms. Boerschinger agreed to this.

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

Chair Barton stated she has been unable to find the public hearing notices on the City's website. She added the website has a Public Notices page, but it is not updated regularly. Ms. Just stated the public hearing notices are on the website. She agreed to follow up and ensure that public hearing notices are linked in the correct location on the City's website.

Chair Barton asked whether City Staff contact information has been added to the public hearing notice. Ms. Just confirmed this.

VIII. REPORTS FROM STAFF

New Commissioner Packet

Ms. Just stated Ms. Boerschinger has obtained a copy of a document that will be useful for the Planning Commission, entitled "Chairperson's Guide". She added this is in response to the Planning Commission's request for information and guidance. She noted the document addresses meeting format and procedures.

Ms. Boerschinger stated the Planning Commissioners should have received an email with a link to the Minnesota APA's "Planning Commission Guidebook". She added she also has a few hard copies of this document.

Vice-Chair Hamm and City Council Liaison Sonnek requested copies of the APA manual. Ms. Boerschinger agreed.

Ms. Just stated Zoning Code updates from the last six months are available for the Planning Commission in hard copy, to add to the full Zoning Code document. She added the online version has been updated as well. Chair Barton and Commissioner Stahlmann requested copies of this document.

Chair Barton stated she printed out a copy of the League of Minnesota Cities' planning document, as referenced by Ms. Just at the Planning Commission's last meeting. She added this document could be helpful for new Planning Commissioners.

Update from City Council Liaison

City Council Liaison Sonnek stated the Gateway at McKnight townhomes development at the south end of the Anchor Block property is planning to begin construction on a model townhome.

Chair Barton requested information regarding the pawn shop application. Ms. Just stated Twin Cities Pawn is submitting a Conditional Use Permit application. She added Twin Cities Pawn has locations in Oakdale, Osseo, Coon Rapids and Ramsey.

City Council Liaison Sonnek stated the Car Show will be starting again on June 7, 2019 and will run through September 20, 2019.

Planning Commission Update Presentation to City Council

Chair Barton stated there had been some discussion about the Planning Commission presentation to the City Council. Ms. Just stated discussion centered on the role of the Planning Commission as it relates to State Statute.

Chair Barton stated she was thinking the presentation should focus on larger planning issues and activities, rather than specific hearings and recommendations. She added, for instance, the Planning Commission has reviewed the issue of lot widths, as well as side yard setbacks for corner lots.

City Council Liaison Sonnek stated the APA manual may provide some guidance with regard to planning issues, land use and Code requirements. Chair Barton agreed, adding part of the role of the Planning Commission is to add value to the City's redevelopment and planning process.

City Council Liaison Sonnek stated the City has been shaped and developed over the years through various methods, and the Comprehensive Plan document is a good example of this. He added sometimes a singular planning issue is presented to the City Council, and it is viewed in isolation and not as part of a bigger plan. He noted the Planning Commission presentation could be given at a City Council Workshop rather than a Regular Meeting, which would allow for more discussion. Chair Barton agreed.

IX. REPORTS FROM COMMISSIONERS

Commissioner Hamm and Commissioner Bathurst stated they will not be able to attend the May 16, 2019 meeting.

Commissioner Gelbmann stated Silver Lake park Clean-up is rescheduled to Saturday, May 4, 2019. He encouraged residents to come out and participate. He added a meal will be provided.

Commissioner Wahl asked whether there are any other agenda items for the May 16, 2019 meeting. Ms. Just stated only the tabled item from tonight's meeting will be on the agenda.

Commissioner Stahlmann stated he noticed there is a City Hall Open House scheduled for June 7, 2019, for the City's fire fighters. Commissioner Bathurst confirmed this, adding he is unsure what is planned but it will be different from last year.

Commissioner Gelbmann asked whether the tabled item can be addressed at the Planning Commission's first meeting in June 2019, as it is the only item on the May 16, 2019 agenda. Ms. Just stated that would not be in keeping with plans to develop the property.

City Council Liaison Sonnek stated the tabled item could then be addressed at the City Council's May 21, 2019 meeting.

X. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Worm, and seconded by Commissioner Gelbmann, with all present voting aye (7-0). Motion carried to adjourn the meeting at 7:36 p.m.

The next regularly scheduled Planning Commission Meeting is Thursday, May 16, 2019 at 6:15 p.m.

Members, please notify any planned absences to: Olivia Boerschinger
Planning Commission Secretary
651-747-2400
olivia.boershinger@northstpaul.org

MEMORANDUM

Date: 06/06/2019

To: Planning Commission Members

From: Erin Perdu, AICP, City Planner

CC: Scott Duddeck, City Manager

Debra Gustafson, Administrative and Community Services Director

Re: Application for a Conditional Use Permit - Twin Cities Pawn, located at 2231 11th Ave E.

BACKGROUND

Twin Cities Pawn LLC (“the applicant”) is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a pawn shop. The proposed pawn shop would occupy space within the existing shopping center, known as Polar Plaza, located at 2231 11th Ave. The subject site is within the MU-3, Corridor Mixed Use Zoning district of the City of North St Paul. A CUP is necessary to allow the operation of the Pawn Shop use within the MU-3 district. A Zoning Ordinance text amendment to allow pawn shops as a conditional use in the MU-3 district was reviewed by the Planning Commission on April 7, 2019 and approved by the City Council at their April 16th meeting. A companion ordinance amendment to establish a business license for pawn shops was also approved by the City Council on April 16th. A license for the subject pawn shop has been submitted to the City Council. Approval of the CUP is necessary before the license may be issued. As only one pawn shop may operate in the City at any one time, the proposed pawn shop would represent the community’s only pawn shop.

The Zoning Ordinance defines Pawn Shop as

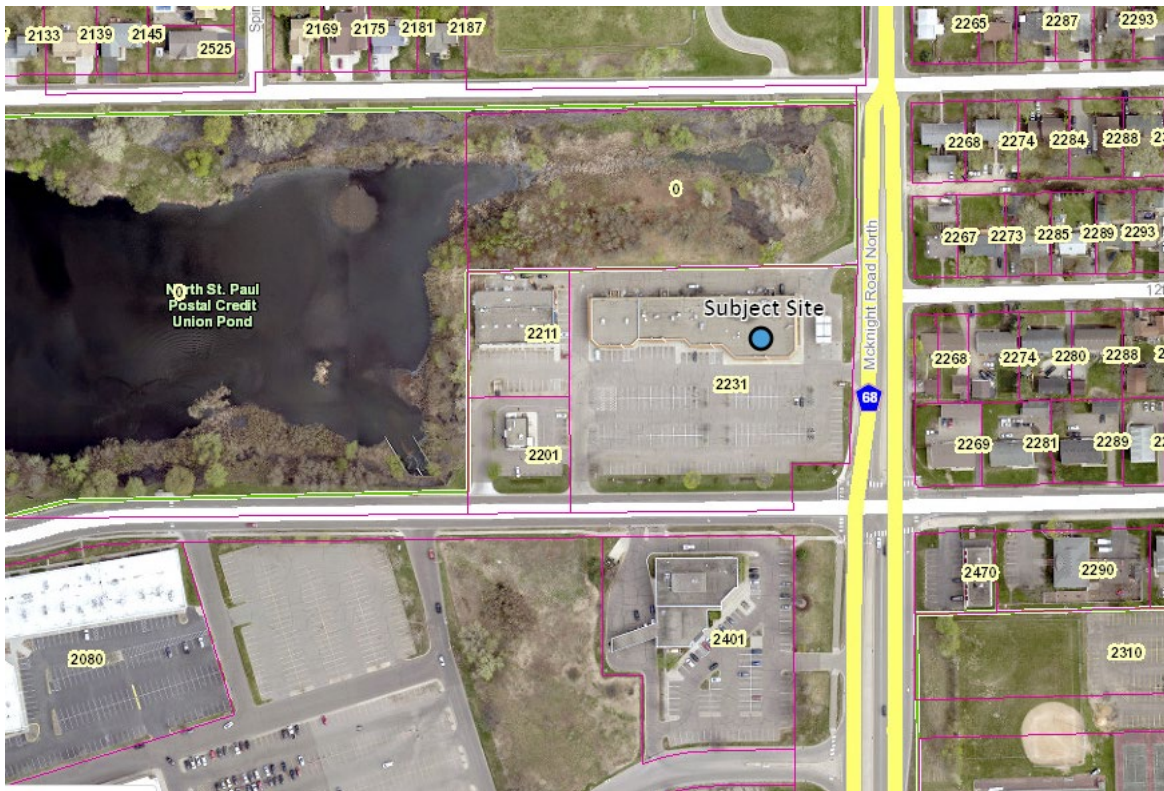
PAWN SHOP. A facility where money is loaned based on the value of goods deposited at the facility by the borrower of the money, which goods are held by the pawnbroker of the money occupying the facility as collateral for the loan. Items held by the pawnbroker which are not redeemed by a borrower may be put up for sale at the facility to the general public.

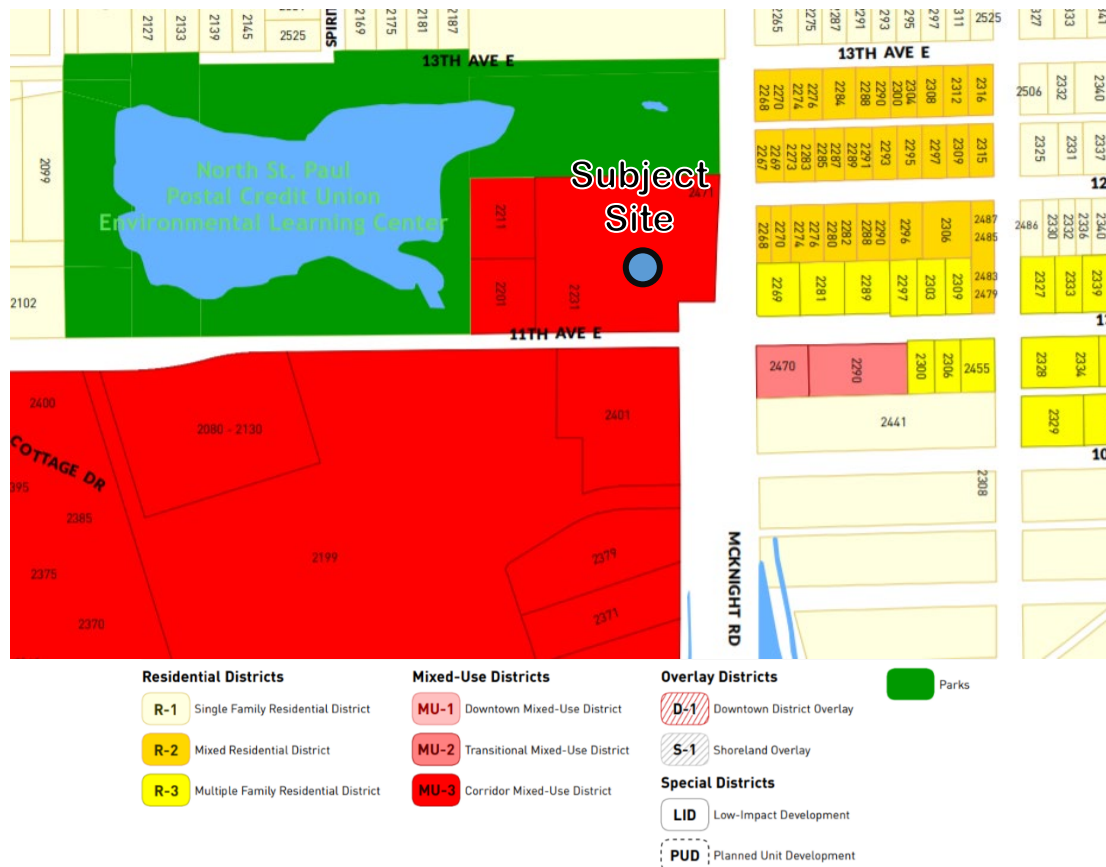
The 2040 Comprehensive Plan guides the subject property for Corridor Mixed Uses. Polar Plaza contains commercial and retail space including, an adult day care center, personal service businesses, restaurants, and fuel station uses. Surrounding land uses include the North St. Paul Postal Credit Union Environmental Learning Center to the north and west; and regional shopping (Target) and a financial institution to the south. Low-density residential uses are located to the east across McKnight Road N.

The proposed pawn shop would occupy 5,705 square feet within the Polar Plaza. Approximately half of the leased space would consist of the retail showroom, with the balance being used for storage, inventory and office space. The hours of operation for would be 10am to 7pm Monday through Friday, 10am to 6pm Saturday, and 10am to 5pm Sundays. The parking requirement for a pawn shop is 3.5 stalls per thousand square feet of gross floor area – which equates to 20 stalls for the 5,705 square foot shop. The applicant has stated that 44 parking stalls are available for the business. The applicant has stated that no items will be stored outside. A sign package was

submitted with the request which includes wall signage and neon window signs. It appears that the proposed signage would comply with the requirements of the sign code. Separate sign permits would need to be obtained prior to installation.

The Planning Commission is asked to make a recommendation to the City Council to approve or deny a Conditional Use Permit for Twin Cities Pawn located at 2231 11th Ave E.





FINDINGS

Conditional Use Permit Review

Standards for the review and approval of Conditional Use Permits are found in Chapter 154.004 Section F of the City Code are listed in below in italics. Staff comments on each of the review criteria follow.

2. *Standards.* The City Council may grant a conditional use permit after considering the recommendation of the Planning Commission and if the use at the proposed location is compliant with the following findings:

i. *The use is consistent with the general purposes and intent of the Comprehensive Plan;* The proposal is in harmony and consistent with the 2040 Comprehensive Plan which includes this site in the Corridor Mixed Use land use category. The CUP would allow for a commercial use in a commercially designated area. **Criteria met.**

ii. *The use will not adversely affect the health, safety, or general welfare of the city;* The proposed CUP will not create adverse effects on the general health, safety or general welfare of the City based on the nature of its use or location. **Criteria met.**

iii. The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;

Land uses surrounding the property are primarily commercial and guided to remain commercial in the future, making the use compatible. **Criteria met.**

iv. The use or appearance of the use is compatible with adjacent properties;

Based on the description of the request from the applicant, and an analysis of site conditions, this CUP appears to be compatible with adjacent properties. It abuts other commercial uses and will not create visual blight. **Criteria met.**

v. The use can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems;

Each pawn transaction is recorded and shared with the North St. Paul Police Department. The City's Fee Schedule has been amended to increase the per-pawn transaction fee to fully cover the third-party technology fee and the staff cost to track each pawn. The intent is that the cost to the City to track pawn transactions will be supported by the transaction fee. The transaction fee may be reviewed as needed by the City Council. The proposed use will be added to an existing commercial building and should not burden public urban services. **Criteria met.**

vi. The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;

There will not be an increase in demand for parks, schools, or other public facilities. **Criteria met.**

vii. The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;

The proposed use is approximately 225 feet from the nearest residentially-zoned properties, and the residential units have and will continue to be adjacent to commercial uses. The proposed use will not be conducted outside, and the hours of operation do not extend past 7:00 pm. This increases the compatibility of the proposed use with the residentially zoned properties. **Criteria met.**

viii. The use is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposed use;

The use allows the applicant to operate a commercial business in a location that is currently vacant and allowed through the processes of this chapter. **Criteria met.**

ix. The use will not create an intrusion of excessive noise, glare, or general unsightliness; and

The proposed use will not create excessive noise, glare or general unsightliness. While pawn shops have been associated with unsightliness resulting from excessive signage, the applicant states that the proposed pawn shop will comply with the sign regulations of the zoning ordinance. All signage shall be approved by permit. **Criteria Met.**

*x. If applicable, the proposed use is consistent with officially adopted city plans and overlays. **Criteria Met.***

3. *Conditions.* In permitting a new conditional use, the City Council may impose, in addition to the requirements set forth in the chapter, conditions considered necessary or appropriate to protect the public health, safety and general welfare of the city.

Additional Standards:

The zoning code contains the following additional standards for the “Pawn Shop” use.

- Section 154.010(33) states that: “Individual Pawn Shops are regulated and licensed under Title XI Business Regulations, Chapter 124 Pawn Shops. Pawn Shops may be allowed by Conditional Use Permit in the MU-3 District. While a Pawn Shop business is licensed and regulated under Chapter 124, any Pawn Shop shall comply with the provisions of Chapter 154 and an approved Conditional Use Permit. The City Council may impose conditions on approval of such a Conditional Use Permit in order to regulate the effects on the City’s ability to provide public urban services, changes to the desired character of an area, or the creation of major nuisances.”
- Section 154 Appendix A: Table 8 establishes a parking requirement of 3.5 stalls per 1,000 square foot of Gross Floor Area for Pawn Shop Retail Sales and Services.

RECOMMENDED ACTION

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

1. **Approval** of the Conditional Use Permit as the application meets the requirements as set forth by City Code Chapter 154.004 subject to the following conditions:
 - a. The business shall remain in good standing with the North St Paul business licensing requirements.
 - b. Outside storage or display of items is prohibited.
 - c. Hours of operation shall be limited to 10am to 7pm Monday through Friday, 10am to 6pm Saturday, and 10am to 5pm Sundays.
 - d. Signage shall comply with the regulations of the City of North St. Paul and window signage shall not be lit outside of the hours of operation.



City of North St. Paul
2400 Margaret Street
North St. Paul, MN 55109
Phone (651) 747-2407
www.northstpaul.org

ZONING & LAND USE APPLICATION

Escrow:
\$1,000 min.
(code 1.2044)

Application Fee:
\$500.00
(code 1.3290)

APPLICATION FOR CONDITIONAL USE PERMIT

The conditional use permit process must be scheduled through the Community Development Planning and Zoning Department. The lead-time for submittals shown on this application is necessary to allow City staff and consultants time to review and comment on documents provided. Additional lead-time will be required if the City determines that the potential impacts require more detailed study, or if review by other agencies is required. Incomplete application submittals will not be forwarded to the appropriate Commission or Council until all required information has been provided.

APPLICANT INFORMATION

Applicant Name: TCP North St. Paul LLC Owner Name: Michael Whiteaw
Company (if applicable): dba Twin Cities Pawn Company (if applicable):
Address: 2231 11th Avenue E. Suite B&C Address: 5868 Blackshire Path
City, State, Zip: North St. Paul, MN 55109 City, State, Zip: Inver Grove Heights, MN 55076
Phone Number: 651-730-7296 Phone Number: 612-991-5263
Email: info@twincitiespawn.com Email: mike.wgrd@upho.com
Are you the owner of the property? YES ☒ NO
(If no, you must supply property owner information)
See lease attached

PROPERTY INFORMATION

Street location of property (address): 2231 11th Avenue E Suite B&C
Parcel Identification Number (PID) (see Ramsey County website): 112922140017
Legal description of property: Lot 11 of Castlenwood
Present zoning of property (see City website): MU3
Size of property (acreage): 3.75
Title information: Abstract ☒ Torrens
Property Description: Residential ☒ Commercial Industrial Institutional

PROPOSAL INFORMATION

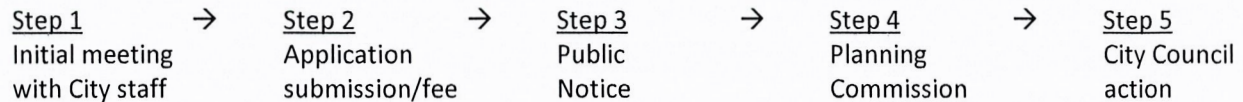
Application is hereby made for Conditional Use Permit to conduct the following: Pawn Shop
Applicable Zoning Code Section (reference Zoning Code, see City website): MU3 154.10

On a separate sheet of paper, please answer the following questions in full detail:

1. Provide a project description.
2. Is the proposal consistent with the general purposes and intent of the Comprehensive Plan?
3. Will the proposal adversely affect the health, safety, or general welfare of the City?
4. Is the proposal compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City?
5. Is the proposal or appearance of the proposal compatible with adjacent properties?
6. Is the use adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and storm water disposal systems?
7. Will the proposal create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area?
8. Will the use be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land?
9. Is the use in harmony with the general purposes and intent of this Chapter and the zoning district in which the applicant intends to locate the proposed use?
10. Will the use create an intrusion of excessive noise, glare, or general unsightliness?
11. If applicable, is the proposed use consistent with officially adopted City plans and overlays?

LAND USE PROCESS

Review Process



	MONTH:					MONTH:				
App Submittal										
Design Review										
EAC										
Parks & Rec										
Planning Commission										
City Council										
WEEKS:	1	2	3	4	5	1	2	3	4	5

Regular Scheduled City Meetings:

PLANNING COMMISSION

1st Thursday of the month (6:15 p.m.)

DESIGN REVIEW COMMISSION

4th Thursday of the month (5:00 p.m.)

ENVIRONMENTAL ADVISORY COMMISSION

4th Monday of the month (6:00 p.m.)

PARKS & RECREATION COMMISSION

4TH Wednesday of the month (6:30 p.m.)

ECONOMIC DEVELOPMENT AUTHORITY

2ND Tuesday of every odd month (4:00 p.m.)

CITY COUNCIL

1st and 3rd Tuesday of the month (6:30 p.m.)

APPLICATION SUBMITTALS

Required	Completed	
_____	_____	Completed Application
_____	_____	Application Fee: \$500.00. Escrow: \$1000 minimum.
_____	_____	Site plan including the following items:
<u>N/A</u>	✓	Name and address of developer/owner, date of plan preparation, dates and descriptions of all revisions, name of project.
<u>N/A</u>	✓	Proposed front, rear and side yard setbacks. Location, setback, and dimensions of all proposed buildings and structures.
_____	_____	Location of all adjacent buildings located within 100 feet of the exterior boundaries of the property.
_____	✓	Location, number and dimensions of proposed parking and loading spaces.
_____	✓	Identify sidewalks, trails and walkways and location of recreation and service areas.
<u>N/A</u>	✓	Location of rooftop equipment and proposed screening.
_____	✓	Provisions of storage and disposal of waste, garbage and recyclables, including details for screening exterior trash/recycling.
<u>N/A</u>	✓	Location, size and type of water and sewer system mains, fire hydrants and proposed service connections.
_____	_____	Typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity.
_____	✓	Location map showing the general location of the proposed use within the city.
_____	_____	Map showing all principal land uses within 350 feet of the parcel for which the application is being made.
_____	_____	Proof of ownership of the property.
<u>N/A</u>	✓	Map or plat showing the lands proposed to be changed and all lands within at least 350 feet of the boundaries of the property.
_____	_____	Names and addresses of the owners of the lands within 350 feet as appear on the records of the County Auditor of Ramsey County.
_____	_____	County, which shall be provided by the petitioner.
_____	_____	Other submittals as required by specific zoning district.
_____	_____	Any additional data requested by the city: _____

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: _____

Date: 5/1/2019

Owner Signature: _____

Date: 5/7/19

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: _____ Date complete: _____ If incomplete, date letter sent to applicant: _____
Date of public hearing: _____ Publication date: _____ Date notice sent to adjoining properties: _____
Amount fee paid: _____ Date fee paid: _____ Receipt #: _____ File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____

NOTE TO APPLICANT

All completed application and accompanying materials are due 30 days prior to the scheduled Planning Commission meeting (if applicable). The purpose of this submittal requirement is to allow for:

1. Plan distribution to the City staff, consultants, and applicable government entities.
2. Project review time and generation of staff reports.
3. Project meetings between City staff and applicants.
4. Meeting materials preparation and distribution.

The North St. Paul City Codes guide and enable development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community. All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in an initial meeting with City staff prior to submitting a formal land use application. The initial meeting is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the initial meeting does not provide approval, or guarantee approval of the project. The City shall not accept plans, drawings, or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

There may be additional expenses pertaining to project review that is the responsibility of the applicant. All applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City Ordinance, help cover costs incurred by the City to review the application. The City of North St. Paul often uses consulting firms to assist in the review of projects. Please refer to the City's Fee Schedule for information on planning review fees and other applicable costs.

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period for an additional 60 days, if necessary, due to insufficient information or scheduling difficulties. Please review the corresponding checklist that goes with the request. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date given may result in a delay of the review by the Planning Commission and City Council.

ACKNOWLEDGEMENT

I certify that all information submitted is true and correct and I fully understand that all information and a complete application must be submitted at least 30 days prior to a Planning Commission meeting to ensure review by the Planning commission on that date. By signing this form, I hereby acknowledge the receipt of the checklist and procedure for the project to be submitted for consideration. It is my responsibility to check all applicable ordinances pertaining to the application, comply with all ordinance requirements, and submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant signature: [Signature]

Date: 5/11/2019

Owner Signature: _____

Date: _____

PROPOSED MEETING DATES:

Design Review Commission: _____ Planning Commission _____ Parks & Rec Commission _____
Environmental Advisory Commission _____ City Council _____

FOR OFFICE USE ONLY

Date submitted: 5/16/19 Date complete: 5/14/19 If incomplete, date letter sent to applicant: _____
Date of public hearing: 6/6/19 Publication date: 5/22/19 Date notice sent to adjoining properties: _____
Amount fee paid: 500 Date fee paid: 5/16/19 Receipt #: 010519102 File #: _____

Planning Commission action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of Planning Commission action: _____

City Council action: _____ Recommend approval: _____ Recommend denial: _____
Date applicant/property owner notified of City Council action: _____

Date filed with Ramsey County Recorder office: _____

REC#: 01051962 5/06/2019 1:14 PM
OPER: 08 TERM: 099
REF#: 7627

TRAN: 1.2044 LANDSCAPE ESCR DEP
TC PAWN CUP APP
ESCROWS 1,000.00CR

TRAN: 1.3290 MISC LICENSE/PERMIT
TC PAWN SHOP CUP APP FEE
MISC LICENSE 500.00CR

TENDERED: 500.00 CHECK
1,000.00 CHECK
APPLIED: 1,500.00-
CHANGE: 0.00

www.northstpaul.org



Overview



Legend

- ☐ Tax Parcel
- ☐ Ramsey County
- ☐ Waterbody
- Parcel Info

Parcel ID<	112922140017	Alternate ID	n/a	Owner Address	MSK REALTY LLC
Sec/Twp/Rng	11/029/022	Tax Classification	n/a		14102 ABBEYFILED AVE
Property Address	2231 11TH AVE E	Parcel Area	3.75		ROSEMOUNT MN 55068-3850
	NORTH ST PAUL				HOSS BROS LLC
					902 WATER ST
					EAU CLAIRE WI 54703-5639

Tax Authority Group (TAG) N ST PAUL 622 MNB
 Brief Tax Description Lot 11 of CASTLE WOOD
 SUBJ TO RD AND SEWER ESMTS; THE S 378 FT LYING ELY OF THE W 159.88 FT OF LOT 11
 (Note: Not to be used on legal documents)

Date created: 5/1/2019
 Last Data Uploaded: 5/1/2019 7:03:50 AM

Developed by **Schneider**
 GEOSPATIAL

SIDEWALK THAT RUNS DOWN MCKINIGHT



Overview



Legend

- ☐ Tax Parcel
- ☐ Ramsey County
- ☐ Waterbody
- Parcel Info

Parcel ID<	112922140017	Alternate ID	n/a	Owner Address	
Sec/Twp/Rng	11/029/022	Tax Classification	n/a		MSK REALTY LLC
Property Address	2231 11TH AVE E	Parcel Area	3.75		14102 ABBEYFILED AVE
	NORTH ST PAUL				ROSEMOUNT MN 55068-3850
					HOSS BROS LLC
					902 WATER ST
					EAU CLAIRE WI 54703-5639

Tax Authority Group (TAG) NST PAUL 622 MNB

Brief Tax Description Lot 11 of CASTLE WOOD

SUBJ TO RD AND SEWER ESMTS; THE S 378 FT LYING ELY OF THE W 159.88 FT OF LOT 11

(Note: Not to be used on legal documents)

Date created: 5/1/2019
Last Data Uploaded: 5/1/2019 7:03:50 AM

Developed by  **Schneider**
GEOSPATIAL

Proposal Information

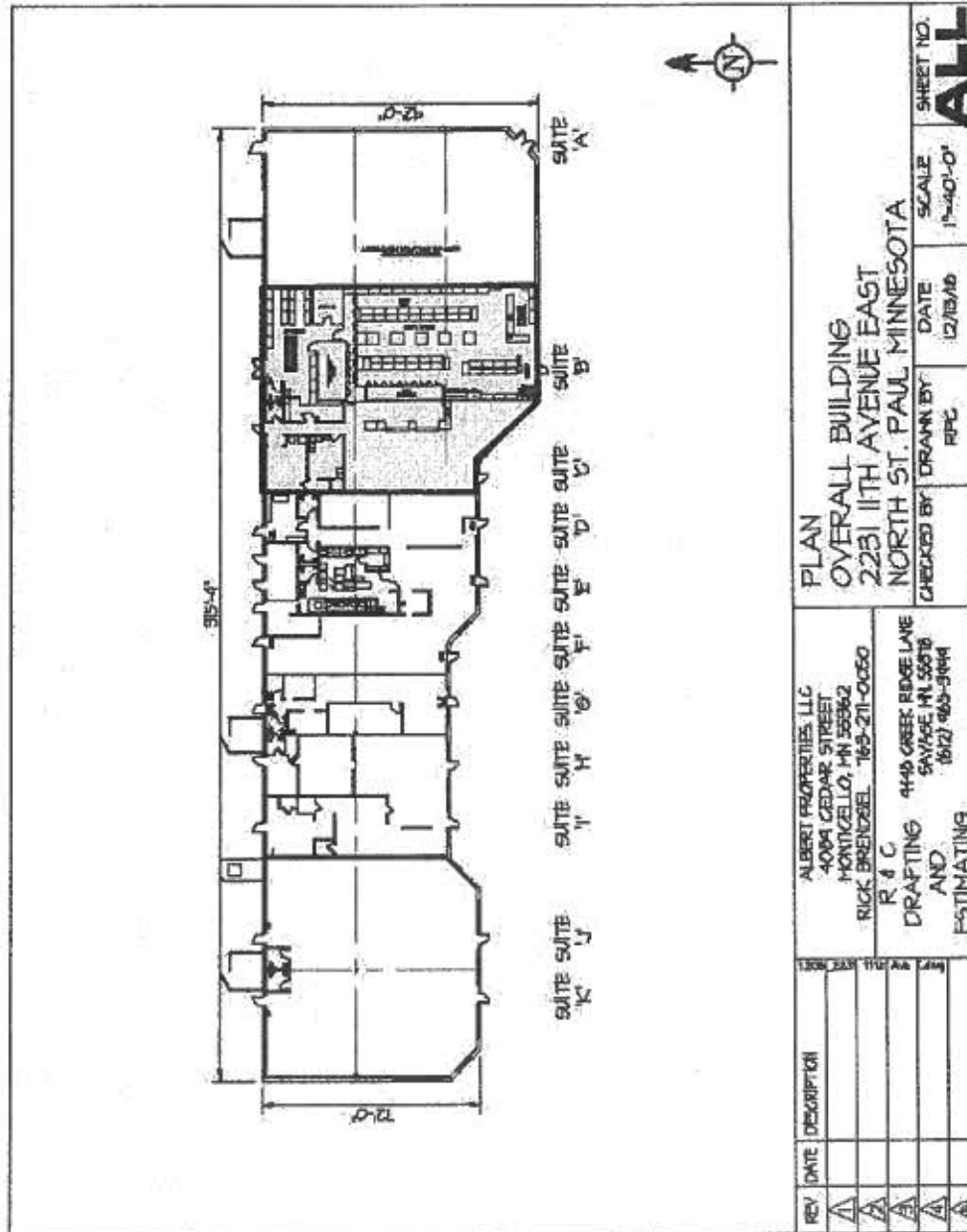
Twin Cities Pawn plans to build out a pawn shop / retail store in Polar Plaza in North St. Paul. We will buy and sell slightly used and new merchandise as well as offer pawns (loans) for our customers. The space in Polar Plaza that Twin Cities Pawn will occupy will consist of 5705 square feet. The space will be broken up into two parts; roughly half will be retail showroom and pawn counter, with the remaining half being used for storage, inventory and office space. We plan to operate Monday through Friday from 10am-7pm, Saturdays from 10am-6pm, and Sundays from noon-5 pm. There are two banks of 22 parking stalls directly in front of our business bringing the total to at least 44 spaces for our business. Also, there are overflow spaces open in the lot.

The proposal is consistent with the general purposes and intent of the Comprehensive Plan. This proposal does not adversely affect the health, safety, or general welfare of the City. The changes being made will be compliant with the use zoned out for this property and reasonably relates to the overall needs of the City. Polar Plaza is an existing building and we do not have any plans to change the structure of the building, therefore it will remain compatible with adjacent properties.

As part of our lease, there is a community trash removal for the tenants of Polar Plaza. Being this is an existing building it is adequately supported by public urban services including water supply, transportation system, and utilities. All business will be taken place inside of the property and will not cause a burden to any neighboring communities, neighborhoods, parks or schools.

Our location is within the existing Polar Plaza building, it is appropriately separated from residential zone per the MU-3 zoning which allows for this use as it pertains to section 154.010 of the Zoning Code. There will be no outdoor storage, all pledged items, including retail inventory, will be securely stored inside of the purposed location. The property meets all zoning requirement to include those specific to use. This proposal does not create an intrusion of excessive noise, glare or general unsightliness. With the pending approval of the pawn application this proposed use is consistent with officially adopted City plans and overlays.

EXHIBIT "A" LOCATION PLAN



Home Tools



Home



Initial View



Previous Extent



Bookmarks



Pan



Layer List

Navigation



Parcel Boundaries (1)



Parcel ID: 112922140017

Find by District

Find by
Landmark

PID: 112922140017 Primary Owner 1: MSK REALTY LLC Prim
ary Owner 2: Site Address: 2231 11TH AVE E NORTH SAINT
PAUL MN 55109-5158 Area: 3.75 Acres. Use: Commercial

Parcel ID: 112922140014

PID: 112922140014

Primary Owner 1: BRUEHL
PROPERTIES LLC

Primary Owner 2:

Site Address: 2211 11TH AVE
E
NORTH SAINT PAUL MN
55109-5177

Area: 0.73 Acres. Use:
Commercial

[Add to Results](#)

[View Additional Details](#)

[Run a Report](#)

Ramsey ...

0 50 100ft

Displaying 1 - 1 (Total: 1)

◀◀ ◀ Page 1 of 1 ▶ ▶▶



Home

Layers



Parcel Boun...

Home Tools



Navigation

Parcel Boundaries (1)

Find by District Find by Landmark Find by Data

Parcel ID: 112922140017

PID: 112922140017 Primary Owner 1: MSK REALTY LLC Primary Owner 2: Site Address: 2231 11TH AVE E NORTH SAINT PAUL MN 55109-5158 Area: 3.75 Acres. Use: Commercial

Parcel Point ID: 112922140015

PID: 112922140015
Primary Owner 1: NIELSEN
REAL ESTATE HOLDINGS II LLC
Primary Owner 2: C/O STEVE
NIELSON
Site Address: 2201 11TH AVE
E
NORTH SAINT PAUL MN
55109-5144
Area: 0.66 Acres. Use:
Commercial

[Add to Results](#)
[View Additional Details](#)
[Run a Report](#)

Ramsey ...

0 50 100ft

Displaying 1 - 1 (Total: 1)

◀◀ Page 1 of 1 ▶▶

Lo changes...

RAMSEY
COUNTY

MapRamsey

Search...

Home

Tools



Home



Initial View



Previous Extent



Bookmarks



Pan



Layer List

Navigation



Point



Find by PID



Find by District



Find by
Landmark

Description

Find Data

PID: 112922140017

Primary Owner 1: MSK REALTY LLC

Primary Owner 2:

Site Address: 2231 11TH AVE E

NORTH SAINT PAUL MN 55109-5158

Area: 3.75 Acres. Use: Commercial

Hyperlinks

[Link to Tax and Property Information](#)

[Google Routing](#)

Details

ParcelID

112922140017

BuildingNumber

2231

SiteAddress

2231 11TH AVE E

SiteCityNameUSPS

NORTH ST PAUL

SiteCityName

NORTH SAINT PAUL

SiteCityStateZIP



Home



Layers



Parcel ID: 1...

Parcel ID: 112922140007

PID: 112922140007

Primary Owner 1: IDEAL

CREDIT UNION

Primary Owner 2:

Site Address: 2401

MCKNIGHT RD N

NORTH SAINT PAUL MN

55109-2290

Area: 2.13 Acres. Use:

Commercial

[Add to Results](#)

[View Additional Details](#)

[Run a Report](#)



Ramsey ...

0 50 100ft

2199

Home Tools



Navigation

Parcel ID: 112922140017
Point Find by PID Find by District

Description

Find Data

PID: 112922140017
Primary Owner 1: MSK REALTY LLC
Primary Owner 2:
Site Address: 2231 11TH AVE E
NORTH SAINT PAUL MN 55109-5158
Area: 3.75 Acres. Use: Commercial

Hyperlinks

[Link to Tax and Property Information](#)

[Google Routing](#)

Details

ParcelID
112922140017
BuildingNumber
2231
SiteAddress
2231 11TH AVE E
SiteCityNameUSPS
NORTH ST PAUL
SiteCityName
NORTH SAINT PAUL
SiteCityStateZIP

Home Layers Parcel ID: 1...

Find by
Landmark

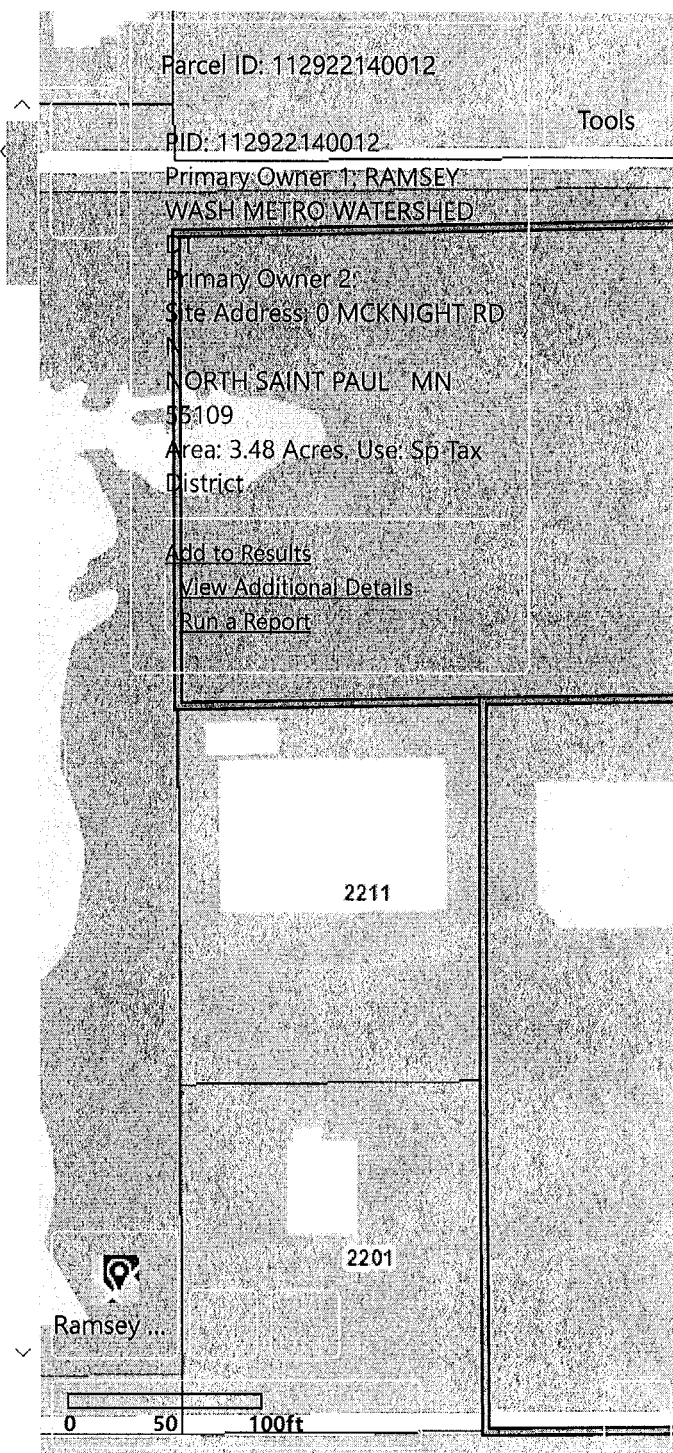
Parcel ID: 112922140012

PID: 112922140012

Primary Owner 1: RAMSEY
WASH METRO WATERSHED

Primary Owner 2:
Site Address: 0 MCKNIGHT RD
N
NORTH SAINT PAUL MN
55109
Area: 3.48 Acres. Use: Sp-Tax
District

[Add to Results](#)
[View Additional Details](#)
[Run a Report](#)



Ce le: 45.0164 ° North, Center longitude: 93.0046 ° West. Scale: one to 1,200,000. Visible Features: 75
fe: RAMSEY le Map Ramsey Search...

Home Tools



Home



Initial View



Previous Extent



Find



Bookmarks



Pan



Layer List

Navigation



Point



Find by PID



Find by District



Find by
Landmark

Description

Find Data

PID: 112922140017

Primary Owner 1: MSK REALTY LLC

Primary Owner 2:

Site Address: 2231 11TH AVE E

NORTH SAINT PAUL MN 55109-5158

Area: 3.75 Acres. Use: Commercial

Hyperlinks

[Link to Tax and Property Information](#)

[Google Routing](#)

Details

ParcelID

112922140017

BuildingNumber

2231

SiteAddress

2231 11TH AVE E

SiteCityNameUSPS

NORTH ST PAUL

SiteCityName

NORTH SAINT PAUL

SiteCityStateZIP



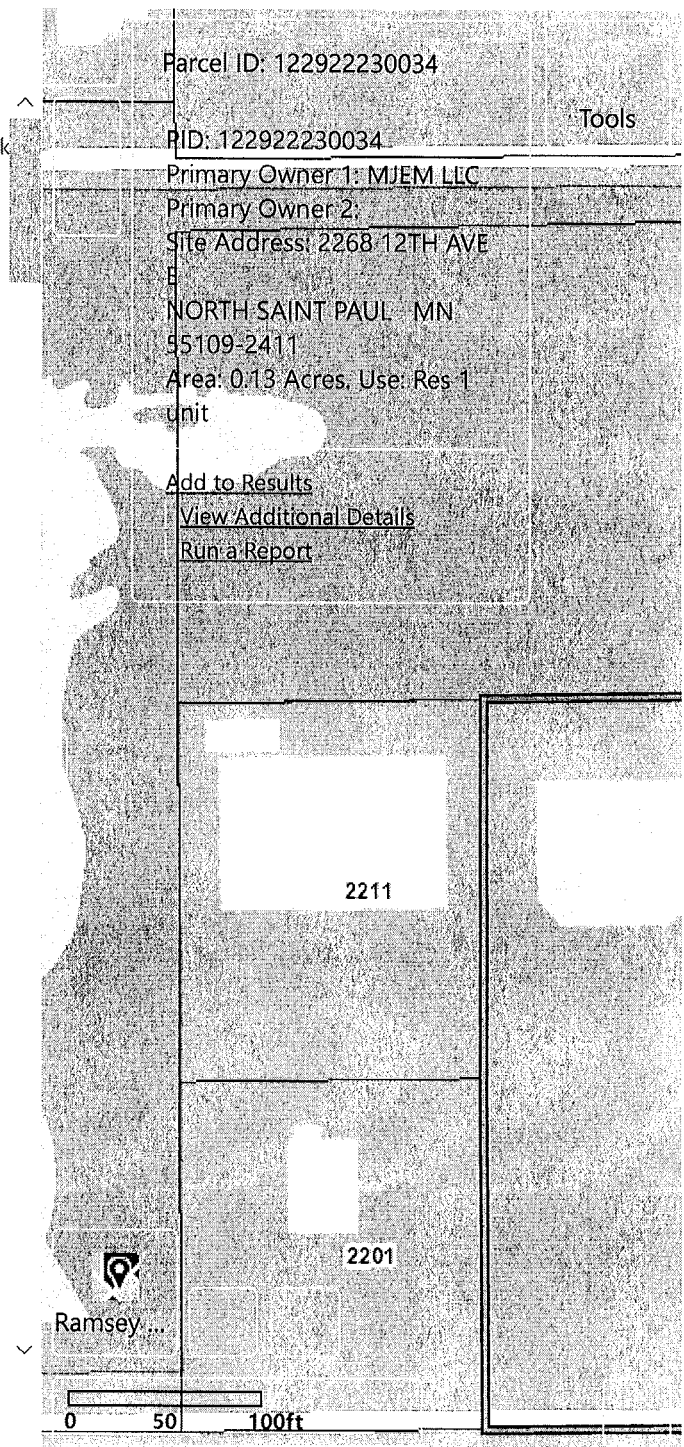
Home



Layers



Parcel ID: 1...



Ce le: 45.0164 ° North, Center longitude: 93.0046 ° West. Scale: one to 1,200,000. Visible Features: 75
fe: RAMSEY le: 45.0164 ° North, Center longitude: 93.0046 ° West. Scale: one to 1,200,000. Visible Features: 75
COUNTY Map Ramsey Search...

Home Tools



Home



Initial View



Previous Extent



Bookmarks



Pan



Layer List

Navigation



Point



Find by PID



Find by District



Find by
Landmark

Description

Find Data

PID: 112922140017

Primary Owner 1: MSK REALTY LLC

Primary Owner 2:

Site Address: 2231 11TH AVE E

NORTH SAINT PAUL MN 55109-5158

Area: 3.75 Acres. Use: Commercial

Hyperlinks

[Link to Tax and Property Information](#)

[Google Routing](#)

Details

ParcelID

112922140017

BuildingNumber

2231

SiteAddress

2231 11TH AVE E

SiteCityNameUSPS

NORTH ST PAUL

SiteCityName

NORTH SAINT PAUL

SiteCityStateZIP



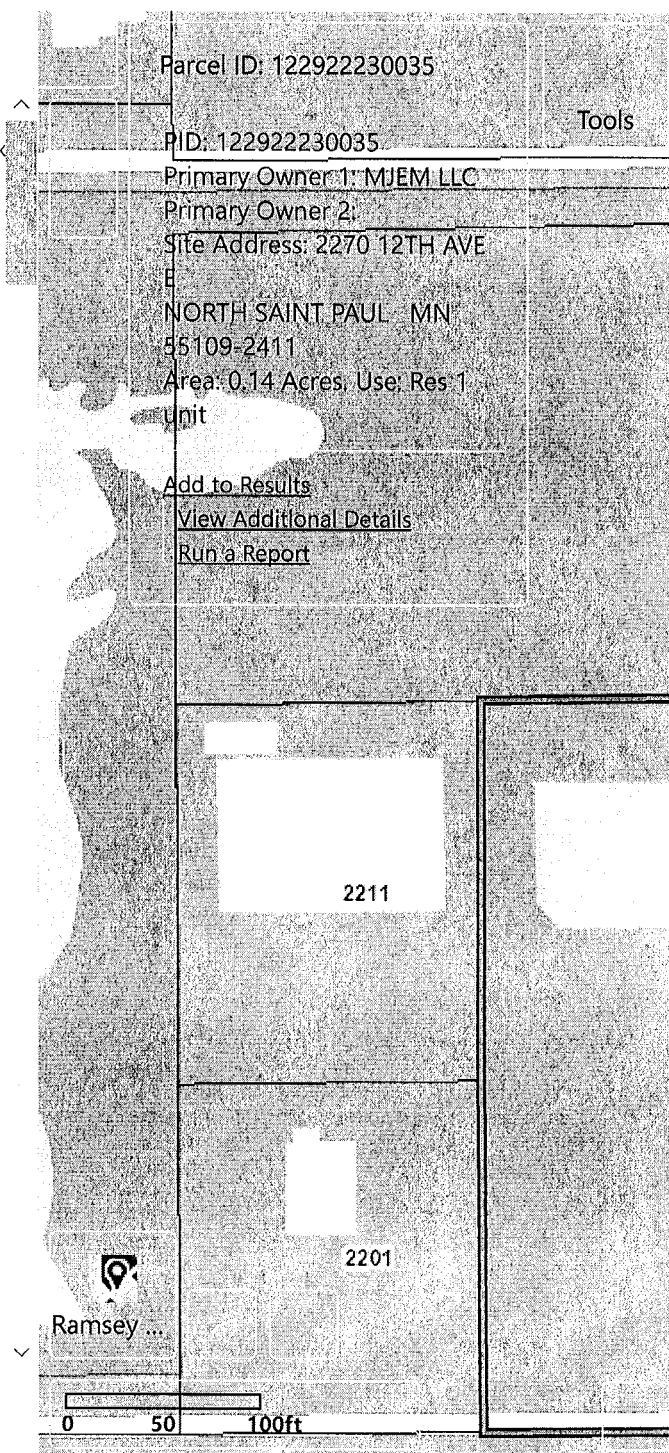
Home



Layers

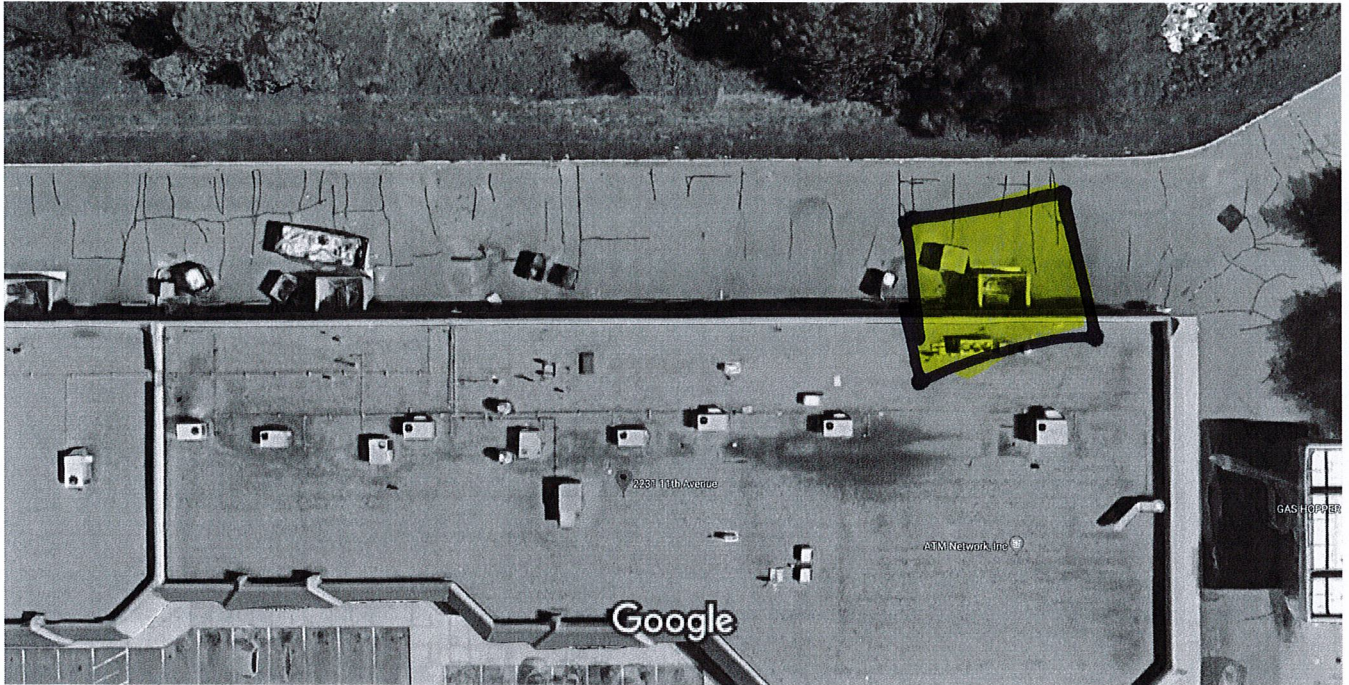


Parcel ID: 1...

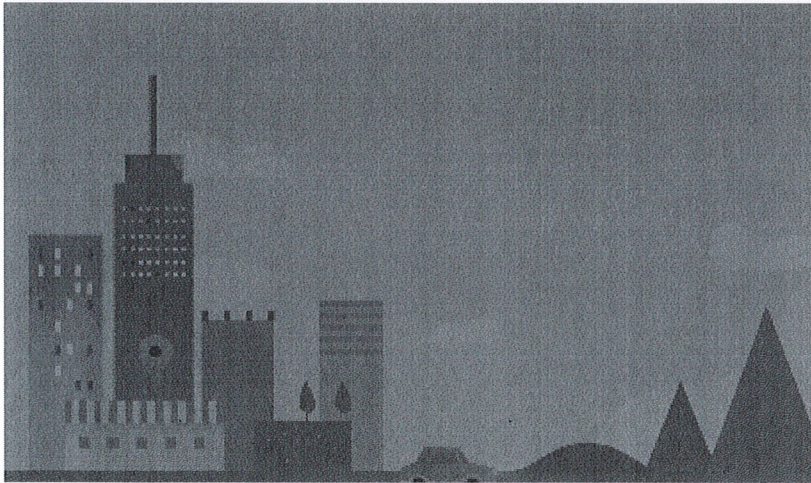


DISPOSAL OF WASTE

Google Maps 2231 11th Ave (SHARED TRASH & RECYCLE)



Imagery ©2019 Google, Map data ©2019 Google 20 ft



2231 11th Ave

North St Paul, MN 55109



Directions



Save



Nearby

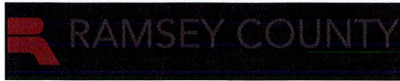


Send to your
phone



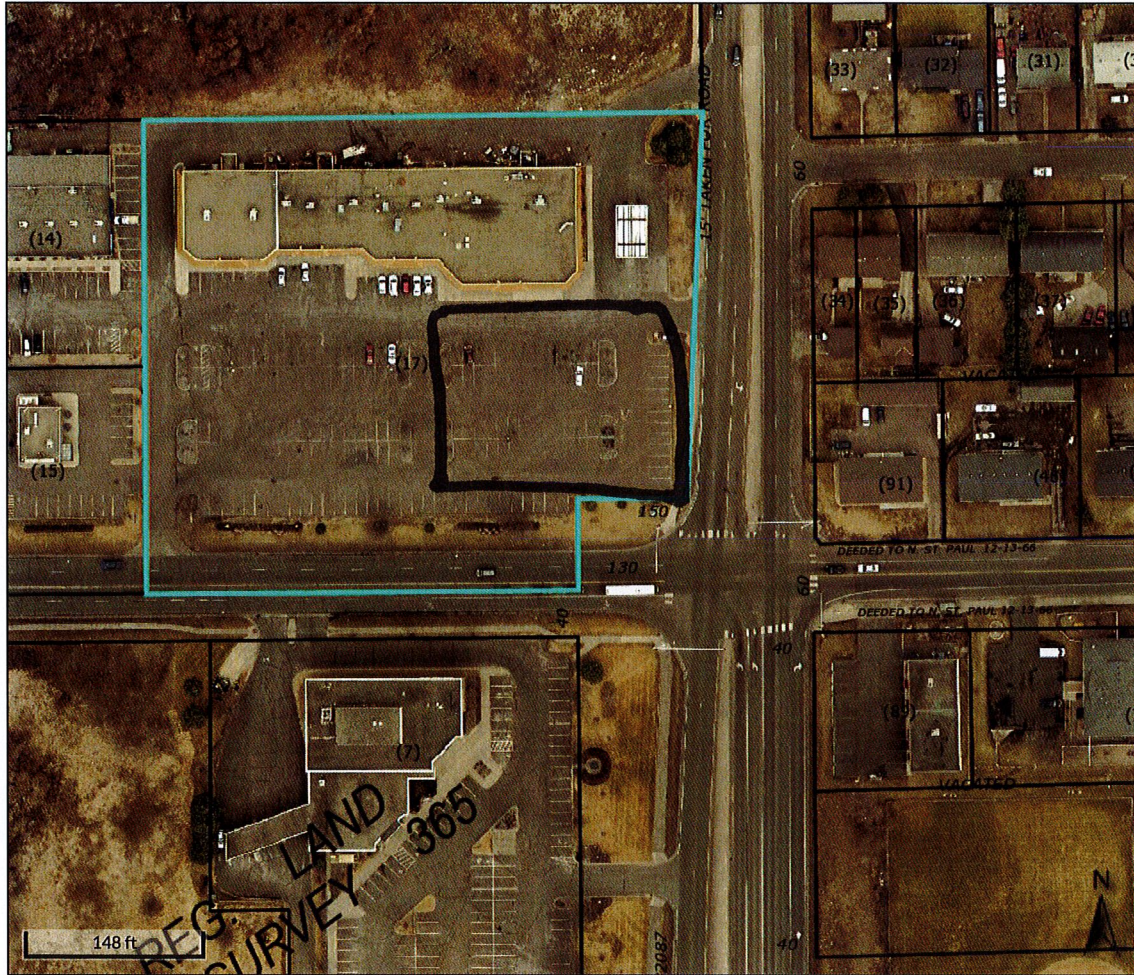
Share

2X8V+GH North St Paul, Minnesota



GENERAL PARKING FOR
TWIN CITIES PARK

APPROX 50 PARKING SPOTS



Overview

Legend

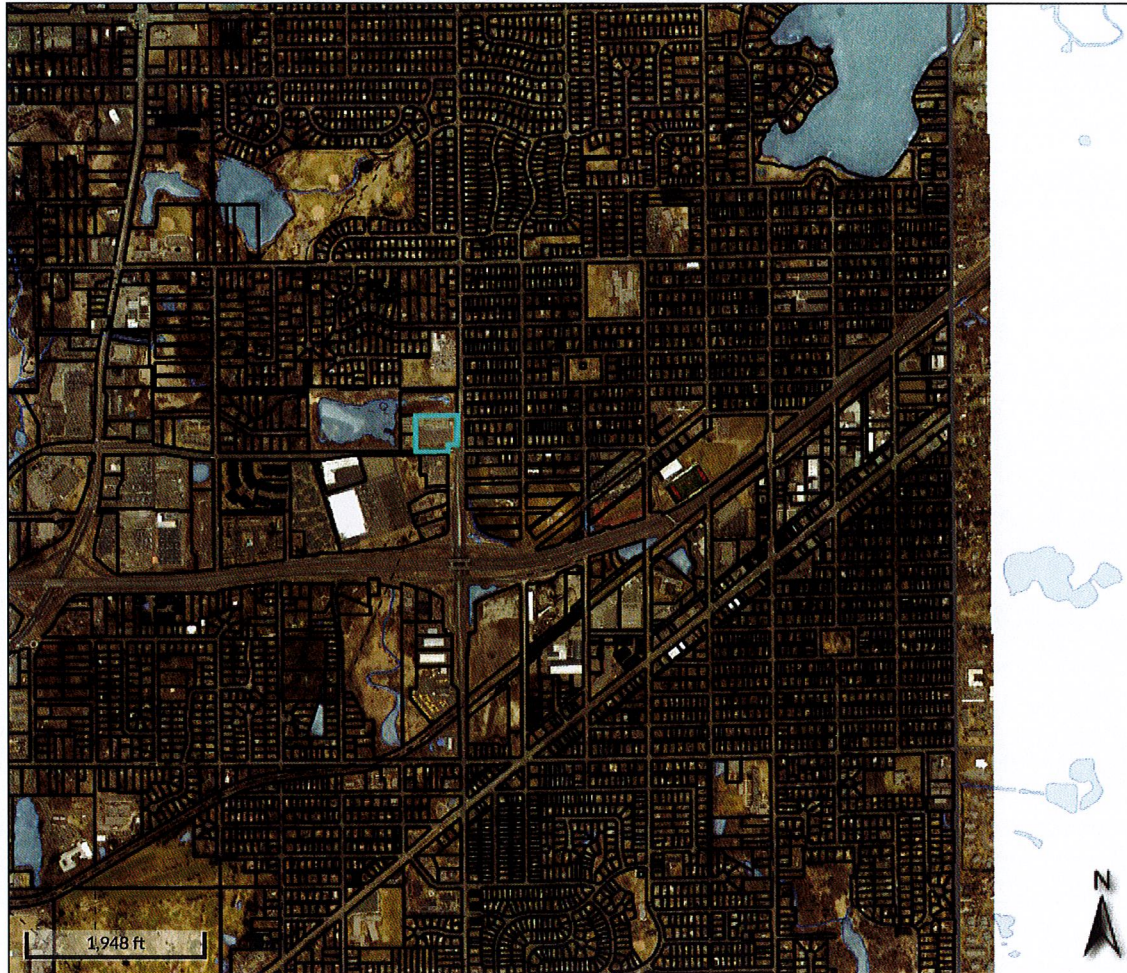
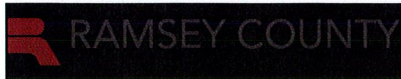
- ☐ Tax Parcel
- ☐ Ramsey County
- ☐ Waterbody
- Parcel Info

Parcel ID<	112922140017	Alternate ID	n/a	Owner Address	MSK REALTY LLC
Sec/Twp/Rng	11/029/022	Tax Classification	n/a		14102 ABBEYFILED AVE
Property Address	2231 11TH AVE E	Parcel Area	3.75		ROSEMOUNT MN 55068-3850
	NORTH ST PAUL				HOSS BROS LLC
					902 WATER ST
					EAU CLAIRE WI 54703-5639
Tax Authority Group (TAG)	N ST PAUL 622 MNB				
Brief Tax Description	Lot 11 of CASTLE WOOD				
	SUBJ TO RD AND SEWER ESMTS; THE S 378 FT LYING ELY OF THE W 159.88 FT OF LOT 11				
	(Note: Not to be used on legal documents)				

Date created: 5/1/2019
Last Data Uploaded: 5/1/2019 7:03:50 AM

Developed by Schneider
GEOSPATIAL

GENERAL CITY LOCATION



Overview



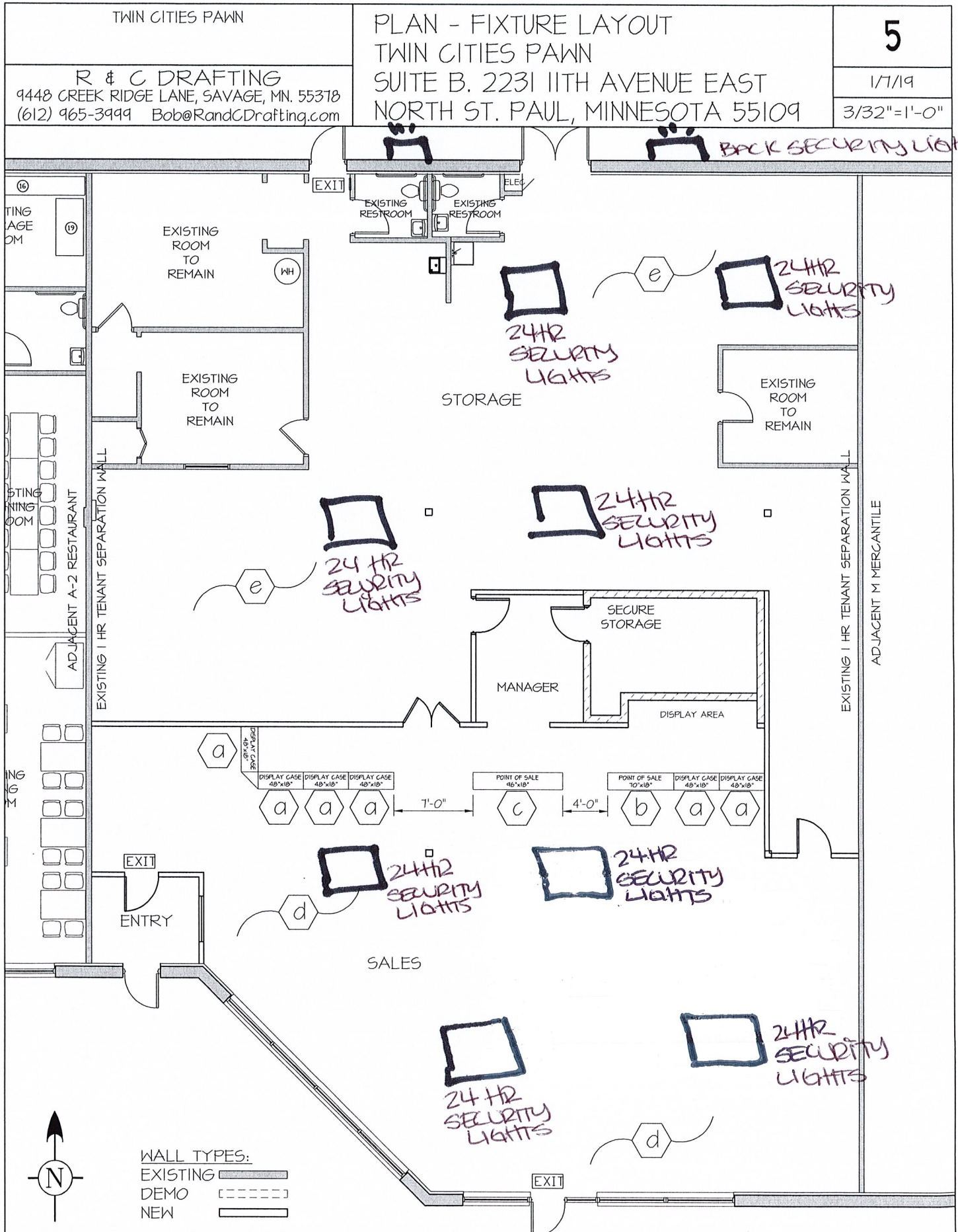
Legend

- Tax Parcel
- Ramsey County
- Waterbody
- Parcel Info

Parcel ID<	112922140017	Alternate ID	n/a	Owner Address	MSK REALTY LLC
Sec/Twp/Rng	11/029/022	Tax Classification	n/a		14102 ABBEYFILED AVE
Property Address	2231 11TH AVE E	Parcel Area	3.75		ROSEMOUNT MN 55068-3850
	NORTH ST PAUL				HOSS BROS LLC
					902 WATER ST
					EAU CLAIRE WI 54703-5639
Tax Authority Group (TAG)	N ST PAUL 622 MNB				
Brief Tax Description	Lot 11 of CASTLE WOOD				
	SUBJ TO RD AND SEWER ESMTS; THE S 378 FT LYING ELY OF THE W 159.88 FT OF LOT 11				
	(Note: Not to be used on legal documents)				

Date created: 5/1/2019
Last Data Uploaded: 5/1/2019 7:03:50 AM

Developed by Schneider
GEOSPATIAL





Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID 112922140017
Parcel Status Active
Property Address 2231 11TH AVE E
NORTH ST PAUL, MN 55109-5158
Sec/Twp/Rng 11/029/022
Brief Tax Description Lot 11 of CASTLE WOOD
SUBJ TO RD AND SEWER ESMTS; THE S 378 FT LYING ELY OF THE W 159.88 FT OF LOT 11
(Note: Not to be used on legal documents)
Parcel Area 3.75 Acres
Parcel Width 0 Feet
Parcel Depth 0 Feet
(Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification 3A-Commercial/Industrial/Public Utility
Roll Type Real Property
Municipality NORTH ST PAUL
School District ISD #622
Watershed METRO WATERSHED
TIF District
Land Use Code 431 C - SMALL STRIP CENTER

* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.

† Please contact the zoning authority for information regarding zoning.

* To determine whether your property is Abstract or Torrens, call 651-266-2050

Multi-Parcel Link

* Multi-Parcel Link displays additional parcels that are linked together for computation of net tax capacity

112922140015

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Msk Realty Llc	14102 Abbeyfield Ave Rosemount MN 55068-3850
FEEOWN	Hoss Bros Llc	902 Water St Eau Claire WI 54703-5639

Current Tax Year

* Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2019		Second Half Due 10-15-2019	
Amount Due	\$36,903.00	Amount Due	\$36,903.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$36,903.00	Sub Total	\$36,903.00
Payments Made	\$0.00	Payments Made	\$0.00
Balance Due	\$36,903.00	Balance Due	\$36,903.00

Total Due \$73,806.00

Tax Summary

	2019 Payable	2018 Payable	2017 Payable	2016 Payable	2015 Payable
Estimated Market Value	\$1,901,900	\$1,811,300	\$1,575,000	\$1,500,000	\$1,831,600
Taxable Market Value	\$1,901,900	\$1,811,300	\$1,575,000	\$1,500,000	\$1,831,600
+ Net Tax Amount	\$71,855.99	\$69,515.99	\$63,391.99	\$60,466.98	\$75,908.00
+ Special Assessments	\$1,950.01	\$1,950.01	\$1,950.01	\$2,193.02	\$0.00
= Total Taxes	\$73,806.00	\$71,466.00	\$65,342.00	\$62,660.00	\$75,908.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$0.00	\$71,466.00	\$65,342.00	\$62,660.00	\$75,908.00
= Outstanding Balance	\$73,806.00	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
+ S-691615030	2019	SAD 2015-03 2015 MILL & OVERLAY PROJECT	\$11,386.42	\$1,619.65	\$330.36	\$1,950.01	\$5,335.33	No

Note: Installment amount is the amount that will be included in the property tax total for the referenced payable year.

Remaining Balance is the amount eligible for prepayment. Prepayment must be paid in full by November 15th of the current year.

Please call the City of Saint Paul General Assessment line for payoff amounts or additional information concerning any Saint Paul assessment. You can reach them at 651-266-8858 or go to Assessment Lookup.

Suburban property owners should call 651-266-2000 for detailed assessment information.

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2019	2/28/2019		Original Charge	\$71,855.99	\$1,950.01	\$0.00	\$0.00	\$0.00	\$0.00	\$73,806.00
2018	10/12/2018	10/11/2018	Payment	(\$34,757.99)	(\$975.01)	\$0.00	\$0.00	\$0.00	\$0.00	(\$35,733.00)
2018	5/11/2018	5/10/2018	Payment	(\$34,758.00)	(\$975.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$35,733.00)
2018	2/28/2018		Original Charge	\$69,515.99	\$1,950.01	\$0.00	\$0.00	\$0.00	\$0.00	\$71,466.00
2017	10/13/2017	10/12/2017	Payment	(\$31,695.99)	(\$975.01)	\$0.00	\$0.00	\$0.00	\$0.00	(\$32,671.00)
2017	5/12/2017	5/11/2017	Payment	(\$31,696.00)	(\$975.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$32,671.00)
2017	2/19/2017		Original Charge	\$63,391.99	\$1,950.01	\$0.00	\$0.00	\$0.00	\$0.00	\$65,342.00

Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Stdy Rec
11/1/1995		\$1,162,000	Y		Y
7/13/2000		\$1,750,000	N	26-NOT TYPICAL MARKET	N
10/31/2014	282112	\$1,800,000	Y		1
8/1/2017	700475	\$1,800,000	Y		Y
6/20/2018	828136	\$1,800,000	N	14-CONTRACT FOR DEED PAYOFF/MORT. ASSUMPT.	N

Pay Property Tax

Pay Property Taxes

Statements and Notices

2019

Value Notice
Tax Statement
Payment Stubs
Proposed Tax Statement

2018

Value Notice
Tax Statement
Payment Stubs
Proposed Tax Statement

2017

Value Notice
Tax Statement
Payment Stubs
Proposed Tax Statement

2016

Value Notice
Tax Statement

2015

Value Notice
Tax Statement

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781 or visit the website [here](#)

Form M1PR(Property Tax Refund)

No data available for the following modules: Delinquent Taxes, Service Company and Lender.

The information in this web site represents current data from a working file which is updated daily (see Last Data Upload at bottom of page for the timing of the last update). Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Last Data Upload: 5/1/2019, 6:03:50 AM

Version 2.2.16

Developed by
 **Schneider**
GEOSPATIAL



280"

25.7"

TWIN CITIES PAWN SHOP



410 93rd Ave. NW
Coon Rapids, MN 55433

763.786.5545

DATE:

SALESMAN: Tim Olson

LOCATION:

NOTES:

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL ☒



25"

158"

PAWN



410 93rd Ave. NW
Coon Rapids, MN 55433
763.786.5545

DATE: _____
SALESMAN: Tim Olson
LOCATION: _____
NOTES: _____

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing; b) Any associated legal fees.

CUSTOMER APPROVAL ☒

TWIN CITIES PAWN SHOP





PAWN

PAWN

VIDEO
GAMES

JEWELRY

OPEN

CASH
for
GOLD

WE BUY
COINS

WE BUY
GOLD

INSTANT
CASH

Windows Dimensions 5' wide x 6' tall

Pawn, Video Games, Jewelry, Open Signs are 32" wide x 13" tall

We Buy Coins and We Buy Gold Signs are 32" wide x 16" tall

Cash For Gold and Instant Cash sign are 32" wide x 20" tall

PAWN SHOP

JEWELRY
REPAIR

COINS

WE BUY
ELECTRONICS

DIAMONDS

WE BUY
GOLD &
SILVER

\$
OPEN

CASH
for
JEWELRY

PAWN
SHOP
BUY-SELL-TRADE

Windows Dimension 5' wide x 6' tall

Pawn Shop sign 37" x 22"

Cash for Jewelry and Open 32" x 20"

Jewelry Repair and Electronics sign 32" x 16"

Diamonds and Coins 32" x 13"

We Buy Gold and Silver 32" x 27"

MEMORANDUM

Date: 5/31/2019
To: Planning Commissioners
From: Erin Perdu, City Planner
CC: Scott Duddeck, City Manager
Debra Gustafson, Administrative and Community Services Director
Re: Variance Request for 2557 12th Ave. E.

BACKGROUND

This item is a continuation of the public hearing before the Planning Commission's May 2nd regular meeting. In 2011 the City Council purchased the subject property to ensure safe and productive use of a blighted property. The City contemplated redevelopment with a single-family residence and is now selling the property to BATC-Housing First Minnesota Foundation for construction of a single-family residence to be occupied by military families. When being considered for reuse, the parcel is legal non-conforming. The neighborhood was platted prior to zoning in North St. Paul. While no change is proposed to the lot, variances are needed from the lot size and certain dimensional standards of the Zoning Ordinance.

The plans have been revised to address comments from the previous Planning Commission meeting:

- The foundation of the home has been lowered
- Windows have been added to the Margaret Street side
- The house and garage footprints have been adjusted to line up along the Margaret St. side

OVERVIEW

The applicants are requesting variances from the lot area, lot width and corner side setback on the property located at 2557 12th Ave. E. Front and rear setbacks are met, as are standards for interior side setback, lot coverage and limit of surfacing in the front yard. The variances requested are as follows:

- Lot area: 5,227 sf. where a minimum of 7,920 sf. is required
- Lot width: 41.11' where 60' is required
- Corner side setback: 13.3' house where 15' is required

Because of the footprint adjustment to the garage, a corner side setback variance is no longer required for that structure.

The City owns the property and is the applicant on behalf of BATC-Housing First Minnesota, who proposes to construct a single-family residence to be occupied by military veterans and their families.

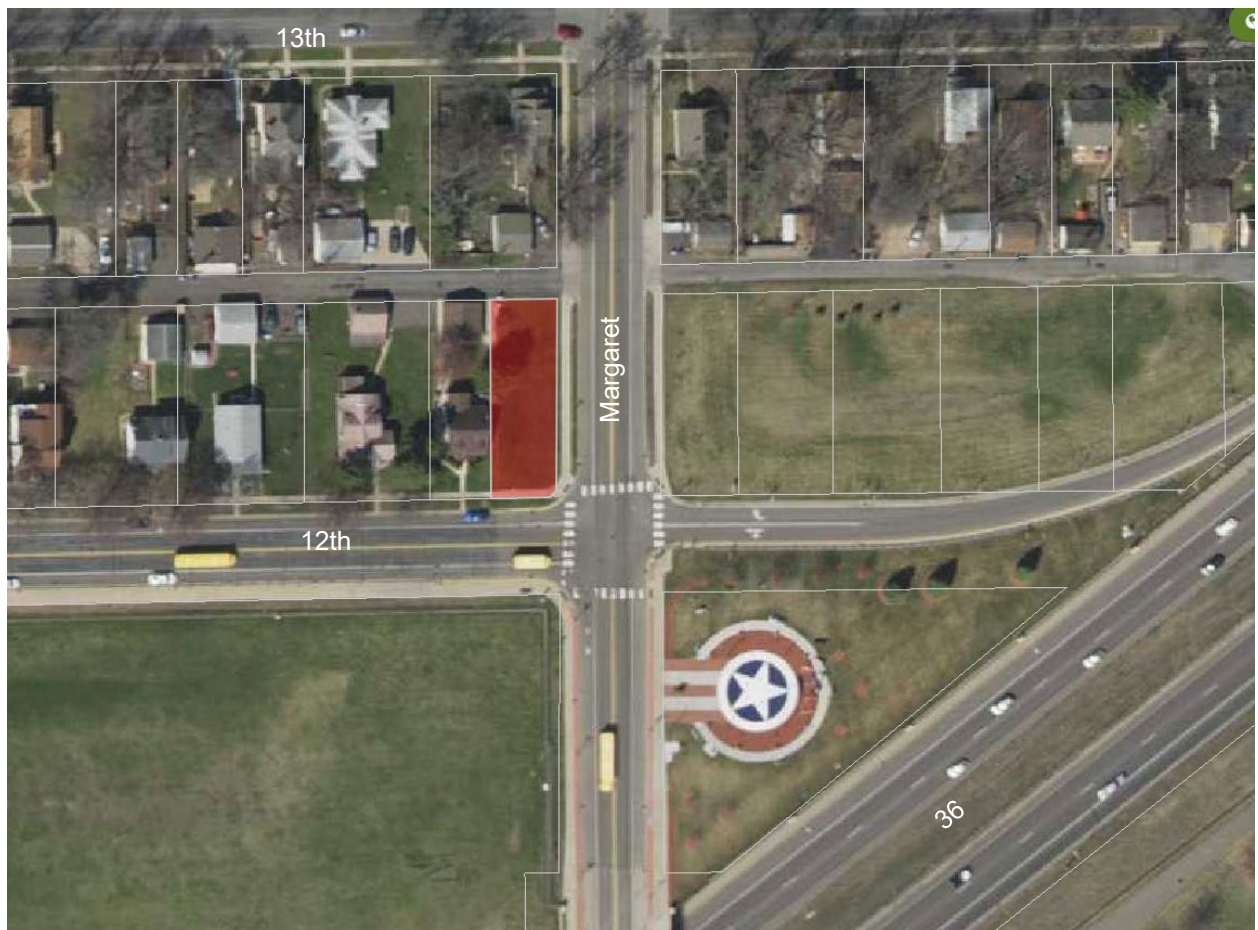
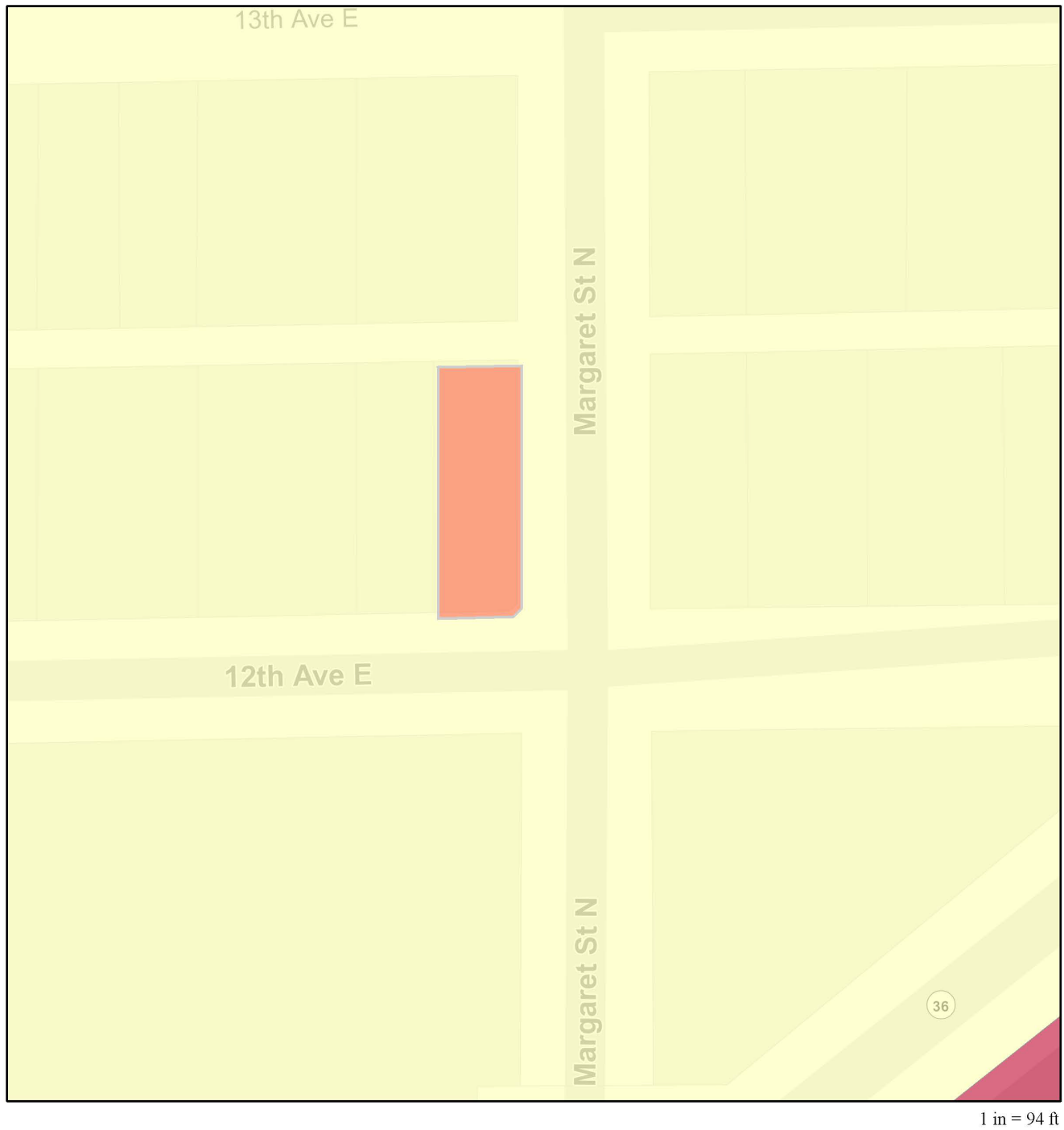


Figure 1: Area Map



May 30, 2019
Map Powered by DataLink
from WSB & Associates

Figure 2: Zoning Map

FINDINGS

FINDINGS

Standards for the review and approval of Variances are found in Chapter 154.004 Section E of the City Code and are listed in below in italics. Staff comments on the review criteria follow.

The City may grant a variance if the proposed request is compliant with the following findings:

- i.) *The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this Chapter;*

Criterion Met. The property would be developed with a use and density consistent with the neighborhood and Comprehensive Plan guidance. The lot is a legal non-conforming lot and the non-conformity would not be increased with approval of this application.

- ii.) *The variance will not adversely affect the health, safety, or general welfare of the City;*

Criterion Met. In 2011, the City of North St. Paul purchased the blighted property and funded demolition and site restoration. Redevelopment and reuse as a single-family residence, consistent with the neighborhood, would not adversely affect the health, safety, or general welfare of the City.

- iii.) *The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*

Criterion Met. The variance is necessary to redevelop the existing legal nonconforming lot. Many of the developed parcels in the neighborhood are also legal nonconforming lots as to size, frontage, and corner lot side setbacks. The placement of the proposed structures and lot coverage are consistent with other structures (homes and garages) in the neighborhood. This is the appropriate zoning relief.

- iv.) *The variance requested is the minimum variance necessary to alleviate the practical difficulty;*

Criterion Met. The variance requested is the minimum necessary to redevelop a corner lot that was platted before zoning in North St. Paul. The proposed new development would be placed in a manner complimentary to single-family development on other corner lots in the vicinity.

- v.) *Practical Difficulties are caused from the strict application of the Zoning Code as outlined below:*

- a. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code;*

Criterion Met. Development of the property in conformance with the side yard setback on a corner lot would only allow an 18-foot wide home but would still require a variance to the lot size and frontage requirements. The proposed use of the property is reasonable.

- b. *The plight of the landowner is due to circumstances unique to the property and not created by the landowner;*

Criterion Met. The plight of the landowner is unique to the property and not created by the landowner. The property could not be reasonably redeveloped according to the recommended land use, single-family residential, without the variance.

- c. *The variance, if granted, will not alter the essential character of the locality;*

Criterion Met. The variance, if granted, will not alter the essential character of the vicinity or locality. Building placement is an essential characteristic of a neighborhood. The proposed residence would be placed on the lot similarly to other residences in the neighborhood.

- d. *Economic considerations alone do not constitute practical difficulties; and*

Criterion Met. The City of North St. Paul proposes to sell the property to a nonprofit entity for redevelopment of the property according to its intended use, single-family residential.

- e. *The variance is consistent with officially adopted City plans and overlays.*

Criterion Met. The proposed variance is consistent with the city code and granting the variance would further the goals established therein.

RECOMMENDED ACTION

Based on the findings described in this report, staff recommends **approval** of the variance to reduce the lot size requirement at 2557 12th Avenue East from 7,920 feet to 5,127 feet.

Based on the findings described in this report, staff recommends **approval** of the variance to reduce the lot width requirement at 2557 12th Avenue East from 60 feet to 40 feet.

Based on the findings described in this report, staff recommends **approval** of the variance to reduce the side setback for the primary structure on a corner lot at 2557 12th Avenue East from 15 feet to 13.3 feet.

PIONEEREngineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

Ph. : (651) 681-1914
Fax: (651) 681-9488
www.pioneereng.com

Project #: 119100000 Folder #: 8361 Drawn by: MTW

© Pioneer Engineering

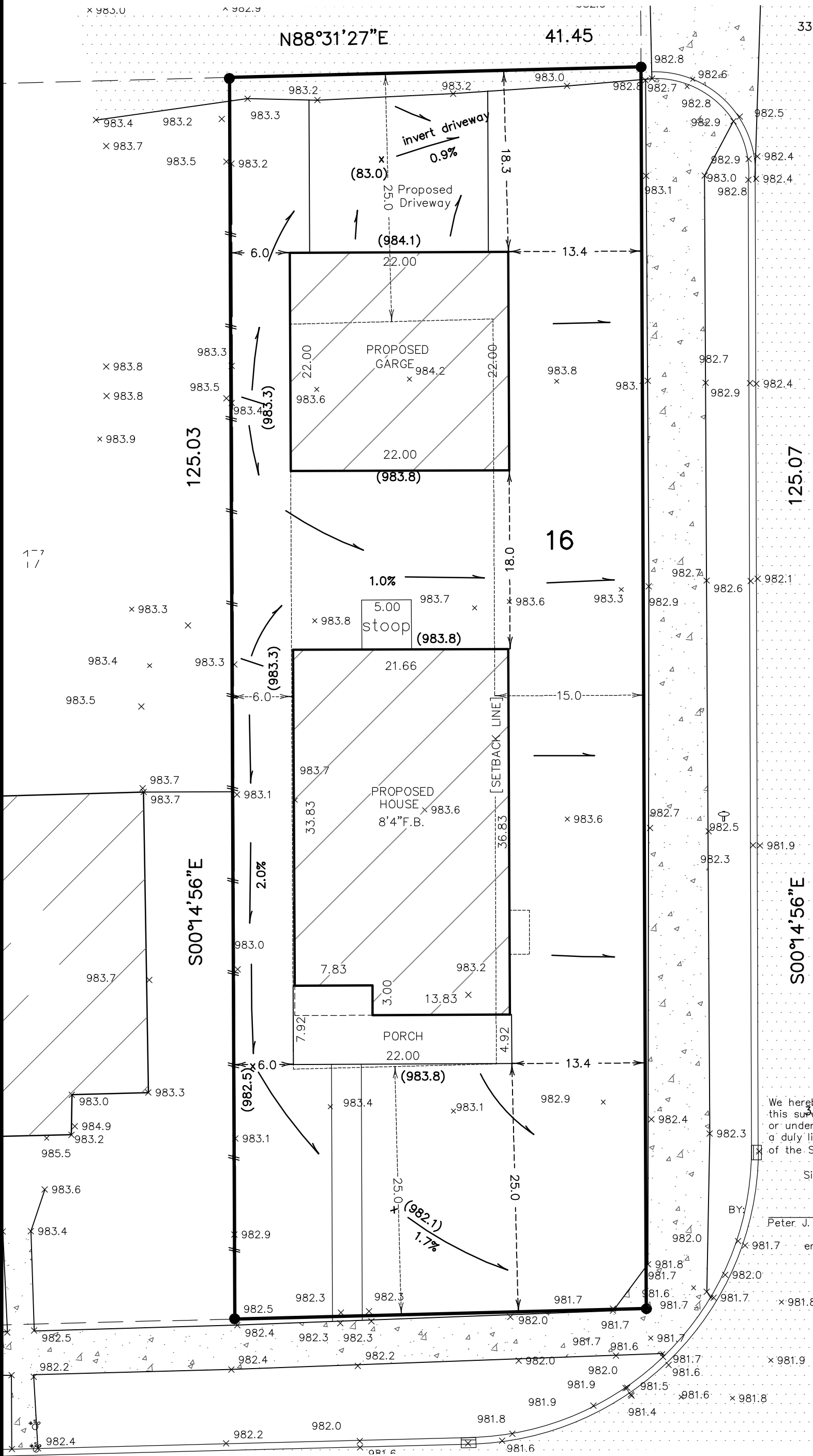
Lot 16, Block 37,
FOURTH ADDITION TO NORTH ST PAUL
according to the recorded plat thereof
Ramsey County, Minnesota

Address: 2557 12th Avenue E, North St. Paul, Minnesota
House Model: MACV Home Elevation:
Buyer: Spec

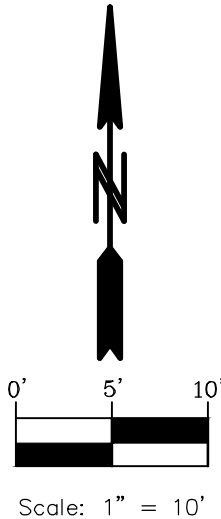
Certificate of Survey for:
Lennar Corporation

16305 36th Ave N Ste #600
Plymouth, MN 55446-4270
Phone: (952) 249-3000 / Fax: (952) 404-1909

Revisions:
1.) 4-30-19 stake house
2.) 5-20-19 revise grades
3.) 5-29-19 Revised house



House elevations (Proposed)
Lowest Floor Elevation : (976.5)
Top Of Foundation Elev. : (984.5)
Garage Slab Elev. @ Door : (984.1)

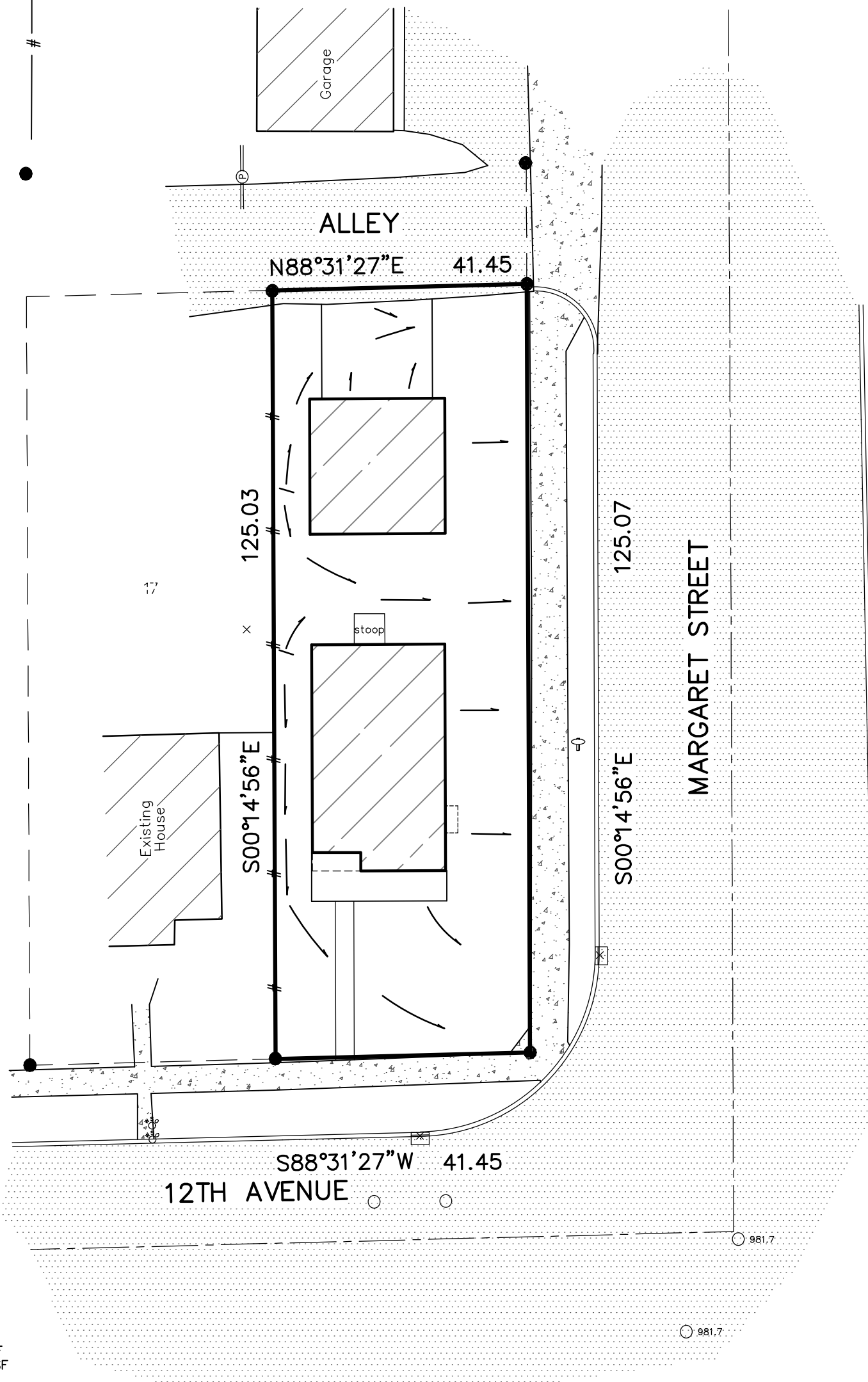


We hereby certify to Lennar Corporation that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 04/29/19.

Signed: Pioneer Engineering, P.A.

BY: Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299
email-phawkinson@pioneereng.com

Benchmark:
Top Nut Hydrant
Elevation =



Lot area =5181 SF
House area =774 SF
Garage area =484 SF
Porch area =132 SF
Sidewalk areas =76 SF
Driveway area =283 SF
Total Impervious Area =1749 SF
Impervious Coverage =33.8%

Construction Notes:

1. Install rock construction entrance.
2. Install silt fence as needed for erosion control.
3. Sidewalks shall drain away from house a minimum of 1.0%.
4. Contractor must verify driveway design.
5. Contractor must verify service elevation prior to construction.
6. Add or remove foundation ledge as required.

General Notes:

1. Grading plan by N/A last dated N/A was used to determine proposed elevations shown herein.
2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
5. This certificate does not purport to show easements other than those shown on the recorded plat.
6. Bearings shown are based on an assumed datum.

- Denotes iron pipe
- Denotes service
- Denotes television box
- Denotes electric box
- Denotes telephone box
- X 000.00 Denotes existing elevation
- (000.00) Denotes proposed elevation
- Denotes drainage flow direction
- ▲ Denotes spike

We hereby certify to Lennar Corporation that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 04/29/19.

Signed: Pioneer Engineering, P.A.

BY:

Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299 email—phawkinson@pioneereng.com

Benchmark:
Top Nut Hydrant
Elevation =

Revisions:
1.) 4-30-19 stake house
2.) 5-20-19 revise grades
3.) 5-29-19 Revised house

PIONEER Engineering, P.A.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

Ph. : (651) 681-1914
Fax: (651) 681-9488
www.pioneereng.com

Lot 16, Block 37,
FOURTH ADDITION TO NORTH ST PAUL
according to the recorded plat thereof
Ramsey County, Minnesota

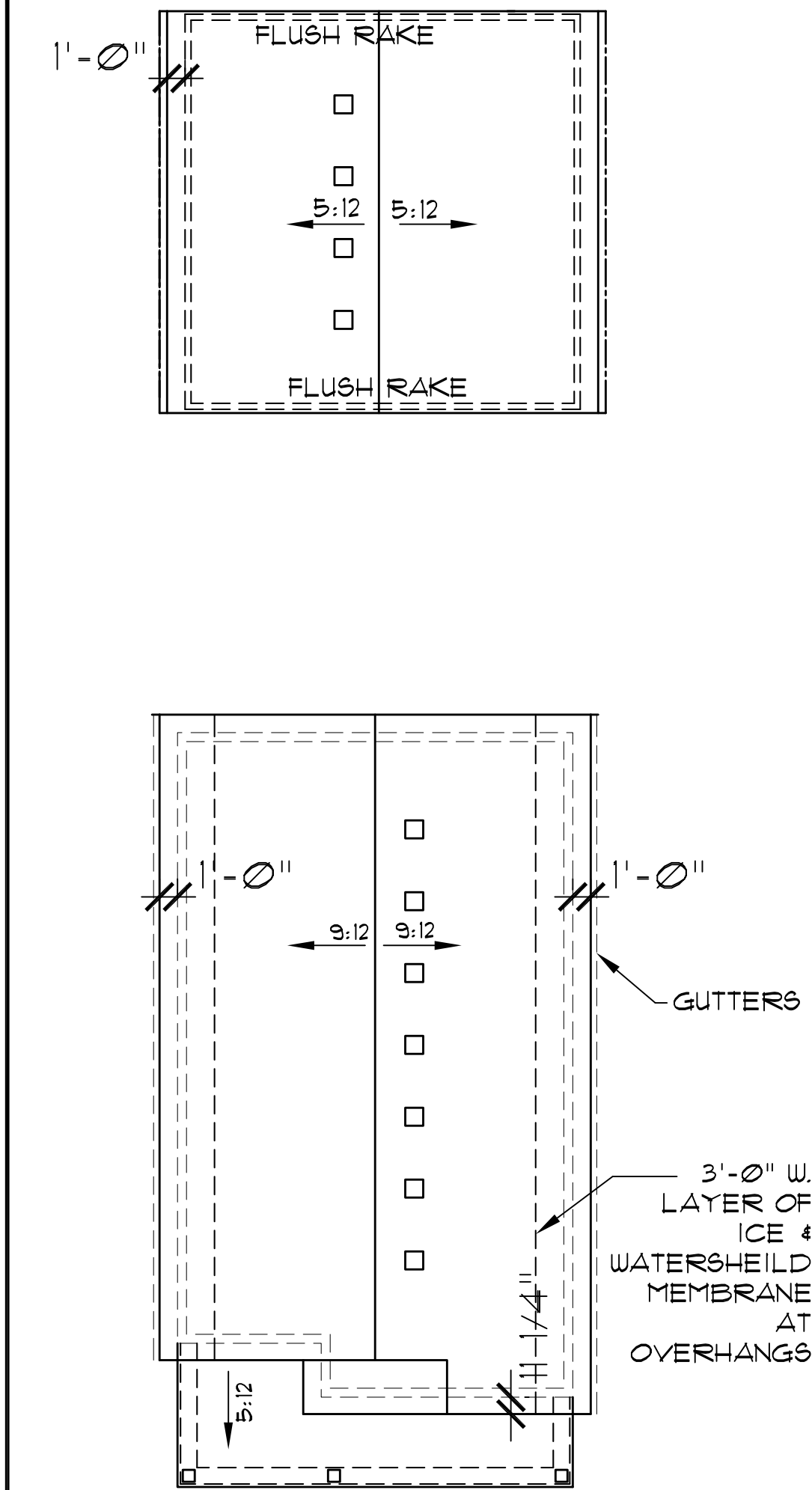
Address: 2557 12th Avenue E, North St. Paul, Minnesota
House Model: MACV Home Elevation:
Buyer: Spec

Certificate of Survey for:
Lennar Corporation

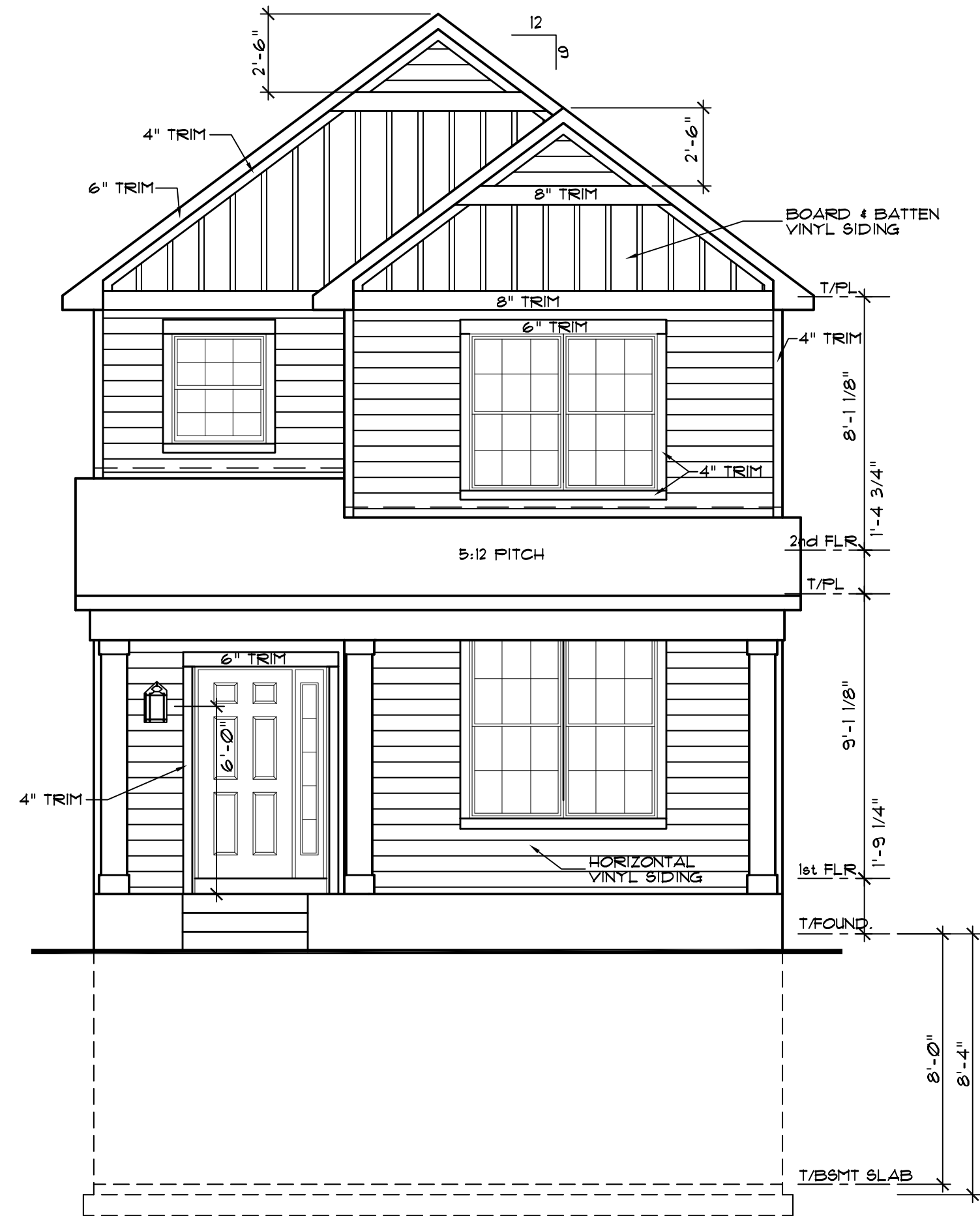
16305 36th Ave N Ste #600
Plymouth, MN 55446-4270
Phone: (952) 249-3000 / Fax: (952) 404-1909

Project #: 119100000 Folder #: 8361 Drawn by: MTW

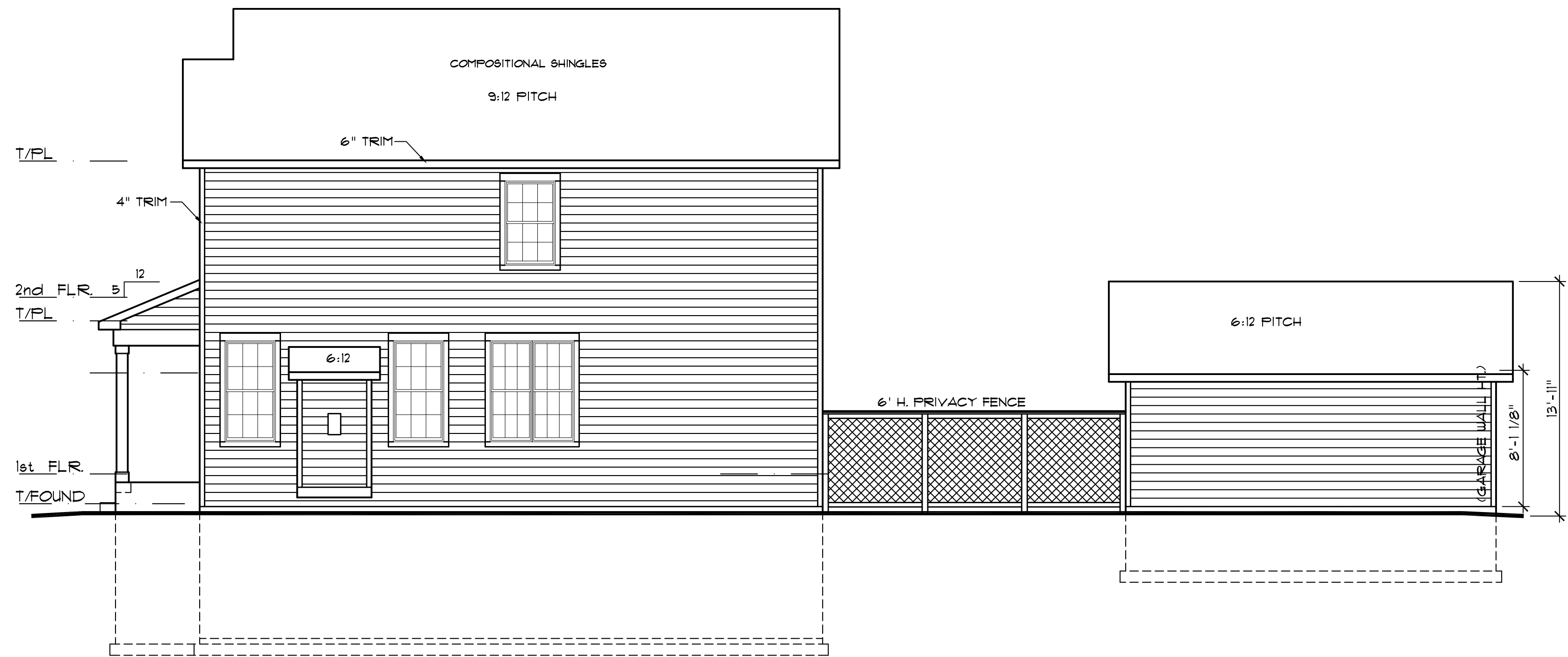
01 ROOF PLAN
SCALE: 1/8" = 1'-0"



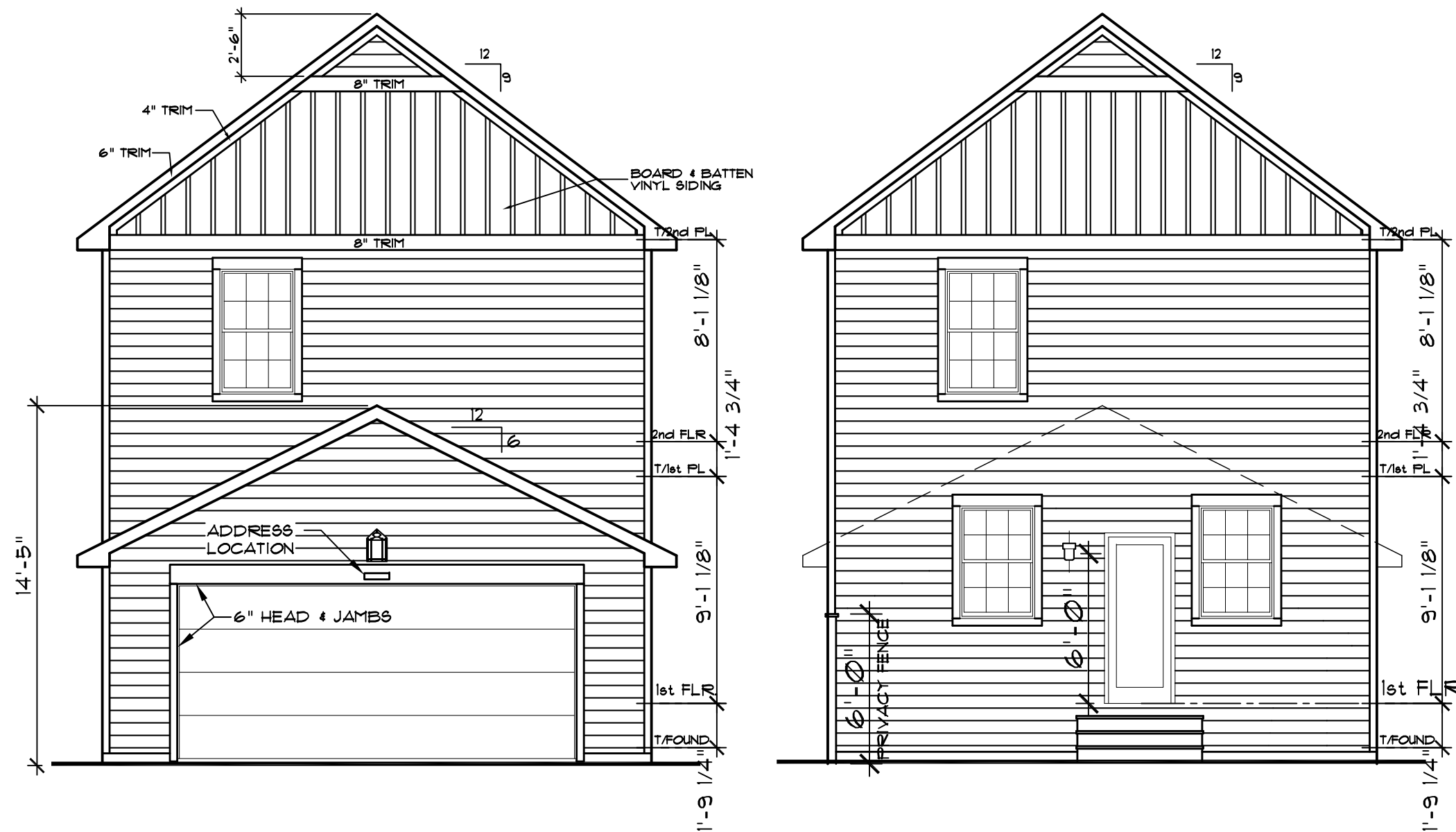
02 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



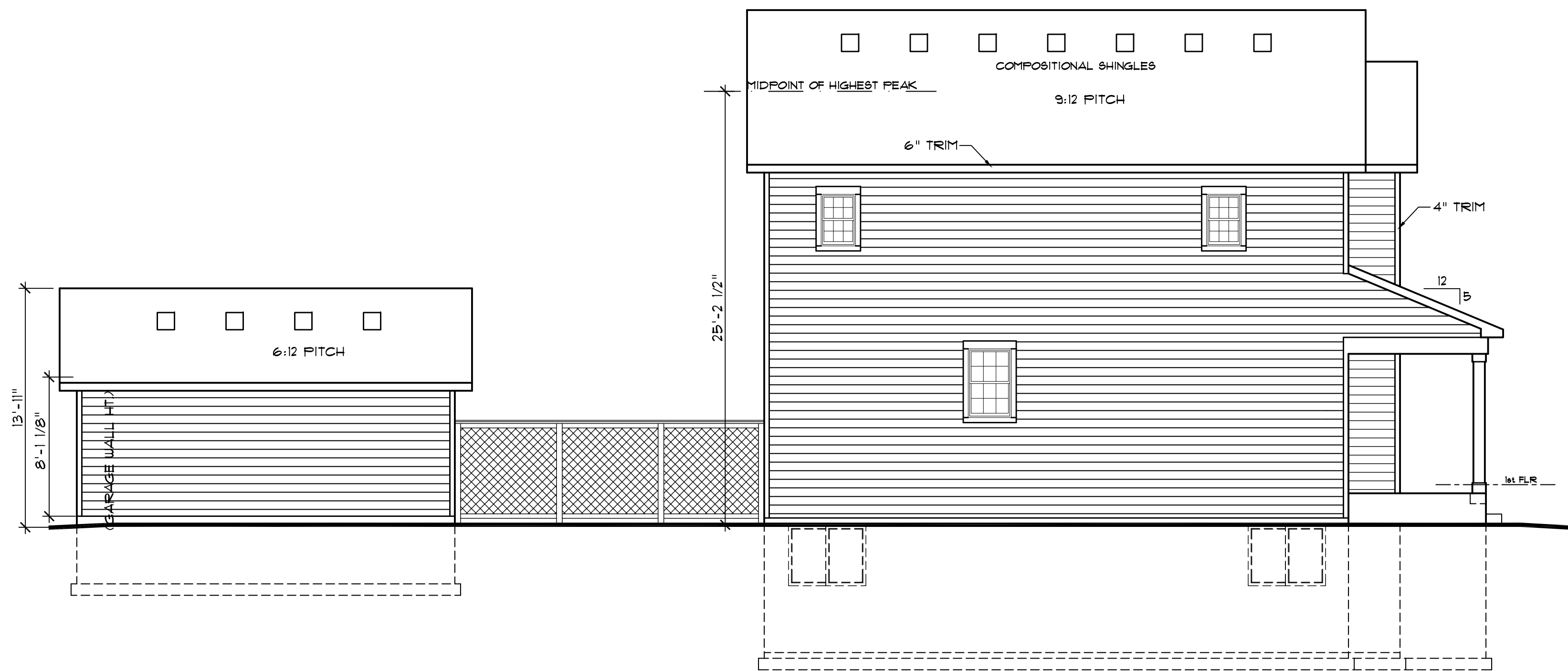
03 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



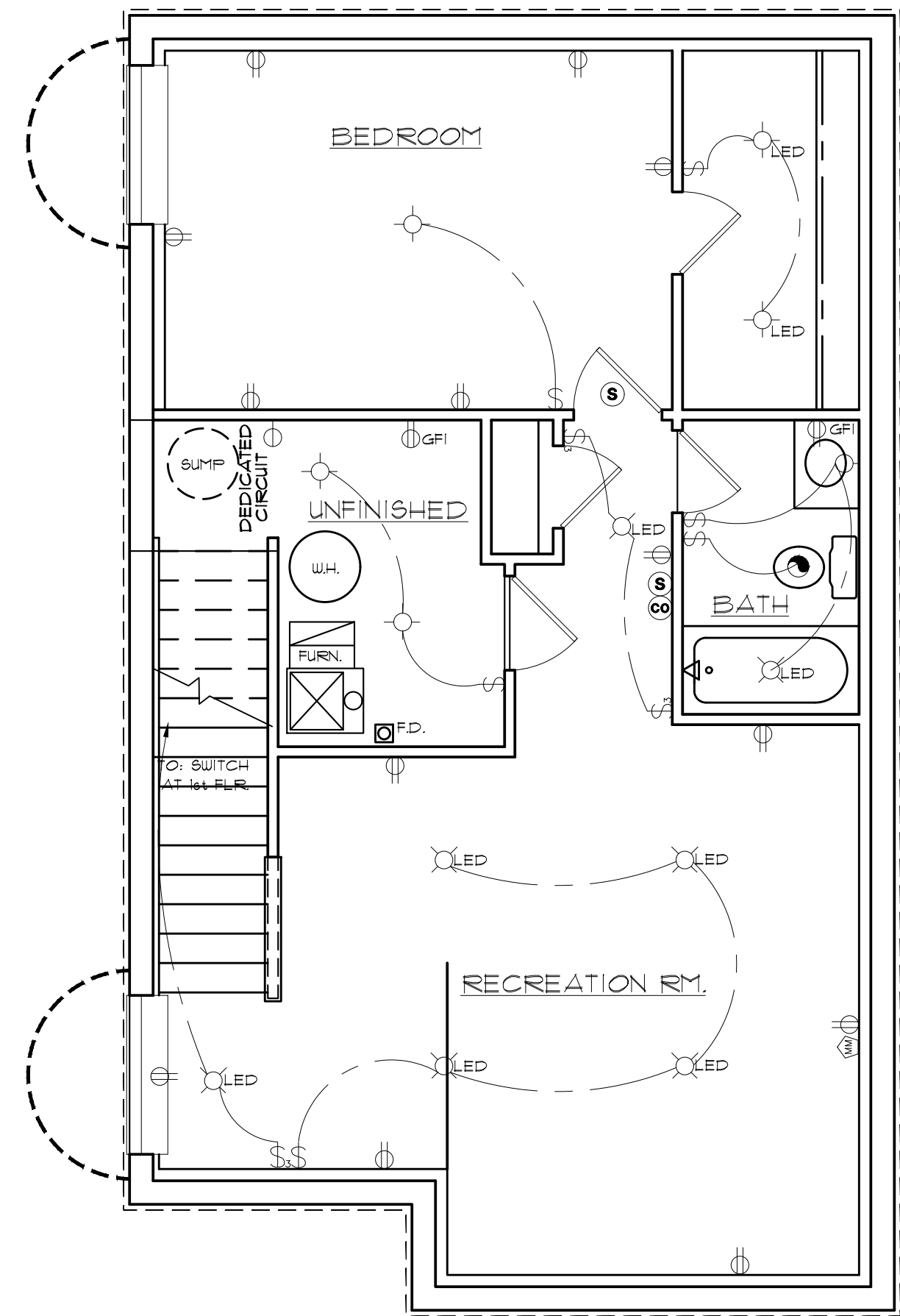
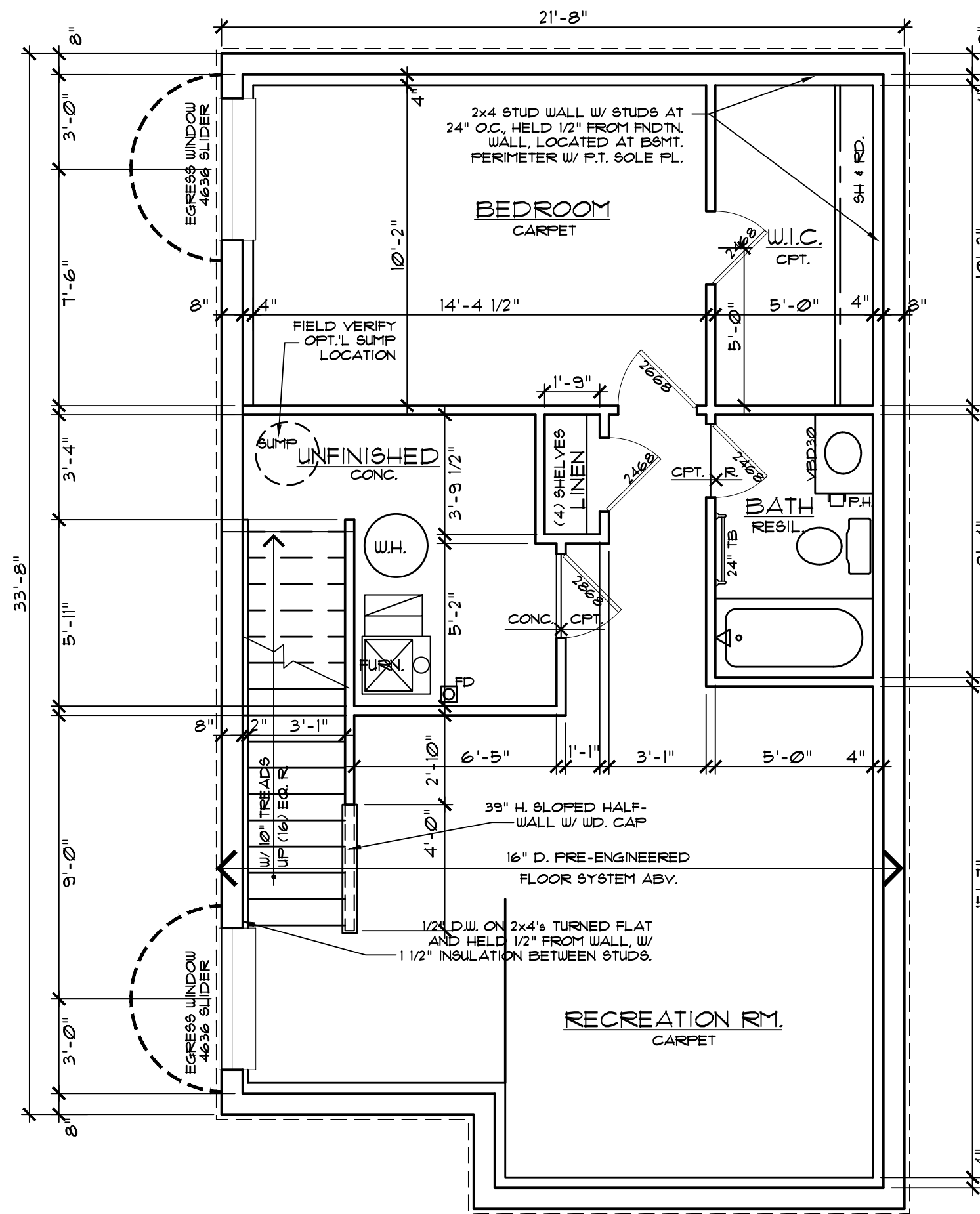
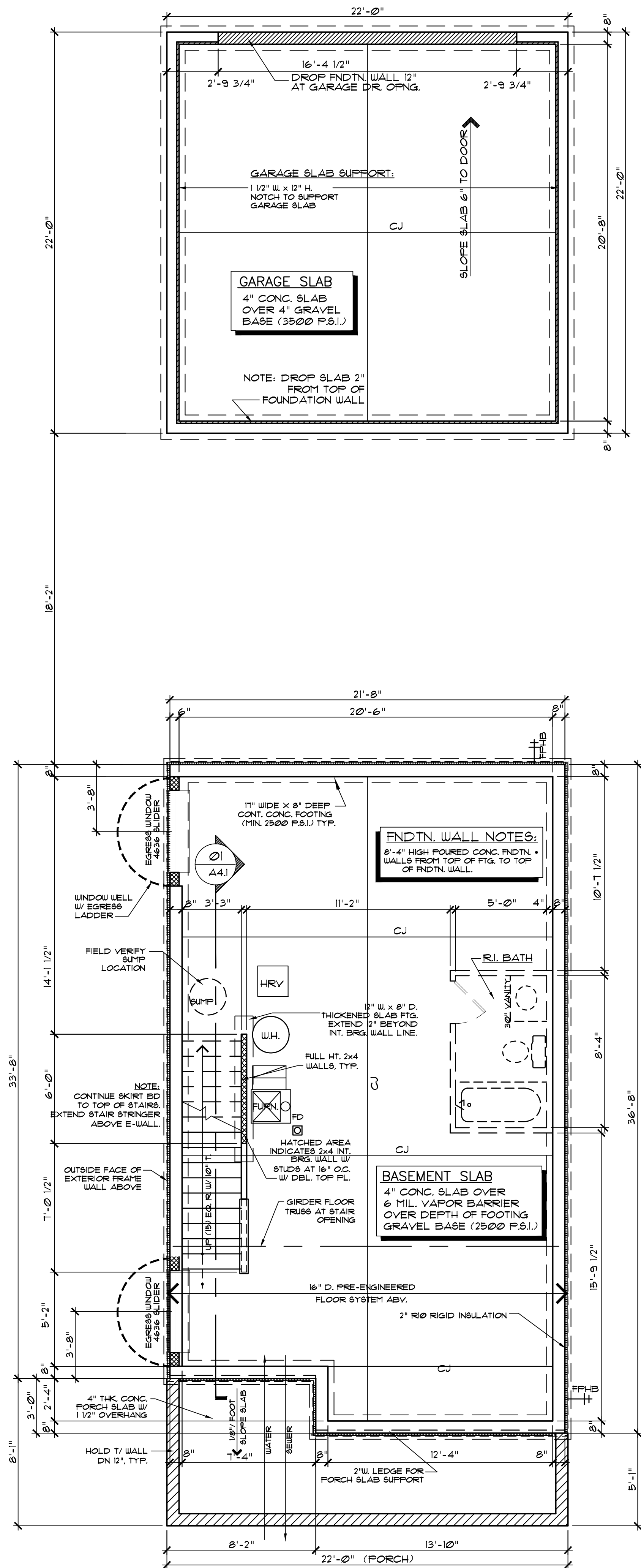
04 REAR ELEVATION
SCALE: 3/16" = 1'-0"



05 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



REVISIONS	
REV #	DATE
-	5-29-19
ISSUE FOR CONSTRUCTION	
LENNAR CORP. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MATTER.	
LENNAR	
MACV HOME - 2019	
ELEVATIONS, ROOF PLAN	
North St. Paul, MN	
MACV - 2019	
MACV	
PAGE NO.: A1.1	



REVISIONS

REV. #	DATE	REMARKS
1	5-23-19	ISSUE FOR CONSTRUCTION

LENNAR CORP. EXPRESSLY
RESERVES ITS COPYRIGHT
AND OTHER PROPERTY
RIGHTS IN THESE PLANS
AND DRAWINGS. THESE
PLANS ARE NOT TO BE
REPRODUCED OR COPIED
IN ANY FORM OR MANNER

LENNAR

MACV HOME - 2019

PAGE DESCRIPTION:
FOUNDATION PLANS

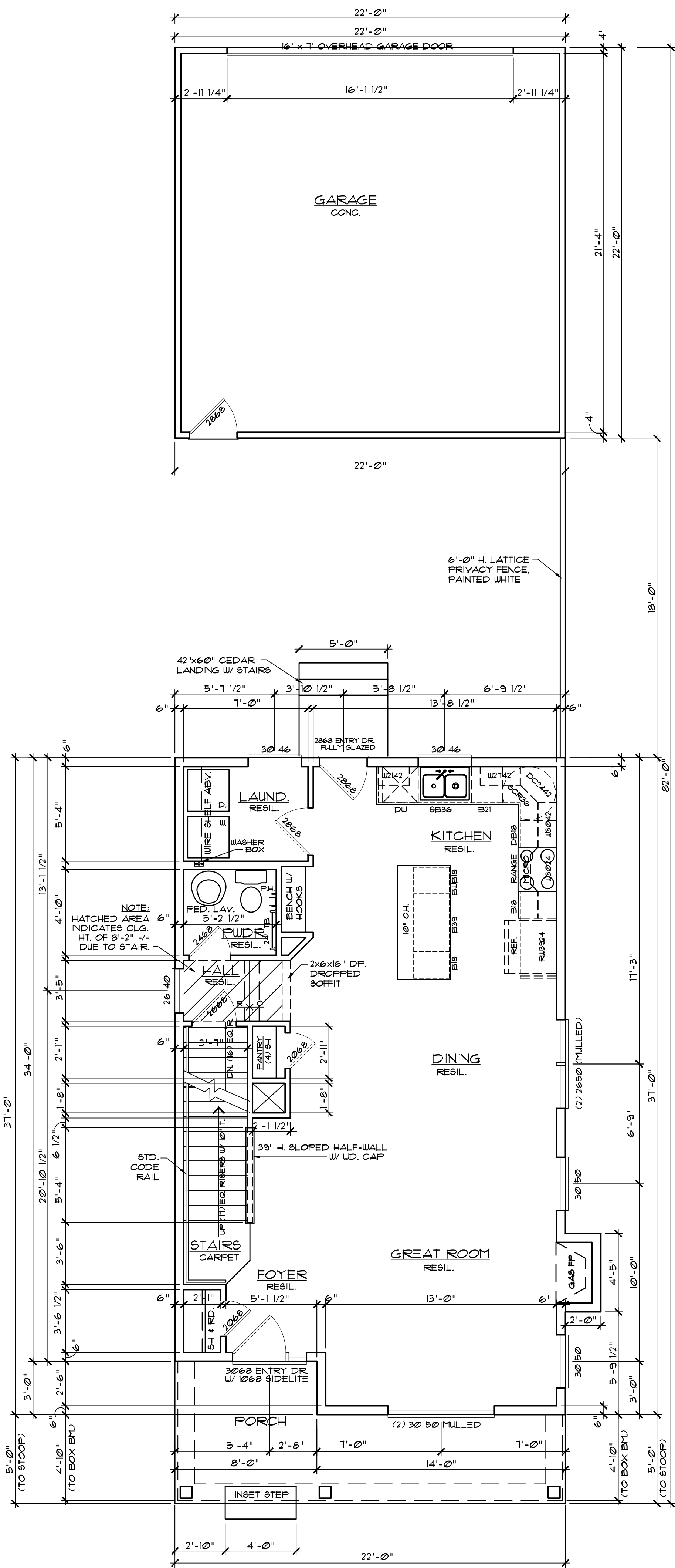
MACV - 2019

MACV

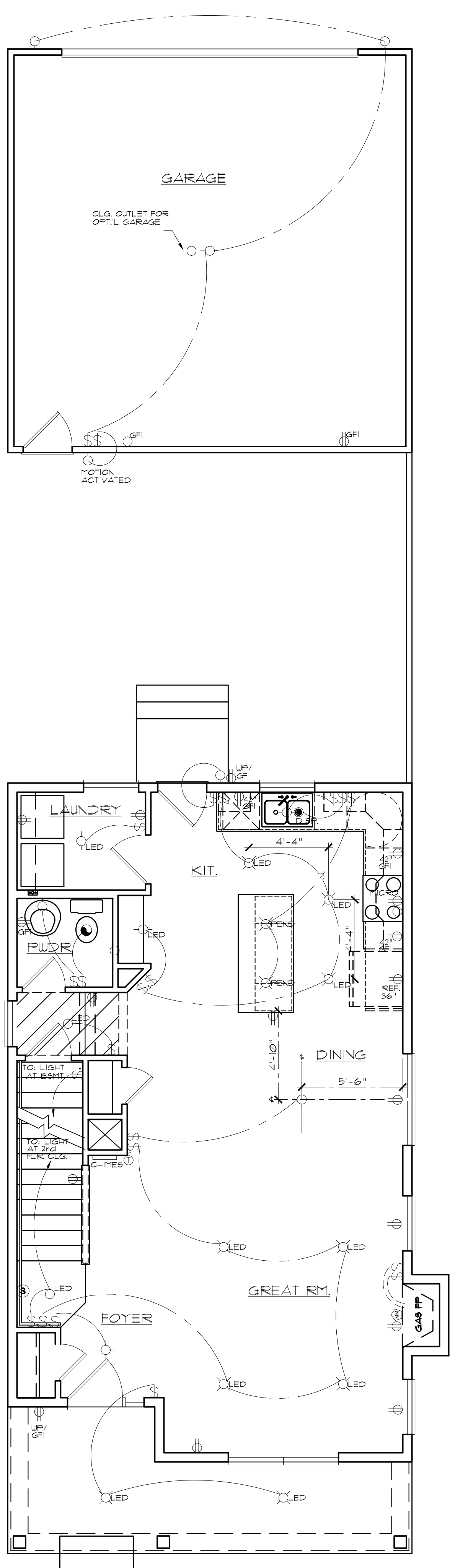
PAGE NO.:

A2.1

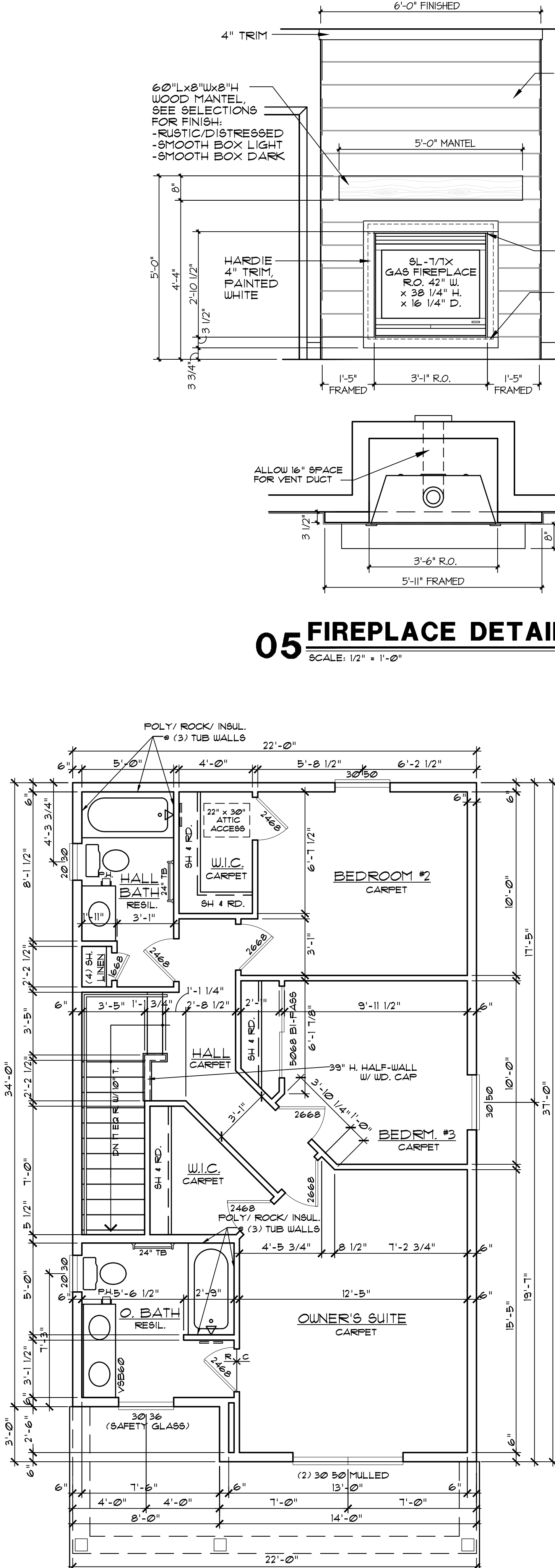
North St. Paul, MN



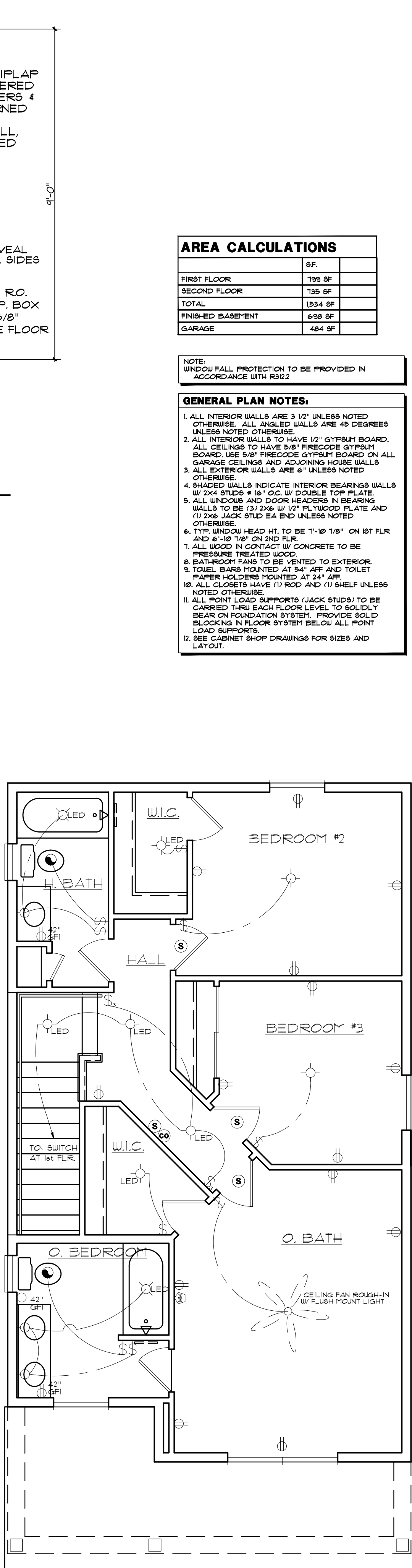
01 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



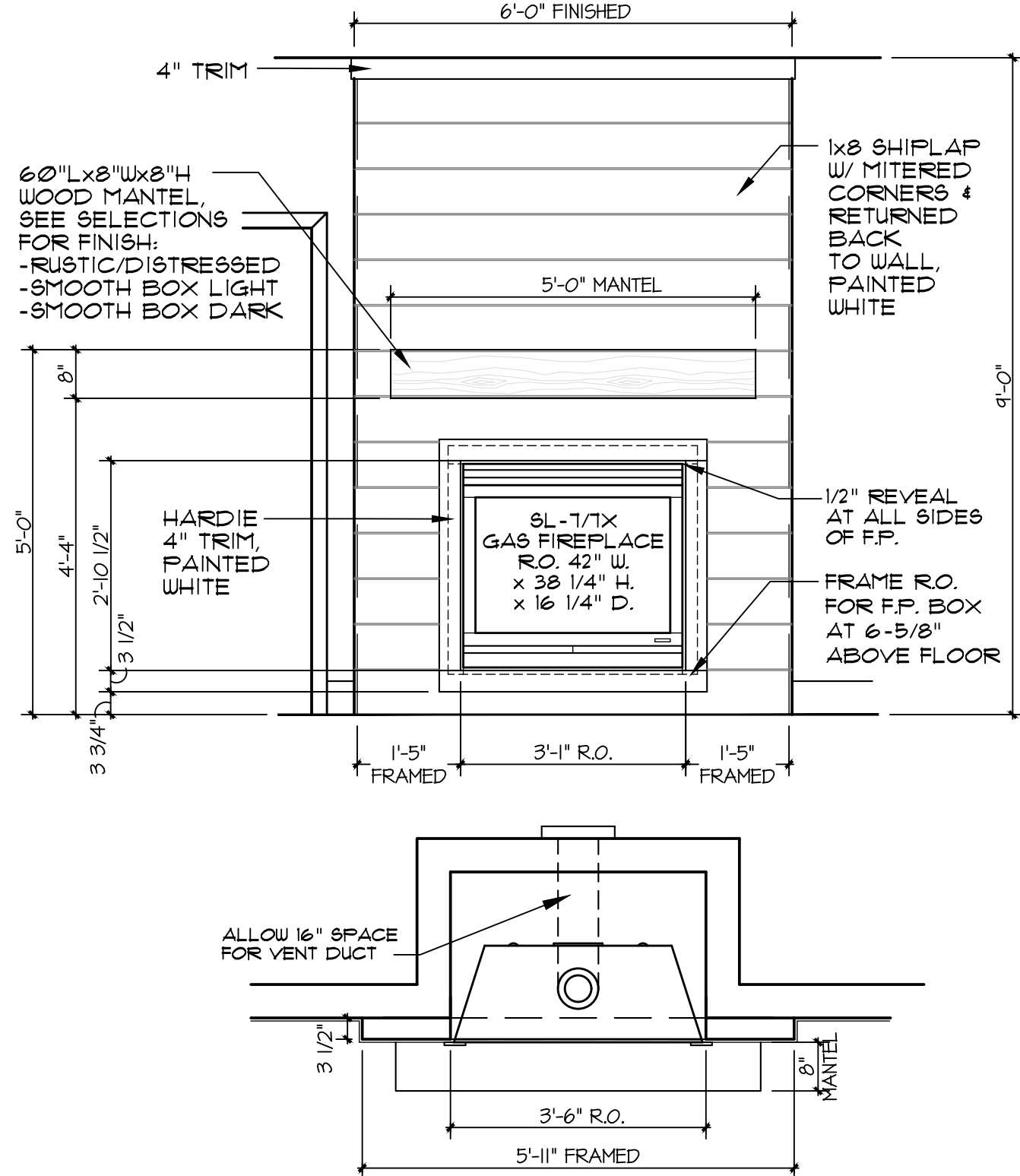
02 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



03 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



04 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



05 FIREPLACE DETAILS
SCALE: 1/2" = 1'-0"

AREA CALCULATIONS		
FIRST FLOOR	87 SF	
SECOND FLOOR	139 SF	
TOTAL	226 SF	
FINISHED BASEMENT	638 SF	
GARAGE	454 SF	

- NOTE: WINDOW FALL PROTECTION TO BE PROVIDED IN ACCORDANCE WITH R312
- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS ARE 5/8" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD. USE 5/8" FIRECODE GYPSUM BOARD ON ALL GARAGE CEILING AND ADJOINING HOUSE WALLS.
 - ALL EXTERIOR WALLS ARE 6" UNLESS NOTED OTHERWISE.
 - SHADE WALLS INDICATE INTERIOR BEARING WALLS W/ 2X4 STUDS & 8" GC W/ DOUBLE TOP PLATE.
 - ALL WINDOW AND DOOR HEADERS IN BEARING WALLS TO BE (3) 2X6 W/ 1/2" PLYWOOD PLATE AND (1) 2X6 JACK STUD EA END UNLESS NOTED OTHERWISE.
 - TYP. WINDOW HEAD HT. TO BE 1'-10 1/8" ON 1ST FLR AND 6'-10 1/8" ON 2ND FLR.
 - ALL WOOD IN CONTACT W/ CONCRETE TO BE FIRE-RESISTANT TREATED WOOD.
 - BATHROOM FANS TO BE VENTED TO EXTERIOR.
 - TOILET BARS MOUNTED AT 54" AFF AND TOILET PAPER HOLDERS MOUNTED AT 54" AFF.
 - ALL CLOSETS HAVE (1) ROD AND (1) SHELF UNLESS NOTED OTHERWISE.
 - ALL POINT LOAD SUPPORTS (JACK STUDS) TO BE CARRIED THRU EACH FLOOR LEVEL TO SOLIDLY BEAR ON FOUNDATION SYSTEM. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM BELOW ALL POINT LOAD SUPPORTS.
 - SEE CABINET SHOP DRAWINGS FOR SIZES AND LAYOUT.

REVISIONS

REV. #	DATE	REMARKS
1	5-23-19	ISSUE FOR CONSTRUCTION

LENNAR CORPORATION

EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER.

1st & 2nd FLOOR PLANS

MACV - 2019

MACV

PAGE NO.:

MACV HOME - 2019

North St. Paul, MN

A3.1



LENNAR CORP. EXPRESSLY
RESERVES ITS COPYRIGHT
AND OTHER PROPERTY
RIGHTS IN THESE PLANS
AND DRAWINGS. THESE
PLANS ARE NOT TO BE
REPRODUCED OR COPIED
IN ANY FORM OR MANNER.

MACV HOME - 2019

North St. Paul, MN

PAGE NO.:

A4.1