

From: [Stephanie Harr](#)
To: [Greg Weiner](#)
Subject: FW: Cooperative Plating
Date: Wednesday, March 22, 2023 10:20:42 AM

Please add this to the public record. Thank you.

From: Danette Lincoln <danettelincoln@live.com>
Sent: Wednesday, March 22, 2023 10:12 AM
To: Stephanie Harr <Stephanie.Harr@ci.stpaul.mn.us>
Subject: Cooperative Plating

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

Hello,

I am unable to attend today's meeting regarding rezoning of 1598 Carroll Avenue; however, would like to express my concerns regarding the request. Attached you will find the email I sent to St. Paul zoning when it was open to public comment. To be clear about my position, I do not think Co-Operative Plating is a business that should be expanding in the middle of a residential area. The plans they have presented have been vague, and I have seen no real plans regarding the expansion they are talking about. I think that needs clarification.

If the rezoning of 1598 Carroll means employee parking because of the loss of current employee parking due to storage expansion, I think it is a far different ballgame than one in which employees are losing parking for plating expansion. Plating expansion, whether by adding a new building for a new process or by adding shifts, adds additional pollution to the community. MPCA guidelines are not an absolute zero pollution level, but a tolerable pollution level.

In addition, Co-Operative Plating is considering acquiring 1608 Carroll Avenue which would be the parcel next to its current parking on Carroll. If obtained, Co-Operative Plating would have four parcels on Carroll all zoned for plating if they can change zoning on two of the parcels. This acquirement would provide another opportunity for expansion to the north, directly side by side and across from homes. Right now, Co-Operative Plating is separated from homes with an alley on the south side. I have asked representatives from CP if they would never expand to the north, they said "no promises."

So, given the vagueness of the plans, the current state of unkemptness of the two parking lots already on Carroll, the fact that toxic chemicals are used by the plant, that they have had two spills in 2022, I just don't think a decision should be made until they have submitted concrete plans about the expansion. Once the rezoning goes through, you will have no choice but to allow them to expand the plating facilities, even on Carroll, as they will have that right. It is time to start thinking about the people that live and work next to pollution generating companies.

Sincerely,

Danette Lincoln
1607 Carroll

Zoning Committee:

This email is in response to the request for 1598 Carroll Avenue to be rezoned to I1 light industrial. Although I do not have an objection to the rezoning of this property for the purpose of parking, I am not at all comfortable with the proposed designation of I1 light industrial. This zoning designation is very broad and allows for the expansion of Cooperative Plating's plating and manufacturing processes onto Carroll Avenue if they should choose to do so, now or in the future. Currently, CP owns the two parcels adjacent to 1598, which are used primarily for employee parking and stadium attendees when games are in town. The addition of this parcel along with the two current parking lots and possibly the acquisition of 1608 Carroll would provide an even greater likelihood of plating and manufacturing expansion as land is hard to come by for this purpose within the city.

I, personally, think manufacturing of this type belongs in designated industrial parks, not encroaching on neighborhoods. If CP stays true to their proposal of expanding toward the RR tracks, south of the main building, tucked away from residential area, and stays committed as well to the proposal of utilizing the parcels on Carroll for employee parking, revamping the area with proper fencing, trees to hide the lots with entrances/exits in the alley, not on Carroll Avenue, it would go a long way to put residents at ease. However, since no such guarantee has been made and no formal plans have been submitted, I remain skeptical.

Thank you for your time.

Danette Lincoln
1607 Carroll Avenue
St. Paul, MN