

## Clapp-Smith, Merritt (CI-StPaul)

---

**From:** David Cheesebrow <dcheesebrow@gmail.com>  
**Sent:** Wednesday, January 29, 2014 7:53 AM  
**To:** Clapp-Smith, Merritt (CI-StPaul)  
**Subject:** Fwd: File # 13-256-015, Comments for City Council Meeting on February 5, 2014

see above message

----- Forwarded message -----

**From:** David Cheesebrow <dcheesebrow@gmail.com>  
**Date:** Wed, Jan 29, 2014 at 7:03 AM  
**Subject:** File # 13-256-015, Comments for City Council Meeting on February 5, 2014  
**To:** [meritt.clapp-smith@cpi.stpaul.mn.us](mailto:meritt.clapp-smith@cpi.stpaul.mn.us)

I am writing this since I am unable to attend and I am sure that voices supporting this project may be missing from this hearing. I do support this rezoning to a T3 traditional neighborhood so this project can go forward. I live at 1556 Scheffer, next to the project and one neighbor most affected by this project. The reasons for my support are:

1. This is a conservative business, badly needed in Highland and in St. Paul as the district and the city ages. Having many other businesses move into this site would be more problems such as a fast food business, bar/restaurant, rental apartments or another grouping of small businesses such as what is across Snelling Avenue now. The tax base of this project will be something the city needs as well.
2. The business will be generally quiet given the average age of the tenants is projected to be 85 year old, with many of them not driving and staff who would park underground.
3. Traffic onto Scheffer will have to be directed back to Snelling and East or going through the neighborhood. This actually may make the parking lot, which has been a problem for drug dealing and loitering to be less than a problem. This issues of teens staying behind the current garage and my fence will also not be a problem.
4. This area use to be zoned residential before changing to a commercial zone. The neighborhood was lucky that the funeral home did build on this site and not another Red Barn, Arby's, or other fast food outlet build on that property. We do not want Snelling to become another Robert Street or even Grand Avenue.

Thank you for the opportunity to respond to this hearing.

David and Norma Cheesebrow  
1556 Scheffer Avenue  
St. Paul, MN 55116

[651-699-2718](tel:651-699-2718)

--

Professor David Cheesebrow, RN, M.A.P.A., M.A., CEN, CCRN-E  
Associate Professor  
2011-2012 FLAGG Fellow

Bethel University  
3900 Bethel Drive  
HC 239  
St. Paul, MN 55112  
651-638-6791  
[d-cheesebrow@bethel.edu](mailto:d-cheesebrow@bethel.edu)

"Without Him, I am nothing, but with Him "I can do all things through Him who strengthens me". Philippians 4:13.