

## **Burger, Kathryn (CI-StPaul)**

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**From:** Strouse, Mike (MNIT) <mike.strouse@state.mn.us>  
**Sent:** Thursday, August 22, 2019 2:51 PM  
**To:** \*CI-StPaul\_LH-Licensing  
**Cc:** Schweinler, Kristina (CI-StPaul); jeff.fischbach@ci.stpaul.mn.us  
**Subject:** DSI License Application -Auto Body Repair / Paint Shop, 1346 Arcade St.

As requested in the July 19<sup>th</sup>, 2019 letter regarding the License Application Notification

I am responding to detail my objections to the License Application in question: **Arcade Auto Body LLC, doing business same. Charles Belcher Owner, 651-230-1145**

First, I'd like to request that I receive a copy of the "approved site plan on file..." DSI Inspection dated 7/17/19. I'd like to review it.

Second, let me state that the current license holder, Lindbeck Auto, has been a problem had numerous issue associated with its license for several years. The current application appears to have a lot less stringent set of conditions as are now in effect for the current license holder. This new application removes most of the current license holders restrictions that have been put in place due to violations, and restored them in the new application.

I'll try and detail the objections by condition listed in the application.

Condition #1 Nonconforming use permit #92-77. – The problem area here is the two most southern garages. The southernmost garage is the garage for the residence, the 2<sup>nd</sup> most southern garage was the shops wash bay. This has since been heavily modified with interior seals and air filters over the last few years to be used as a second sanding/paint bay. The renters in that bay routinely paint in that bay with large volumes of paint dust and paint buy products leeching out. I believe DSI has been made aware of this issue from several area residents.

Condition #2/#3 – #2; I'm not sure where several employees, business vehicles and customer vehicles will be parked in the lot, hence the reason to review the "approved site plan.

#3 – You can strip the current lot all you want and there is still no room for the maximum allowed 17 vehicles in that parking area. I have numerous pictures of the current situation that show the abuse of the parking in and around this shop. You'd be luck to park 8 cars without hindering ingress and egress to the business as well as the alley way and access unto either Clear or Ivy from the alley. With the recent sale of Mesabi engineering to a Drug Rehab outfit the parking has been a giant nightmare. Id' like DSI Inspections to explain how the 17 car max was determined.

Condition #4 – I would request a specific inspection as to the handling, storage and disposal of hazardous fluids as the current renters routinely toss that into the dumpster.

Condition #5 – Parking 17 cares in the lot will require parking in the driveway, public right of way/alleyway. There would be no other place to park. These conditions contradict one and other. Parking and storage of customer and non-customers vehicles has been one of the biggest problems associated with the current business for the residents that live in close proximity and will not be any different with a new licensee.

Condition #6/#7/#8 – Go look at the current mess of cars parked in outside and overnight various stages of disassembly and guarantee the neighbors that the new license won't do the same. Almost all of the Conditions provide for the abuse of the property. How do we get enforcement action against the licensee if there are potential violations,. The cities excuse is we don't have enough inspectors.

Condition #9 – 10 days is excess to park customers vehicles onsite. Been a problem in the past, will be a continued problem in the future.

Condition #10 – Read condition #2-#5. There won't be any room to maneuver as specified with all of the cars being parked. I'd like DSI Inspections to reevaluate the parking conditions to see if any vehicles should be parked on site as is the current licensees requirement.

A couple of issue that are not addresses in this application;

1 - On site paint booth. The current paint booth is a joke. You can tell when they are panting as there is a large plum of paint and paint related byproducts coming out to the stack. Most days this blows into and onto my residence and has left residue on my vehicle parked next to my garage. I know several neighbors who have also experience the same. I've spoken with one employee of the current shop who has done numerous legitimate paint booth fabrications. His opinion is that this booth and the filtration system is stopping any of the paint from getting into the atmosphere. If you can smell paint the shop is violating EPA and PCA regulations, in my opinion.

2 – There is no condition that would prevent the owner and licensee from subletting garage space to renters who do their own business on premise. There are currently 2 renters working out of the current shop, doing their own business, not associated with the licensee. I've overheard at least three conversations where they have commented that they have already made deals with the new license to rent space. I'd like to see a condition that would at least try and prevent this as this is one of the second biggest issue. Overloading the premises with more car than can be handled. See my comments above.

Unfortunately, the track record for the city the last few years, dealing with the problems has not been at all effective, I don't believe that DSI will be able to police the conditions of this license application any better than they have been able to police the current licensee. I have live right next to the shop so I have first-hand information. I've tried to present a fair assessment of the current situation, however after living next of this crap show of a business for 15 years I don't see any conditions, in this new application that will result in a different outcome.

Please feel free to contact me if you require further explanation or detail or wish to discuss.

Respectfully submitted

Mike Strouse  
Resident

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