

Kraus, Julie (CI-StPaul)

From: Benner II, Jerome (CI-StPaul)
Sent: Tuesday, June 07, 2016 3:18 PM
To: Kraus, Julie (CI-StPaul)
Cc: Hudak, Eric (CI-StPaul)
Subject: 290 Larch Street- Twin City Fleet Repair

Hi Julie,

The following conditions that are highlighted were ones I observed to be in violation. The link at the bottom of the page will direct you to photos that were taken during my inspection.

If you have any questions please contact me.

1. The number of vehicles stored outdoors shall not exceed fourteen (14). All long term vehicle storage on the site must be parked as shown on the approved site plan on file in DSI, dated 11/05/07. (Any changes to the site plan must be approved by the Zoning Administrator) **The number of cars exceeded 14 considerably and were not parked in accordance with the site plan**

2. The parking provided for employees and customers is twenty (20) standard (9'X18') parking spaces, eight (8) compact (8'X16') parking spaces, two (2) handicap accessible (16'X18') parking spaces, and six (6) short term truck (12'X27') parking spaces. All vehicles on the site must be parked as shown on the approved site plan on file in DSI, dated 11/05/07. (Any changes to the site plan must be approved by the Zoning Administrator) **There were no clear indications of the parking layout of the property, mostly due to the lack of paving and no signage that designated employee parking from customer parking. Furthermore, I did not see any handicap spaces.**

3. Customer and/or employee vehicles shall not be parked or stored on the street or alley. This includes cars which have been repaired and are awaiting pick-up by their owners.

4. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster.

As you'll be able to see from the photos, there is debris scattered throughout the property, including, but not limited to, tires, overturned vehicles, random vehicle parts, trailers, truck filled with trash, etc.

5. The license holder agrees to maintain the fencing, vehicle location and vehicle barriers in a manner consistent with the approved site plan.

6. All vehicles parked and/or stored outdoors must appear to be completely assembled with no major body parts missing.

The photos indicate that there were a number of vehicles that were missing parts of the body of the car.

7. Vehicle salvage is not permitted.

Based on the current condition of some of the vehicles, it seems like the property is transitioning into a salvage yard more so than an auto repair garage.

8. Motor vehicle sales is not permitted.

9. Auto body repair and/or painting are not permitted.

10. No auto repair of vehicles may occur on the exterior of the lot or in the public right-of-way. All repair work must occur within an enclosed building.

11. Customer vehicles, with an exception for long term vehicle storage as referred to under conditions #1, may not be parked longer than 10 days on the premises. It shall be the responsibility of the licensee to ensure than any vehicle not claimed by its owner is removed from the lot as permitted by law.

It was unclear as to which area was designated for long term storage and which area was for customer vehicles.

12. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward as stipulated on the approved site plan.

13. Licensee must comply with all federal, state, and local laws.

14. Storage of vehicle fluids, batteries, etc. shall be in accordance with Ramsey County Hazardous Waste Regulations.

15. Licensee agrees to make all necessary improvements to this property by 06/01/2012, to bring it into compliance with the approved site plan on file with DSI dated 11/05/07.

The applicant was given several extensions since 2007 to bring the property into compliance according the approved site plan. The work still has not been completed as of June 1, 2016.

<https://goo.gl/photos/sjDLcKgBqFV3MAVP7>

-Jerome