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, February 11, 2019 meeting minutes – waive reading of same.

5. Commission Actions:

   REVIEW REQUEST

   A. St. Paul Park Refining Company, 301 St Paul Park Road, St Paul Park MN 55071 – CUP to construct a 39.5’ air cooler structure within refinery property.

   PUBLIC HEARING

   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
Meeting called to order at 7:06 p.m. by Chair Dingle

Members present: Dan Dingle, Doug Pierro, Sharon Whitmore, Jeff Fischer, Patrick Downs
Also present: Council Liaison Sandi Dingle

Pledge of Allegiance said by all.

Approval of Minutes:

Motion by Fischer, second by Pierro to approve the minutes of the December 10, 2018 Planning Commission meeting. Motion carried 5-0.

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.

Council Liaison Dingle stated she drove by the residence. In reviewing the ordinance and recalling when the ordinance was changed, it does require solar panels not be street facing so as not to create a glare. The garage has a low pitch roof and wouldn’t create a glare issue; the system is flush mount so it should blend well. A variance can be requested if there are practical difficulties that include inadequate access to direct sunlight. The way the house is positioned, along with trees in back yard, front facing would be the only place for the system. They do meet the criteria and it would be appropriate to move forward with a public hearing. The surrounding neighbors will be notified and can be heard at the public hearing if they have any issues with the aesthetic aspects.

Commission member Whitmore concurred with Council Liaison Dingle’s comments.

Motion by Whitmore, second by Fischer to recommend Council set Public Hearing dates for Lily Hansen’s variance request to allow for the installation of solar panels on a street facing roof of March 11 for the Planning Commission and March 18 for City Council. Motion carried 5-0.

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.

Council Liaison Dingle stated she drove by this property as well. It’s a single family home being improved. The only reason for a CUP is because the home is in light industrial zoning. There is plenty of room for the garage and required setbacks are met. This request would also be appropriate to move forward for a public hearing.

Commission member Fischer stated he is familiar with the property and agreed with Council Liaison Dingle’s comments.

Motion by Fischer, second by Pierro to recommend Council set Public Hearing dates for Miramac Properties CUP request to allow for the construction of a garage on a non-conforming single family residential lot at 610 4th Street of March 11 for the Planning Commission and March 18 for City Council. Motion carried 5-0.
New Business: None
Staff Reports: None
Unfinished Business: None

Meeting adjourned 7:12 p.m.
TO: Mayor & Council
FROM: Planning Commission
DATE: February 11, 2019
SUBJECT: Recommendations

1. Motion by Whitmore, second by Fischer to recommend Council set Public Hearing dates for Lily Hansen’s variance request to allow for the installation of solar panels on a street facing roof of March 11 for the Planning Commission and March 18 for City Council. Motion carried 5-0.

2. Motion by Fischer, second by Pierro to recommend Council set Public Hearing dates for Miramac Properties CUP request to allow for the construction of a garage on a non-conforming single family residential lot at 610 4th Street of March 11 for the Planning Commission and March 18 for City Council. Motion carried 5-0.
PLANNING REPORT

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

FROM: Nate Sparks, City Planner

DATE: March 6, 2019

RE: Application Review – St. Paul Park Refining Company: CUP Amendment & Variance – Air Cooling Tower Installation

BACKGROUND
The St. Paul Park Refining Company is requesting a CUP Amendment and Variance to allow for a new air cooling tower to be added to the site plan. The structure is proposed to be 39.5 feet tall, which exceeds the 35 foot height limitation.

APPLICANT’S PROPOSAL
The applicant is seeking approval to place an air cooling structure that contains fans intended to cool material before entering the above ground tanks. The structure is proposed to be 39.5 feet tall and is proposed to be next to the recently installed SDA tanks which were 40 feet tall. The location is interior to the site and there are surrounding facilities of a similar nature.

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.

VARIANCE REVIEW CRITERIA
The application will also need consideration against the variance review criteria found in the City’s Zoning Ordinance. A variance should not be approved unless:

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 Ordinance.
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 Ordinance.
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.

**STAFF REVIEW**
The proposed tank and structures intended for addition to the refinery site appear to be similar in nature to what is in the surrounding area. It does not appear that this installation would increase any traffic to the site or create additional impacts to neighboring properties. However, more information about appearance and noise should be provided. For the SDA tanks, the applicant provided a rendering that showed the tanks in the context of the site, a similar diagram may be helpful.

**PLANNING COMMISSION DISCUSSION**
The Planning Commission should discuss the request and determine any additional information needed for review at the public hearing.
LAND USE APPLICATION

I. Property Owner Information

Name (please print): St. Paul Park Refining Company
Site Address: 301 St. Paul Park Rd., St. Paul Park, MN 55071
Mailing Address: See above
Phone#: 651-458-2758
Alternate Phone#: 715-781-0199
Email: gerschafer@marathonpetroleum.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, + $2,000 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).

Construct a 39"/2' AIR COOLER STRUCTURE WITHIN REFINERY PROPERTY (SEE ATTACHED)

STREET ADDRESS FOR WHICH ABOVE ACTION IS REQUESTED:

Present Zoning: T-1

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

SEE ATTACHED 01.027, 22, 33, 0003

Date Appearance is Requested: March Planning Commission 3/11/19

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
St. Paul Park Refining
Conditional Use Permit Submittal

The refinery is requesting a Conditional Use permit to install a new process air cooler structure. An air cooler has fans which force air vertically upward across a bank of tubes, similar to a radiator, to cool the products before they enter our gas oil and slop aboveground storage tanks. The CUP is being submitted because the top elevation of the cooler will be 39’-5” above the ground which exceeds the 35 ft allowance in the Mississippi River Corridor area.

This unit will be constructed to the south of the SDA unit which was approved under a CUP by the City in 2016.

The project location is 790 ft to the northern ROW of Broadway Avenue and 935 ft from the Mississippi River. There are no other property owners within 500 ft of the proposed project site.

This air cooler will not create any disturbing noise level to the surrounding property owners.
Parcel Number: 01.027.22.33.0003
Property Address: ST. PAUL PARK, MAPS
Class: C&I

LOT A & LOTS 1 THRU 20 BLOCK 35 DIV #1 ST PAUL PARK & VACATED STREETS ADJACENT BLOCK 35 LOT 1 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 2 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 3 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 4 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 5 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 6 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 7 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 8 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 9 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 10 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 11 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 12 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 13 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 14 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 15 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 16 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 17 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 18 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 19 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK BLOCK 35 LOT 20 SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK LOT A SUBDIVISIONCD 2674 SUBDIVISIONNAME DIV #1 ST PAUL PARK
PLANNING MEMO

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

FROM: Nate Sparks, City Planner

DATE: March 6, 2019

RE: Public Hearing – 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 hold a public hearing and forward a recommendation to the City Council.

**STAFF RECOMMENDATION**
City Staff reviewed the materials and found that the request generally conforms to the ordinance, with the exception of the street facing panels. In this case, the other side of the roof is obscured by a tree that is between the house and the park. Therefore, it appears to meet the variance review criteria and may be approved with the following conditions:

1. Construction shall generally adhere to the plans submitted by the applicant and reviewed by the Planning Commission.
2. The applicant shall submit for a building permit within one year of approval.
NOTICE OF HEARING
CITY OF ST. PAUL PARK, MINNESOTA

Notice is hereby given that the St. Paul Park Planning Commission will be holding a public hearing on the following land use item on Monday, March 11, 2019, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

Further notice is hereby given that the St. Paul Park City Council will be holding a public hearing on the same land use item on Monday, March 18, 2019, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

VARIANCE – 1537 10th Avenue. The City will conduct a hearing to consider a variance request from Lily Hansen 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.

The City of St. Paul Park considers your interest and input in this matter, as well as your neighbor’s input, an extremely important part of the City’s review process. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome. Please contact City Staff at your earliest convenience so we may address your questions and advise you on submittal due dates. The application materials are available for review at City Hall by appointment.

- PUBLIC HEARING: Planning Commission Meeting – Monday, March 11, 2019 – 7:00 p.m.

- PUBLIC HEARING: City Council Meeting – Monday, Monday, March 18, 2019 – 7:00 p.m.

Dated this 20th day of February 2019.

Sharon Ornquist
City Clerk
LAND USE APPLICATION

I. Property Owner Information

Name (please print): Lily Hansen

Site Address: 1537 10TH AVE

St. Paul Park MN 55071

(Maint Address:

St. Paul Park MN 55071

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

☐ 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: 1/23/19

Revise Application: Received 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
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'.

New PV System: 5.400 kWp

Engineer of Record: A.Y. M.M.

Contractor: All Energy Solar

Date: 01.17.2019

Design By: A.Y.

Checked By: M.M.

Revisions: A-101.00

Site Plan

Address: 1537 10th Avenue
ST PAUL PARK, MN 55071
APN: 0702721320006

Paper size: 11" x 17" (ANSI B)
NEW PV SYSTEM: 5.400 kWp

01 BUILDING ELEVATIONS (WEST SIDE)
NOT TO SCALE

02 BUILDING ELEVATIONS (SOUTH SIDE)
NOT TO SCALE
1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: TRUSS
3. ATTACHMENT TYPE: SNAP N RACK FLASHED L-FOOT
4. MODULE MANUFACTURER: JA SOLAR
5. MODULE MODEL: JAM72S01-360/PR
6. MODULE LENGTH: 77.17 IN.
7. MODULE WIDTH: 39.02 IN.
8. MODULE WEIGHT: 49.6 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: NO FIRE CODE ENFORCED
11. TRUSS SPACING: 24 IN. O.C.
12. TRUSS SIZE: 2X4 NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 2.5 IN.
15. TOTAL # OF ATTACHMENTS: 60
16. TOTAL AREA: 313.66 SQ. FT.
17. TOTAL WEIGHT: 924.39 LBS.
18. WEIGHT PER ATTACHMENT: 15.41 LBS.
19. DISTRIBUTED LOAD: 2.95 PSF.
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: LANDSCAPE: 26 IN., PORTRAIT: 39 IN.
22. STANDOFF STAGGERING: YES
23. TRUSS SPAN: 8 FT.
24. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

NEW PV SYSTEM: 5.400 kWp

ENGINEER OF RECORD

CONTRACTOR

DATE: 01.17.2019

DESIGN BY: A.Y.

CHECKED BY: M.M.

APN: 0702721320006

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

REVISIONS

S-501.00
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 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 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 bord 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:

- Single Tool Installation
- Easy Levelling
- No Cutting or Drilling
- Integrated Wiring Management
- Preassembled hardware
- UL 2703 Certified
- Integrated bonding

NEW PV SYSTEM: 5.400 kWp

ENGINEER OF RECORD
A.Y.
M.M.

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

CONTRACTOR
ALL ENERGY SOLAR

PHONE: (800) 620-3370
ADDRESS: 1642 CARROLL AVE
ST PAUL, MN 55104

LICENSE NO:
ELEC NO:

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

RESOURCE DOCUMENT
PAPER SIZE: 11" x 17" (ANSI B)
RESOURCES: www.snaprack.com
WHERE TO BUY: snaprack.com

877-732-2860 www.snaprack.com contact@snaprack.com
© 2016 by SnapNrack Solar Mounting Solutions. All rights reserved.
SnapNrack, Inc. 201 Hanford St.
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 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

**Reliable & Weatherproof Roof Attachment**

- Single tool installation, using a standard 1/2” socket
- Included in Series 100 UL 2703 Listing
- Cutting of shingles not required
- Preassembled, snap-in hardware reduces installation time

**Start Installing the Flashed L Foot Today**

RESOURCES
snapnrack.com/resources

DESIGN
snapnrack.com/configurator

WHERE TO BUY
snapnrack.com/where-to-buy

**Quality. Performance. Innovation.**
SnapNrack solutions are focused on simplifying the installation experience through intuitive products and the best value management in the industry.

877-732-2860 www.snapnrack.com contact@snapnrack.com

© 2016 by SnapNrack Solar Mounting Solutions. All rights reserved.
PLANNING MEMO

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

FROM: Nate Sparks, City Planner

DATE: March 6, 2019

RE: Public Hearing – Conditional Use Permit – 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 hold a public hearing and forward the matter to the City Council.
STAFF RECOMMENDATION
The garage generally meets all the requirements for a residential use. Therefore, it would appear to acceptable. Staff recommends approval with the following conditions:

1. The construction shall generally adhere to the plans reviewed by the Planning Commission.
2. The exterior building materials shall be generally compatible with the exterior of the house.
NOTICE OF HEARING
CITY OF ST. PAUL PARK, MINNESOTA

Notice is hereby given that the St. Paul Park Planning Commission will be holding a public hearing on the following land use item on Monday, March 11, 2019, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

Further notice is hereby given that the St. Paul Park City Council will be holding a public hearing on the same land use item on Monday, March 18, 2019, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

CONDITIONAL USE PERMIT – 610 4th Street. The City will conduct a hearing to consider a Conditional Use Permit request from Miramac Properties 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.

The City of St. Paul Park considers your interest and input in this matter, as well as your neighbor’s input, an extremely important part of the City’s review process. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome. Please contact City Staff at your earliest convenience so we may address your questions and advise you on submittal due dates. The application materials are available for review at City Hall by appointment.

- PUBLIC HEARING: Planning Commission Meeting – Monday, March 11, 2019 – 7:00 p.m.

- PUBLIC HEARING: City Council Meeting – Monday, Monday, March 18, 2019 – 7:00 p.m.

Dated this 20th day of February 2019.

Sharon Ornquist
City Clerk
LAND USE APPLICATION

I. Property Owner Information
Name (please print): Miramac Properties, Inc. (Tina Luckner)
Site Address: 100 4th Street, Saint Paul Park, MN 55071
Mailing Address: 10025 Powers Lake Trail, Mendota Heights, MN 55129
Phone#: 651-398-6904
Email: Tina.Luckner@results.net

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, + $2,000 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:
100 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 12.22.21.0007

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
<table>
<thead>
<tr>
<th>Items Selected:</th>
<th>Options Selected:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.</td>
<td>The options you have selected are:</td>
</tr>
<tr>
<td>Truss Design Location Zip Code: 55071</td>
<td>15 L.B. Roof Felt</td>
</tr>
<tr>
<td>2x4 Wall Framing Material</td>
<td>1-1/4&quot; Coil Roofing Nails</td>
</tr>
<tr>
<td>22' Wide X 20' Deep X 8' High</td>
<td>Truss Spacers</td>
</tr>
<tr>
<td>Vinyl Double 4&quot; Lap Siding</td>
<td>Standard Concrete Blocks</td>
</tr>
<tr>
<td>- White</td>
<td>Anchor Bolts</td>
</tr>
<tr>
<td>1/2&quot; OSB Wall Sheathing</td>
<td>1 - 16x7 Overhead Door - Non-Insulated RP White</td>
</tr>
<tr>
<td>Block-It Housewrap</td>
<td>1 - 32x80 Service Door - CM1 6-Panel Steel RS</td>
</tr>
<tr>
<td>0&quot; gable/0&quot; eave overhangs</td>
<td></td>
</tr>
<tr>
<td>1/2&quot; OSB Roof Sheathing</td>
<td></td>
</tr>
<tr>
<td>Castlebrook, Weathered Wood Shingles</td>
<td></td>
</tr>
<tr>
<td>White Aluminum Fascia</td>
<td></td>
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<tr>
<td>White Premium Roof Edge</td>
<td></td>
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<tr>
<td>1 - Garage Door Opener</td>
<td></td>
</tr>
<tr>
<td>Pine Overhead Door Jamb</td>
<td></td>
</tr>
</tbody>
</table>

Estimated price: $4,398.46*

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

*** 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 also 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 final 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 tight 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
NEW PV SYSTEM: 5.400 kWp

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

APN: 0702721320006

CONTACTS USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

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

RESOURCE DOCUMENT
R-001.00
(SHEET 12)