1. Call to Order

2. Roll Call for Attendance

   - Daniel Dingle, Chairperson
   - Douglas Pierro, Vice-Chairperson
   - Sharon Whitmore
   - Jeff Fischer
   - Patrick Downs
   - Sandi Dingle, Council Liaison

3. Pledge of Allegiance

4. Approval of Minutes:

   A. Approval of the Monday, December 10, 2018 meeting minutes – waive reading of same.

5. Commission Actions:

   REVIEW REQUEST

   A. Lily Hansen, 1537 10th Avenue, St. Paul Park MN 55071 – Variance request to allow for the installation of solar panels on a street facing roof.

   B. Tina Lockner, Miramac Properties, 10129 Powers Lake Trail, Woodbury MN 55129 – CUP request to allow for the construction of a garage on a non-conforming single family residential lot at 610 4th Street.

6. New Business:

7. Staff Reports:

8. Unfinished Business:

Adjourn
PLANNING COMMISSION MINUTES  
ST. PAUL PARK, MINNESOTA  
Monday, December 10, 2018  

Meeting called to order at 7:00 p.m. by Chair Dingle  

Members present: Dan Dingle, Doug Pierro, Jeff Fischer, Patrick Downs  
Members absent: Sharon Whitmore (excused)  
Also present: Council Liaison Sandi Dingle, Consulting Planner Nate Sparks  

Pledge of Allegiance said by all.  

Approval of Minutes:  

Motion by Fischer, second by Pierro to approve the minutes of the November 13, 2018 Planning Commission meeting. Motion carried 4-0.  

Commission Actions:  

A. Commission members terms expire  

Both Jeff Fischer and Doug Pierro wish to continue on with another term on the Planning Commission.  

B. Election of Officers for 2019  

It was the consensus of the Commission to recommend and elect Dan Dingle as Chair and Doug Pierro as Vice-Chair.  

PUBLIC HEARING, cont’d  

C. Stone River Homes, 7401 Metro Boulevard #350, Edina MN 55439 – Preliminary Plat/Planned Unit Development for a single family development at 1359 1st Street.  

Chair Dingle opened the public hearing. There were three people signed in on the public hearing sign-in sheet, with two wishing to speak and both in favor of the project.  

Consulting Planner Sparks stated this was a continuation of the public hearing for Stone River Homes for a development called Forest Edge. The development proposed is for 27 single family homes on 5.4 acres of property. The development generally meets R-4 standards with slight deviations. The development is all single family homes; the architecture slightly differs where garages are forward. The plan has been revised and Main Street goes through, in a slightly different location, and will be offset from future Main Street. This provides a better layout for this proposal with homes on both sides of the street. The front yard setback was adjusted to 25 feet. 13th Avenue will be a dead end road with a permanent cul-de-sac at the end of the property which should be fine as the city owns the land beyond it. There will potentially be a need for a temporary cul-de-sac on the south end of the property, but that can be addressed with the final plans at Council level. The City Engineer is currently reviewing the storm water plan, as the recently revised plan was received too late to complete the review for this meeting. However, the Commission can forward to Council if comfortable with the plans with a stipulation that all staff conditions are met and engineering review complete.  

The DNR had no issues with the project since flexibilities being proposed are to city zoning standards not river corridor standards. They would like the city to watch the impervious. Also, if the area where houses are back to back if there’s a swale, suggest perhaps native plantings be incorporated into the landscaping plan.
Commission member Downs stated he’s curious; when doing a PUD, the Commission is supposed to come up with rationales as to why a PUD is appropriate. The plat is fine, changes are nice. The entire city block is rather homogeneous to that block but reasonably different than the homes in the areas around it. What’s the advantage to the city, to the public good? What is the advantage to us going with this as opposed to something else? In my mind, that raises a level of scrutiny we’re supposed to have in making sure this is the right thing for this block and this area of town. What is the rationale for saying this is the best plan or the plan worth approving other than what is easier or cheaper building the same houses up and down the block. The development is aimed at a particular set of people who are looking for particular qualities in a house and price range. From a policy standpoint it would be one thing if it was 2-4 homes, but this is an entire block; not necessarily a bad idea, but something to think about before saying we want an entire block of this type of home.

Consulting Planner Sparks stated there are different ways to look at it. As part of a PUD you’re supposed to look for higher levels of good design. It’s kind of an exchange; you get more out of a development than maybe you would others in exchange for flexibility of some of your standards. Based on the concept plan discussion, the Planning Commission was generally amenable to this type of development having only one housing type. In a good neighborhood design, an element is you like to have the same type of units across from each other. Nate explained the design elements of the development and design elements in general. As a Planning Commissioner your job is to look at the purpose statements and criteria and determine if it’s meeting that. Based on the Commissions previous discussion at concept plan, it was the general consensus this would be an acceptable layout. Nate read the PUD standards provided to the Commission. The applicant made adjustments, and increased setbacks to meet concept plan review comments.

Gordon Nesvig, PO Box 255, Cottage Grove MN – Mr. Nesvig stated he looked at the plans and feels they are good, efficient plans, a good tax base and thinks people will buy the homes. The development is a benefit to the area on a number of fronts and recommends approval. Mr. Nesvig also stated he owns the two blocks kitty corner west of Main between 14th & 15th and feels it will be beneficial to those blocks as well.

Ken Sheldahl, 8038 Grey Cloud Island Drive, St Paul Park MN - Mr. Sheldahl had questions on whether Main Street is being moved and if the city shares the cost of the streets. He also asked if there were cost reports for the streets available.

Consulting Planner Sparks provided an explanation on the placement of Main Street and stated the road costs are the developer’s responsibility unless the developer requests a petition and waiver for the City to come in and do 429 for cost. If the city agrees, a feasibility study takes place. The costs would then be determined and the responsibility of the property owners decided. Otherwise, the applicant would provide it all. Nothing has been determined at this time.

Chair Dingle closed the public hearing and reopened the regular meeting. There was no further discussion.

Motion by Dingle, second by Fischer, to recommend City Council approve Stone River Homes Preliminary Plat/Planned Unit Development for a single family development at 1359 1st St with the requirement the applicant meet all conditions of the city engineer. Motion carried 3-1 with Commission Member Downs voting nay.

New Business: None

Staff Reports: None

Unfinished Business: None

Meeting adjourned 7:37 p.m.
TO: Mayor & Council
FROM: Planning Commission
DATE: December 10, 2018
SUBJECT: Recommendation

1. Motion by Dingle, second by Fischer, to recommend City Council approve Stone River Homes Preliminary Plat/Planned Unit Development for a single family development at 1359 1st with the requirement the applicant meet all conditions of the city engineer. Motion carried 3-1 with Commission Member Downs voting nay.
PLANNING MEMO

TO: St. Paul Park Planning Commission
    Kevin Walsh, City Administrator

FROM: Nate Sparks, City Planner

DATE: February 7, 2019

RE: Application Review – Variance – 1537 10th Ave

BACKGROUND
Lily Hansen has made an application for a variance to allow for solar panels on the street facing roof of her garage. Section 74-239 (b) (5) does not allow for street facing solar panels on a roof except by variance.

PROPOSED VARIANCE
The City’s Zoning Ordinance Section 74-239 (b) (5) states standards for allowing roof mounted solar panels:

(5) Roof mounting:
   a. Roof mounted solar collectors may be flush mounted or bracket mounted.
   b. Bracket mounted collectors shall be permitted only when a determination is made by the city building official that the underlying roof structure will support apparatus, wind, and snow loads and all applicable building standards are satisfied.
   c. No roof mounted solar energy systems may be on the street facing side of any roof.
   d. No more than 85 percent of the portion of the roof permitted for solar energy systems shall be covered by such systems.

When this ordinance was adopted, the Planning Commission wanted to review solar panel installations on the street facing side of roofs. Therefore, such an installation would require a variance.

In this case, the applicant’s property has Abdella Park in the rear and there are trees in the back yard. The most open and clear space for accessing sunlight for solar panels is on the street side of the garage roof.

The proposal is meeting all the other standards of the ordinance.

VARIANCE REVIEW
The purpose of a variance is to provide for deviations from the literal provisions of this division in instances where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in keeping with the spirit and intent of this division. The board of adjustment and appeals shall not approve any variance request unless they find failure to grant the variance will result in practical difficulties and the following criteria have been met:
(1) The proposed variance is consistent with the comprehensive plan.
(2) The proposed variance is in harmony with the general purpose and intent of this section.
(3) The purpose of the variance is not based exclusively upon economic considerations.
(4) The plight of the landowner is created by circumstances unique to the property not created by the landowner.
(5) The granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.
(6) The property owner proposes to use the property in a reasonable manner not permitted by this section.
(7) The requested variance is the minimum action required to eliminate the practical difficulty.
(8) The variance does not involve a use that is not allowed within the respective zoning district.
(9) That the granting of the variance will not confer special privileges on the parcel in question that are not generally available to other property in the same zoning district.

Furthermore, Minnesota State Statutes 462.357 Subd. 6 states:

“Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.”

**PLANNING COMMISSION REVIEW**
The Planning Commission should review the request and determine if any additional information is needed for the public hearing.
LAND USE APPLICATION

I. Property Owner Information

Name (please print): Lily Hansen
Site Address: 1537 10TH AVE  St. Paul Park  MN  55071
(Month)  (City)  (State)  (Zip)
Mailing Address:
(Street)  (City)  (State)  (Zip)
Phone#: (651) 373-0184  Alternate Phone#: 
Email: lily.hansen86@gmail.com

II. Application Request

☐ Variance $300 + $1,000 Escrow
☐ Variance Extension Request $50
☐ Rezone $500 + $1,000 Escrow
☐ Interim Use Permit $300 + $1,000 Escrow
☐ Interim Use Permit Commercial $500 + $1,000 Escrow
☐ Interim Use Permit Extension Request $50
☐ Alley/Street Vacation $350
☐ Sketch/Concept Plan $500 + $2,000 Escrow
☐ Conditional Use Permit $300 + $1,000 Escrow
☐ Conditional Use Permit Commercial $500 + $1,000 Escrow
☐ Conditional Use Permit Extension Request $50
☐ Preliminary Plat $500 + $30 per lot/unit, + $2000 Escrow
☐ Final Plat $500 + $2,000 Escrow
☐ Minor Subdivision $500 + $1,000 Escrow
☐ PUD $300 + $2,000 Escrow
☐ Other

III. Property Information

PURPOSE: Describe your request. Attach map(s), site plan(s), or survey(s) that show property dimensions, setback information and dimensions of proposed building (if any). Submit any other related information pertinent to your request that would be beneficial to Planning Commission review. Submit eight (8) copies of all plus one (1) electronic copy.
NOTE: For PUD requests, submit 12 copies (4 large, 8 11x17).

Installation of a flush mount solar array on the south facing roof of the residence. The south facing roof faces 10th Ave.

STREET ADDRESS FOR WHICH ABOVE ACTION IS REQUESTED:
1537 10TH AVE  Present Zoning: R1

PROPERTY ID & LEGAL DESCRIPTION (from deed or certificate of title):
0702721230072

ST PAUL PARK VETERANS PROJ NO.2 Lot 5 Block 4 LOTS FOUR (4), AND FIVE (5), EXCEPTING THEREFROM THAT PART OF LOTS FOUR (4) AND FIVE (5) LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID LOT FIVE (5), FROM A POINT ON THE SOUTH LINE OF SAID LOT FIVE (5) 75 FEET EAST FROM THE SOUTHWEST

Date Appearance is Requested: 

Revise Application: Rec'd 1/23/19 - IN COMPLETE MAILING LIST
IV. Notice of Fees and Authorization of Application

The City Fees Ordinance states that the property owner shall reimburse the City for all related costs generated by this application. Such expenses may include, but are not limited to, overhead costs (printing, mailing, supplies, etc.) and fees paid to consultants and other professionals (planning, legal and engineering). These fees are due immediately upon notification by the City and, if not paid, will be assessed to the owner(s) of the subject property. Upon request, the City will provide an itemized statement of the various expenses incurred by the City as a result of the application. The City reserves the right to withhold final action on a Land Use Application and/or rescind prior action until all fees are paid. The City may also require deposits if deemed necessary.

In signing this application, you are acknowledging that you have read the above statement and fully understand that you are responsible for all costs incurred by the City in processing and reviewing this application. Signing below is also authorizing City staff, commission members, and council members to access and inspect the property during the application period.

[Signature] [1/22/19]

Date Submitted

Please complete this form and submit original to:

City of St. Paul Park
600 Portland Avenue
St. Paul Park MN 55071
GENERAL NOTES
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE
3. NO SPECIAL ACCESS INSTRUCTIONS
4. THERE ARE NO CLEARANCE ISSUES DUE TO OVERHEAD POWERLINES
5. UTILITY AC DISCONNECT AND PV PRODUCTION METER ARE LOCATED TOGETHER IN A READILY ACCESSIBLE LOCATION WITHIN 10' OF THE MAIN SERVICE METER
6. 24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED FOR THE UTILITY METERS AND AC DISCONNECT

DISTANCES
PV SOLAR PANELS - MICRO INVERTERS: 5' MAX
MICRO INVERTERS - AC COMBINER BOX: 50' MAX
AC COMBINER BOX - UTILITY AC DISCONNECT: 2'
UTILITY AC DISCONNECT - PV PRODUCTION METER: 2'
PV PRODUCTION METER - PV SERVICE PANEL: 2'
PV SERVICE PANEL - MAIN SERVICE PANEL: 5'
MAIN SERVICE PANEL - BI-DIRECTIONAL METER: 5'

ENGINEER OF RECORD
01.17.2019

DESIGN BY:
A.Y.
M.M

1537 10TH AVENUE
ST PAUL PARK, MN 55071
APN:
0702721320006

PAPER SIZE: 11" x 17" (ANSI B)

CONTRACTOR
ALL ENERGY SOLAR
PHONE: (800) 620-3370
ADDRESS: 1642 CARROLL AVE
ST PAUL, MN 55104
LIC. NO.:
ELE. NO.:

DATE:
01.17.2019
DESIGN BY:
A.Y.
CHECKED BY: M.M

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.
GENERAL NOTES
1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE
3. NO SPECIAL ACCESS INSTRUCTIONS

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ROOF TRUSS
ROOF ATT. TYP. @ 48" MAX.
2"X4" RAFTER @24" O.C.

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New PV system: 5.400 kWp

---

HANSEN - 26312
1537 10TH AVENUE
ST PAUL PARK, MN 55071
APN: 0702721320006

---

SOLAR ATTACHMENT PLAN
01
3/16" = 1'
7.5" E 4.5" N

---

MODULE:
JA SOLAR
JAM72S01-360/PR
360 WATTS

---

CONTRACTOR
ALL ENERGY SOLAR
PHONE: (833) 620-3370
ADDRESS: 1624 CARROLL AVE
ST PAUL, MN 55104

---

ENGINEER OF RECORD
A.Y.
M.M
1537 10TH AVENUE
ST PAUL PARK, MN 55071
APN: 0702721320006

---

PAPER SIZE: 11" x 17" (ANSI B)
ROOF MATERIAL: ASPHALT SHINGLE
ROOF STRUCTURE: TRUSS
ATTACHMENT TYPE: SNAP N RACK FLASHED L-FOOT
MODULE MANUFACTURER: JA SOLAR
MODULE MODEL: JAM72S01-360/PR
MODULE LENGTH: 77.17 IN.
MODULE WIDTH: 39.02 IN.
MODULE WEIGHT: 49.6 LBS.
SEE SHEET A-103 FOR DIMENSION(S)
MIN. FIRE OFFSET: NO FIRE CODE ENFORCED
TRUSS SPACING: 24 IN. O.C.
TRUSS SIZE: 2X4 NOMINAL
LAG BOLT DIAMETER: 5/16 IN.
LAG BOLT EMBEDMENT: 2.5 IN.
TOTAL # OF ATTACHMENTS: 60
TOTAL AREA: 313.66 SQ. FT.
TOTAL WEIGHT: 924.39 LBS.
WEIGHT PER ATTACHMENT: 15.41 LBS.
DISTRIBUTED LOAD: 2.95 PSF.
MAX. HORIZONTAL STANDOFF: 48 IN.
STANDOFF STAGGERING: YES
RAIL MANUFACTURER (OR EQUIVALENT): SNAP N RACK
RAIL MODEL (OR EQUIVALENT): SERIES 100
RAIL WEIGHT: 0.75 PLF.
MAX. TRUSS SPAN: 8 FT.
MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.
FIELD VERIFY ALL MEASUREMENTS
NEW PV SYSTEM: 5.400 kWp
ENGINEER OF RECORD
01.17.2019
NAME: A.Y.
ADDRESS: 1537 10TH AVENUE
ST PAUL PARK, MN 55071
APN: 0702721320006
PHONE: (800) 620-3370
LICENSE NO.: 00-1234567890
DATE: 01.17.2019
CHECKED BY: M.M.
REVISIONS
CONTRACTOR
ALL ENERGY SOLAR
PHONE: (800) 620-3370
ADDRESS: 1642 CARROLL AVE
ST PAUL, MN 55104
LICENSE NO.: 00-1234567890
DATE: 01.17.2019
CHECKED BY: M.M.
REVISIONS
S-501.00
(PAPER SIZE: 11" x 17" (ANSI B))
ASSEMBLY DETAILS
DATE: 01.17.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.
REVISIONS
Series 100 Residential Roof Mount System

The SnapNrack Series 100 Roof Mount System is engineered to optimize material use, labor resources and aesthetic appeal. This innovative system simplifies the process of installing solar modules, shortens installation times, and lowers installation costs; maximizing productivity and profits.

The Series 100 Roof Mount System boasts unique, pre-assembled, stainless steel “Snap-In” hardware and watertight flash attachments. This system is installed with a single tool. No cutting or drilling means less rail waste. It is fully integrated with built-in wire management, solutions for all roof types, one-size-fits-all features, and can withstand extreme environmental conditions. Series 100 is listed to UL Standard 2703 for Grounding/Bonding, Fire Classification and Mechanical Loading. UL 2703 Certification and Compliance ensures that SnapNrack installers can continue to provide the best in class installations in quality, safety and efficiency.

- Appealing design with built-in aesthetics
- No grounding lugs required for modules
- All bonding hardware is fully integrated
- Rail splices bond rails together, no rail jumpers required
- No drilling of rail or reaching for other tools required
- Class A Fire Rating for Type 1 and 2 modules

System Features Include:

- SnapIn Hardware
- Single Tool Installation
- Easy Leveling
- No Cutting or Drilling
- Integrated Wiring Management
- Reassess module health
- Integrated bonding
- UL 2703 Certified

SERIES 100 TECHNICAL DATA

**Materials**
- Good Series aluminum
- Stainless steel
- Galvanized steel and aluminum flashing
- Silver and black anodized aluminum
- Mill finish on select products
- Silver or black coated hardware

**Material Finish**

**Wind Loads**
- 110 - 190 mph (ASCE 7-10)

**Snow Loads**
- 0 - 120 psf

**Array Pitch**
- 0 - 60 degrees
SnapNrack Series 100 Flashed L Foot Kit

is an industry-leading, weatherproof solution for attaching to composition shingle roofs. The Flashed L Foot provides a fully flashed method for mounting the SnapNrack Series 100 system. The combination of Series 100 and the Flashed L foot is guaranteed to improve labor times and ensure the highest quality install possible.

Flashing
- Available in black galvanized steel or aluminum for enhanced corrosion resistance
- L Foot is attaches to bottom edge of flashing, removing the need for shingle cutting
- Innovative stamped features provide increased rigidity

L Foot
- Engineered for maximum adjustability with the ability to orient in any direction
- Vertical adjustability up to 3” using available spacers

L Foot Base
- Provides a long lasting watertight seal over the life of the system that does not rely on rubber (elastomeric seals) that will degrade over time
- Easily installs with off-the-shelf lag screws

Channel Nut
- Provides snap-in installation to the rail channel with no drilling required
- Wide range of adjustability due to sliding ability in rail prior to final tightening


SnapNrack solutions are focused on simplifying the installation experience through intuitive products and the best ware management in the industry.

877-732-2860 www.snapnrack.com contact@snapnrack.com
© 2016 by SnapNrack Solar Mounting Solutions. All rights reserved

NEW PV SYSTEM: 5.400 kWp

A.Y.
M.M.
1537 10TH AVENUE
ST PAUL PARK, MN 55071

CONTRACTOR
ALL ENERGY SOLAR
PHONE: (800) 620-3370
ADDRESS: 1642 CARROLL AVE
ST PAUL, MN 55104
LIC. NO.:
ELE. NO.:
DATE:
CHECKED BY:
REVISIONS

ENGINEER OF RECORD
LILY HANSEN - 26312
1537 10TH AVENUE
ST PAUL PARK, MN 55071
APN: 0702721320006

PAPER SIZE: 11" x 17" (ANSI B)
RESOURCE DOCUMENT
R-006.00
(SHEET 17)
NEW PV SYSTEM: 5.400 kWp

ENGINEER OF RECORD

APN: 0702721320006

RESOURCE DOCUMENT

DATE: 01.17.2019

DESIGN BY: A.Y.

CHECKED BY: M.M.

REVISIONS

R-001.00

(SHEET 12)
PLANNING MEMO

TO: St. Paul Park Planning Commission
    Kevin Walsh, City Administrator

FROM: Nate Sparks, City Planner

DATE: February 7, 2019

RE: Application Review – CUP – 610 4th Street

BACKGROUND
Miramac Properties has made an application for a conditional use permit to allow for the construction of a garage on a non-conforming single family residential lot at 610 4th Street. The property is zoned I-1, Light Industrial.

APPLICANT'S PROPOSAL
The property is zoned I-1 but is occupied by a single family house. The City allows for the expansion of non-conforming single family homes by a conditional use permit. If the proposed expansion is not going to impede the eventual future redevelopment of the property, it may be approved.

The applicant is proposing to build a 20’ x 22’ two car garage on the property. The access will be from an alley. The garage will be 7.5 feet from the side lot line and 12.5 feet from the alley. The required setbacks for a residential garage are 5 feet from the side and 10 feet from an alley.

CONDITIONAL USE PERMIT REVIEW CRITERIA
The planning commission shall consider possible adverse effects of the proposed interim use. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official city comprehensive land use plan.

2. The proposed use is or will be compatible with present and future land uses of the area.

3. The proposed use conforms with all performance standards contained in this article.

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

5. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
PLANNING COMMISSION REVIEW
The Planning Commission should review the request and determine if any additional information is needed for the public hearing.
LAND USE APPLICATION

I. Property Owner Information

Name (please print): Miramac Properties Inc. (Tina Luckner)
Site Address: 106 4th Street, Saint Paul Park, MN 55071
Mailing Address: 14229 Powers Lake Trail, Enfield, MN 55129
Phone#: 651-338-6904
Email: Tina.Luckner@results.com

II. Application Request

☐ Variance $300 + $1,000 Escrow
☐ Variance Extension Request $50
☐ Rezone $500 + $1,000 Escrow
☐ Interim Use Permit $300 + $1,000 Escrow
☐ Interim Use Permit Commercial $500 + $1,000 Escrow
☐ Interim Use Permit Extension Request $50
☐ Alley/Street Vacation $350
☐ Sketch/Concept Plan $500 + $2,000 Escrow
☐ Conditional Use Permit $300 + $1,000 Escrow
☐ Conditional Use Permit Commercial $500 + $1,000 Escrow
☐ Conditional Use Permit Extension Request $50
☐ Preliminary Plat $500 + $30 per lot/unit, + $2000 Escrow
☐ Final Plat $500 + $2,000 Escrow
☐ Minor Subdivision $500 + $1,000 Escrow
☐ PUD $300 + $2,000 Escrow
☐ Other

III. Property Information

PURPOSE: Describe your request. Attach map(s), site plan(s), or survey(s) that show property dimensions, setback information and dimensions of proposed building (if any). Submit any other related information pertinent to your request that would be beneficial to Planning Commission review. Submit eight (8) copies of all plus one (1) electronic copy.
NOTE: For PUD requests, submit 12 copies (4 large, 8 11x17).

Residential 2 car garage construction in I-1 Zoning

STREET ADDRESS FOR WHICH ABOVE ACTION IS REQUESTED:
106 4th Street

Present Zoning: I-1

PROPERTY ID & LEGAL DESCRIPTION (from deed or certificate of title):
Lot Nine (9) Block Forty Six (46) of Division No. Two (2) of St. Paul Park Parcel Number 12.027 22 21 0007

Date Appearance is Requested:

Revise Application:
IV. Notice of Fees and Authorization of Application

The City Fees Ordinance states that the property owner shall reimburse the City for all related costs generated by this application. Such expenses may include, but are not limited to, overhead costs (printing, mailing, supplies, etc.) and fees paid to consultants and other professionals (planning, legal and engineering). These fees are due immediately upon notification by the City and, if not paid, will be assessed to the owner(s) of the subject property. Upon request, the City will provide an itemized statement of the various expenses incurred by the City as a result of the application. The City reserves the right to withhold final action on a Land Use Application and/or rescind prior action until all fees are paid. The City may also require deposits if deemed necessary.

In signing this application, you are acknowledging that you have read the above statement and fully understand that you are responsible for all costs incurred by the City in processing and reviewing this application. Signing below is also authorizing City staff, commission members, and council members to access and inspect the property during the application period.

[Signature] [Date Submitted]

Please complete this form and submit original to:

City of St. Paul Park
600 Portland Avenue
St. Paul Park MN 55071
Items Selected:
- Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
- Truss Design Location Zip Code: 55071
- 2x4 Wall Framing Material
- 22' Wide X 20' Deep X 8' High
- Vinyl Double 4" Lap Siding
- White
- 1/2" OSB Wall Sheathing
- Block-it Housewrap
- 0" gable/0" eave overhangs
- 1/2" OSB Roof Sheathing
- Castlebrook, Weathered Wood Shingles
- White Aluminum Fascia
- White Premium Roof Edge
- 1 - Garage Door Opener
- Pine Overhead Door Jamb

Options Selected:
- The options you have selected are:
  - 15 L.B. Roof Felt
  - 1-1/4" Coil Roofing Nails
  - Truss Spacers
  - Standard Concrete Blocks
  - Anchor Bolts
  - 1 - 16x7 Overhead Door - Non-Insulated RP White
  - 1 - 32x80 Service Door - CM1 6-Panel Steel RS

Estimated price: $4,398.46*

*Today's estimated price, future pricing may go up or down.
*Tax, labor, and delivery not included.

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*** Take this sheet to the Building Materials counter to purchase your materials. ***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN.

All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUE.

Because of the wide variations in codes, there are no representations that the materials listed herein meet your code requirements. The plans and/or designs provided are not engineered. Local code or zoning regulations may require such structures to be professionally engineered and certified prior to construction.
Building Size: 22 feet wide X 20 feet long X 8 feet high
Approximate Peak Height (includes 1 row of concrete blocks): 12 feet 8 inches (152 inches)
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.
Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all floor plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.
Building Size: 22 feet wide X 20 feet long X 8 feet high

Note: Wall construction is 2x4 @ 16" on center