



District 6 Planning Council

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March 27, 2013

Legislative Hearing Officer
310 City Hall
15 West Kellogg BLVD.
Saint Paul, MN 55102

District 6 Planning Council's Land Use Task Force, which is autonomous of the Board of Director's met last evening and discussed an application for a Second Hand Dealer-Motor Vehicle license applied for by Jerrold Ford, doing business as JJ Autos LLC to be located at 520 Front Avenue.

The applicant was unable to attend the meeting due to timing and to what the applicant stated was short notice but explained to staff the reasons behind the application; that he would not be able to purchase vehicles at dealer auctions without a dealership license. The applicant also stated that vehicles purchased would be for his current business use and not for public sale.

Some Task Force members visited the proposed site and are concerned that this location is on Front Avenue; it seems to be a current parking lot and is an application for a new used car lot. Because the site would be located on Front Avenue, it was also noted that there were no conditions regarding buffering, fencing or landscaping.

There are numerous used auto sale lots scattered throughout District 6, many that do not contribute to the aesthetics of the neighborhood and many that are in close proximity to residences. These small sale businesses do not contribute to the economic growth or vitality of the community. The current Comprehensive Plan for District 6 cites:

LU5.1 "Encourage existing auto related businesses to upgrade the appearance of their buildings and properties; discourage the growth of new auto related industry".

District 6 Planning Council is unable to support this application for the reasons cited and the members unanimously voted to recommend denial. Thank-you for your consideration and if you have questions, please contact the office at the numbers above.

Regards,

Jeff Martens

Jeff Martens
Land Use Chairman

Cc: Ward 1