

From: [Rosenbrook, Troy](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [#CI-StPaul Ward3](#)
Subject: Comment on proposed changes to drive up requirements
Date: Tuesday, November 12, 2024 4:50:32 PM
Attachments: [image001.png](#)
[Drive up Zoning Change 11-24.pdf](#)

You don't often get email from troy.rosenbrook@highland.bank. [Learn why this is important](#)

Attached please find a letter about the proposed changes.

Troy Rosenbrook

President

P: 952-858-4810 | C: 651-238-1600

2100 Ford Parkway

St. Paul MN 55116

[Website](#) | [Email](#)

[Send a Secure File](#)



Your Business, Our Bank.

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November 11, 2024

Council President Jalali
15 Kellogg Blvd. W.
Saint Paul, MN 55102

Re: Ordinance 24-26 Zoning Code Amendments for Drive-Thrus and Walk-up Services

Dear Council President Jalali and Members of the City Council,

I am writing on behalf of Highland Bank to express our opposition to the proposed amendments concerning future drive-thrus for banks. While we understand the council's intentions, these changes could inadvertently undermine our ability to serve our customers effectively.

Drive-thru banking is a critical service for many residents, particularly seniors, parents with small children in car seats and those with mobility challenges. These facilities provide safe and convenient access to essential financial services. We have not found stacking to be an issue at any of our drive-thru locations.

Consumer habits around banking have changed considerably over the years. Before the advent of mobile banking, banks needed to cater to smaller geographic circles to serve their customers. People no longer have the need to cash their checks every Friday and as a result, customers have been willing to drive further less frequently. This has allowed banks to reduce the number of physical branches and become strategic in their offerings, with drive-thrus being a major draw. Limiting future drive-thrus will only serve as a disincentive for banks considering an expansion into St. Paul.

Additionally, small business owners are the primary customers who rely on banks early in the morning or evening, often using the drive-thru for secure transactions before their busy days begin or on the way home. Limiting access during these crucial hours will disproportionately impact them, as their unique banking needs require timely service. Without a significant increase in walk-up customers to justify such changes, restricting drive-thru hours to match lobby hours could severely undermine the support that small businesses need to thrive.

We urge the council to reconsider these proposed restrictions. Instead of imposing further limitations on financial institutions, let's focus on fostering an environment that supports local banks and access to vital services.



Thank you for your attention to this issue. If you wish to discuss this or any other topic, I can be reached at 952-858-4810. We look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Rosenbrook".

Troy Rosenbrook
President
Highland Bank

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Vote No on Proposed Zoning Code Amendments for Drive-Thrus
Date: Tuesday, November 12, 2024 4:03:16 PM

From: myvoice@oneclickpolitics.com <myvoice@oneclickpolitics.com>
Sent: Tuesday, November 12, 2024 03:15 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Vote No on Proposed Zoning Code Amendments for Drive-Thrus

Think Before You Click: This email originated **outside** our organization.

Re: Vote No on Proposed Zoning Code Amendments for Drive-Thrus
Councilmember Mitra Jalali,

I am writing to express my concerns regarding the proposed zoning code amendments for drive-thrus scheduled for discussion in the upcoming City Council meetings. This ordinance would ban new food and beverage drive-thrus and impose strict restrictions on future pharmacy and banking service lanes. As a resident of your district, I am asking you not to support these proposed changes. Drive-thrus provide important services for residents, allowing access to pick up food, money, or medications without having to leave the car. This is particularly helpful when managing a busy schedule or during bad weather. They also create a safer environment for both employees and customers, especially during times of workforce shortages and public safety concerns. The thought of having to drive outside of Saint Paul for these services is concerning to me and could detract from the businesses that have become staples in our community. These restrictions could hinder our city's ability to attract new businesses, which are vital for job creation and a robust tax base. In a time when convenience and efficiency are paramount, these regulations seem counterproductive. I urge you to consider the real-life implications for families in our district and to advocate for an approach that balances community needs with local businesses. Thank you for your attention to this important issue. I appreciate your service to our community and hope you will stand for a solution that benefits all residents and businesses, including myself.

Sincerely,

Tetra Constantino

tetra@elsasfurniture.com

6512100599 1441 University Ave W Saint Paul, MN 55104-4003 Constituent

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From: [Tom Bauger](#)
 To: [Councilmembers](#)
 Subject: For Asking you to support the Planning Commission to ban any new drive-thrus for restaurants and coffee-shops.
 Date: Wednesday, November 13, 2024 12:01:48 PM

Would you please add this letter to the drive thru public record.

Tom Bauger
 612-360-9506

From: Brian C. Martinson <brian.c.martinson@gmail.com>
 Sent: Monday, November 4, 2024 3:25:24 PM
 To: 'RC: StPaul_Ward4' <rc4@ci.stpauid.mn.us>; 'RC: StPaul_Ward1' <rc1@ci.stpauid.mn.us>; 'RC: StPaul_Ward2' <rc2@ci.stpauid.mn.us>; 'RC: StPaul_Ward3' <rc3@ci.stpauid.mn.us>; 'RC: StPaul_Ward5' <rc5@ci.stpauid.mn.us>; 'RC: StPaul_Ward6' <rc6@ci.stpauid.mn.us>; 'RC: StPaul_Ward7' <rc7@ci.stpauid.mn.us>
 Cc: Doua Yang <dyang1718@gmail.com>; Tom Bauger <Tom.Bauger@ci.stpauid.mn.us>
 Subject: Re: Asking you to support the Planning Commission to ban any new drive-thrus for restaurants and coffee-shops.

Some people who received this message don't often get email from brian.c.martinson@gmail.com. [Learn why this is important.](#)

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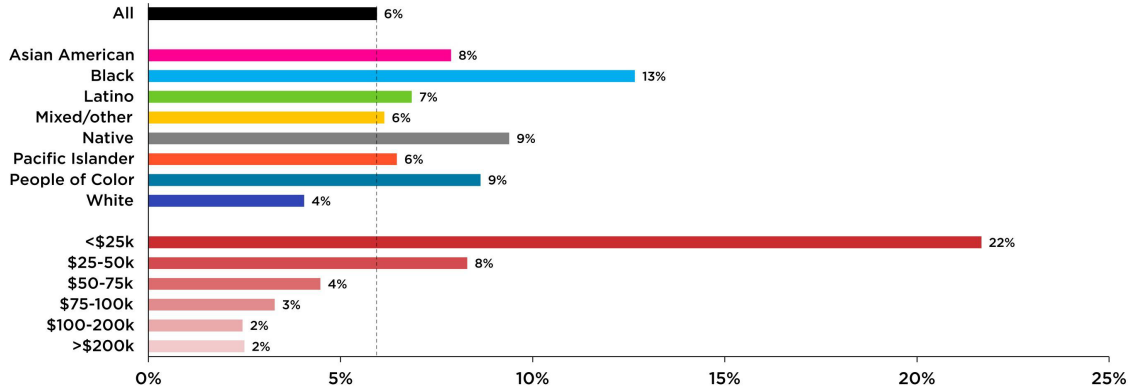
Dear Council President Jalali and Council Members,

Just to follow up on my previous email, I wanted to share this recent graph from the Union of Concerned Scientists, documenting inequities in car ownership in the U.S. While 6% of household on average do not have a vehicle, here in Saint Paul that figure is closer to one-quarter of households. Drive-thrus represent an ongoing fostering of a car-centric lifestyle, and specifically exclude people without access to cars. Please abide by the Planning Commission vote to disallow any additional drive-thrus for restaurants or coffee-shops in Saint Paul.

Thank you for all you do for our city!

Brian C. Martinson, PhD
 1943 Princeton Ave
 Saint Paul, MN 55105

Households without Cars are Disproportionately Lower-income and Households of Color



Percentage of People Living in Households Without a Vehicle by Race/Ethnicity and Household Income

© 2024 Union of Concerned Scientists

On 10/29/24 3:09 PM, Brian C. Martinson wrote:

Dear Council President Jalali and Council Members,

I'm writing to you directly about this because I was not able to vote at the Planning Commission meeting where drive-thrus were most recently voted on. I support the Planning Commission vote to ban any new drive-thrus in Saint Paul for restaurants and coffee-shops.

Others have noted that such drive-thrus are inconsistent with the Comprehensive Plan goals of making our city more pedestrian friendly, and that they encourage additional vehicle miles traveled by car, which is inconsistent with the urgent need to reduce carbon emissions and mode-shift as many trips as possible to non-car-based modes, including transit.

I would simply like to draw your attention to the fact that such drive-thrus are also inconsistent with improving public health and equity in our city. Looking at a map of such existing drive-thrus, it is immediately apparent that they are nearly all located in areas of our city that are food deserts - places where there are few, if any, healthy and affordable food options for residents. These also tend to be neighborhoods where residents have other disadvantages, including lower incomes, lower levels of car-ownership, higher rates of food-insecurity, and more. This is not an accident!

Beyond these issues, the vast majority of businesses that would wish to have such drive-thrus are franchise operations run by national or multi-national corporations, and any local jobs they create are not high-paying. In fact, we are already seeing attempts by some of these corporations to replace all or nearly all paid employees with automation and "AI" tools. Meanwhile, the CEOs of these corporations receive obscenely large compensation. Based on 2021 data, Starbucks CEO, Kevin Johnson, received a total compensation package of \$24.4 million. CEO, David Gibbs, of Taco Bell, Pizza Hut, KFC, and Habit Burger, received a total compensation package of \$27.6 million. Average workers at these companies, even if they are allowed to work full-time, typically receive compensation that would still put them below the poverty line in most circumstances.

Our city is already saddled with the existing fast-food chain stores and coffee-shops that have such drive-thrus. The last thing our city needs is any more of them. Please support the Planning Commission vote to ban additional such drive-thrus.

Thank you for all you do for our city!

 Brian C. Martinson, PhD
 Saint Paul Planning Commissioner (Ward 4)
 Saint Member - Board of Planning Appeals, City of Saint Paul
 Metropolitan Representative - Transportation Advisory Board - Metropolitan Council
 New Orleans

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Forward to Mitra..St. Paul drive-thru restrictions eyed by city leaders to improve safety
Date: Wednesday, November 13, 2024 4:05:39 PM

From: Mark Lentsch <marklentschrealty@gmail.com>
Sent: Wednesday, November 13, 2024 03:59 PM
To: Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Re: Forward to Mitra..St. Paul drive-thru restrictions eyed by city leaders to improve safety

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You don't know me, but I know more about Saint Paul than anybody who lives in St Paul. I've been in over 30,000 properties here I've driven over 1,000,000 miles on the street of St Paul so everybody should pay attention to who I am.

Mark - Lentsch Realty - Real Estate Broker marklentschrealty@gmail.com 651-335-5464 988 Dale St N St Paul, MN. 55117

On Wed, Nov 13, 2024 at 3:58 PM Mark Lentsch <marklentschrealty@gmail.com> wrote:
Mitra runs the show. I don't really care. One of them doesn't live in St Paul.

Mark - Lentsch Realty - Real Estate Broker marklentschrealty@gmail.com 651-335-5464
988 Dale St N St Paul, MN. 55117

On Wed, Nov 13, 2024 at 3:48 PM Kristin Koziol <kristin.koziol@ci.stpaul.mn.us> wrote:
Thank you, Mark. Please be sure to send additional comments on this item to contact-council@ci.stpaul.mn.us to have them included in the public record.

Best,
Kristin

Kristin Koziol | Executive Assistant to Council President Mitra Jalali

Pronouns: she/her

P: 651-266-8640

E: kristin.koziol@ci.stpaul.mn.us

From: Mark Lentsch <marklentschrealty@gmail.com>
Sent: Wednesday, November 13, 2024 03:47 PM
To: Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Re: Forward to Mitra..St. Paul drive-thru restrictions eyed by city leaders to improve

safety

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I myself raised my own children so when they were babies, I needed to drive Thru all the way up till age 7 or eight. They'd be asleep in the car.

now I'm having difficulty walking using a cane and I shouldn't be penalized for it

it's not just me. It's everybody

we don't have to follow Minneapolis.

my grandpa was born in Saint Paul. My dad was born in Saint Paul. I was born in Saint Paul. My kids were born in Saint Paul. My grandkids were born in Saint Paul how things like this just come up on a whim like oh hey let's get rid of drive-through. It's almost sounds like insanity not something that's thought through.

Mark - Lentsch Realty - Real Estate Broker marklentschrealty@gmail.com 651-335-5464
[988 Dale St N St Paul, MN. 55117](#)

On Wed, Nov 13, 2024 at 3:37 PM Kristin Koziol <kristin.koziol@ci.stpaul.mn.us> wrote:

Hi Mark,

Thank you for your email and comments on Ord 24-26 pertaining to drive-throughs. Your email will be included in the public record for this item for all council members to review.

Best,
Kristin

Kristin Koziol

Executive Assistant to Council President Mitra Jalali, Ward 4

Pronouns: she/her/hers

[15 W Kellogg Blvd - Ste 310-D](#)

[Saint Paul, MN 55102](#)

P: 651-266-8640

E: kristin.koziol@ci.stpaul.mn.us

www.StPaul.gov

City of Saint Paul Logo

From: Mark Lentsch <marklentschrealty@gmail.com>

Sent: Wednesday, November 13, 2024 03:03 PM

To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>

Subject: Forward to Mitra..St. Paul drive-thru restrictions eyed by city leaders to improve safety

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Mitra the stuff is getting ridiculous. There's people who are handicapped who need drive-through's or if you have little kids not everybody lives exactly your lifestyle just like homeowners are different than renters.

* Go to Rochester Minnesota there's drive-through's for everything because they care about their citizens who have an inability to walk to things or they don't have the possibility because of infants in the car, etc.

St. Paul drive-thru restrictions eyed by city leaders to improve safety

<https://fox9.com/news/st-paul-drive-thru-restrictions-2024>

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Forward to Mitra..St. Paul drive-thru restrictions eyed by city leaders to improve safety
Date: Wednesday, November 13, 2024 3:48:14 PM

From: Mark Lentsch <marklentschrealty@gmail.com>
Sent: Wednesday, November 13, 2024 03:47 PM
To: Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
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[15 W Kellogg Blvd - Ste 310-D](#)

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