

**From:** Charles Curtis <[charles.curtis@yahoo.com](mailto:charles.curtis@yahoo.com)>  
**Sent:** Monday, September 23, 2019 8:01 PM  
**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>  
**Subject:** Pending Auto Body License Application

Dear Council Member Thao,

We are writing in regard to the application for an Auto Body Repair/Painting Shop license for Arcade Auto Body LLC at 1346 Arcade Street (License ID 20190001657), which you will be reviewing this week. Please consider restricting the business's operating hours to weekdays, no later than 6:00 p.m.

My wife and I attended the legislative hearing for this license on 08/26/19 and pointed out that the current owner's hours of operation are weekdays until 5:00 p.m., which has made it tolerable to live next door to the business. I have since reviewed the websites of other auto body shops in our area and learned that the majority are only open until 5:00 or 6:00 p.m. weekdays, and are either closed on weekends or meet customers by appointment only. Below are the names, addresses and operating hours of the businesses I reviewed. Restricting Mr. Belcher and Arcade Auto Body LLC to similar hours would be consistent with these businesses, and would allow us and our neighbors to enjoy our properties without the noise, odors and traffic that are inevitable during the body shop's hours of operation.

During the legislative hearing Mr. Belcher testified that he does not plan to operate a traditional auto body shop business, but rather will be leasing space to tenants that will be operating under his business license. He reported that he will not be present at the shop during most of its operating hours, and will be relying on one tenant to supervise on his behalf. I was surprised that the city would consider granting a license under these conditions but, given the Hearing Officer's recommendations, it appears that it is permissible. Since the workers will be tenants and not employees, it will probably take longer to deal with those who violate rules regarding noise, odors or hours of operation. That's why these rules need to be well defined and enforced by the city. I appreciate your attention in this matter and look forward to your decision after your meeting this Wednesday.

Sincerely,  
Charles and Michelle Curtis, Homeowners  
834 Clear Ave

George's Body Shop  
1225 Frost Avenue, St Paul 55109  
Monday-Friday 9:00 a.m. – 6:00 p.m.  
[www.georgesbodyshop.org](http://www.georgesbodyshop.org)

O'Keeffe's Collision  
860 Payne Avenue, St Paul 55130  
Monday-Friday 9:00 a.m. – 6:00 p.m.  
Weekends by Appointment  
[www.okeeffeescollision.com](http://www.okeeffeescollision.com)

JB Auto Service & Body Repair  
881 Newcomb Street, St Paul 55106  
Monday-Friday 8:00 a.m. – 5:00 p.m.  
Other times by Appointment  
<http://jbautoservicing.com>

Windy's Collision Center  
767 Bush Avenue, St Paul 55109  
Monday-Friday 7:30 a.m. – 5:00 p.m.  
[www.windyscollisionmn.com](http://www.windyscollisionmn.com)

Gregg's Auto Body  
581 East 7<sup>th</sup> Street, St Paul 55130  
Monday-Friday 7:30 a.m. – 5:00 p.m.  
Saturday by Appointment  
[www.greggsautobody.com](http://www.greggsautobody.com)

**From:** Mike [<mailto:mstrouse@q.com>]  
**Sent:** Tuesday, September 24, 2019 8:16 PM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** Subject: Auto Body Repair/Painting Shop license for Arcade AutoBody LLC at 1346 Arcade Street (License ID 20190001657)

Dear Council Member Prince,

I am writing in regard to the application for an Auto Body Repair/Painting Shop license for Arcade Auto Body LLC at 1346 Arcade Street (License ID 20190001657), which you will be reviewing this week. Please consider restricting the business's operating hours to weekdays, no later than 6:00 p.m.

I attended the legislative hearing for this license on 08/26/19 and discussed the current owner's hours of operation are weekdays until 5:00 p.m. This is one of the only points which makes this type business tolerable to live next door too. I have reviewed the hours of operation from several similar neighborhood shops and found that most are only open until 5:00 or 6:00 p.m. weekdays, and are either closed on weekends or meet customers by appointment only. I've included below the names, addresses and operating hours of the businesses I reviewed. Restricting Mr. Belcher and Arcade Auto Body LLC to similar hours would be consistent with these businesses, and would allow us and our neighbors to enjoy our properties without the noise, odors and traffic that are inevitable during the body shop's hours of operation.

During the legislative hearing Mr. Belcher testified that **he does not plan to operate a traditional auto body shop business**, but rather will be renting shop space to "tenants" that will be conducting their own business operating under his business license. He was quite clear with the hearing officer that he will not be present at the shop during most of its operating hours, and will be relying on one renter / tenant to supervise on his behalf. All of local residents in attendance were surprised that the city would consider granting a license under these conditions but, given the Hearing Officer's recommendations, it appears that it is permissible. Since the workers will be renters and not employees, it will probably take longer to deal with those who violate rules regarding noise, odors or hours of operation or any other violation of the recommended conditions placed on the license. I believe that the conditions set forth in the license application will be impossible for the city to enforce in this instance. This appears to be nothing more than an owner/licensee renting out shop space for them to do their own business under someone else.

business license, not a very legitimate business. The conditions/rules need to be well defined and enforced by the city.

I believe the City Council needs to take a step back and conduct additional vetting of Mr. Belchers license application, his other business he owns and how he intends to operate this business. Several citizens testified and/or offered written objections to this application and I feel that those concern where not fully investigated. Mr. Belcher commented to the Hearing Officer that he was on a tight time line for a decision on the application as he had to make this deal happen.

I appreciate your attention in this matter and look forward to your decision after your meeting this Wednesday.

Respectfully Submitted,  
Mike Strouse, Homeowners  
1332 Arcade Street

For reference, here is the research on the local area auto shops as provided by Charles Curtis.

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Monday-Friday 9:00 a.m. – 6:00 p.m.  
[www.georgesbodyshop.org](http://www.georgesbodyshop.org)

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