



# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: APC 25-4**

**File ID:** APC 25-4

**Type:** Appeal-Planning Comm

**Status:** Archived

**Version:** 1

**Contact** 651-266-6646  
**Number:**

**In Control:** City Council

**File Created:** 04/16/2025

**File Name:** Appeal of Planning Commission approval of Reest.  
of NCUP at 237 Richmond St

**Final Action:** 05/07/2025

**Title:** Considering the appeal of Brian Pierce to a decision of the Planning Commission approving a reestablishment of nonconforming use for Abel Pliego Burgos at 237 Richmond St.

### Notes:

**Agenda Date:** 05/07/2025

**Sponsors:** Noecker

**Enactment Date:**

**Attachments:** Appeal of NCUP Application, Planning Commission Resolution, Planning Commission Action Minutes April 4th, Zoning Committee Minutes March 13, 2025, Deadline for Action Extension Letter, Correspondence received, Updated Staff Report, Staff Report Packet, West 7th District Council public comment, 237 Richmond Street-Neighbors - 5-1-25.pdf, Public comment - Darren Tobolt

**Financials Included?:**

**Contact Name:** Stefan Hankerson

**Hearing Date:**

**Entered by:** stefan.hankerson@ci.stpaul.mn.us

**Ord Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	05/07/2025	Granted				Pass
	<b>Action Text:</b>	Motion of intent is to grant the appeal.					
	<b>Notes:</b>	<i>Stefan Hankerson, City Planner, gave a staff report.</i>					
		<i>Brian and Susanne Pierce, appellants, spoke during the public hearing.</i>					
		<i>Abel Pliego Burgos, appellee, spoke during the public hearing through an interpreter.</i>					
		<i>7 additional people spoke during the public hearing.</i>					
		<i>Council President Noecker moved to close the public hearing. Approved 7-0.</i>					
		<i>Noecker gave remarks and moved to grant the appeal.</i>					
		Yea: 5	Councilmember Noecker, Councilmember Yang, Councilmember Kim, Councilmember Bowie, and Councilmember Jost				
		Nay: 2	Councilmember Johnson, and Councilmember Privratsky				

**Text of Legislative File APC 25-4**

Considering the appeal of Brian Pierce to a decision of the Planning Commission approving a reestablishment of nonconforming use for Abel Pliego Burgos at 237 Richmond St.

Zoning File #: 25-007-238

File Name: 237 Richmond Reestablishment of Nonconforming Use Permit

Address: 237 Richmond Street, SW corner at Case Avenue

Purpose: Appeal of a planning commission approval of a reestablishment of nonconforming use for service business with workshop.

Staff Recommendation: Approval

District Council: District 5

Zoning Committee Recommendation: Approval with conditions, vote: 3 - 2

Support: 0 people spoke, 2 letters received

Opposition: 9 people spoke, 5 letter received

Planning Commission Recommendation: Approval with conditions, vote: 5 - 4

Staff Assigned: Stefan Hankerson, 651-266-6646

**Attachments:**

Planning Commission resolution

Planning Commission action minutes

Zoning Committee minutes

Deadline for Action Extension Letter

Correspondence received

Staff Report packet