



District 6 Planning Council

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April 25, 2012

Legislative Hearing Officer
310 City Hall
15 West Kellogg BLVD
Saint Paul, MN 55102

RE: Auto Repair Garage, 924 Mackubin Street #20120000968

At its April 24, 2012 Land Use Task Force meeting with the applicant to discuss the application for an auto repair garage to be located at 924 Mackubin Street. While District 6 Planning Council supports and encourages small business, there were unanswered questions regarding this proposed business. There are questions about a waste pit and possible run off to the storm sewers, even if all work is contained in the building. Parking was also questioned as to a need for an employee space and an accessible space, there would then be two spaces designated for vehicle parking. The Task Force found that the structure is a residential garage therefore beyond what is normally allowed as a use. There was a question as to the past use and if it was not functionally licensed business for 365 days it should revert to the original use. The Task Force felt that in allowing this use would set a precedent for additional requests for businesses and the Task Force decided to not support the application because of the unanswered questions.

Thank-you for your consideration and if you have questions, please contact the office.

Regards,

Jeff Martens

Jeff Martens
Land Use Chairman

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