



CITY OF SAINT PAUL

Melvin Carter, Mayor

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November 5, 2019

Kathryn Murray, Interim Executive Director
St. Anthony Park Community Council
2395 University Avenue West, Suite 300E
Saint Paul, Minnesota 55114

RE: 2495 Kasota Avenue, Rohn Industries Site Plan – Denial of Appeal
Zoning File #19-088-143

Dear Ms. Murray:

The Saint Paul Planning Commission, on November 1, 2019, adopted the attached resolution denying your appeal and upholding the conditional approval by the Zoning Administrator of a site plan for a semi-trailer storage and staging facility at 2495 Kasota Avenue subject to additional conditions to fulfill the intent and purpose of the Zoning Code, ensure compliance, and protect adjacent properties. With the additional conditions imposed by the Planning Commission, the concerns raised in your appeal appear to be addressed.

- All construction at the site, including a surface parking lot and related stormwater management pond, must be done in accordance with the Response Action Plan and Construction Contingency Plan approved by the Minnesota Pollution Control Agency to address environmental issues on the site and avoid release of hazardous substances, pollutants, or contaminants during construction. With these provisions, a letter from the Minnesota Department of Health states that the proposed development does not pose a public health hazard. A trained environmental professional is required to be on site during excavation and earthmoving activities to perform field screening and collect soil samples as needed, and to provide weekly updates to the Planning Commission and to the Department of Safety and Inspections through the duration of the construction.
- Non-infiltration methods to manage stormwater are required, the stormwater management pond is required to be designed and constructed with an engineered liner so that stormwater does not infiltrate from the pond into contaminated soil or groundwater, and the site plan must conform to Mississippi Watershed Management Organization standards. Capping contaminated soil with pavement will reduce infiltration into contaminated soil and groundwater.
- The Minnesota Board of Water and Soil Resources, the oversight agency for the Minnesota Wetland Conservation Act, confirmed that the proper review and noticing protocol was followed for the incidental wetland determination.
- In response to the community council recommendation for use of plant materials for visual screening, the Planning Commission added conditions for use and maintenance of ivy rather than slats on the screening fence on all sides of the parking lot, and for additional native trees and shrubs, including evergreen trees, on the Kasota Avenue side of the fence.

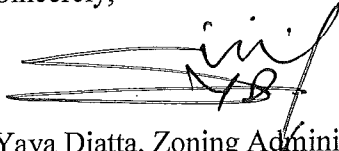
- To ensure safe site access for the 20 truck movements per day that the proposed use is anticipated to generate, final approval of the driveway location by the Department of Public Works Transportation Planning and Safety Division is required, as well as a Minnesota Department of Transportation (MnDOT) access permit for the driveway if required for the approved driveway location. City Public Works and MnDOT traffic engineers have agreed that the access driveway should line up directly opposite the TH280 ramps, and MnDOT said there is likely to be a traffic signal installed there.

I want to assure you that this department is committed to the protection of public health and safety. We are also committed to the right of property owners for approval of reasonable development that meets all state and local requirements.

Any affected party may appeal the Planning Commission's decision to the City Council within ten days of the date of the decision, under the provisions in Zoning Code § 61.702, where it is alleged that there is an error in any fact, procedure or finding made by the Planning Commission. Appeals must be filed on the appeal form provided by the City and specify the grounds for the appeal. Appeals of Planning Commission decisions on site plans are filed with the Zoning Administrator, Department of Safety and Inspections, 375 Jackson Street, Suite 220.

Please call me at 651-266-9081 or email me at yaya.diatta@ci.stpaul.mn.us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yaya Diatta', written over a horizontal line.

Yaya Diatta, Zoning Administrator

cc: Dave Carland & Randy Rauwerdink, Venture Pass Partners
Craig Mandery, Rohn Industries
Chad Ayers, Sambatek
Elizabeth Reveal, Chair, Planning Commission
Mitra Jalali Nelson, City Council Ward 4
Luis Pereira, Planning Director