



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
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August 8, 2017

John Voutech
Twin City Fleet Repair
390 Larch Street
St. Paul, MN 55101

**Re: 290 Larch St
Site Plan #07-145589 for Twin City Fleet Repair**

Dear Mr. Voutech,

On November 5, 2007, City staff approved a site plan for the property at 290 Larch Street (File #07-145589 – see attached). Some conditions of this approval are that:

1. All site improvements must be installed as shown on the approved site plan.
2. A permit from the Department of Safety and Inspections is required to grade and pave the parking lot.
3. Work covered by this site plan must be completed no later than 11/5/08.

Since then, you have been in correspondence with City staff regarding violation of these conditions, including letters dated May 10, 2011, October 11, 2011, December 5, 2011, and March 3, 2015 (see attached) as well as various email correspondence.

On August 7, 2017, City staff conducted an additional follow-up inspection of the property for compliance with the approved site plan. During this inspection, it was documented that some improvements had not been completed. Specifically:

1. The parking layout was not constructed as shown on the approved plan and vehicles were parked outside the designated parking spaces. Handicap parking spaces had the painted symbol but were not marked with signs as required by Sec. 63.213 of the St. Paul Zoning Code.
2. Some landscaping was not installed including a tree on the north side of the property near the handicap parking spaces.
3. Traffic arrows were not painted showing the flow of traffic around the eastern building.
4. Striping between the two buildings had not been painted as shown on the approved site plan.

Furthermore, a building permit for this project was issued in 2007 but has since expired without passing final inspection.

You must bring your property into compliance with the conditions of your approved site plan. All site work must be constructed as shown on the approved site plan and all permits must be issued and pass final inspection before the Site Plan Review file can be closed. Vehicles may only be parked in designated parking spaces. Any changes to the site plan must be approved in writing by the Department of Safety and Inspections.

Please respond to this letter by August 22, 2017 with a description of your plans to bring the property into compliance.

An Equal Opportunity Employer

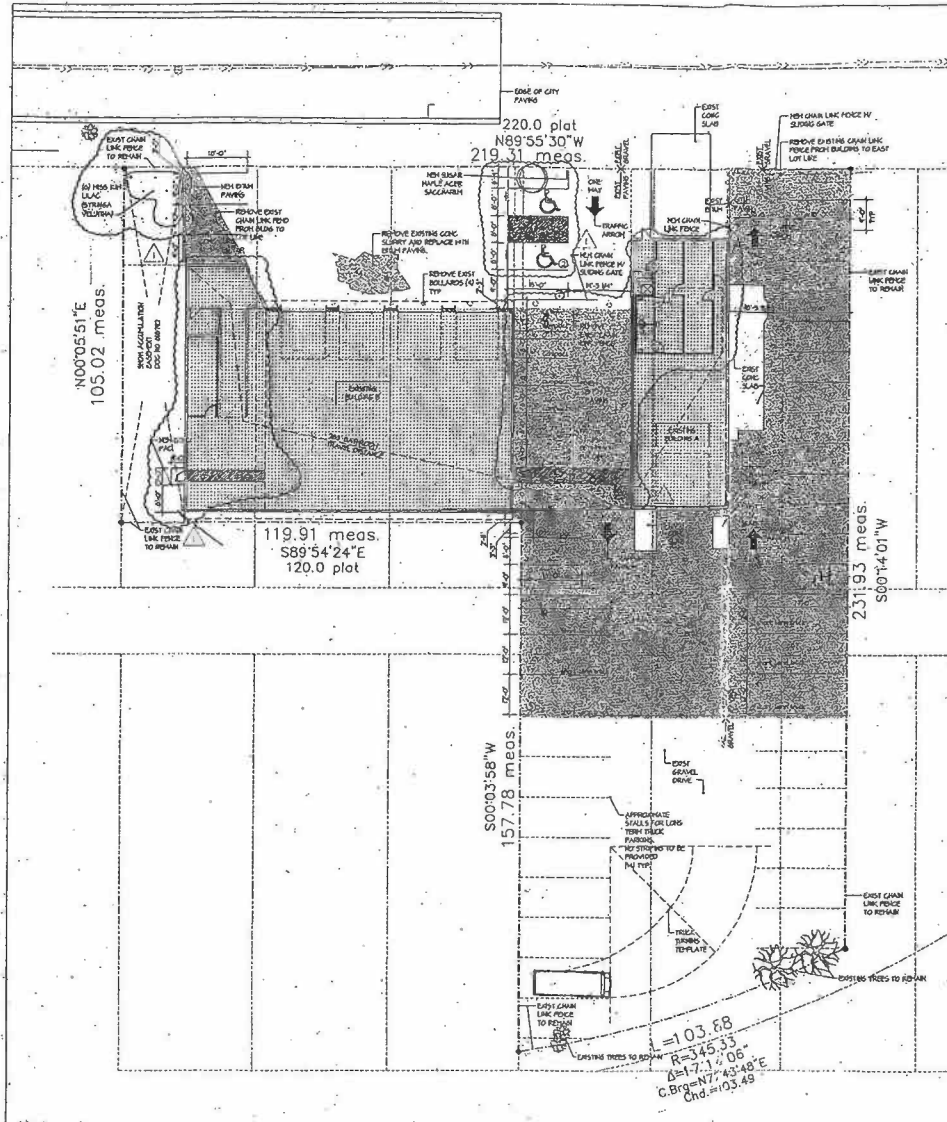
For any questions, please contact me at (651)266-9083 or alex.kohlhaas@ci.stpaul.mn.us.

Sincerely,

A handwritten signature in black ink that reads "Alex Kohlhaas". The signature is written in a cursive style with a long horizontal flourish at the end.

Alex Kohlhaas
DSI - Zoning Intern

11" x 17"



Do NOT PURGE

SITE PLAN APPROVED
OFFICE OF LIEP
CITY OF ST. PAUL

By *[Signature]*
 File # 67-146589 Date 10/19/07
 Any alterations from this plan must be approved by the Zoning Administrator.

PARKING CALCULATIONS

BUILDING A
 792 SQ FT OFFICE
 1646 SQ FT TRUCK REPAIR
 2438 CSF
 PREDOMINANT USE-REPAIR
 1 REPAIR BAY

BUILDING B
 4478 SF - TRUCK REPAIR
 1744 SF - STORAGE

6322 SF TOTAL
 4 REPAIR BAYS

PAVING/EXIST BITUM. PAVING/CONC/GRAVEL
 TOTAL=25985 SQ FT

SPACES REQUIRED	SQ FT	FACTOR	STALLS
USE			
STORAGE	1744	80%	0.34
REPAIR	6916	37%	25.15
5 BAYS			5.00
TOTAL SPACES REQUIRED			30.48

SPACES PROVIDED	STANDARD	ACCESSIBLE	TRUCK
STANDARD	9 X 18		20
COMPACT	8 X 16		6
ACCESSIBLE	9 X 18		2
TRUCK (small)	12 X 27		6
TOTAL SPACES PROVIDED			35

- GENERAL SITE PLAN NOTES**
1. PROVIDE ACCESSIBLE POLE MOUNTED SIGNS IN FRONT OF ACCESSIBLE PARKING STALLS. SEE DETAIL.
 2. PROVIDE COMPACT STALL DESIGNATION SIGNS TO BE MOUNTED 18" ABOVE GRADE AND CENTERED ON EACH COMPACT SPACE. SIGNS TO BE MOUNTED ON BUILDING OR CHAIN LINK FENCE.
 3. EXISTING TREES IN THE GRAVEL AREA ARE TO BE REMOVED.
 4. REPAIR OR REPLACE ANY DAMAGED BITUM OR PAVING AS SHOWN TO THE EXISTING CHAIN LINK FENCE THAT IS TO REMAIN.
 5. PARKING STALLS SHALL BE 8'-0" X 10'-0" UNO.

PROGRESSIVE ACCEPTANCE

TWIN CITIES FLEET REPAIR

780 LASHBY STREET
 SAINT PAUL, MN 55117

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