



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
651-266-9008 | SitePlanReview@ci.stpaul.mn.us

License Number: 20250000606

Application for: Auto Repair Garage and Second Hand Dealer - Motor Vehicle Parts

License at: 1383 Arcade St.

Licensee: Phalen Lake Auto Repair LLC
Charles Belcher, Owner, 651-230-1145

Recommended Conditions:

1. All customer, business, and employee vehicles must be parked in accordance with the approved site plan on file with the Department of Safety and Inspections (DSI) dated 02/20/2015. A maximum of twenty-eight (28) vehicles may be parked on the property at any time.
2. The parking lot shall be striped and maintained in accordance with the approved site plan on file with DSI dated 02/20/2015. This includes maintaining a paved surface for vehicle parking, wheel stops on the south side of the property, signage/striping for one handicap parking space, and a six (6) foot tall obscuring wood fence along the east property line. Striping of parking spaces, the installation of signage, and wheel stops shall be completed by 06/01/2015.
3. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
4. At no time shall customer, employee, and/or business vehicles be parked in the driveway or in (or extend into) the public right of way (e.g., street, alley, sidewalk, boulevard, etc.). This includes, but is not limited to vehicles awaiting repair, and/or that have been repaired and are awaiting pick-up by the owner of the vehicle.
5. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
6. No repair of vehicles may occur on the exterior of the lot or in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.). All repair work must occur within an enclosed building.
7. Vehicle sales is not permitted.
8. Auto body repair and/or painting of vehicles is not permitted.
9. Customer vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
10. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
11. Licensee must comply with all federal, state and local laws.
12. Licensee agrees to obtain prior written approval before displaying any tires for-sale outdoors, and acknowledges that there would be limits placed on the number and location of where tires could be displayed.

Deadline for Response Date: May 31, 2025, at 4:30 p.m.

If you have any comments on the license application, you must respond in writing by May 31, 2025 to:

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

Or email to: LH-Licensing@ci.stpaul.mn.us

If you have any questions, please contact DSI Inspector Ashley Skarda at 651-266-9013.

Notice Mailed: May 16, 2025



CITY OF SAINT PAUL

Department of Safety & Inspections

Angie Wilson, Director

175 Jackson Street, Suite 220

Saint Paul, MN 55101-1006

Web Site Address: www.stpaul.gov/dsi

Telephone: 651-266-8989

Fax number: 651-266-9124

I agree to the following conditions being placed on the following license(s):

License #: 20250000606
Type of Business: Auto Repair Garage
Second Hand Dealer - Motor Vehicle Parts
Applied for by: PHALEN LAKE AUTO REPAIR LLC
Doing Business As: PHALEN LAKE AUTO REPAIR LLC
at: 1383 ARCADE ST
ST PAUL MN 55106

Conditions are as follows:

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Charles Belcher Owner

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