



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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St Paul, Minnesota 55101-1806

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August 8, 2017

John Voutech  
Twin City Fleet Repair  
390 Larch Street  
St. Paul, MN 55101

Re: 290 Larch St  
Site Plan #07-145589 for Twin City Fleet Repair

Dear Mr. Voutech,

On November 5, 2007, City staff approved a site plan for the property at 290 Larch Street (File #07-145589 – see attached). Some conditions of this approval are that:

1. All site improvements must be installed as shown on the approved site plan.
2. A permit from the Department of Safety and Inspections is required to grade and pave the parking lot.
3. Work covered by this site plan must be completed no later than 11/5/08.

Since then, you have been in correspondence with City staff regarding violation of these conditions, including letters dated May 10, 2011, October 11, 2011, December 5, 2011, and March 3, 2015 (see attached) as well as various email correspondence.

On August 7, 2017, City staff conducted an additional follow-up inspection of the property for compliance with the approved site plan. During this inspection, it was documented that some improvements had not been completed. Specifically:

1. The parking layout was not constructed as shown on the approved plan and vehicles were parked outside the designated parking spaces. Handicap parking spaces had the painted symbol but were not marked with signs as required by Sec. 63.213 of the St. Paul Zoning Code.
2. Some landscaping was not installed including a tree on the north side of the property near the handicap parking spaces.
3. Traffic arrows were not painted showing the flow of traffic around the eastern building.
4. Striping between the two buildings had not been painted as shown on the approved site plan.

Furthermore, a building permit for this project was issued in 2007 but has since expired without passing final inspection.

**You must bring your property into compliance with the conditions of your approved site plan.** All site work must be constructed as shown on the approved site plan and all permits must be issued and pass final inspection before the Site Plan Review file can be closed. Vehicles may only be parked in designated parking spaces. Any changes to the site plan must be approved in writing by the Department of Safety and Inspections.

**Please respond to this letter by August 22, 2017 with a description of your plans to bring the property into compliance.**

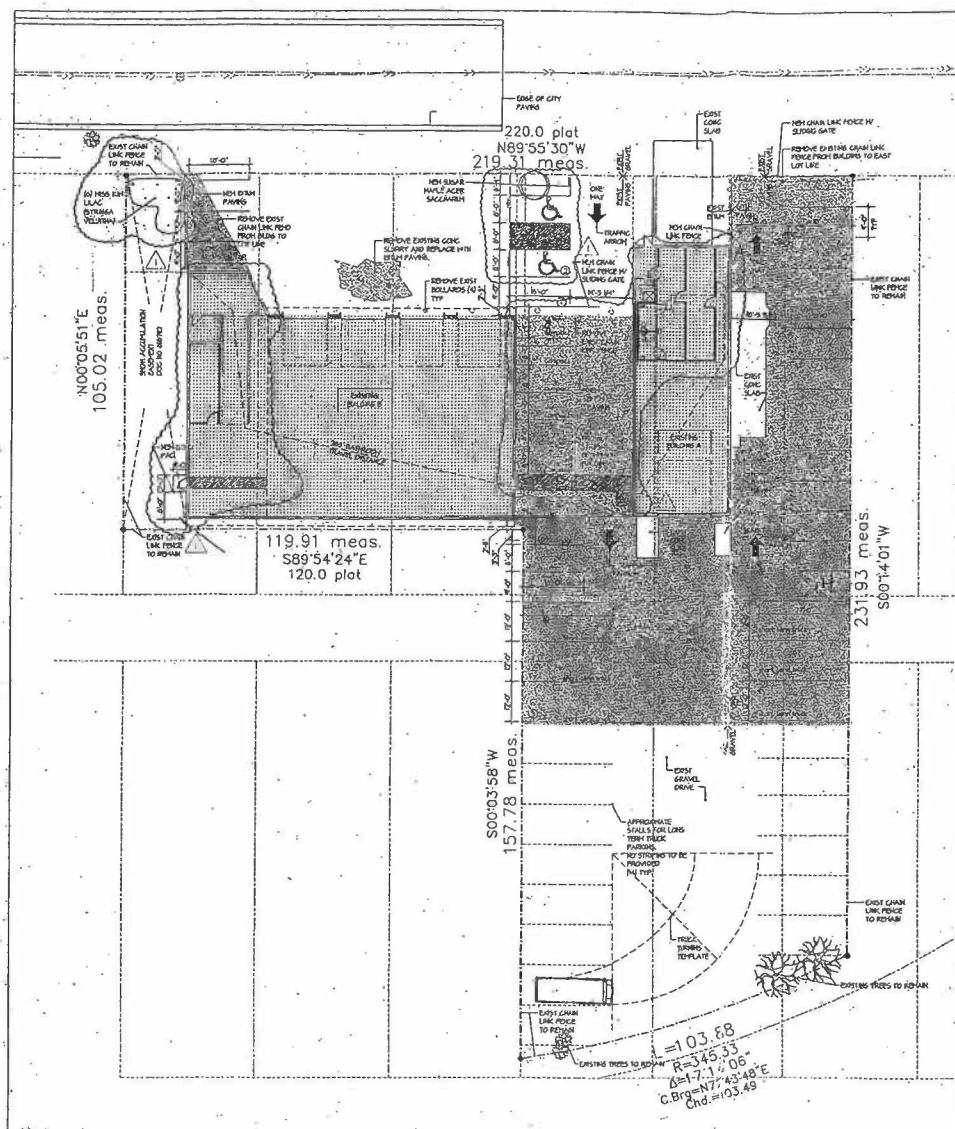
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For any questions, please contact me at (651)266-9083 or [alex.kohlhaas@ci.stpaul.mn.us](mailto:alex.kohlhaas@ci.stpaul.mn.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Kohlhaas". The signature is stylized, with the first name "Alex" written in a cursive-like font, and the last name "Kohlhaas" written in a more blocky, capital-letter style.

Alex Kohlhaas  
DSI – Zoning Intern



DO NOT PUDGE

**SITE PLAN APPROVED**  
OFFICE OF LIEP  
CITY OF ST. PAUL

By MMJ J. K.  
File # 07-145589 Date 10/09/07  
Any alterations from this plan must be  
approved by the Zoning Administrator.

PARKING CALCULATIONS			
BUILDING A			
792 SQ FT OFFICE			
1665 SQ FT TRUCK REPAIR			
2438 GSF			
PREDOMINANT USE-REPAIR			
1 REPAIR BAY			
BUILDING B			
4478 SF - TRUCK REPAIR			
1744 SF - STORAGE			
6322 SF TOTAL			
4 REPAIR BAYS			
PAVING/EXIST BITUM. PAVING/CONC/GRAVEL			
TOTAL=25985 SQ FT			
SPACES REQUIRED			
USE	SQ FT	FACTOR	STALLS
STORAGE	1744	1/30	0.34
REPAIR	6916	1/37	25.15
5 BAYS			5.00
TOTAL SPACES REQUIRED			30.48
SPACES PROVIDED			
STANDARD	9 X 18		2
COMPACT	6 X 16		1
ACCESSIBLE	9 X 18		1
TRUCK (EMPTY DRIVE)	12 X 27		1
TOTAL SPACES PROVIDED			3

GENERAL SITE PLAN NOTES

1. PROVIDE ACCESSIBLE POLE MOUNTED SIGNS IN FRONT OF ACCESSIBLE PARKING STALLS. SEE DETAIL.
2. PROVIDE COMPACT STALL DESIGNATION SIGNS TO BE MOUNTED 8" ABOVE GRADE AND CENTERED ON EACH CORNER SPACE. SIGNS TO BE MOUNTED ON BUILDING OR CHAIN LINK FENCE.
3. EXISTING WEEDS IN THE GRAVEL AREA ARE TO BE REMOVED.
4. REPAIR OR REPLACE ANY DAMAGED, SPLIT OR MISSING ELEMENTS TO THE EXISTING CHAIN LINK FENCE THAT IS TO REMAIN.
5. PARKING STALLS SHALL BE 4'-0" X 10'-0" WIDE.

PROGRESSIVE

ISSUE DATE	ISSUED FOR
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REVISIONS

INLET TOWNSHIP, TOWN OF PLYMOUTH, COUNTY OF PLYMOUTH, STATE OF OHIO, DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of the said township, and is signed by me, the said clerk, in witness whereof, I have hereunto set my hand and the seal of the said township, at the City of Cleveland, Ohio, this 21st day of August, 1926.

CLERK

WITNESSED BY: J. S. SCOTT, Mayor

CHIEF CLERK BY: J. S. SCOTT, Mayor

8-21-26  
J. S. SCOTT, Mayor  
J. S. SCOTT, Mayor

**TWIN CITIES  
FLEET REPAIR**  
290 LARSON STREET  
SAINT PAUL MN 55117

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