

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes May 18, 2012**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, May 18, 2012, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Merrigan, Noecker, Perrus, Reveal, Shively, Wang, Wencil; and Messrs. Connolly, Edgerton, Gelgelu, Lindeke, Nelson, Ochs, Oliver, Spaulding, Ward, and Wickiser.

**Commissioners Absent:** Mmes. Halverson, \*Porter, \*Thao, and Mr. \*Schertler.

\*Excused

**Also Present:** Donna Drummond, Planning Director; Tom Beach, Department of Safety and Inspections; Patricia James, Allan Torstenson, Luis Pereira, Kate Reilly, Anton Jerve, Eduardo Barrera, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes May 4, 2012.**

Chair Wencil announced that the minutes are not available at this time. However they will be ready for approval at the June 1, 2012 meeting.

**II. Chair's Announcements**

Chair Wencil had no announcements.

**III. Planning Director's Announcements**

Donna Drummond announced that the City Council approved a Interim Use Permit for Semple to do rock crushing on the west side. They were given the permit to crush an existing pile of rock on their property during a 60 day time period. Rock crushing will be an issue that is part of the Industrial Zoning Study that will be up for public hearing at the next Planning Commission meeting. The City Council also approved zoning changes resulting from the District 9 Gateway Zoning Study. The Planning Commission had recommended T3 zoning for the properties that are on Grand/Ramsey just off West 7<sup>th</sup> Street and the City Council gave final approval for T1 zoning.

**IV. PUBLIC HEARING: Near East Side Roadmap & Rezoning Study – Item from the Neighborhood Planning Committee. (Luis Pereira, 651/266-6591)**

Chair Wencil announced that the Saint Paul Planning Commission is holding a public hearing on the Near East Side Roadmap & Rezoning Study. Notice of the public hearing was published in the Pioneer Press on May 2, May 7, and May 14, 2012, and was mailed to the citywide Early

Commissioner Perrus explained that condition #6 called for parts of certain fourth and fifth floor windows in the back of the building to be translucent. This would do little to improve privacy and would not be conducive to a good living environment in the apartments.

*Commissioner Merrigan proposed a friendly amendment to condition #3, which was accepted, to increase the number of secure bicycle spaces to 24 in the underground parking garage and 36 in the patio area near the front door.*

Commissioner Spaulding noted the positive impacts of some additional density proximate to St. Thomas on a transit corridor, something that is part and parcel of our comprehensive plan.

Commissioner Oliver asked if the applicant agreed to the conditions?

Tom Beach said yes, in general, the applicant agrees. He then stated that there might be some problems squeezing in that many bicycle racks, and suggested more flexibility in determining the exact number.

After further discussion about the wording of the amendment to condition #3, it was agreed that it should be *as many secure bicycle parking spaces shall be provided on site as determined to be practical by site plan review staff: at least 12 and up to 24 in the underground parking garage, and at least 12 and up to 36 in the patio area near the front door.*

**MOTION:** *Commissioner Reveal moved to call the question. Commissioner Ochs seconded the motion. The motion to call the question passed unanimously on a voice vote.*

**VOTE ON MOTION TO APPROVE WITH CONDITIONS:** *The motion carried on a vote of 15-1 (Nelson).*

## **NEW BUSINESS**

#12-045-151 Bilal Alsadi – Conditional use permit for auto convenience market. 1200 Rice Street, SE corner at Maryland. (Kate Reilly, 651/266-6618)

*Commissioner Nelson moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.*

#12-048-444 Church of St. Bernard – Conditional use permit for transitional housing, with modification of number of residents to permit 12 adults and their minor children. 197 Geranium Avenue West, NE corner at Woodbridge. (Luis Pereira, 651/266-6591)

Commissioner Ward asked if the total number of beds/occupants that is allowed for this particular district in transitional housing is known.

Patricia James reported that she did not have that information with her.

Commissioner Merrigan provided information from the staff report that, in this case of a 12 person residential housing facility, the planning district concentration would go from 0.22% to 0.27% and leave a balance of 185 beds available in the district.

★

Tom Beach has provided a response to several of the conditions requested by the District 6 Community Council.

- The trash storage area will be totally enclosed, including an overhead structure  
*Trash storage doesn't need a roof – there is no one in a multi-storey building who will be looking down on the structure. The structure itself is masonry and wood and will be enclosed on four sides.*
- The space between the building and trash enclosure will be eliminated and the south section of the property will be closed off so foot traffic will be kept to a minimum  
*There is a door on the north side of the building that is required by building code. There is a fence between the building and the trash enclosure.*
- There will be no encroachment to the alley  
*This is a reasonable condition.*
- Extend the partition wall on the east side of the property by using a fencing system to close off the building.  
*The alley is blocked off by the fence, dumpster enclosure and building.*
- Water management will meet with the City/County approval  
*City/County staff and the applicant are working on water management of the site. The storm sewer pipe at Maryland is very narrow.*
- Under canopy lights that will not shine out into the street.
- Adequate lighting throughout the site, including the sides and back portion of the property.  
*Site plan review requires that a lighting plan be submitted.*
- Security cameras to monitor the entire site including the alley are engaged at all times with a 24-hour loop and a 45-day access to video
- Visual monitors inside the store
- Use CPTED practices  
*Not handled in site plan review and staff is not qualified to address this issue.*
- Vents on the roof, not on the sides of the building  
*No vents are proposed for the sides of the building*
- The desired minimum ingress/egress is 300 feet from the intersection so the current ingress/egress closest to Rose Avenue must remain.
- Ingress and egress needs to meet the City of Saint Paul and Ramsey County's approval.

*It is not reasonable, based on the layout of the site and the street intersection to have ingress/egress 300 feet from the intersection. The driveway needs to be located 20 feet north of the south property line otherwise the entire site needs to be redesigned, including the location of the building and the pumps. They will meet with City and County approval and both agencies are working with the applicant on proper ingress/egress.*

- The applicant will utilize the Rice Street Commercial Guidelines.  
*Staff is unfamiliar with the guidelines.*
- The applicant follows recommendations set forth by the site plan review team.  
*The applicant must made adjustments according to site plan review results.*

2F #12-045-151  
Bilal Alsadi

To: Zoning Committee of the St. Paul Planning Commission  
From: Tri Area Block Club  
c/o District 6 Planning Council  
Re: 1200 Rice Street File # 12-045-151 May 10, 2012 Zoning Committee Hearing  
Date: May 6, 2012

The 14-square-block Tri Area Block Club, located in St. Paul's North End neighborhood, shares the concerns of the residents of Rose Avenue regarding the plan for 1200 Rice Street. The Northwestern boundary of our block club runs south along Park Street from Maryland Avenue. This is one block east of 1200 Rice Street. Block club members drive and/or walk through the Rice/Maryland intersection daily. This is a highly traveled, congested intersection with a high accident rate. The community has long awaited the multimillion dollar intersection improvement project. However, we agree that elements of the site plan for 1200 Rice Street would negate some of the positive aspects of these improvements.

Our concerns are as follows:

- The close proximity of the Rice Street ingress/egress to the intersection. The proposed location would cause southbound traffic on Rice Street to back up into the intersection when a southbound vehicle is waiting for a gap in northbound traffic to access 1200 Rice Street. This could also cause congestion impacting traffic turning off of Maryland (from both the east and west) onto southbound Rice Street.
- Safety issues related to exiting the site. Right turns only should be allowed upon exiting.
- The amount of parking for employees and customers of both the convenience store and restaurant seems underestimated; especially for those eating on site.
- The setback utilizing alleyway was not subject to community process.
- The ability for tanker trucks to access the site and deliver fuel.

Thank you for consideration of our concerns.

Tri Area Block Club  
c/o District 6 Planning Council



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 11, 2012

Bilal Alsadi  
13850 Guild Avenue  
Apple Valley, MN 55124

**RE: Site Plan 11-250428**  
**Reemo Convenience Store and Gas Station at 1200 Rice Street**

Dear Mr. Alsadi:

I am writing this letter in response to the site plans you have submitted to the City for your property at 1200 Rice Street.

**Site plan for a new building and pump islands**

Ramsey County took the north 20' of your property to widen Maryland Avenue and you submitted a site plan to construct a new building and pumps on the remaining land. This plan calls for moving the Rice Street driveway approximately 22' closer to the Maryland Avenue intersection than the existing driveway. Rice Street is a County Highway and so Ramsey County and Saint Paul Public Works must both approve relocating the driveway. However, they have both determined that moving the driveway closer to the intersection is not consistent with traffic safety and they will not approve relocating the driveway as shown on this plan.

*Based on this, the City cannot approve this site plan or a new building and pump islands.*

**Site plan for relocating the pump islands**

Ramsey County recently widened Maryland Avenue and now the pump islands for your station sit within a couple feet of the public sidewalk along Maryland. Saint Paul Fire Safety issued you orders to close the pumps.

You recently submitted a plan to move the gas pumps approximately 12' south while keeping the existing building and driveways. This site plan was reviewed by Ramsey County and Saint Paul Public Works and they both determined that it is not consistent with traffic safety. The site plan does not work for gas deliveries using a standard tanker truck and you have previously indicated that smaller trucks are generally not available. In addition, circulation for cars on the site will not work if cars park in areas other than the five parking spaces designated on the site plan. Given past experience with similar businesses, it is likely that some cars will park in areas other than the designated parking spaces.

*Based on this, the City cannot approve this site plan for relocating the pump islands.*

This decision may be appealed to the Planning Commission. Appeals must be filed by July 22, 2012.

If you have any questions, you can reach me at 651-266-9086 or [tom.beach@ci.stpaul.mn.us](mailto:tom.beach@ci.stpaul.mn.us).

Sincerely,

Tom Beach  
Zoning Specialist

cc: John Kosmas, KK Design  
Erin Laberee, Ramsey County  
David Kuebler, Public Works  
Ricardo Cervantes, DSI  
Steve Magner, DSI  
Phil Owens, DSI

Attachment E July 11, 2012 letter from Department of Safety and Inspections denying two site plans



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

August 24, 2012

Bilal Alsadi  
REEMO Gas and Deli  
1200 Rice St  
St Paul Mn 55117-4903

**RE: Approval of Site Plan 12-090127 - REEMO gas pump relocation at 1200 Rice Street**

Dear Mr. Alsadi:

**The site plan (dated 08/15/2012, Sheets 1, D1, D2) referenced above is approved subject to the following conditions:**

1. **Site improvements** The proposed gas pump relocation and all other site improvements must be installed as shown on the approved site plan. This includes all paving, grading, driveways, utilities, landscaping, lighting, and fences.
2. **Erosion and Sediment Control** All erosion and sediment control devices must be installed per the approved site plan and shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.  
Storm sewer inlets shall be protected from sediment by silt fence, or equivalent measures.  
Protection shall remain in place until bituminous areas have been paved and lawn areas have been established.  
Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City.  
All disturbed ground left inactive for fourteen or more days must be stabilized by seeding or sodding.
3. **Public Works Traffic Engineering** Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right-of-way. Signs approved by Public Works Traffic Engineering regulating parking and/or traffic in the public right-of-way for this development shall be installed by City forces at the expense of the development. Contact Traffic Engineering 651-266-6200 six weeks in advance of needed sign(s).
4. **Permits and Fees** The permits and fees listed below are required for the work shown on the approved site plan.
  - **Building permit** A building permit from the Department of Safety and Inspections (651-266-9007) is required for this project.  
A building permit is also required for the construction of the required screening of the rooftop mechanical equipment. The screening shall be of durable, permanent materials that are compatible with the primary building materials. Detailed construction plans must be submitted with the building permit application.
  - **Fence permit** A fence permit is required for the proposed new 4' high decorative fence along Maryland and Rice and 10' long along the north west side of the alley; the 5' high obscuring fence along the alley; and the dumpster enclosure.
  - **Hazardous material permit** A hazardous material permit to reroute the processing pipe is required for this project.
  - **Sidewalk permit** All work on curbs, driveways, and sidewalks within the public right of way

An Equal Opportunity Employer

**Attachment F August 24, 2012 letter from Department of Safety and Inspections approving site plan**

must be done to City Standards and Specifications by a licensed and bonded contractor under a permit from Public Works Sidewalk Section (651-266-6120). Sidewalk grades must be carried across driveways.

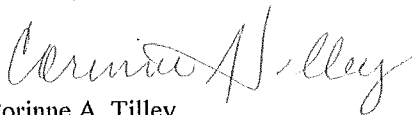
Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-292-6600. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.

- **Sign permit** Business signs will require a separate review and Sign Permit from the Department of Safety and Inspections. Site plan approval does not constitute approval of business signs shown on the site plan. Contact Yaya Diatta of DSI Zoning (651-266-9080) if you have any questions about signs.
- **Obstruction or excavation permit** An Obstruction or Excavation Permit must be obtained from Public Works (651-266-6151) if trucks/equipment will be driving over curbs or if construction will block City streets, sidewalks or alleys. The developer shall contact the Right of Way inspector Long Yang at (651) 485-4398 (one week prior to beginning work) to discuss traffic control, pedestrian safety and coordination of all work in the public right of way. The Contractor shall provide a continuous, accessible and safe pedestrian walkway that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way. As per the City's "Standard Specification for Street Openings" policy, restoration on roadway surfaces less than 5 years old will require full width mill and overlay or additional degradation fees. Pavement restoration shall be completed by the St. Paul Public Works Street Maintenance Division. All related costs are the responsibility of the developer/contractor. Contact Kevin Nelson at 651-266-9700 for estimate of costs for pavement restoration.
- **Parkland Dedication Fee** A parkland dedication fee of \$545.02 is required for this project. This figure is calculated based on a number of factors, including the number of new parking spaces being provided and the value of the property. This dedication fee is due at the time of building permit issuance.
- **License** You will continue to work with licensing staff to address issues (ie. cameras and lighting, hours of operation, litter collection plan, security plan, etc.) brought up during a legislative hearing.

5. **Time limit and inspection** Work covered by this site plan must be completed no later than August 24, 2013. A site inspection will be scheduled based on this date. Please call me if you finish before this date.

If you have any questions, you can reach me at 651-266-9085 or [corinne.tilley@ci.stpaul.mn.us](mailto:corinne.tilley@ci.stpaul.mn.us).

Sincerely,



Corinne A. Tilley  
DSI Inspector in Zoning and Site Plan Review

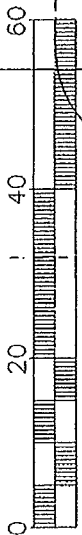
cc: Sewer Division, Planning Division, Traffic Division, District 6, John Kosmas

**You may appeal this decision and obtain a hearing before the Planning Commission by filing an Application for Appeal and paying the application fees to the Zoning Administrator within (10) days of the date these orders were mailed. The Application for Appeal may be obtained from the Zoning Administrator's Office at 375 Jackson Street, Suite 220, Saint Paul MN 55101-1806.**

# SITE PLAN APPROVED SUBJECT TO CONDITIONS

OFFICE OF DSI

## SITE PLAN



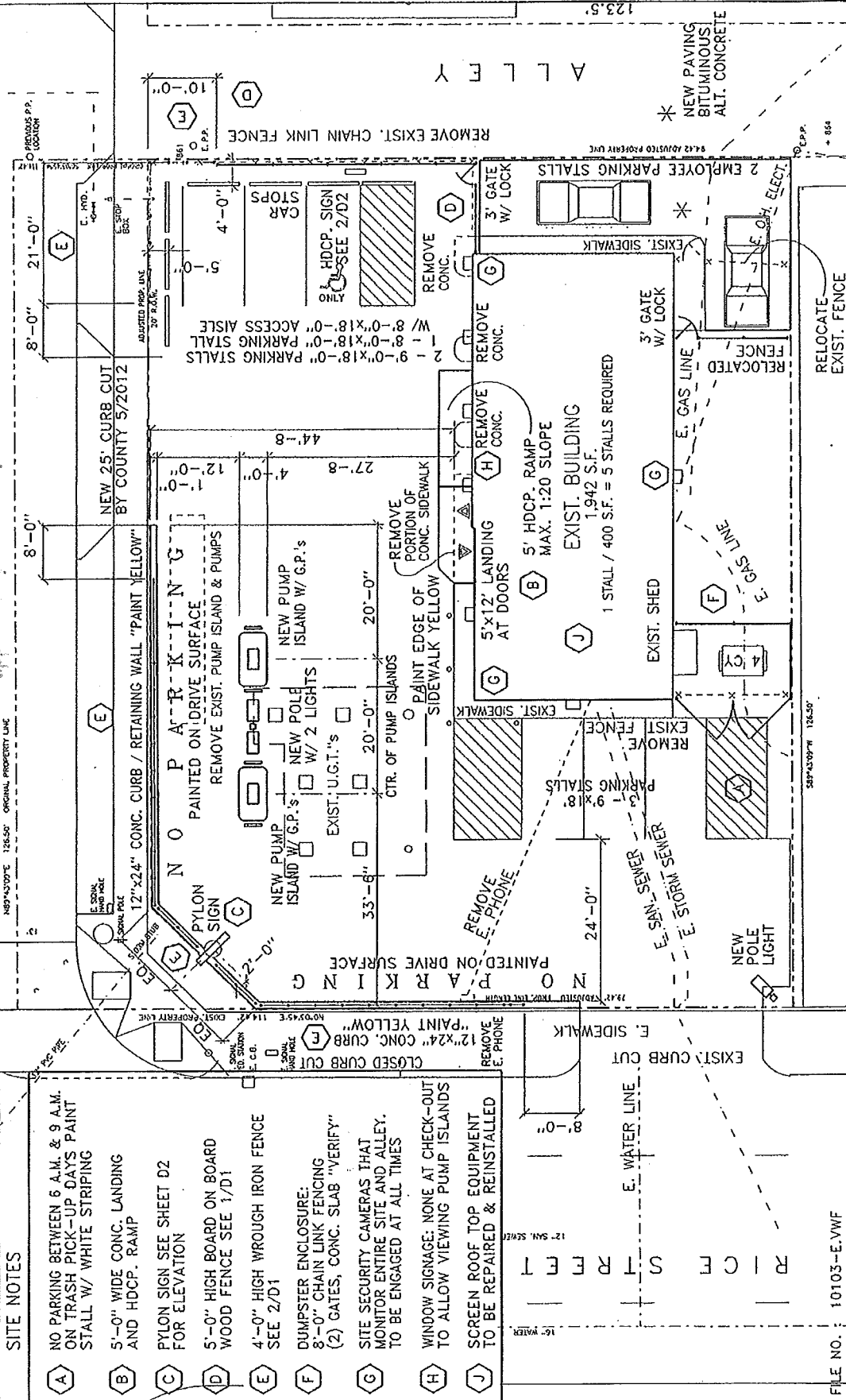
SCALE IN FEET

### SITE NOTES

- (A) NO PARKING BETWEEN 6 A.M. & 9 A.M. ON TRASH PICK-UP DAYS PAINT STALL W/ WHITE STRIPING
- (B) 5'-0" WIDE CONC. LANDING AND HDGP. RAMP
- (C) PYLON SIGN SEE SHEET D2 FOR ELEVATION
- (D) 5'-0" HIGH BOARD ON BOARD WOOD FENCE SEE 1/D1
- (E) 4'-0" HIGH WROUGHT IRON FENCE SEE 2/D1
- (F) DUMPSTER ENCLOSURE: 8'-0" CHAIN LINK FENCING (2) GATES, CONC. SLAB "VERIFY"
- (G) SITE SECURITY CAMERAS THAT MONITOR ENTIRE SITE AND ALLEY. TO BE ENGAGED AT ALL TIMES
- (H) WINDOW SIGNAGE: NONE AT CHECK-OUT TO ALLOW VIEWING PUMP ISLANDS
- (J) SCREEN ROOF TOP EQUIPMENT TO BE REPAIRED & REINSTALLED

File # 12-090127 Date 24 AUG 2012

Any alterations from this plan must be approved by the Zoning Administrator.



FILE NO. 10103-E.VWF

SHEET 1 OF 1  
PROJ. NO : 1101-03  
DRAWN BY : SPL  
DATE : 8/15/2012

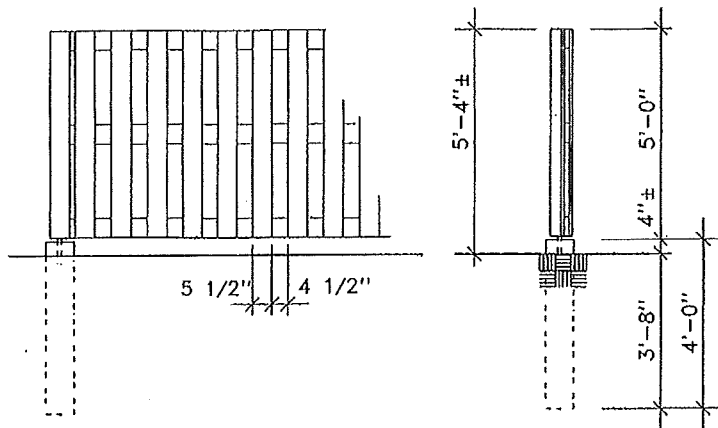
REEMO GAS & DELI

1200 RICE STREET ST. PAUL - MINNESOTA



K.K. DESIGN  
6112 EXCELSIOR BLVD.  
952-922-3226

WPLS, MINN.  
55416



POSTS - 4x4  
POST BASE - EPB4408

RAILS - (3) 2x4  
RAIL BRACKETS - ERB24

FOOTING - 8"Øx48"  
W/ 4" EXPOSED

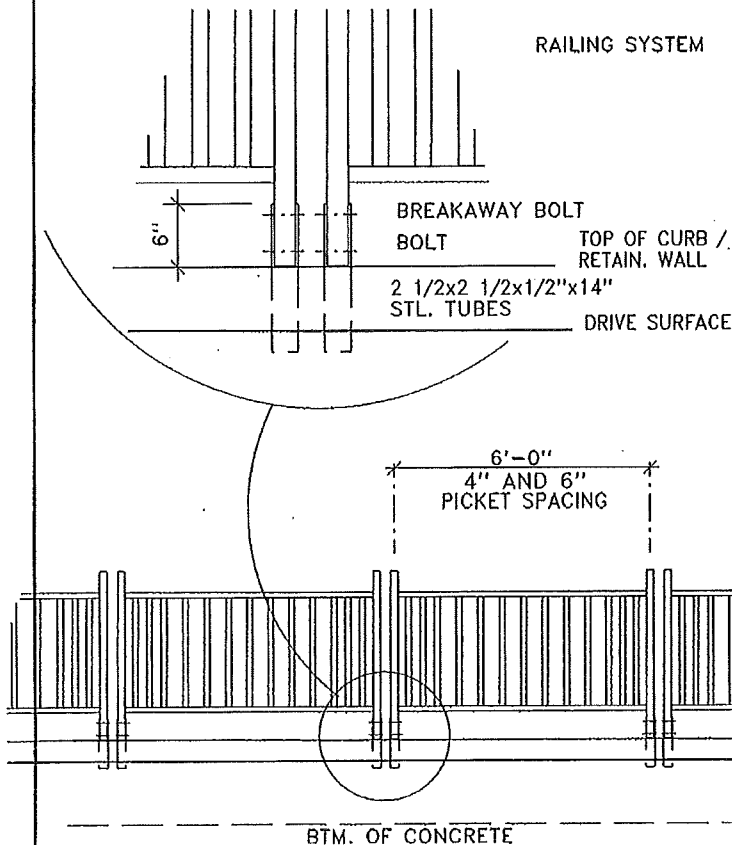
WOOD MATERIAL OPTIONS:  
PRESSURE TREATED - .40  
POSTS .60  
CEDAR - NUMBER 2 OR BETTER

ALTERNATE: VINYL FENCING SYSTEM

NOTES:  
RAIL BRACKETS AND POST BASES  
BY UNITED STEEL PRODUCTS  
OR EQUAL

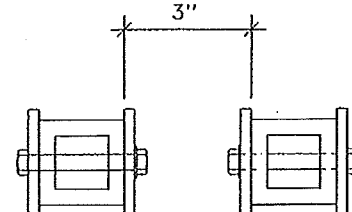
# 1 WOOD FENCE ELEVATION / SECTION

D1 1/4" = 1' - 0"



RAILING SYSTEM

BREAKAWAY BOLT  
BOLT  
TOP OF CURB /  
RETAIN. WALL  
2 1/2x2 1/2x1/2"x14"  
STL. TUBES  
DRIVE SURFACE



STL. TUBE PLAN

2x2x3/8"x48" TUBE POST  
BOLTED TO 2 1/2x2 1/2x1/4"  
TUBE SET 8" INTO CONCRETE  
REMOVE 2 WALLS OF TUBE TO  
ALLOW FENCE TO ROTATE  
BOLT TO FENCE W/ 2 BOLTS  
(TOP BOLT BREAKAWAY TYPE)

2x2x1/4"  
TOP & BTM. RAILS

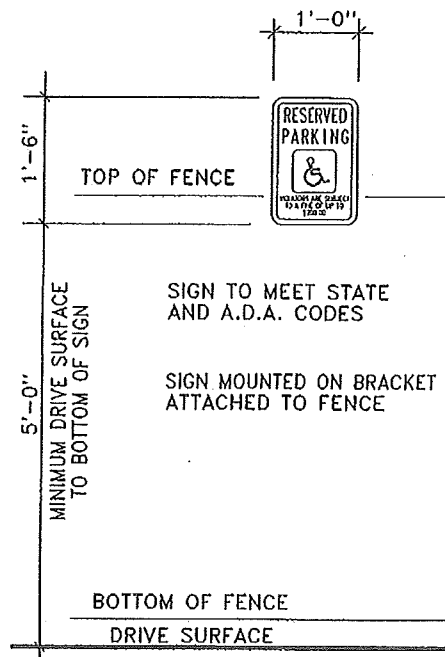
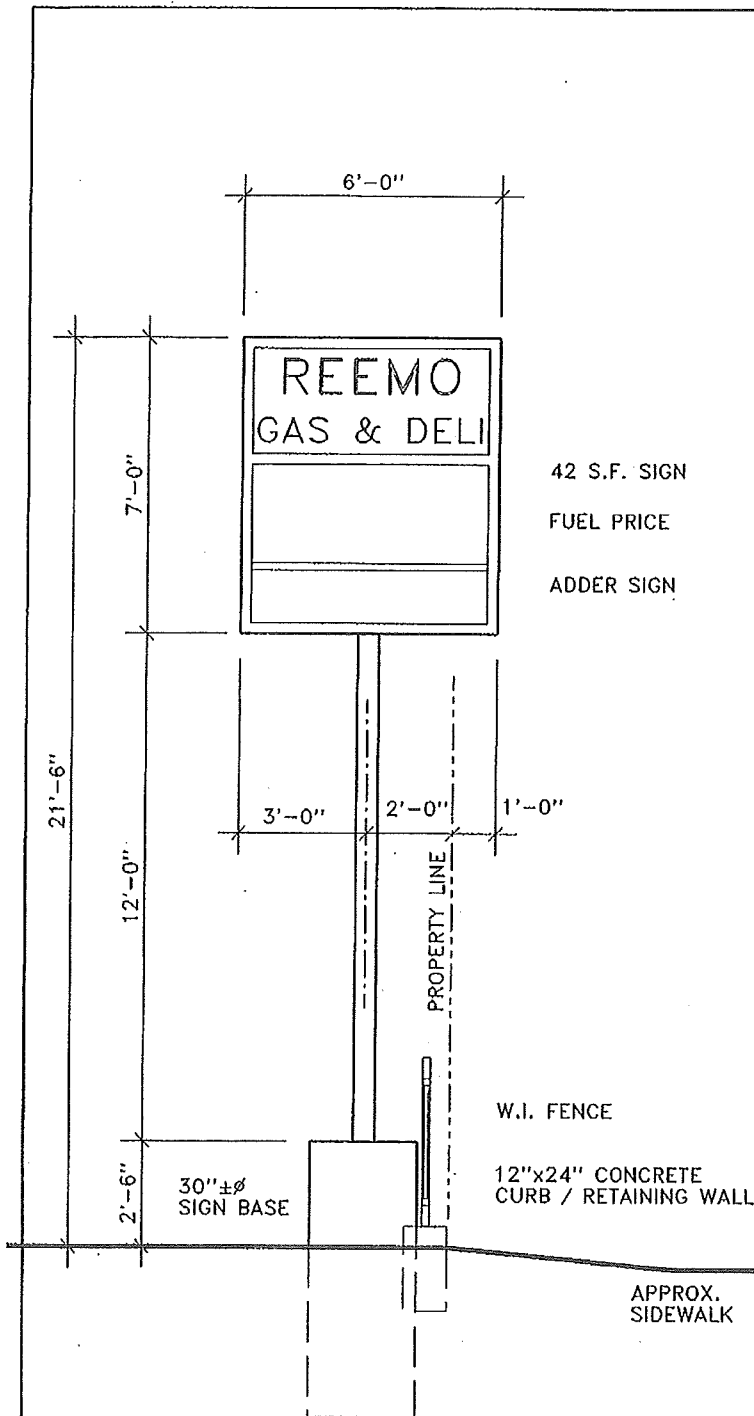
1"x1"x1/4" TUBE  
PICKETS AT 4" & 6" O.C.

DRIVE SURFACE

PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO MANUFACTURING

# 2 WROUGHT IRON FENCE ELEVATION

D1 1/4" = 1' - 0"



1  
D2  
PYLON SIGN ELEV.  
1/4" = 1'-0"

2  
D2  
HDCP. SIGN ELEV.  
1/2" = 1'-0"

SHEET  
D2  
OF  
PROJ. NO : 1101-03  
DRAWN BY : SPL  
DATE : 8/15/2012

REEMO GAS & DELI

1200 RICE STREET ST. PAUL - MINNESOTA



K. K. DESIGN  
6112 EXCELSIOR BLVD.  
952-922-3226

MPLS., MINN.  
53416

city of saint paul  
planning commission resolution  
file number  
date

WHEREAS, Mr Bilal Alsadi, File # 12-045-151, has applied for a conditional use permit for an auto convenience market under the provisions of §65.702 and §61.501 of the Saint Paul Legislative Code, on property located at 1200 Rice St, Parcel Identification Number (PIN) 302922220172, legally described as Stinsons Rice Street addition Subj To Esmt Lots 10,11 And Lot 12 Blk 2; and

WHEREAS, the Zoning Committee of the Planning Commission, on May 10, 2012, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. Maryland Avenue is being reconstructed to provide additional left-turn lanes. Due to the need for extra width, portions of property along the south side of Maryland east of Rice Street are being taken. This property, at 1200 Rice Street, is located at the southeast corner of this intersection and will lose the north 20 feet of the site through acquisition by the county. Due to the land acquisition, the property owner needs to remove and relocate the pump islands, canopy, underground tanks and building. Because the existing building and facilities will be removed, the applicant is required to apply for a new conditional use permit for an auto convenience market.

2. § 65.702 lists the following standards that an auto convenience market must satisfy:

(a) *The use is subject to standards (a), (b), (d), (e), and (g) in § 65.703, auto service station.* Standards (e) and (g) apply only in traditional Neighborhood and IR industrial districts. The subject property is in the B2 Community Business District, and therefore standards (e) and (g) do not apply.

a. *The construction and maintenance of all driveways, curbs, sidewalks, pump islands or other facilities shall be in accordance with current city specifications....* This condition is met. The newly constructed auto convenience market will be constructed in accordance with current city specifications.

b. *A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.* This condition is met. The residential property to the east does not adjoin the property. It is separated from the property by a 20 foot wide alley. In addition, the residentially zoned area will be buffered by the building and a fence.

c. *Outdoor accessory sales of goods or equipment shall not be located in a required setback, parking or maneuvering space, or substituted for required landscaping.* This condition is met. Outdoor accessory sales of goods or equipment will not take place in a required setback, parking or maneuvering space at this location.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_

(b) *The zoning lot on which it is located shall be at least twelve thousand (12,000) square feet in area.* This condition is met. The lot size is approximately 11,831 square feet. In order to make a density calculation, 1/2 of the width of the adjacent alley is added to the lot area of the parcel in question. The alley portion is approximately 940 square feet, for a total lot area of approximately 12,771 square feet.

3. § 61.501 lists the following standards that all conditional uses must satisfy:

- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. This is a neighborhood-serving commercial business that meets Saint Paul Comprehensive Plan Land Use Strategy 1.7, "Permit neighborhood serving commercial businesses compatible with the character of established neighborhoods." A similar use has been on this site since at least 1940.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There is adequate ingress and egress. There is also adequate room for the stacking of cars. Both of these factors will minimize traffic congestion in the public streets.
- (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. A previously established business in an area zoned B2 Community Business will be allowed to continue to operate.
- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will continue a previously established business. This use will not prevent the development and improvement of the other businesses in the area, nor will it impact the development and improvement of the residential uses in the districts surrounding it.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The use conforms to all applicable regulations of the B2 district.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Mr Bilal Alsadi for a conditional use permit for an auto convenience market at 1200 Rice St is hereby approved subject to the conditions that a site plan is approved by city staff and that a litter collection plan is provided.