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April 19, 2012

Patricia James, Principle Planner
St. Paul Planning Commission
1400 City Hall Annex
25 W. 4th Street
Saint Paul, MN 55102

Dear Commissioners:

The Payne Phalen District Five Planning Council has not taken a position on the proposed amendments to Chapter 62, Nonconforming Lots, Uses and Structures, and Chapter 64 – Signs of the Saint Paul Zoning Code.

Even so, it is with great confidence based upon past Board positions and issues addressed that we assert the importance of retaining the petitioning requirement of property owners within 100 feet of the site where either a Non-Conforming Use (NCUP) would be established or re-established. This petition process helps to surface vital information regarding local impact of proposed changes to a non-conforming use.

Based upon the principle of hearing from those most impacted by nonconforming uses, we would advocate for Option 1 (No Substantive Change to the Petition Requirement). (Ref. Page 12 of Public Hearing Draft). We do not find the petition requirement burdensome, but rather a a safeguard to sustainable development in our area.

Sincerely,

Al Oertwig
President

Leslie McMurray
Executive Director