



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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St Paul, Minnesota 55101-1806

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January 23, 2013

Roy Carlson
Budget Towing
1145 Homer Street
St Paul MN 55116

**RE: Approval of Site Plan 13-138950
Budget Towing lot at 560 Randolph Avenue**

Dear Mr. Carlson:

The site plan referenced above is approved subject to the following conditions:

1. **Site layout for Budget Towing** Vehicles that are stored or parked for your business must be arranged as shown on the approved site plan.

Areas where impounded cars are stored can be paved with gravel.

Areas where cars for employees or customers are parked or where for-sale cars are displayed must be paved with asphalt. Some of the pavement is currently covered with dirt, and these areas must be swept or otherwise cleaned to remove the dirt so that the asphalt is uncovered and visible. This must be completed by 6/1/13.

2. **License** Your towing business requires a license from the City. You have applied for this license and it is currently under review.
3. **Property north of Randolph** The site plan shows some areas to the north of your current operation. As we discussed, the land north of the center line of old Randolph is zoned T3. A towing business is not a permitted use in areas zoned T3 and the property owner would need to rezone this property before a towing business could move into this area. This would require a public hearing at the City Council. There may also be issues with expanding outside storage into this area.
4. **Site layout for other businesses** The property owner must work with Thomas Finn Roof and Coolidge Waster Haulers to ensure that their outside storage areas are located and arranged as shown on the approved site plan. A copy of the 1/1/13 letter from James Walsh to Coolidge Trucking is attached.

If you have any questions, you can reach me at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

Sincerely,

Tom Beach
Zoning Specialist

cc: Greg Walsh, Thomas Finn Co.

