

## Moermond, Marcia (CI-StPaul)

---

**From:** Dornfeld, Matt (CI-StPaul)  
**Sent:** Tuesday, November 29, 2016 8:45 AM  
**To:** Moermond, Marcia (CI-StPaul)  
**Subject:** FW: 295 Larch Street - Just in Tyme Towing

FYI...This is due back in Hearings soon.



The Most Livable  
City in America

### Matt Dornfeld

*DSI - Case Manager*

375 Jackson St  
Saint Paul, MN 55102

**P:** 651-266-1902

**F:** 651-266-1919

[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)



Making Saint Paul the Most Livable City in America

***“DSI’s Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.”***

---

**From:** Imbertson, Mitchell (CI-StPaul)  
**Sent:** Monday, November 28, 2016 3:17 PM  
**To:** Benner II, Jerome (CI-StPaul) <[jerome.benner.ii@ci.stpaul.mn.us](mailto:jerome.benner.ii@ci.stpaul.mn.us)>; Thomas, Virgil (CI-StPaul) <[virgil.thomas@ci.stpaul.mn.us](mailto:virgil.thomas@ci.stpaul.mn.us)>; Dornfeld, Matt (CI-StPaul) <[matt.dornfeld@ci.stpaul.mn.us](mailto:matt.dornfeld@ci.stpaul.mn.us)>  
**Cc:** Zangs, Larry (CI-StPaul) <[larry.zangs@ci.stpaul.mn.us](mailto:larry.zangs@ci.stpaul.mn.us)>  
**Subject:** RE: 295 Larch Street - Just in Tyme Towing

Hi,

I have a message from Greg Vanwert that I will return but I won't get into any specifics of the site plan requirements since I don't want to confuse things here. I did check the permits and it appears that the building permit was finalized now as of 11/10. The permit was approved as an S-2 parking garage only from the look of it so I will be advising the owner that he needs to discontinue the occasional vehicle repair he was doing inside of the building unless he obtains approval for that as an S-1 repair garage.

My understanding is that we can close out the Vacant Building folder as soon as I have approved the fire certificate of occupancy. I see no need for a Vacant Building Code Compliance inspection to be scheduled with trades since he has just received sign-offs on his original construction permits. I have confirmed with Angie that we are not able to issue a fire CofO until the zoning issues are handled in addition to the building permit final. He would need to take care of the site plan approval and then modify the way he is using the exterior so that it truly matches up with what is shown on the site plan.

This appeal is due back to hearings soon from his appeal of the vacant building registration. Our position is that he should take his extension request before Marcia in the appeal if he is proposing to continue occupying the building prior to completing the site plan work.

Thanks,



**Mitchell Imbertson**

***Fire Safety Inspector II***

Department of Safety and Inspections  
375 Jackson St, Suite 220  
Saint Paul, MN 55101-1806  
**P:** 651.266.8986  
**F:** 651.266.8951  
mitchell.imbertson@ci.stpaul.mn.us

The Most Livable  
City in America

*“DSI’s Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.”*

---

**From:** Benner II, Jerome (CI-StPaul)  
**Sent:** Monday, November 28, 2016 2:41 PM  
**To:** Thomas, Virgil (CI-StPaul); Imbertson, Mitchell (CI-StPaul); Dornfeld, Matt (CI-StPaul)  
**Cc:** Zangs, Larry (CI-StPaul)  
**Subject:** 295 Larch Street - Just in Tyme Towing

Hello all,

Larry and I spoke with Greg Van Wert, owner of Just in Tyme Towing, this afternoon confirming that the site improvements will be completed no later than July 1, 2017 (see attached letter). In the meantime, Mr. Van Wert still needs to satisfy any outstanding requirements from your respective divisions which includes but not limited to:

- finalizing any building permits (Virgil)
- satisfying the vacant building requirements (Matt)
- reducing the number of cars on the lot (Mitch)

I will be following up Greg’s brother, Scott, to get a plan of action on file so we have clear expectations on the progress of their work.

If you have any questions let Larry or I know.

Thanks,



**Jerome Benner II**

**Zoning Inspector**

Department of Safety and Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**P:** 651-266-9088  
[jerome.benner.ii@ci.stpaul.mn.us](mailto:jerome.benner.ii@ci.stpaul.mn.us)

The Most Livable  
City in America