



CITY OF SOUTH ST. PAUL MEETING AGENDA

PLANNING COMMISSION

Council Chambers 125 3rd
Ave N South St. Paul, MN
55075

Wednesday, January 7, 2026
7:00 PM

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. MINUTES**
 - A. November 5, 2025 Minutes
- 4. NEW BUSINESS**
- 5. PUBLIC HEARINGS**
 - A. Site Plan Review and Conditional Use Permits for AVR LLC Concrete Batch Plant Project at 400 Richmond Street East
- 6. OTHER BUSINESS**
- 7. STAFF UPDATES**
- 8. ADJOURNMENT**

**MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
WEDNESDAY NOVEMBER 5, 2025**

MEETING CALLED TO ORDER BY CHAIR FEHRMAN AT 7:00 P.M.

1) ROLL CALL

Present: Tyler Fehrman
Tim Felton
Geoff Fournier
James Hart
Tracy Haye
Andrew Hoffman
Brianne Miller
Michael Healy, Planning Manager

Absent: None

2) APPROVAL OF AGENDA –Motion to approve the agenda as presented– Miller/Hoffman (7-0).

3) APPROVAL OF MINUTES – October 1, 2025 –Motion to approve the minutes as presented– Hart/Hoffman (7-0).

4) NEW BUSINESS

None.

5) PUBLIC HEARINGS

A. Conditional Use Permit for a Reception Hall at 421 Marie Avenue

Mr. Healy presented the Staff report. The Applicant is Nessib Negusse, the owner of the local restaurant Hilltop International Cuisine. Mr. Negusse would like to expand into the adjacent building he owns to offer a small reception hall for community events. Events would start after 8:00 AM and wrap up by 10:00 PM. The Applicant would use his caterer's license to cater events in this space. The Applicant does not have a liquor license and would not be able to sell alcohol at events. Instead, the Applicant plans to request a "Consumption and Display" permit from the City Council which would allow event guests to bring their own beer and wine. The site does not have any off-street parking and so the City is proposing a condition that would require event guests to utilize an off-street parking facility when there are more than 70 people at an event. Staff recommend approval of the conditional use permit subject to the conditions presented during the meeting.

Commissioner Hart asked how the City would be made aware of events that have more than 70 people to enforce the off-street parking requirement. Mr. Healy explained the City's role is to set operating conditions and enforce the conditions through warnings, citations or in extreme cases the revocation of the Conditional Use Permit. The Applicant is expected to provide the City a copy of the rental agreement for events and a copy of the parking lease before they host their first event with 70+ people.

Commissioner Hart asked about street and overnight parking restrictions on Marie Avenue. Mr. Healy explained there is a city-wide rule that prohibits vehicles from being parked on the street in one place for more than 20 hours. The City-owned parking lot that the Applicant's customers could utilize does not allow for overnight parking.

Commissioner Hoffman asked if there are any active "Consumption and Display" licenses. Mr. Healy shared that the Casa Luna reception hall on Concord Exchange South had one for a short amount of time but ultimately surrendered it in favor of receiving an "on-sale" license.

Commissioner Felton asked Mr. Healy to elaborate on the condition that would require the trash enclosure to be "fixed." Mr. Healy explained that the condition is written to require the Applicant to repair or replace the existing trash enclosure. Commissioner Felton asked if there was another location for the enclosure. Mr. Healy explained city code does not require trash bins to be enclosed for buildings constructed prior to 1969. The City has historically encouraged trash enclosures for sites that do not have them to enhance the aesthetic of the site. Commissioner Felton asked if the City could require the trash enclosure to be constructed of a material that matches the building. Mr. Healy stated the City can place reasonable conditions on the use and if the Planning Commission were to recommend a condition requiring the material match the building, staff would review the condition with the City Attorney.

The Applicant, Nessib Negusse, was present to answer questions. Mr. Negusse explained that he purchased the site to improve its image and to create a neighborhood restaurant and event space. Mr. Negusse stated that the dumpster was recently damaged by the trash hauler who plans to address the damage.

Chair Fehrman opened the public hearing.

No one was present to comment on the proposed conditional use permit. Mr. Healy shared an email he received from the school district stating they have not entered into a formal parking agreement with the Applicant for the use of their lot.

Chair Fehrman closed the public hearing.

Commissioner Hoffman shared his support for the use.

Motion to recommend approval of a conditional use permit for a reception hall at 421 Marie Avenue, subject to the presented conditions of approval- Hoffman/Fournier (7-0).

B. Conditional Use Permit for Cannabis Cultivation and Manufacturing at 205 Hardman Avenue South

Mr. Healy presented the Staff report. The Applicant is DW Green Venture, LLC. They have a tentative lease agreement with the owner of 205 Hardman Avenue South to repurpose the building as a cannabis cultivation and manufacturing facility. The facility would not involve a retail storefront. The business will employ between 15 and 35 people. The Applicant is proposing a robust security plan with video surveillance, controlled access systems, alarm systems, and secure storage systems. Mr. Healy provided an overview of the City's odor ordinance and the relevant performance standards that cannabis businesses must follow. Staff recommend approval of the conditional use permits, subject to the conditions of approval.

Commissioner Hoffman asked if the City was aware of any complaints from the cannabis cultivation and manufacturing facility in Cottage Grove. Mr. Healy explained the facility in Cottage Grove, which is not

affiliated with the Application, has had some odor complaints in the last few years. The owner of the Cottage Grove facility recently applied for zoning approvals to expand their operation and is being required to address the odor from the facility.

Commissioner Hoffman asked if the City's odor consultant had met with the Applicant and if he feels the proposed odor mitigation plan will be effective. Mr. Healy explained the Applicant had not met with the consultant directly, but the consultant had reviewed the plans and provided comments which were then conveyed to the Applicant.

The Applicant, John Harned, was present to answer questions.

Commissioner Hoffman asked the Applicant about his experience with cannabis cultivation and manufacturing. Mr. Harned shared his experience as a consultant designing cannabis cultivation and manufacturing facilities in the United States and worldwide.

Commissioner Hart asked the Applicant to elaborate on what was considered cannabis manufacturing. Mr. Harned explained cannabis cultivation entails growing and packaging of dried or cured cannabis flower. Cannabis manufacturing encompasses all processes that are beyond packaging cannabis flower. This often includes the creation of products such as oils, edibles, or pre-rolls. Commissioner Hart asked if the cannabis manufacturing use creates more odor than cannabis cultivation. Mr. Harned explained most of the odors associated with cannabis facilities are related to cannabis cultivation.

Commissioner Haye asked how many cannabis cultivation and manufacturing facilities there were in Minnesota. Mr. Harned shared that he was only aware of two licensed recreational cultivation facilities, though some microbusiness licenses allow cultivation.

Chair Ferhman opened the public hearing.

Robert Dabbs, 218 10th Avenue North, shared his concerns with having a cannabis facility in town.

Justin Huminek, 608 4th Avenue South, expressed his appreciation for the efforts to address the potential odor associated with the use.

Dennis Pfab, 164 Hardman Avenue South, asked if a power study had been conducted for the site and shared his thoughts on the odor monitoring plan that was proposed by the Applicant.

Mr. Healy noted that he provided the commissioners with a copy of the email correspondence between himself and Donovan Kostron who owns the facility at 155 Hardman Avenue South. Mr. Kostron shared his concerns about how this facility could impact his employees that have recovered from chemical addictions.

Chair Fehrman reiterated that the State of Minnesota has mandated that cities allow cannabis uses within their boundaries and controls the licensing of cannabis business. The City and the Planning Commission do not have the ability to ban cannabis uses, only to regulate the time, place, and manner of such uses.

Commissioner Hoffman expressed his support for the application and shared the reasoning for his support, including fulfilling redevelopment goals for the area and increasing the local tax base.

Commissioner Fournier asked if the technology available to address nuisance odors was sophisticated enough to distinguish between various odor producing sources. Mr. Healy explained that the main tool for quantifying

odors requires the operator to be trained. The tool does not determine the strength and source of an odor automatically. Generally, it is easy to determine the source of an odor by taking upwind and downwind readings of a potential source. It can be difficult to determine the source of an odor when you have two directly adjacent businesses with similar odor profiles.

Commissioner Hart asked Mr. Healy if the proposed odor sampling frequency in the odor management plan seemed sufficient. Mr. Healy explained that Staff and the City Attorney had spent a good amount of time reviewing the application and felt the proposed sampling frequency for a new use with an odor management plan seemed sufficient.

Commissioner Haye asked if the conditions of approval for the Application were different than the conditions of approval that were placed on other businesses that generate odor. Chair Fehrman added that many of the other businesses that exude an odor predate the City's odor ordinance. Mr. Healy clarified that the City's odor ordinance had been in place since 2014. When the City adopted its cannabis regulations, the City made the deliberate choice to have additional performance standards related to odor which exceed what is in the odor ordinance.

Commissioner Felton inquired more about the process for odor monitoring and whether it is considered subjective. Mr. Healy explained that a district court and appeals court both ruled that the process is objective and enforceable. Commissioner Felton asked if the business would be eligible for a license for cannabis retail, potentially with on-site consumption. Mr. Healy stated that the Applicant would need a new conditional use permit to offer cannabis retail sales and the retail use would need to be an accessory use. State Law does not allow indoor smoking and it is very unlikely that the City would allow outdoor smoking of cannabis due to odor concerns. On-site consumption of hemp edibles is something that is allowed in certain circumstances and many bars already offer THC drinks.

Motion to recommend approval of a conditional use permit for cannabis cultivation and manufacturing at 205 Hardman Avenue South, subject to the conditions of approval- Hoffman/Miller (7-0).

C. Ordinance Updating Zoning Rules for Accessory Parking Lots and Parcels with Multiple Buildings

Mr. Healy presented the staff report. The proposed ordinance would address several zoning regulations that were been flagged by the City's Economic Development Authority as barriers to several upcoming projects. The first barrier is that a parcel cannot have more than one principal building unless a conditional use permit for a planned unit development approval is received. There are several examples of developments in town that have multiple buildings on one lot that have not required a planned unit development approval. The second barrier is that there is no formal process or set performance standards for a business or institutional use to have an accessory parking lot on a piece of land that is not directly adjacent to the building. Despite this lack, these parking lots are common throughout South St. Paul. The proposed ordinance would allow multiple non-residential buildings on one parcel with a conditional use permit. The ordinance would create a formal process and performance standards for the creation of an adjacent, accessory parking lot for commercial and institutional uses.

Commissioner Hart asked Mr. Healy for an example of when a conditional use permit for a planned unit development would still be required for a residential development. Mr. Healy stated that a development like Waterford Green, which contains an apartment building and multiple townhomes all on a single parcel, would still require a conditional use permit for a planned unit development.

Commissioner Hoffman shared his support for the ordinance.

Chair Fehrman opened the public hearing.

No one was present at the meeting to comment, and no correspondence had been received prior to the meeting.

Chair Fehrman closed the public hearing.

Motion to recommend approval of an ordinance updating the zoning rules for accessory parking lots and parcels with multiple buildings- Hart/Fournier (7-0)

6) OTHER BUSINESS

None.

7) STAFF UPDATES

None.

8) ADJOURNMENT

Motion to adjourn- Hoffman/Haye (7-0)



PLANNING COMMISSION AGENDA REPORT

DATE:

January 7, 2026

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Michael Healy

AGENDA ITEM NUMBER:

5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Site Plan Review and Conditional Use Permits for AVR LLC Concrete Batch Plant Project at 400 Richmond Street East

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of the site plan and conditional use permits for the proposed AVR LLC Concrete Batch Plant Project at 400 Richmond Street East.

OVERVIEW

Application

The Applicant, “AVR, LLC,” has an option to purchase the property that contains the City’s existing public works service center at 400 Richmond Street East. The City is tentatively planning to construct a new public works service center on a City-owned property that is directly south of the DNR Boat Launch park. The Applicant is proposing to repurpose the 400 Richmond Street East property for concrete manufacturing. They would like to utilize the existing building as a storage building and would construct a new concrete batch plant in the rear yard of the property.

AVR, LLC is seeking the following land use approvals:

1. Site Plan approval to construct a concrete batch plant building and two large accessory buildings for aggregate and sand storage which would be connected to the concrete batch plant by conveyer belts.
2. A conditional use permit for exterior processing. *This approval is required because the concrete manufacturing process is not wholly contained inside a building with four walls and a roof.*

3. A conditional use permit to have a building that is taller than 50 feet in the I-Industrial zoning district. *The proposed concrete batch plant will be 82 feet tall.*
4. A conditional use permit to have multiple principal buildings on one parcel. *The property will have two principal buildings, the old public works facility, and the concrete batch plant building.*
5. A conditional use permit to have accessory buildings that are larger than 200 square feet. *The Applicant is proposing to build two accessory buildings for aggregate and sand storage which will be connected to the batch plant via conveyor belts. Each building will be roughly 1,000 square feet.*
6. A conditional use permit to have an above-ground tank that is larger than 2,000 gallons. *The Applicant is proposing to have a 10,000-gallon fuel tank which they would use exclusively to fuel their own fleet vehicles.*

Review Timeline

Complete Application Submittal: December 16, 2025

Planning Commission: January 7, 2026

Tentative City Council Meeting: January 20, 2026

60-Day Review Deadline: February 14, 2026

Background

The existing 33,000 square foot Public Works Service Center at 400 Richmond Street East was built in 1970 and has housed the Public Works department for 55 years. The building has many deficiencies that were identified in an evaluation conducted by the City that include a lack of a fire suppression system, inadequate make-up air in mechanics' bays, inadequate electrical systems, a lack of locker and restroom facilities for female workers, many Americans with Disabilities Act (ADA) inadequacies, and numerous energy inefficiencies. It is estimated that it would cost at least \$6.5 million to renovate the building and, even after a renovation, the building would still be inadequate because it is too small, and it has an obsolete layout.

The City has gone through a space needs analysis and a pre-design process with facilities experts, and it is estimated that South St. Paul needs up to a 75,000 square foot Public Works facility to meet current and projected operational needs and provide high quality service to residents. This would be over twice the size of the existing facility. The City is working with its partners in the State Legislature and is seeking funding in the 2026 State bonding bill to help

finance the construction of the new building. The City is also planning to sell off the old public works facility in order to help finance the construction of the new facility. The old facility sits on a prime piece of real estate and is in a heavy industrial area that has zoning regulations that are very attractive to the private sector. If the old facility is sold to a private sector business, it will put the property on the tax rolls for the first time since 1970 and the new owner will pay property taxes each year to support the City and County governments and the School District.

AVR, LLC currently operates a temporary seasonal concrete batch plant in South St. Paul at 843 Hardman Avenue South (the Danner Property) which is governed by an interim use permit that will expire in the Fall of 2027. The Danner property is in a different zoning area which does not allow permanent concrete plants and only allows concrete plants as a temporary use that is part of a land reclamation and redevelopment plan. Once the Danner property has been redeveloped, AVR, LLC will no longer qualify for an Interim Use Permit to operate there. They have been actively seeking a property in northern Dakota County that will allow them to construct a permanent concrete plant so that they can continue to serve construction sites in this part of the metro.

In July of 2025, the City released a targeted Request for Proposal (RFP) inviting interested parties to submit proposals for the purchase and redevelopment of the 400 Richmond Street property. It is understood that the City will need to continue to operate out of the property through at least the Fall of 2027 while the new facility is under construction. AVR LLC has offered an attractive purchase price that would give the City an infusion of cash that it can use to build the new public works facility. AVR LLC would then lease the property back to the City for continued public works operations until the new public works facility is ready to be occupied.

Site Characteristics

The subject property is a 4.66-acre parcel of unplatted land located on the south side of Richmond Street East just before it curves north and turns into Hardman Avenue South. The Union Pacific Railroad mainline track sits just east of the property and separates it from the Kinder Morgan Dakota Bulk Terminal, a 90-acre privately owned barge/rail/truck transportation facility that distributes road salt and other bulk commodities across the region. A portion of the 4.66-acre subject property is the public roadway itself, which is covered by a right-of-way easement and is not considered buildable. If the subject property is ever platted in the future, the part of the parcel that is the public road would be platted as street right-of-way and the owner would be left with an approximately 4.15-acre buildable parcel.

The existing building at 400 Richmond Street East is an approximately 33,000 square foot block building, with roughly 10% of the floor area finished as office/administrative/support space, approximately 20% of the floor area outfitted for commercial vehicle maintenance space, and the remaining 70% of the floor area consisting of tempered equipment, parts, tool, and vehicle storage space. The existing building sits close to Richmond Street East with only about 10 feet of space between the building and the edge of the right-of-way easement line. There is a public sidewalk that runs along Richmond Street East and the front of the public works building has a 300-foot-long blank wall that runs along the sidewalk with minimal architectural treatments and no landscaping. There is just grass between the building and the public sidewalk and the grass is

broken up by a series of gutters and concrete structures that take rainwater from the top of the building and direct it out onto the sidewalk.

South of the public works building is a large, paved area that is not striped and is used for free-form employee parking, equipment parking, and general storage. At the southern end of the subject property are two accessory buildings. There is a roughly 4,800 square foot temporary salt storage building that is open-sided and roofed by a fabric material. There is also a roughly 2,400 square foot cold storage building that is used by the Police Department for storage. There are gravel areas near the two accessory buildings that are used for exterior storage.

AVR, LLC's Proposal to Repurpose the Property

AVR, LLC is proposing to purchase the property from the City, but they do not want to move forward with the purchase until they have zoning entitlements that guarantee that they can build their concrete plant and operate their business after the leaseback period is over. At full build-out, this is what AVR, LLC is proposing:

- The two existing accessory buildings on the property will be either demolished or relocated to the new public works property. The salt storage building is a temporary building that can be moved.
- AVR, LLC will construct an 82-foot-tall concrete batch plant at the southern end of the property in an area that Public Works uses for exterior storage today. The batch plant itself will have a roughly 4,920 square foot footprint, and it will be structurally connected at the second level to a two-level control building with a 505 square foot footprint. There will be an open space between the two building sections that concrete trucks can drive through to be filled with concrete.
- AVR, LLC will construct two new partially buried accessory storage buildings in the area where the Police Department's storage garage is located today. One accessory building will hold sand and one will hold aggregate. These materials will be fed directly into the concrete batch plant by two covered conveyor belts. Each accessory building will be approximately 1,000 square feet in size.
- AVR, LLC will install a 10,000-gallon aboveground fuel tank and pump in the middle of the site for fueling their fleet vehicles.

- AVR, LLC will pave some surfaces that are gravel today.
- AVR, LLC will install new landscaping and a new monument sign along Richmond Street East to beautify the property.
- A truck wash area with a metal spray structure will be installed in the driveway area to reduce dust and keep city streets clean.

Scope of Proposed Concrete Business

After municipal public works operations have relocated to the new facility and AVR has constructed the new concrete batch plant, the proposed concrete business at 400 Richmond Street East will operate with the following characteristics:

- The plant will produce 75,000 to 100,000 cubic yards of concrete annually. *A concrete truck can hold 8 to 10 cubic yards of concrete so this would be 7,500 to 10,000 truckloads per year.*
- 25-40 employees would be employed on-site daily.
- Typical business hours would be 7 AM to 7 PM.
- Most concrete trucks would travel to and from South St. Paul by using Hardman Avenue to access Interstate 494 directly.
- There will be no exterior storage or overnight outdoor parking of concrete trucks. Concrete trucks will be parked inside the old public works building. In the morning, concrete truck drivers will arrive at the site in their personal vehicles. They will take their concrete truck out of the old public works building and then park their personal vehicle inside the public works building.

- AVR is not proposing to stripe any parking inside their yard area. The only striped parking will be the four (4) existing striped stalls that are near the public-facing entrance of the existing public works building.

Zoning and Comprehensive Plan Guidance

The property is zoned I-Industrial and guided “Industrial” in the 2040 comprehensive plan. It is also located in the “Urban-Mixed” subdistrict of the Mississippi River Critical Corridor Area (MRCCA) overlay district.

The I-Industrial zoning district allows “manufacturing in an enclosed building with permanent walls and a roof” use except that some types of manufacturing are expressly prohibited. The I-Industrial zoning district does not prohibit concrete plants, and it is the City’s only industrial zoning district that does not prohibit concrete plants.

The Applicant’s proposed concrete manufacturing operation is like most other concrete manufacturing operations in Minnesota in that some parts of the manufacturing process take place outside an enclosed building with walls and a roof. Sand and aggregate materials will be moved between accessory storage buildings and the concrete batch plant via conveyor belts which are located outdoors, and this is considered “exterior processing.” Additionally, concrete trucks will drive underneath the batch plant for filling, and this is also an open-air process that is considered “exterior processing.” The I-Industrial district has a unique framework for regulating exterior processing which has been in place for decades:

- Temporary exterior processing related to a land reclamation and redevelopment plan can be allowed on any property in the I-Industrial zoning district with an interim use permit. *This is the type of interim use permit that AVR, LLC currently has which allows them to operate on the Danner property.*
- Exterior processing of wood chips is allowed on any property in the I-Industrial district with a conditional use permit and an approved site plan. This is the only type of exterior processing that is allowed districtwide.
- Other permanent exterior processing businesses are only allowed to operate in the heavy industrial area that surrounds the Kinder Morgan Dakota Bulk Terminal. A conditional use permit is required, and the City Code explicitly states that most properties in the I-Industrial district are not eligible to obtain the conditional use permit. Per the City Code, exterior processing is allowed “*on industrial zoned property south of I-494, except that part north of Richmond Street, west of Hardman Avenue, north of vacated Malden Street from Hardman Avenue to the Mississippi River, the south one-half of section 35, T28N,*

R22W and the east one-half of the NW 1/4 of section 35, T28N, R22W.” According to this code provision, the only properties that are eligible for a conditional use permit for exterior processing are Kinder Morgan Dakota Bulk Terminal (925 Hardman Avenue South), the Lutheran World Relief warehouse (398 Richmond Street East), and the municipal public works facility (400 Richmond Street East).

This table lays out the zoning status of properties that are adjacent to the subject property:

Direction	Existing Use	Existing Zoning	Comp Plan Guidance
<i>West</i>	Lutheran World Relief Warehouse	I- Industrial	Industrial
<i>North</i>	Cemstone's Truck Service Garage	I- Industrial	Light Industrial (Being re-guided “Industrial” in accordance with South Concord Corridor Small Area Plan)
<i>East</i>	Kinder Morgan Dakota Bulk Terminal (across railroad tracks and regional bike trail)	I- Industrial	Industrial
<i>South</i>	Lutheran World Relief Warehouse	I- Industrial	Industrial

Relevant City Code Sections

The following zoning code sections are relevant to this review:

- Section 118-9 establishes architectural requirements for buildings in the I-Industrial district.
- Section 118-40 governs Conditional Use Permits.
- Section 118-47 governs Site Plan Review.

- Section 118-129 governs the I-Industrial zoning district.
- Sections 118-165 through 118-177 regulate the Mississippi River Critical Corridor Area (MRCCA).
- Section 118-185 regulates the Floodplain districts.
- Section 118-196 governs the zoning rules for having multiple principal buildings on one lot.
- Section 118-208 governs the zoning rules for detached accessory buildings.
- Section 118-242 regulates screening of rooftop mechanical equipment.
- Section 118-243 governs landscaping requirements.
- Sections 118-351 through 118-355 regulate parking and loading.

SITE PLAN REVIEW

Minimum Lot Size

The I-Industrial zoning district requires a minimum lot size of 1 acre. The existing 4.66-acre parcel complies with this requirement.

Minimum Floor Area Ratio

Since 2016, new development in the I-Industrial zoning district has been required to have a minimum floor area ratio (FAR) of 0.2. This generally means that at least 20% of each property must be covered by a 1-story building or at least 10% of each property must be covered by a 2-story building. The intent of the FAR requirement is to ensure that each property is being utilized

with its “highest and best use” and paying an appropriate level of property taxes relative to its acreage. Municipal buildings and uses are exempt from the minimum FAR requirement because they are a necessary public service and do not pay property taxes. If 400 Richmond Street East is sold to the private sector, however, it will start to pay property taxes. The City wants to ensure that the property maintains an appropriate FAR so that it is paying adequate property taxes. The Applicant’s proposal to retain the existing building and build out the site with additional buildings will be good for the tax base:

- The 4.66-acre property currently has an FAR of 0.18 due to the existing 33,000 square foot Public Works building and the 4,800 square foot Police Department storage building. The temporary salt storage building does not count towards the FAR requirement because it is removable, and its interim use permit requires it to be removed by 2033.
- As previously stated, part of the subject property is unbuildable because it is covered by a public road easement and has the Richmond Street roadway going through it. If the part of the parcel that is covered in a road easement were re-platted as right-of-way, then the property would only be about 4.15 acres in size and would have an FAR of 0.21 with just the existing buildings.
- The Applicant is proposing to demolish the 2,400 square foot Police Department storage building, but they are proposing to construct a concrete batch plant which will add approximately 5,930 square feet of floor area and two accessory buildings which will add at least another 2,000 square feet of floor area.
 - The new FAR will be just over 0.2.
 - If the parcel is re-platted to remove the road easement area, the new floor area ratio with AVR LLC's new buildings would be 0.23

The Applicant has other concrete batch plants where concrete trucks park outdoors. In South St. Paul, the Applicant is planning to keep the public works building intact and use it for indoor truck parking because they understand how important maintaining the 0.2 FAR is for the City to agree to sell the property and grant a conditional use permit. It should be a “condition of approval” that the Applicant needs to continue to meet the minimum FAR requirement, meaning that the public works service center building cannot be torn down in the future unless the Applicant constructs a new building to replace it and maintain the FAR.

Setbacks

The concrete batch plant is considered a second principal building and needs to comply with setback requirements for a principal building. It needs to be set back at least 30 feet from the front property line and it easily meets this requirement because it is in the rear yard behind the

existing public works building. The concrete batch plant needs to be at least 20 feet from the rear and side property lines, and it does meet those requirements.

The two accessory buildings need to be at least 10 feet away from rear and side property lines and must be located behind the principal building (the existing public works building). The accessory buildings will meet those requirements.

Building Height

The I-Industrial district automatically allows buildings to be up to 50 feet tall and allows additional height via a conditional use permit. The proposed concrete batch plant is 82 feet tall and requires a conditional use permit for its height. Staff does not have any concerns about the proposed height. The building has an attractive design, and the bulkiest part of the building is only 62 feet tall with a 20-foot-tall tower element above that. There are several tall buildings and structures at the Kinder Morgan Dakota Bulk Terminal property directly to the east and what is being proposed will not be out of place in this heavy industrial area.

Parking

The Applicant is proposing to provide employee parking primarily inside the old public works service center building. They have stated that employees will arrive at the site in their personal vehicles, pull their cement truck out of the building, and then park their personal vehicle in the parking bay that was vacated by the cement truck. They want to keep most of the pavement on the property open and un-striped just as it is today. The paved yard area will be utilized primarily for cement truck queuing and maneuvering. City Staff expects that there will be some amount of informal employee parking in unstriped areas, just as there is today. Most of the yard area is screened from the public street by the existing public works building, and it should not have a negative aesthetic impact on the public street if employees are occasionally parking in unstriped areas.

The Applicant is proposing to continue to use the small 4-stall parking lot near the service center's entrance as "guest parking." As part of the "change of use" for the property, this parking lot should be re-striped with a handicapped van accessible stall to meet modern ADA requirements.

Exterior Building Materials for Concrete Batch Plant

The Applicant is proposing to construct their concrete batch plant building using "insulated concrete forms" with a stucco finish. Insulated Concrete Forms are hollow foam blocks that are stacked like Legos to form walls, then filled with reinforced concrete. Per the Applicant, the benefits of this building material include energy efficiency, resistance to flooding and high winds, and sustainability (made from recycled materials). The Applicant's facility in Burnsville was constructed of this same material and the Applicant has provided photographs of the plant during construction and photographs of what it looks like today.

Section 118-9 of the City Code, which regulates building architecture, has special standards for

the heavy industrial area “South of Richmond Street and East of Schumacher Road.” In this area, at least 75% of each building must consist of facades that are Class I, Class II, and Class III materials. There is a list of building materials for each class (SEE ATTACHMENT 14). Traditional masonry stucco is considered a Class II material. Synthetic stucco (EIFS) is considered a Class III material. The City Council has the authority to deem exterior building materials that are not listed to be “similar” to the listed materials and allow them to be used.

The City Code does not list “insulated concrete forms” in any of its building material classifications. The Applicant is asserting that it will be of a similar quality as traditional stucco and should be considered a Class II material. Even if the Planning Commission and City Council feel that it is more similar to synthetic stucco (EIFS), it would still be allowed because this area allows Class III materials. City Staff is comfortable supporting the use of insulated concrete forms for the concrete batch plant’s exterior.

Accessory Buildings

The Applicant is proposing to construct two aggregate bins which are partially buried accessory buildings that will be full of sand and aggregate and will feed these materials to the batch plant via two conveyor belts. Each building will be approximately 1,000 square feet in size (15’ x 66’ is shown on the plans) and the two buildings will sit near the western property line, just south of the existing public works building. The buildings are 18 feet tall, but 10 feet of each building is buried in the ground and only 8 feet will poke out above the surface. The Applicant would like to construct the partially buried accessory buildings using “cast in place concrete walls” and has indicated that this is a standard construction technology for this type of specialty building. The walls are built on-site using concrete that is poured into shaped forms. The roof of the building will also be made from concrete and each building will essentially be a concrete bunker.

Section 118-9 of the City Code states that the rules for exterior building materials in the I-Industrial zoning district apply to both principal buildings and accessory buildings. The part of the accessory buildings that is aboveground needs to meet code requirements, which means that at least 75% of the aboveground walls need to be Class I, Class II, and Class III materials. Smooth concrete walls and smooth concrete blocks that have no architectural detailing are generally considered a Class IV material and would not be acceptable. Concrete products that have architectural detailing are generally considered a Class II material.

The Applicant will need to make upgrades to the exterior walls of the accessory buildings to meet code requirements. Staff would recommend that they utilize forms or stamping that will result in the concrete walls having some level of architectural detailing. The Applicant may prefer to paint the walls white instead of adding detailing. This would have a pleasant appearance initially, but the appearance would degrade over time unless the paint is refreshed periodically. Section 118-9 generally states that industrial buildings should have low-maintenance exterior building materials wherever possible to ensure that they remain attractive even after weathering has occurred.

The Planning Commission may want to discuss the accessory buildings with the Applicant to get a feel for what is and is not possible with this type of cast-in-place concrete building. If the

Planning Commission wants to allow painted smooth concrete walls to be used, it would require a finding that this is equivalent to a Class III material for this type of building. The project's conditional use permit should then also include a condition that requires the paint to be maintained.

Landscaping

New developments in the I-Industrial zoning district are required to have at least 15% lot coverage by landscaping and must provide at least one overstory tree for each 70 feet of lot perimeter. If this were a new development, the subject property would need to provide 26 overstory trees because the parcel has a 1,830-foot perimeter. The proposed project is an adaptive reuse of a property that has already been developed and has lawful nonconformities that do not meet modern zoning code requirements and are "grandfathered." However, the property's landscaping can be required to be at least somewhat upgraded as a condition of approving the conditional use permits to adaptively reuse the property.

The subject property has almost no deliberate landscaping today aside from some decorative plantings near the front entrance at the northwest corner of the property. There are currently no trees on the property. The property has 12% coverage by non-impervious surfaces today and the Applicant is proposing to add some additional landscaped areas (such as a landscape rock area near the proposed fueling tank) that would bring the total up to about 16%.

The Applicant is proposing to plant 15 overstory trees on the subject property with a focus on beautifying the Richmond Street side of the property. This would be a partial satisfaction of the 26-tree requirement for a new development. City Staff has encouraged the Applicant to come as close to meeting the 26-tree requirement as possible with the understanding that the site's layout may prevent full compliance. The Applicant's proposal seems reasonable.

The Applicant is currently proposing to plant two maple trees along the eastern property line. Maple trees have large canopies and would interfere with the Union Pacific railroad tracks to the east, which would necessitate aggressive pruning that would kill the trees. The two maple trees need to be replaced with conical tree varieties that will grow straight up and will not have a large canopy.

Dumpster Enclosure

The Applicant has not provided a trash handling plan. They are keeping the old public works building primarily to use it for indoor storage and dumpsters could be stored inside the building. If the Applicant decides that they want to have exterior trash handling in the future, they will need to construct a trash enclosure out of an approved material.

Lighting

The Applicant has stated that they will be making minimal changes to site lighting. If any new exterior lighting is proposed, including lighting on the concrete batch plant, a lighting and photometric plan will need to be submitted at time of building permit to demonstrate code

compliance.

Signage

The Applicant is proposing to place a monument sign near the entrance of the property. They have provided renderings which show an attractive and creative sign structure. They will need to pull a sign permit prior to installation.

Fence

There is an existing chain link security fence surrounding the property which encloses the yard area. The Applicant will largely keep the fence in place, although they will need to alter the front entry gate area because of the proposed widening of the driveway. A fence permit will be needed prior to construction.

Mechanical Equipment

The Applicant will need to provide a screening/painting plan if they intend to expand the size or footprint of the rooftop mechanical equipment. Any new ground-mounted mechanical equipment will also need to be screened in accordance with code requirements.

Mississippi River Critical Corridor (MRCCA) Rules

In the “Urban Mixed” part of the Mississippi River Critical Corridor Area (MRCCA), buildings and structures are not allowed to be taller than 65 feet unless a conditional use permit is obtained for additional height. This type of conditional use permit is subject to review by the Department of Natural Resources (DNR), National Park Service (NPS), and other municipalities that are across the river and may have their river views affected by the new construction. The City must provide each of these entities at least 10 days to review the proposal and provide comments prior to holding a public hearing for the conditional use permit.

The MRCCA ordinance and State Statute do provide several exceptions to the 65-foot height limit. “Industrial and utility structures requiring greater height for operational reasons” are exempt from the 65-foot height limit. The Applicant has provided a statement explaining why their concrete batch plant needs to be 82 feet tall for operational reasons. The DNR and the National Park Service have reviewed the statement and agree that the project is exempt and does not need a conditional use permit for the 65-foot MRCCA height rule.

Floodplain Overlay District

The southeastern corner of the property, the eastern edge of the property, and a part of the northern edge of the property are shown on FEMA flood maps as being located within the 100-year floodplain which means that this area is in the “Flood Fringe” zoning overlay district and there are special rules for constructing a building or structure in that area. The Applicant has designed their new buildings to completely avoid the part of the property that is in the floodplain. The new monument sign will be in a floodplain area, but it does not meet the floodplain

ordinance's definition of a "structure" and does not need to be floodproofed.

Noise

The Applicant's existing temporary concrete batch plant at 843 Hardman Avenue South is relatively noisy during operation. The Applicant has stated that noise from the permanent concrete plant will be negligible because the concrete manufacturing apparatus will be enclosed inside a building. They note that it is much more common for concrete manufacturing plants to get complaints about truck noise (i.e. beeping when trucks back up) than it is for them to get complaints about noise from the manufacturing process.

The proposed concrete plant is not close to any properties with residential dwelling units. There are residential properties about 750 feet away at the top of the bluff to the west. The Healy Mobile Home Park is roughly 1,150 feet away to the south. The area to the west of the proposed concrete plant was guided "mixed-use" in the original 2040 Comprehensive Plan, which may have meant that dwelling units would be developed there in the future. This area has been re-guided to "Commercial" via a comprehensive plan amendment that was approved by the City Council in 2025 and is currently under review by the Metropolitan Council. The City does not expect to see any dwelling units constructed in this area and the new guidance will allow zoning to be put in place that does not allow dwelling units.

The Applicant is tentatively planning to operate the plant from 7 AM to 7 PM Monday through Saturday, but they (or a future owner of the property) could change their hours of operation at any time unless the City chooses to place a "condition of approval" in the conditional use permit that restricts the concrete batch plant's hours of operation. The Planning Commission may want to discuss this issue with the Applicant.

Screening

The City Code generally requires exterior storage areas to be screened from adjacent properties and adjacent public roads. The City Code does not have any explicit screening requirements for exterior processing, but the City can potentially impose "case by case" screening requirements as part of the conditional use permit as long as there is a rational nexus to justify the placement of the condition.

The exterior processing that will take place at the subject property consists of materials being transported between buildings on outdoor conveyor belts and concrete trucks being filled. The concrete manufacturing operation will be far away from the public right-of-way of Richmond Street so visibility from the street is not an issue. The operation will be visible from the Lutheran World Relief Warehouse's long private driveway (to the west), Lutheran World Relief Warehouse's main property (to the south), and the Mississippi River Trail (to the east). It may or may not be beneficial to add some type of screening or softening along those property lines. There is already some vegetation between the property and the south property line, although the vegetation appears to be owned by the adjacent property owner. People using the bike trail today have a clear view into the public works exterior storage yard and the proposed use will be less visually intense than what is there today. It can be somewhat fun for trail users to get a "peek

behind the curtains" regarding how industrial businesses function, so full screening is probably not necessary.

There are two ways that screening/softening could potentially be approached if the Planning Commission feels like this should be explored further:

1. It is unclear from the Applicant's site plans whether the areas along the west, south, and east property lines will be landscaped. The removals plan calls for the removal of gravel from these areas, but the replacement plan does not make it clear what material is replacing the gravel. If this is a landscape area, trees or tall shrubs could be planted there to soften the views.
2. Privacy slats could potentially be added to the existing chain link fence along the western property line to provide some screening for the part of the property that is not screened by the walls of the public works building.

Fuel Tank

The Applicant is proposing to install a 10,000 gallon fuel tank in the middle of the property to fuel concrete trucks. A conditional use permit is required for any tank that is larger than 2,000 gallons and only properties that are east of Concord Street are eligible to obtain this type of conditional use permit. Staff does not have any concerns about the proposed tank as it is fully screened from Richmond Street East by the public works building.

Truck Wash System

The Applicant will be constructing an outdoor automatic truck wash system alongside a part of their driveway as a way of ensuring that concrete trucks are not tracking sediment and dust onto City streets. The truck wash is essentially a metal scaffolding structure that sprays water at trucks. The Applicant has provided a photograph of a similar truck wash at one of their other concrete plant properties.

It seems appropriate to allow this type of outdoor truck wash on a property that is going to be allowed to have exterior processing as the truck wash is essentially just another processing step. The City Code does not have clear requirements for this type of mechanical equipment. The truck wash will be located far enough away from the public street that it should be somewhat screened/softened by the building itself and the new trees that are being planted on the east side of the property.

CONDITIONAL USE PERMITS

Conditional Use Permit Review Criteria

The City Code states that a Conditional Use Permit should be recommended for approval if the Planning Commission has made the following determinations:

1. *That the conditional use, with such conditions as the commission shall determine and attach, conforms to the general purpose and intent of this chapter.*
2. *If the application is based on the conditional use provision in this chapter that the issuance conforms to the general characteristics of the district of which it will become a part.*
3. *That the conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district or districts affected.*
4. *That adequate utilities, access roads, streets, drainage, and other necessary facilities have been or will be provided.*
5. *That adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

In industrial districts, additional criteria should be considered:

6. *Certain uses may be considered generally unsuitable in industrial districts because of conditions that would tend to discourage other industrial development in the vicinity; these conditions may include noise, vibrations, dust, glare, unsightliness, or similar nuisances. Certain other industrial land uses are considered generally inappropriate because they represent underutilization of land, which, in turn, means a low tax return from land that under fuller development would be contributing needed revenue to the city's tax base.*

Timeline

Section 118-40 of the City Code states that conditional use permits will automatically terminate within one year of the date of approval if improvements are not substantially begun. The City's Site Plan Review ordinance has similar language. The City Council has the authority to grant extensions. In this case, the Applicant has requested to receive an extension upfront since there is a good chance that they will not be able to substantially begin improvements until the Fall of 2027 or even later due to the need to wait for Public Works to relocate. City Staff is recommending that the conditional use permits and site plan approval be good for at least three years. Staff has written a "condition of approval" that would give the Applicant until January 2029 to substantially begin to make improvements to the property.

DISCUSSION

The City can attach reasonable “case by case” conditions to a Conditional Use Permit to regulate the use and ensure harmony with surrounding land uses. Conditional Use Permits run with the land and transfer if the property changes hands. The City cannot add any new conditions to the

permit after the conditional use permit has been approved. On the other hand, the City does have the ability to revisit the conditional use permit at any point in the future and remove conditions if the business has proven itself and demonstrated that one or more of the conditions are not necessary or are counterproductive. Conditional use permits typically can only be terminated if a condition is violated, and the City Council votes to revoke the conditional use permit after holding a public hearing.

The proposed use of the property will comply with minimum FAR requirements and add to the tax base. The use will also bring up to 25-40 good paying jobs to the community. The Planning Commission may want to discuss the following issues internally and with the Applicant while preparing their recommendation:

1. What type of treatment needs to be applied to the poured-in-place concrete walls of the accessory buildings before the Planning Commission is comfortable calling it the equivalent of a Class II or Class III building material?
2. Should the conditional use permit restrict the hours of operation for the concrete batch plant?
3. Does the Planning Commission have any concerns about the western, southern, or eastern property lines and views of exterior processing? Is there a need to discuss softening views along any of those property lines with landscaping or privacy slats?

COMMENTS FROM OTHER DEPARTMENTS

Police Department

It may be appropriate to add a condition of approval which ensures that any material leaving the lot which is dropped on the roadway is cleaned up by the Applicant or a contractor that they hire.

Engineering

The Engineering Department has prepared a comments letter which is included as an attachment. The City Engineer is recommending approval so long as the Applicant addresses all the comments in the letter.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan and Conditional Use Permits for AVR LLC, subject to the following conditions:

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the following plans on file with the Planning Department:

a. Application (AVR, LLC)	dated 11/25/2025
b. Revised Narrative (Joshua Edwards)	dated 12/15/2025
c. ALTA Survey (EFN)	dated 11/04/2025
d. Site Demolition Plan (Kimley Horn)	dated 12/15/2025
e. Erosion and Sediment Control Plan (Kimley Horn)	dated 12/15/2025
f. Site Dimension Plan (Kimley Horn)	dated 12/15/2025
g. Grading and Drainage Plan (Kimley Horn)	dated 12/15/2025
h. Utility Plan (Kimley Horn)	dated 12/15/2025
i. Landscape Plan (Kimley Horn)	dated 12/15/2025
j. Floor Plans (Amcon)	dated 12/15/2025
k. Rendered Elevations (Amcon)	dated 12/15/2025
l. Stormwater Management Plan (Kimley Horn)	dated 11/24/2025

2. **Status of Previous Approvals.** The existing Police Department cold storage building was approved by a conditional use permit contained in Resolution #2016-80. That conditional use permit shall be extinguished upon the demolition of the cold storage building. The existing temporary salt storage building was approved by an interim use permit contained in Resolution #2013-142. The interim use permit shall be extinguished upon the demolition or removal of the temporary salt storage building from the property.

3. **Construction Permits Required.** The Applicant must obtain the required permits prior to beginning construction:

- a. Building permits are required for the construction of the concrete batch plant and accessory buildings.
- b. A building permit and a permit from the South Metro Fire Department is required for the installation of the aboveground fuel tank.
- c. A fence permit is required before the Applicant makes changes to the security fence.
- d. Either a zoning permit or a building permit is needed for the parking lot project.
- e. Sign permits must be obtained prior to the installation of any signage. The monument sign is proposed to be installed in the 100-year floodplain and additional information may be required as part of the sign permit submittal to ensure compliance with applicable regulations.

4. **Building and Fire Code Compliance.** All buildings on the property must be maintained in compliance with all applicable building codes and fire codes. All storage of hazardous materials must comply with applicable codes.

5. **Stormwater Maintenance Agreement Required.** Prior to building permit issuance, the Applicant must enter into a stormwater maintenance agreement with the City for the long-term maintenance of required stormwater management systems.

6. **Revised Plans Required.** The Applicant shall submit revised plans that address the following:

- a. The removals plan shows a large area of gravel removal, but the site plan does not show what material is replacing it. The site plan and/or landscaping plan must be revised to label all replacement surfaces. There can be no net increase in impervious surface coverage from what is present at the property today.
- b. The landscape plan must be revised to replace the two maple trees that are along the Union Pacific railroad tracks with two conical trees that will not have a large canopy that conflicts with railroad operations.

7. **Installation and Maintenance of Required Landscaping.** The Applicant shall be responsible for installing and maintaining all landscape materials shown on the approved landscaping plan.

8. **Landscape Guarantee.** The Applicant shall establish a landscape escrow in the amount of \$7,500 or 125% of the estimated cost of implementing the tree replacement plan, whichever is less. The security shall be maintained for at least one year after the date that the landscape materials have been planted. After one year has passed, the Applicant must replace any required landscape materials that are not alive or are in an unhealthy state. Once the City has confirmed that the replacements have been installed, the entire security may be released.

9. **Concrete Batch Plant Height** The concrete batch plant shall be permitted to be taller than 50 feet provided that its height and design is substantially consistent with the approved plans and the building does not exceed 82 feet in height.

10. **Concrete Batch Plant Exterior Building Materials.** The City finds that insulated

concrete forms with a stucco finish are the equivalent of a Class II or Class III material, as required by Section 118-9. The concrete batch plant building may be built with this material in compliance with the approved plans.

11. **Accessory Buildings and Aboveground Fuel Tank.** The Applicant is being granted a conditional use permit to have accessory buildings that are larger than 200 square feet and a conditional use permit to have an above-ground fuel tank that is larger than 2,000 gallons.
 - a. The two accessory buildings shall have a size and location that is substantially consistent with the approved plans. The accessory buildings may be constructed out of cast-in-place concrete. The walls must be treated in a manner that will provide sufficient architectural detailing for them to be considered the equivalent of a Class II or Class III material, subject to a recommendation by the Planning Commission and final approval by the City Council. The Applicant is responsible for maintaining the approved architectural treatment.
 - b. The above-ground fuel tank may be up to 10,000 gallons in size. Its placement and site design shall be substantially consistent with the approved plans.
12. **ADA Compliant Striping Required.** Prior to occupying the site, the Applicant shall re-stripe the guest parking area at the northwest corner of the property in an ADA-compliant manner with at least one handicapped van-accessible parking stall.
13. **Sewer Access Charge (SAC) Payment.** The Applicant is responsible for securing a Sewer Access Charge (SAC) determination from the Metropolitan Council and submitting this letter and payment for any SAC charges at time of building permit.
14. **Washout Area Required.** The Applicant shall submit a final design for their truck washout area at time of building permit. The final design of the washout area is subject to the review and approval of the City Engineer.
15. **Roadway Cleanliness.** The Applicant is responsible for cleaning up any debris, dust, concrete, or other materials that fall off their cement trucks onto a public roadway.
16. **Compliance with Dakota County Requirements, MPCA Requirements, and Other State Agency Requirements.** The Applicant shall comply with any requirements that are

imposed upon them by the Minnesota Pollution Control Agency (MPCA), including but not limited to requirements related to air pollution, stormwater management, and the handling of hazardous materials. The Applicant shall also comply with any relevant requirements that are imposed upon them by other State agencies and by Dakota County.

17. **Minimum Floor Area Ratio.** The conditional use permits are conditioned upon the Applicant maintaining a minimum floor area ratio (FAR) of at least 0.2 on the subject property. For the purposes of calculating the minimum floor area ratio, the part of the subject property that is covered in a public road easement shall not be included in the parcel's acreage.
 - a. If the Applicant seeks to demolish the former public works service center building in the future, it will require an amendment to this conditional use permit and an approved plan to construct a new building that will maintain the minimum FAR. The timespan for constructing any approved replacement building will be defined in the conditional use permit amendment.
 - b. If the former public works service center is destroyed by fire or other peril, the Applicant shall have 3 years from the date of the destructive event to design and begin construction of a replacement building that brings the property back into compliance with the minimum FAR requirement. An extension may be granted by the City Council if there are extenuating circumstances.
18. **No Exterior Storage Without a Conditional Use Permit.** There shall be no exterior storage on the subject property, including the overnight parking of cement trucks, unless the Applicant obtains a conditional use permit for exterior storage.
19. **Designated Haul Routes Must be Approved by City Engineer.** The Applicant shall submit a designated haul route plan as part of their building permit submittal and this plan is subject to review and approval by the City Engineer. Concrete trucks serving job sites outside of South St. Paul city limits may not utilize streets that are not part of an approved haul route. Trucks shall comply with all applicable spring load restrictions.
20. **Dust Control Required.** The Applicant is responsible for dust control. If dust or other particulate matter is found to be leaving the subject property and creating nuisance conditions on other properties, public roads, or on the Mississippi River Trail, the City may take one or more of the following actions to address the issue:
 - a. The Zoning Administrator may require the concrete batch plant to temporarily suspend operations until a dust control plan can be developed and implemented.

- b. The Zoning Administrator can issue a warning letter followed by administrative citations which will be sent to the property owner.
- c. The City may abate any dust that has accumulated off-site and bill the Applicant for the cost of the abatement. The charges may be added to the Applicant's property taxes as a special assessment if they are not paid.
- d. The City Council may revoke the conditional use permit for exterior processing.

21. **Trash Enclosure Required if Dumpsters are Stored Outdoors.** If the Applicant wants to store dumpsters outside the building, they must obtain a permit and construct a trash enclosure that will fully screen the dumpsters. The enclosure must be built of exterior materials that match or complement the exterior of the principal structure. The Applicant shall use brick, block, or an equivalent non-combustible masonry material to construct the trash enclosure. Alternatively, they may utilize Trex or an equivalent composite decking material to construct the enclosure if it is located at least 10 feet away from any principal building that is not equipped with a sprinkler system.

22. **Compliance with Noise Ordinance and Nuisance Ordinances.** The concrete batch plant must not in any way be a public nuisance. Decibel levels from industrial activity must comply with the City's noise ordinance and all State Statutes that govern noise.

23. **Lighting.** All exterior lighting shall be compliant with City Code Section 118-242. Light sources shall be hooded or controlled so as not to light adjacent property. If there will be new exterior lighting, the Applicant shall submit a lighting and photometric plan at time of building permit that demonstrates compliance with all applicable standards.

24. **Access to Facility.** The Applicant shall provide City Staff with reasonable access to the inside and outside of the facility for the purposes of enforcing the terms of the conditional use permits.

25. **Termination of the Conditional Use Permits.** The Conditional Use Permits will terminate if improvements have not substantially begun within three years from the date of approval. The violation of any condition of approval in the conditional use permit(s) may terminate the conditional use permit(s), following a hearing by the City Council.

Engineering Conditions

26. **City Engineer's Letter.** The Applicant shall address the issues raised in the City

Engineer's Letter dated December 19, 2025.

27. **Erosion Control Escrow.** At time of building permit , the Applicant shall establish an erosion control escrow in an amount consistent with the City's adopted fee schedule.

REQUIRED ACTION

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the site plan and conditional use permits, the following action should be taken:
 - Motion to recommend approval of the site plan and conditional use permits for the AVR LLC Concrete Batch Plant project at 400 Richmond Street East.
2. Denial. If the Planning Commission wishes to recommend denial of the site plan and conditional use permits, the following action should be taken:
 - Motion to recommend denial of the site plan and conditional use permits for the AVR LLC Concrete Batch Plant project at 400 Richmond Street East.

If the recommendation is denial, the Planning Commission must explicitly lay out the rationale behind the denial recommendation. Specifically, they must state how the application fails to comply with Code criteria for Site Plan Review or Conditional Use Permits.

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Aerial Photographs
3. Photographs of Subject Property
4. ALTA Survey
5. Site Plan
6. Building Elevations
7. Floor Plans
8. Landscape Plan
9. Utility Plan
10. Grading and Drainage Plan

11. Applicant's Narrative
12. 82-Foot Building Height Justification for MRCCA Exemption
13. City Engineer's Letter
14. Exterior Building Material Classification Chart from Code Section 118-9

ATTACHMENT 1
SITE LOCATION MAP



ATTACHMENT 2
AERIAL PHOTOGRAPHS



2025 Aerial Photograph



Oblique Photographs from Various Angles (2025)

ATTACHMENT 2
PHOTOGRAPHS OF SUBJECT PROPERTY



Google Streetview of Front of Existing Public Works Building (2022)

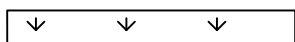


Google Streetview Photograph of Public Works Exterior Storage Yard (2022)

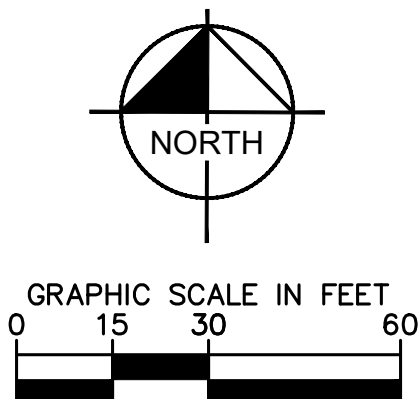
OWNER: CEMSTONE PRODUCTS COMPANY
ADDRESS UN-ASSIGNED, SOUTH ST PAUL
PID 36-034000-04-010

OWNER: CEMSTONE PRODUCTS COMPANY
501 RICHMOND STREET EAST, SOUTH ST PAUL
PID 36-034000-05-020

LEGEND

	PROPERTY LINE
	SETBACK LINE
	DRAINAGE AND UTILITY EASEMENT
	PROPOSED CURB AND GUTTER
	<u>HEAVY DUTY ASPHALT PAVEMENT</u> SEE DETAILS FOR SECTION
	<u>HEAVY DUTY CONCRETE PAVEMENT</u> SEE DETAILS FOR SECTION
	LANDSCAPE AREA

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.



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Call before you dig.

SOUTH ST PAUL

AVR

PREPARED FOR

AMCON

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SITE DIMENSION PLAN

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	ALAN L. CATCHPOOL MN LIC. NO. 47969
KHA PROJECT 160343004 DATE 12/15/2025	SCALE AS SHOWN DESIGNED BY KHC DRAWN BY ALK CHECKED BY ALK

HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ALAN L. CATCHPOOL

DATE:	12/15/2025	MN	47969
		LIC NO	

Kimley»»Horn

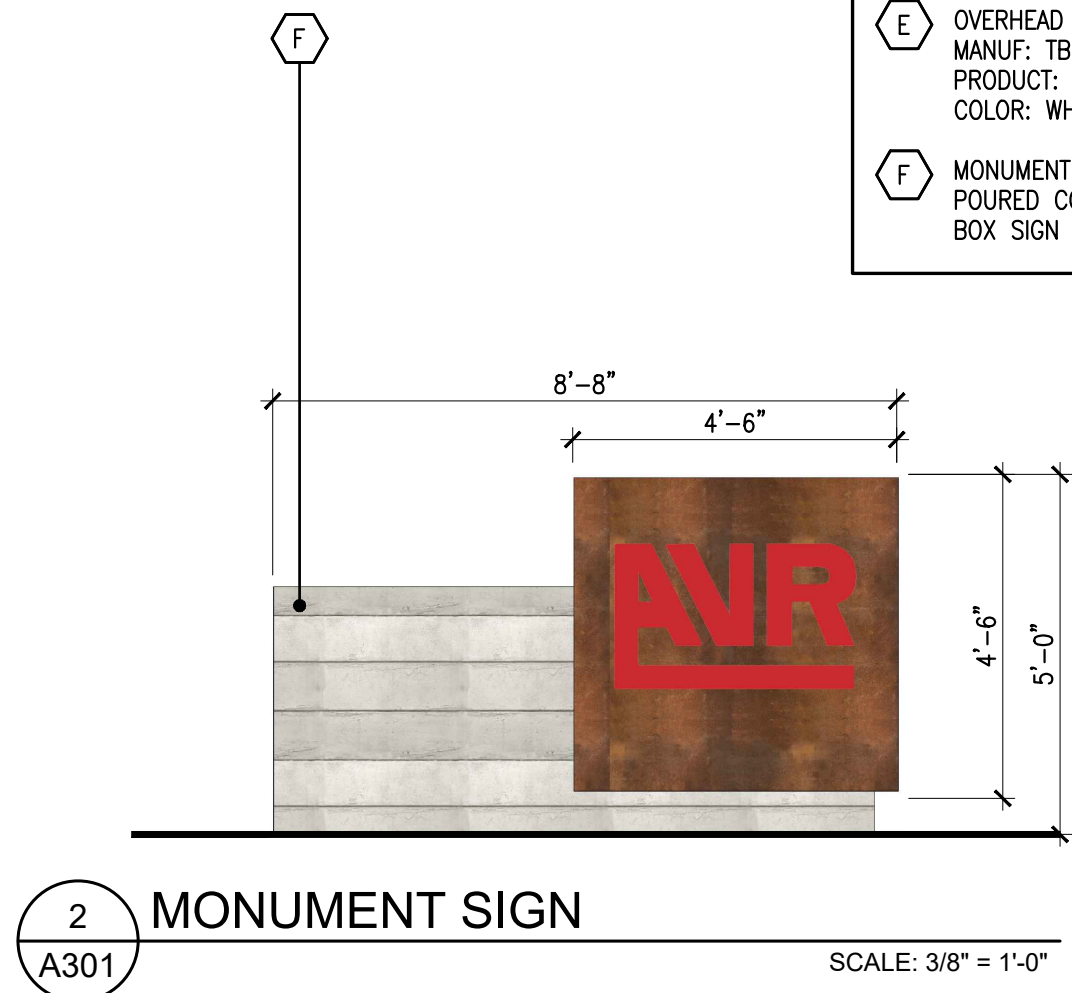
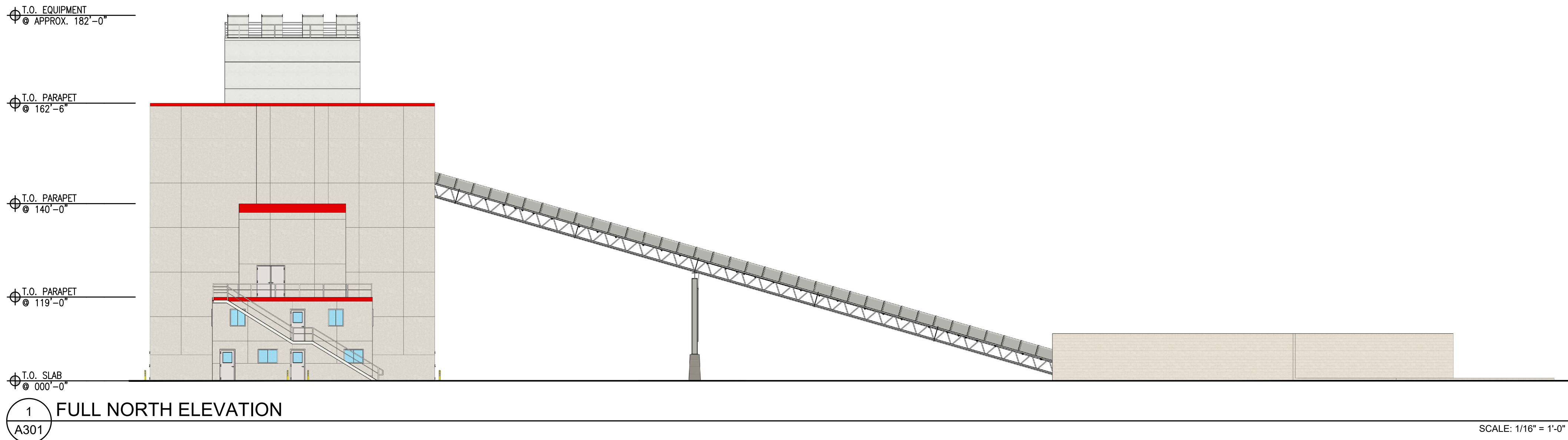
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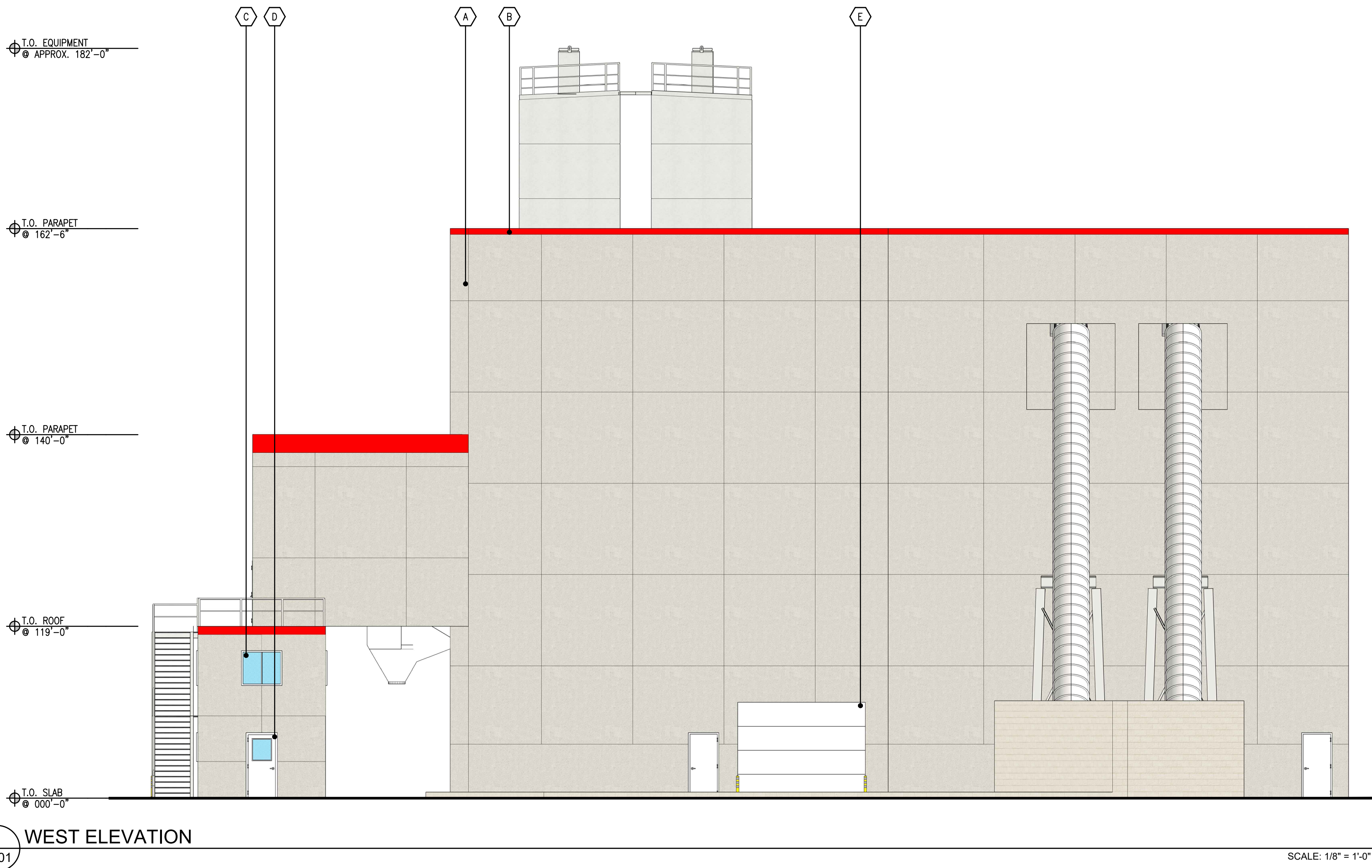
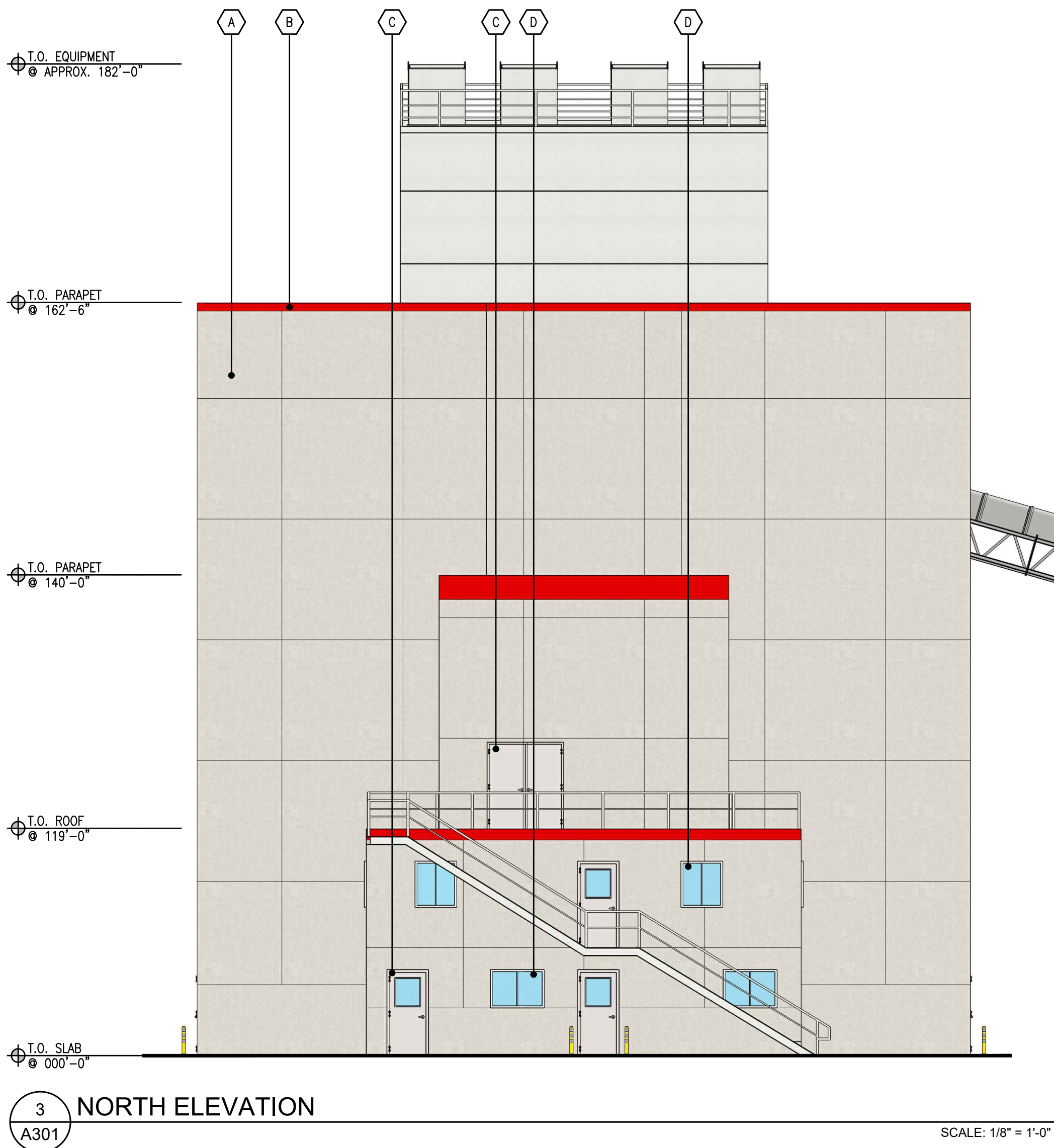
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ATTACHMENT 6 BUILDING ELEVATIONS



MATERIAL KEY NOTES

- A ICF W/ STUCCO
MANUF: TBD
PRODUCT: TBD
COLOR: TBD TAN
- B METAL COPING
MANUF: TBD
PRODUCT: TBD
COLOR: RED
- C ALUMINUM WINDOW SYSTEM
MANUF: TBD
PRODUCT: TBD
COLOR: CLEAR ANNOXIDIZED
- D HM DOOR
MANUF: TBD
PRODUCT: TBD
COLOR: WHITE
- E OVERHEAD DOOR
MANUF: TBD
PRODUCT: TBD
COLOR: WHITE
- F MONUMENT SIGN
POURED CONCRETE WALL
BOX SIGN BY OTHERS



W:25047_AVR - Batch Plant/Press/25047_A301 Rendered Elevations.dwg | 12/11/2025 11:53 AM | Office User Only | ERI: Interior Ltd.

T.O. EQUIPMENT
@ APPROX. 182'-0"

T.O. PARAPET
@ 162'-6"

T.O. PARAPET
@ 140'-0"

T.O. PARAPET
@ 119'-0"

T.O. SLAB
@ 000'-0"

1 FULL SOUTH ELEVATION

SCALE: 1'-0"=1/16"

T.O. EQUIPMENT
@ APPROX. 182'-0"

T.O. PARAPET
@ 162'-6"

T.O. PARAPET
@ 140'-0"

T.O. ROOF
@ 119'-0"

T.O. SLAB
@ 000'-0"

2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

T.O. EQUIPMENT
@ APPROX. 182'-0"

T.O. PARAPET
@ 162'-6"

T.O. PARAPET
@ 140'-0"

T.O. ROOF
@ 119'-0"

T.O. SLAB
@ 000'-0"

3 EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL KEY NOTES

- A ICF W/ STUCCO
MANUF: TBD
PRODUCT: TBD
COLOR: TBD TAN
- B METAL COPING
MANUF: TBD
PRODUCT: TBD
COLOR: RED
- C ALUMINUM WINDOW SYSTEM
MANUF: TBD
PRODUCT: TBD
COLOR: CLEAR ANNOIDIZED
- D HM DOOR
MANUF: TBD
PRODUCT: TBD
COLOR: WHITE
- E OVERHEAD DOOR
MANUF: TBD
PRODUCT: TBD
COLOR: WHITE
- F MONUMENT SIGN
POURED CONCRETE WALL
BOX SIGN BY OTHERS

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345

PHONE: 651-379-0900 FAX: 651-379-9001

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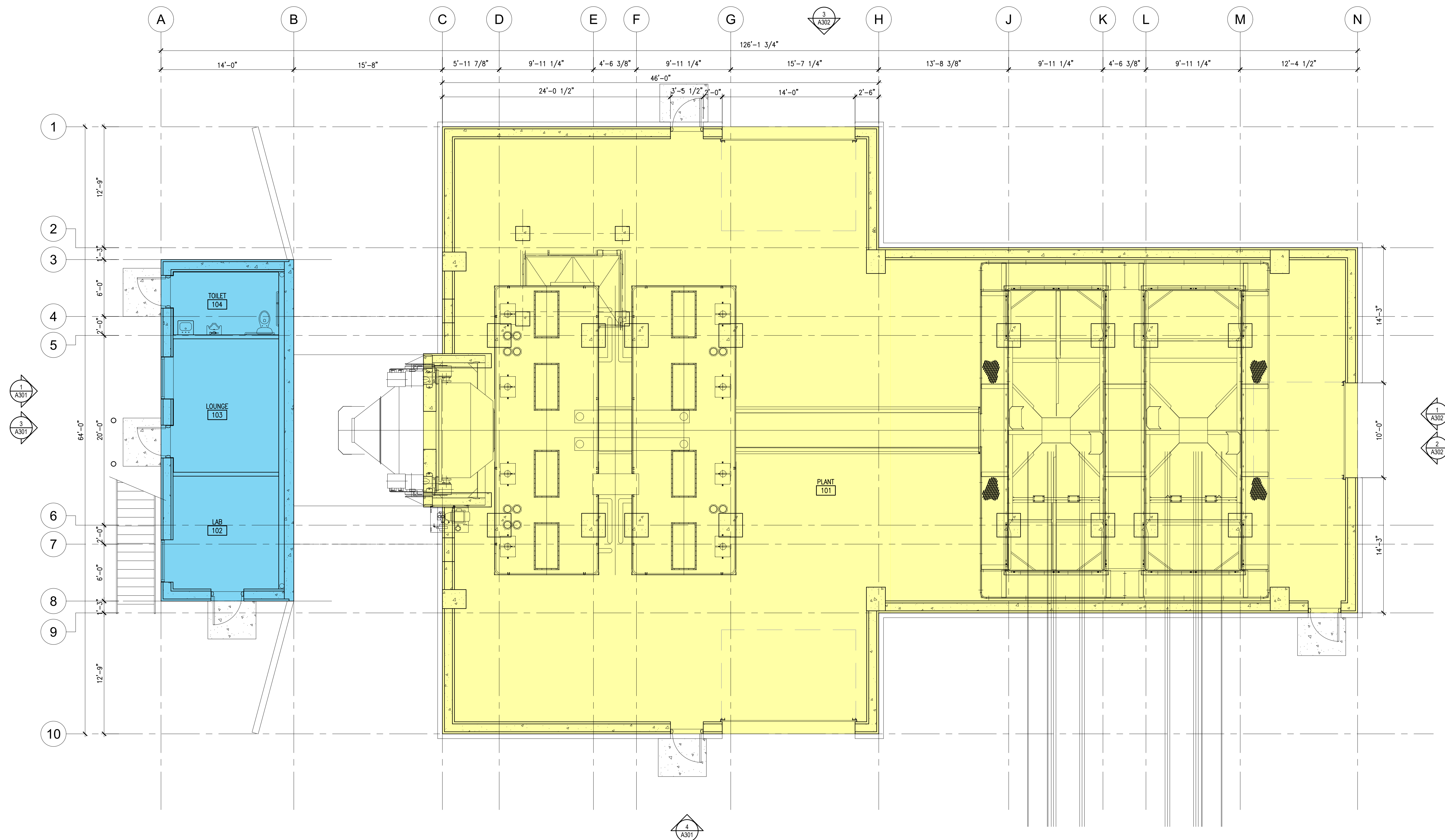
PROPOSED NEW CONSTRUCTION FOR
AVR BATCH PLANT
SOUTH ST. PAUL, MN

ISSUES / REVISIONS:	
CITY SUBMITTAL	11.24.2025
CITY COMMENTS	12.15.2025

GROUND FLOOR PLAN

A101

PROJECT NUMBER
25047

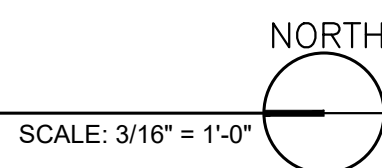


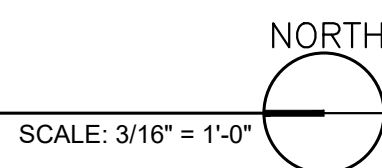
NORTH

SCALE: 3/16" = 1'-0"

GROUND FLOOR PLAN

1
A101





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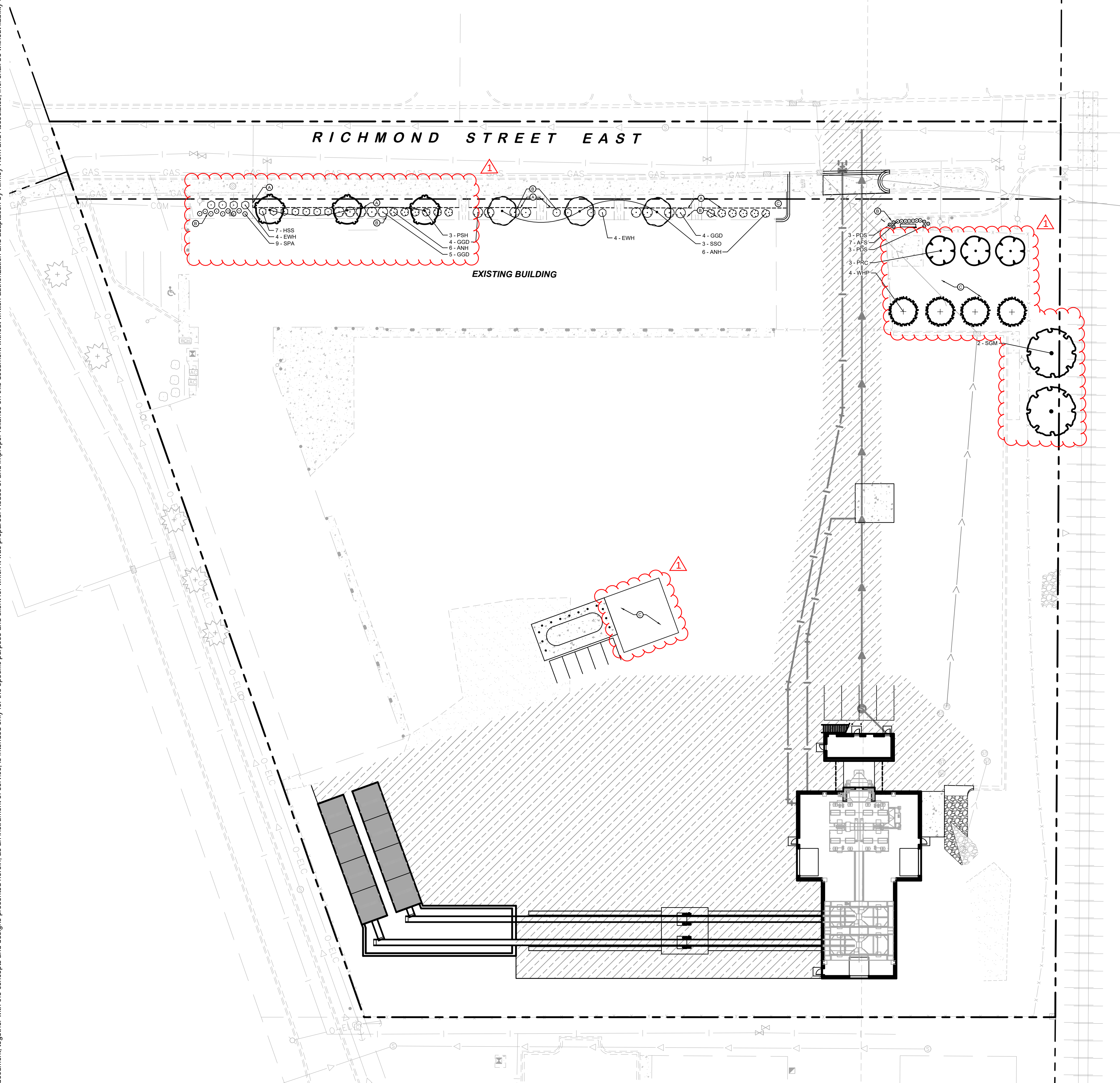
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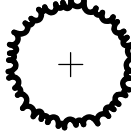
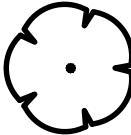
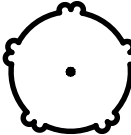
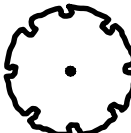
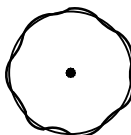
ISSUES / REVISIONS:	
CITY SUBMITTAL	11.24.2025
CITY COMMENTS	12.15.2025

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ATTACHMENT 8 LANDSCAPE PLAN



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>
<u>CONIFEROUS TREE</u>						
	WHP	4	WHITE PINE	PINUS STROBUS	B & B	6' HT.
<u>ORNAMENTAL TREE</u>						
	PRC	3	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	B & B	1.5" CAL.
<u>OVERSTORY TREE</u>						
	PSH	3	PRAIRIE SENTINEL® HACKBERRY	CELTIS OCCIDENTALIS 'JFS-KSU1'	B & B	2.5" CAL.
	SGM	2	SIENNA GLEN MAPLE	ACER X FREEMANII 'SIENNA'	B & B	2.5" CAL.
	SSO	3	STREETSPIRE OAK	QUERCUS X BIMUNDORUM 'JFS-KW1QX'	B & B	2.5" CAL.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SPACING</u>
<u>DECIDUOUS SHRUBS</u>						
	ANH	12	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5 CONT.	4' O.C.
	GGD	13	GARDEN GLOW DOGWOOD	CORNUS HESSEI 'GARDEN GLOW'	#5 CONT.	5' O.C.
	HSS	7	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	#5 CONT.	4' O.C.
<u>ORNAMENTAL GRASSES</u>						
	PDS	6	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.
<u>PERENNIALS</u>						
	AFS	7	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.
	EWH	8	EMPRESS WU HOSTA	HOSTA X 'EMPRESS WU'	#1 CONT.	48" O.C.
	SPA	9	SUPERBA ASTILBE	ASTILBE CHINENSIS TAQUETII 'SUPERBA'	#1 CONT.	30" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

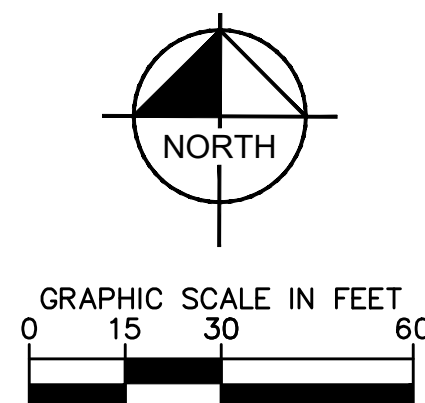
ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

LANDSCAPE LEGEND

-  EXISTING CONIFEROUS TREE (TYP.)
-   EXISTING SHRUB (TYP.)
-  EDGER (TYP.)

LANDSCAPE KEYNOTES (A)

- ☐ (A) EDGER (TYP.)
- ☐ (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ☐ (C) ROCK MULCH (TYP.)
- ☐ (D) SOD (TYP.)



PRELIMINARY - NOT FOR CONSTRUCTION

SOUTH ST PAUL

AVR

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INDEX

LANDSCAPE PLAN

KHA PROJECT 160343004	DATE 12/15/2025	SCALE AS SHOWN	DESIGNED BY CFK	DRAWN BY CFK	CHECKED BY
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HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF

DATE:	12/15/2025	MN	53828
		LIC NO	

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

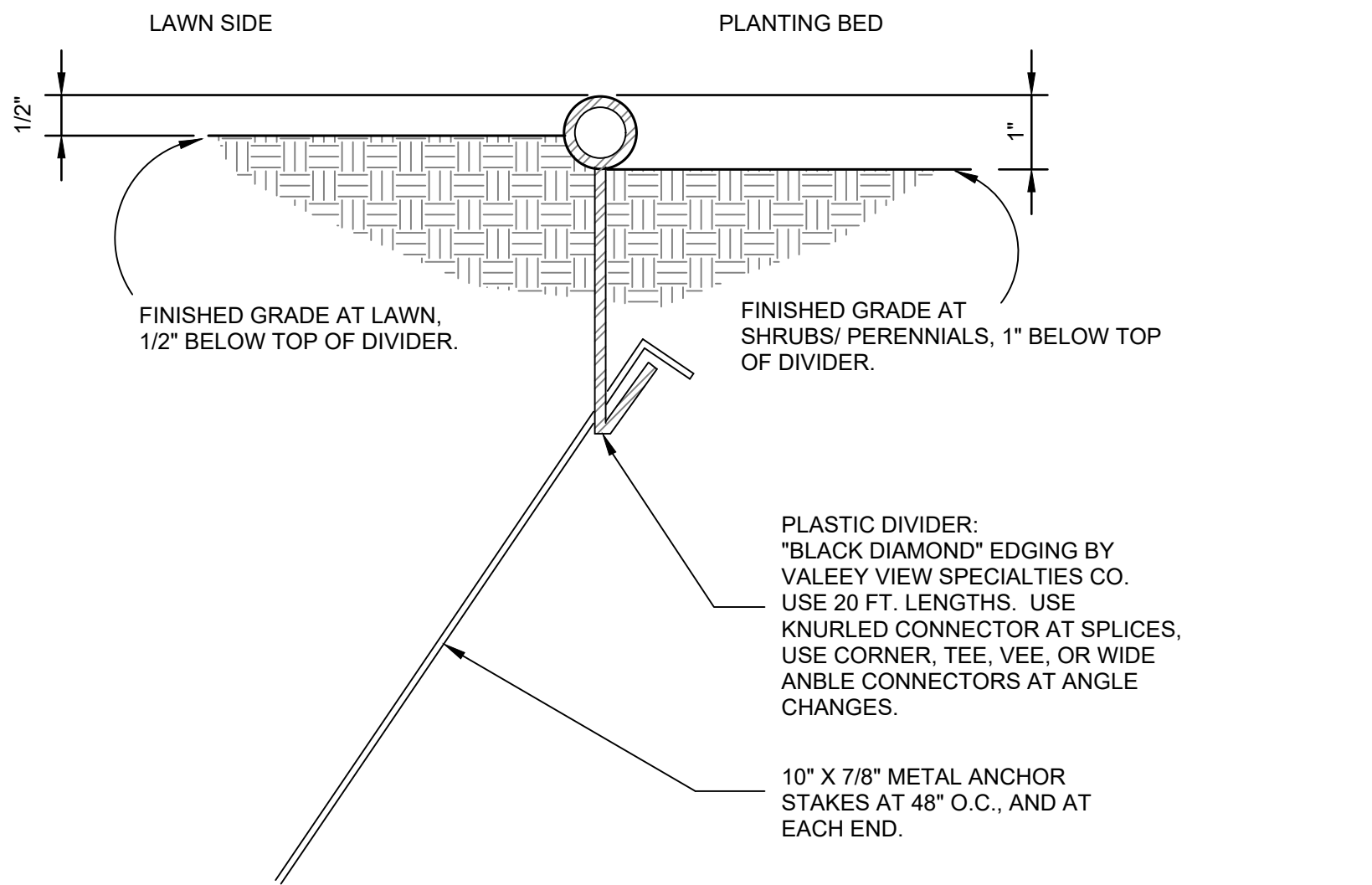
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1

TREE PLANTING DETAIL

SCALE: N.T.S.

L101



3

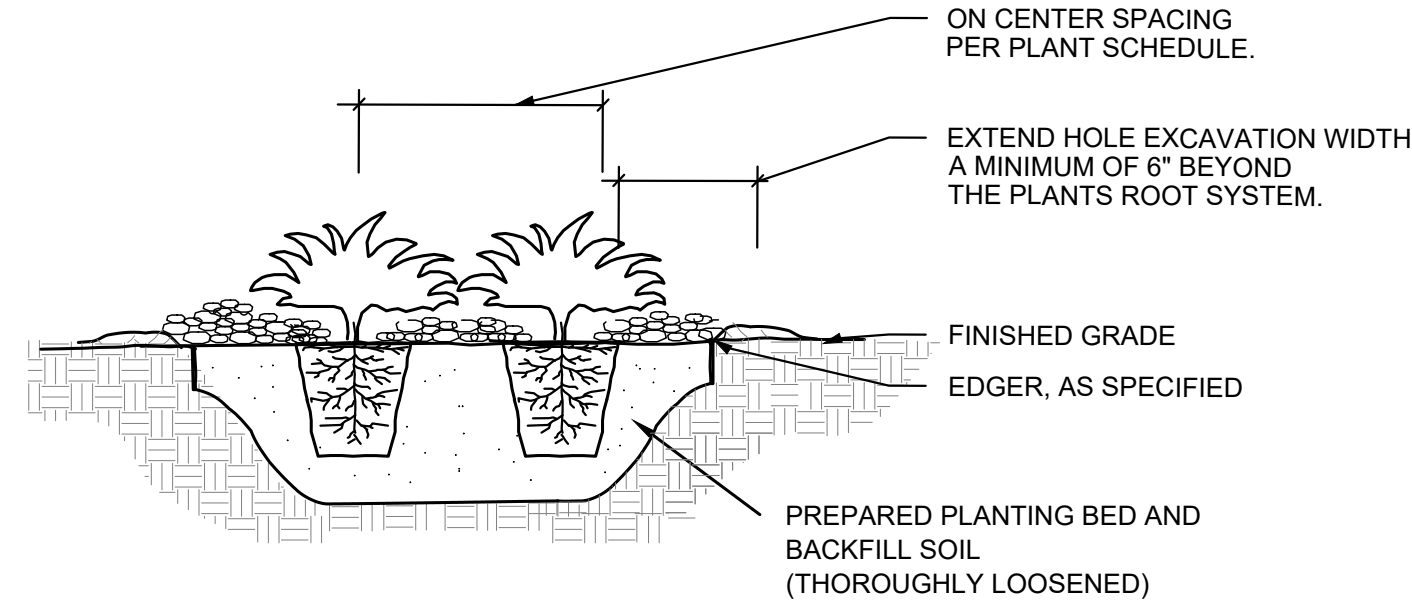
POLY EDGER DETAIL

SCALE: N.T.S.

L101

NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL. THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2

SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S.

L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, SIZE TO MATCH EXISTING, AT MINIMUM 4" DEPTH, OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SOD

20. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. NO IRRIGATION ANTICIPATED ON SITE, FIELD VERIFY. IF EXISTING IRRIGATION IS PRESENT AND IN WORKING ORDER PROVIDE IRRIGATION TO ALL NEW OR MODIFIED LANDSCAPE AREAS. PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL. 1 YEAR WARRANTY ON ALL PARTS AND LABOR. SYSTEM MUST HAVE RAIN SENSOR. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED. LANDSCAPE BEDS TO RECEIVE DRIP IRRIGATION.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECHES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

PRELIMINARY - NOT FOR CONSTRUCTION

SOUTH ST PAUL AVR		PREPARED FOR AMCON		SOUTH ST PAUL MN	
SHEET NUMBER L101					
KHA PROJECT 160343004		SCALE AS SHOWN		KIMLEY-HORN	
DATE 12/15/2025		DESIGNED BY CFK		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.	
		DRAWN BY CFK		767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114	
		CHECKED BY RAH		PHONE 651-445-1197	
				WWW.KIMLEY-HORN.COM	
				A CITY COMMENTS	
				No. REVISIONS	
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Kimley»Horn

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787 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114

PHONE 651-445-4197

WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN A. HYLLESTED, P.E.

DATE: 12/15/2025

MINN. LIC. NO. 53828

LANDSCAPE
DETAILS

AMCON

SOUTH ST PAUL
MN

SOUTH ST PAUL
AVR

SHEET NUMBER
L101

ATTACHMENT 10 GRADING AND DRAINAGE PLAN

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
 - RCP: ASTM C-76
 - HDPE: ASTM F-714, F-894
 - PVC: ASTM D-2729
 - PVC SCH40: ASTM D-1785, D-2665, F-794DRAIN TILE SHALL BE AS FOLLOWS:
 - PE: ASTM F-6667
 - PVC: ASTM D-2729FITTINGS SHALL BE AS FOLLOWS:
 - RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 - HDPE: ASTM D-3212
 - PVC: ASTM D-2729, JOINTS PER ASTM D-3212
 - PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

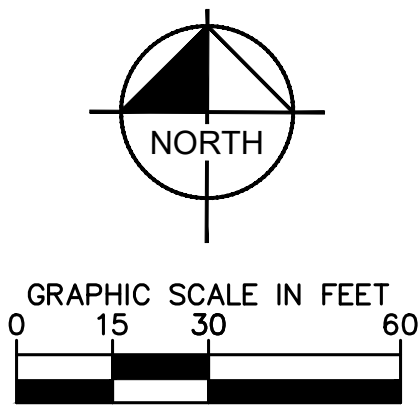
PROPERTY LINE
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED GUTTER ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED FLUSH PAVEMENT ELEVATION
MATCH EXISTING ELEVATION
PROPOSED DRAINAGE DIRECTION

Diagram showing a cross-section of a road with various elevation markers and drainage features. The diagram includes a property line, existing and proposed contours, and several elevation points marked with arrows pointing to specific locations on the road profile. The elevations are as follows:

- PROPOSED SPOT ELEVATION: 100.00
- PROPOSED GUTTER ELEVATION: 99.00
- PROPOSED TOP OF CURB ELEVATION: 98.00
- PROPOSED FLUSH PAVEMENT ELEVATION: 97.00
- MATCH EXISTING ELEVATION: 96.00
- PROPOSED DRAINAGE DIRECTION: 0.0%

- PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.5% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.
- SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS, REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.



Know what's **below**.
Call before you dig.

SOUTH ST PAUL AVR PREPARED FOR AMCON SOUTH ST PAUL MN	SHEET NUMBER C500	GRADING AND DRAINAGE PLAN									
		KHA PROJECT 1603430004		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.							
		DATE 12/15/2025									
		SCALE AS SHOWN									
		DESIGNED BY ALC									
		DRAWN BY KAH									
		CHECKED BY ALC		DATE: 12/15/2025		LIC. NO. 47969					
				MN		ALAN L. CATCHPOOL					
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City COMMENTS											
No. REVISIONS											
12/15/2025 KAH											
DATE BY											

ATTACHMENT 11
APPLICANT'S NARRATIVE

Conditional Use Permit Narrative

Project Title: Ready-Mix Concrete Plant

Project Address: 400 Richmond Street East, South St. Paul, Minnesota

Applicant: AVR, LLC.

Date: 12/15/2025

Narrative Description :

This application is for multiple Conditional Use Permits (CUP) for a ready-mix concrete plant located at 400 Richmond Street East in South St. Paul, Minnesota. The following CUPs/reviews are needed:

1. A conditional use permit for exterior processing.
2. A conditional use permit to have a building that is taller than 50 feet in the I-Industrial zoning district.
3. A conditional use permit to have a building that is taller than 65 feet in the Mississippi River Critical Corridor (MRCCA).
4. A conditional use permit to have multiple accessory buildings on one parcel.
5. A conditional use permit to have an accessory building that is larger than 200 square feet.
6. A conditional use permit to have an above-ground tank that is larger than 2,000 gallons.
7. An official site plan review. An additional check is attached to this hard copy.

The ready-mix concrete plant will serve a critical role in supporting local and regional construction projects, providing accessible and timely delivery of concrete to job sites throughout the surrounding area. The plant will produce 75,000-100,000 cubic yards annually and employ 25-40 employees on-site daily. Typical business hours would be 7:00 am to 7:00 pm, Monday through Saturday.

The operation of the plant has been and will continue to be conducted in accordance with all applicable city, state, and environmental regulations, including noise, dust, traffic, and operational hour limitations. Measures are in place to minimize impact on adjacent properties, including dust suppression, noise control practices, and traffic management strategies to ensure safe and efficient ingress and egress to the site. The ingress and egress from this site is done primarily using the Interstate 494 and Hardman Ave. interchange. On-site parking will be limited. Ready mix concrete truck drivers will arrive to work in their personal vehicles, switch

those out for their ready mix trucks (parked inside), and park their personal vehicles inside. Other plant staff, and visitors, will use the existing parking located on the NW corner of the property. Aggregate and cementitious delivery trucks will not park overnight at this facility.

As part of the Conditional Use Permit we request our proposed structural wall system and finish be approved as “Other comparable or superior materials” to Class II Architecturally precast textured concrete panels and Masonry stucco. The proposed wall system will consist of Insulated Concrete Forms (ICF) with a textured stucco finish. Insulated Concrete Forms are hollow foam blocks that are stacked like Legos to form walls, then filled with reinforced concrete. The benefits of ICFs are higher energy efficiency (continuous insulation), disaster-resistant (floods & high winds), and sustainability (ICFs are made with recycled materials). The stucco system is designed to mimic the appearance of traditional stucco while requiring less thickness during installation. Example of the proposed construction method and finishes are below:



Cast-in-place structural walls and ICF forms for enclosure.



ICF plant enclosure. Walls poured in 8 foot lifts with 4000 psi concrete



Stucco finish applied to ICF form face. Taupe color finish and red trim



Typical stucco finish



Typical stucco finish



Close up finish



Close up finish

We can provide any additional information or photographs that you may need for the proposed wall system. We have three other facilities in the Minneapolis metropolitan area that have utilized this construction method and finish. They are located at:

- 12400 Oliver Avenue, Burnsville, Minnesota 55337
- 411 Hwy 55, Buffalo, MN 55313
- 10341 Dalton Ave NE, Monticello, MN 55362

As the plant will be enclosed, much different than the current operation on the Danner property, no significant noise will be generated. In fact, typical vehicle traffic (e.g. backing up of trucks and front-end loaders) will generate more noise than the actual plant. The accessory building that houses the aggregate bins is constructed with cast-in-place concrete walls and a roof. This keeps these areas dry and further reduces noise and dust. Typical pictures below. This structure sits roughly 8 feet above grade and 10 feet below grade. The walls and roof are left exposed concrete.



We will have an above-ground 10,000 gal fuel tank and a fueling island. Similar to what is pictured below.



Ready-mix trucks are cleaned using an automatic truck wash system. This further reduces dust and helps keep the city streets clean. The system is pictured above.

We respectfully request the approval of the Conditional Use Permits and site plan review to allow operation of the ready-mix concrete plant at this location.

Thank you for your consideration of this application.

Sincerely,

Joshua J. Edwards, P.E.
Vice President – Aggregates & Engineering
AVR, LLC.
14698 Galaxie Avenue
Apple Valley, MN 55124

ATTACHMENT 12
82-FOOT BUILDING HEIGHT JUSTIFICATION FOR MRCCA EXEMPTION

The proposed concrete production facility requires a maximum structural height of approximately 82 feet due to essential operational and safety requirements inherent to modern ready-mixed concrete production. The additional height is driven by the vertical stacking of critical process components, including aggregate storage bins, cementitious material silos, dust-collection equipment, batch weighing systems, and gravity-fed material transfer mechanisms.

This vertical configuration is necessary to ensure accurate batching, consistent material flow, and reliable production while minimizing mechanical handling, material degradation, dust emissions, and equipment wear. Gravity-fed systems are an industry standard for efficiency, environmental compliance, and worker safety, and cannot be effectively accommodated within a 65-foot height limitation without compromising plant performance or increasing environmental and operational risk.

The increased height does not represent excess capacity or nonessential structures, but rather the minimum practical elevation required to support safe, efficient, and compliant concrete production. The overall footprint and visual impact of the facility are reduced through vertical design, and no additional height beyond what is operationally necessary is proposed.

Joshua J. Edwards, P.E.

President – Engineering & Aggregates

AVR Inc. & Affiliates

Fischer Mining



ATTACHMENT 13 CITY ENGINEER'S LETTER

City of South St. Paul

Engineering Department

December 19, 2025

Michael Healy, City Planner
125 3rd Avenue N
South St. Paul, MN 55075

Re: 400 Richmond Street E
AVR LLC – Ready-Mix Concrete Plant
Conditional Use Permit - Plan Review

Mr. Healy,

The Engineering Department reviewed the submittal for the AVR, LLC Ready-Mix Concrete Plant Conditional Use Permit received December 2, 2025. The following comments refer to the Civil and Landscape plans dated December 15, 2025, and the Stormwater Management Plan dated November 24, 2025.

General Comments

1. The Civil and Landscaping plans and the Stormwater Management Report reference a Geotechnical Report. However, no report was submitted for review. Applicant to submit the Geotechnical Report with the next round of submittals. Previous geotechnical reports for work on the existing police storage building indicate that bedrock is approximately 14 ft below grade in the southwest corner of the site.
2. Applicant shall include a traffic control plan and/or detour plan for when utility work is taking place on Richmond Street E. It appears that all of Richmond Street E will be impacted by the utility connections.
3. Applicant to submit a cost estimate for the improvements in the public right-of-way. An escrow in the amount of 125% of the cost of the public improvements will be required prior to construction.
4. Applicant shall include current city detail plates in place of those currently shown on sheet C401. Current detail plates can be accessed here - [SSP Specs and Details](#) – or by contacting me via email at kgelhar@sspmn.org.

Survey, Existing Conditions, and Demolition Plan

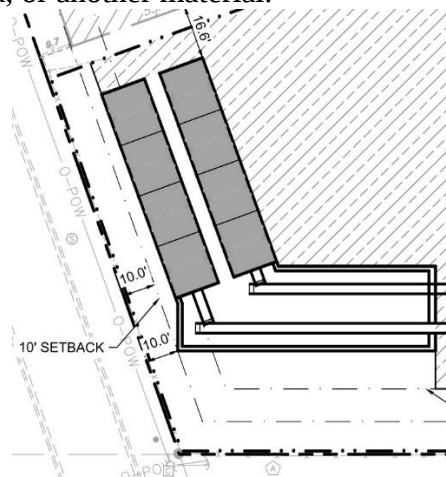
1. Removal of the existing buildings must be coordinated with the City of South St. Paul Public Works Department. The Public Works Department intends to relocate the structure labeled “QUONSET HUT” on the ALTA Survey.
2. Applicant to review and update the removal hatching shown by the entrance the site. The construction limits appear to include more of the sidewalk and concrete material than what is shown as a removal hatch.



3. Applicant to review and update the “REMOVE GRAVEL” hatch. It appears that a portion of the existing gravel is being left in place near the proposed aboveground storage tank and the aggregate bunker.

Site Plan

1. Applicant shall provide details for the pavement sections. The notes for the pavement hatching in the legend on sheet C400 state “SEE DETAILS FOR SECTION”. No such details were provided in the plan set.
2. Applicant must notify the MPCA of the installation of new storage tanks. See MPCA website for more details. <https://www.pca.state.mn.us/business-with-us/storage-tanks>
3. Applicant to provide detail sheets that include relevant construction information for improvements shown on the plans (i.e. bollards called out as “TYP.” and the automatic truck wash area).
4. Applicant to label linework near the aggregate/sand storage structures and the conveyor system to the plant. It is unclear on the plans, what is a structure, a retaining wall, a curb, a fence, etc. in this area. Applicant to confirm if the area between the structures and conveyor equipment in the screenshot of the plans below is proposed as concrete, bituminous, gravel, sod, or another material.



Sanitary Sewer and Watermain Plan

1. Applicant to coordinate with City Engineering or Public Works staff prior to completing any water main and sanitary sewer connections on Richmond Street E. Any water shutoffs, if needed, shall be coordinated with the City of South St. Paul Public Works Department. A 48-hour notice to impacted properties is required prior to a water shutoff. No contractor shall work gate valves on South St. Paul’s water system. Wet tapping the proposed water service to the existing line is the City’s preferred method of connection.



2. Utility work within the public right-of-way must follow current South St. Paul standards. Current detail plates and specifications can be accessed here - [SSP Specs and Details](#) – or by contacting me via email at kgelhar@sspmn.org.
3. The proposed sanitary sewer service is currently shown as 299 ft in length with a wye connection at the City's sewer main. Engineering staff strongly encourages installing cleanouts along the service line for ease of maintenance in the future.
4. Some notes on Sheet C600 under UTILITY PLAN NOTES are specific to storm sewer installation. However, no storm sewer is proposed on Sheet C600.

Storm Sewer and Grading

1. A Stormwater Maintenance Agreement will be required and must be recorded against the property. It shall be the responsibility of the property owner to maintain all private stormwater facilities. City staff will prepare the agreement using the city's template and provide to the applicant for review.
2. Applicant to revise the Stormwater Management Plan to reflect the most current plan set. The Stormwater Management Plan is dated November 24, 2025, and indicates no change in impervious. However, the plan set dated December 15, 2025, was updated to show a decrease of impervious surface at the site.
3. Applicant shall confirm if a swale or curb is being proposed on the south end of the existing building. The drainage arrows indicate that the pavement near the aggregate/sand storage structures will drain to the existing building.
4. Applicant to confirm that the swale in the southeast corner of the property is being graded to drain to the existing catch basin and not to the southern property line/adjacent property.
5. Applicant shall label what appears to be proposed rip rap near the existing catch basin in the southeast corner of the site. Label shall include type and quantity of material.

Erosion Control Plan

1. An erosion control escrow in the amount of \$3,000 per acre of disturbance will need to be provided at the time of permit approval per the City of South St. Paul's fee schedule regarding Grading/Fill/Land Alteration permits.
2. The site will disturb more than one acre of land and therefore is required to obtain a construction stormwater permit through the Minnesota Pollution Control Agency (MPCA) and prepare a Stormwater Pollution Prevention Plan (SWPPP).
3. Temporary and permanent turf establishment methods must be shown on the erosion control sheets.
4. Secondary containment will be required under portable toilets facilities.
5. Rock construction entrance location may need to be revised during construction to ensure that vehicles enter and exit the site through the rock construction entrance.
6. Due to the site being within one (1) mile of the Mississippi River, temporary seeding or stabilization is required for disturbed areas that will be inactive for seven (7) days or more.



Landscape Plan

1. Applicant to indicate what type of material is being placed on the disturbed areas on the south side of the site.

Permits Required from Other Agencies

1. NPDES and MPCA Construction Stormwater Permit
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>
2. Registration with MPCA for the aboveground storage tank
3. Metropolitan Council Discharge Permit

Please let me know if you have any questions regarding these comments.

Sincerely,

Kelsey Gelhar, P.E.
City Engineer

ATTACHMENT 14
EXTERIOR BUILDING MATERIAL CLASSIFICATION CHART FROM CODE SECTION 118-9

Class I	
	Architectural metal panels which cover a wall—i.e., copper, aluminum composite metal panels (ACM)
	Brick (integrally colored); clay based masonry units
	Natural stone
	Transparent glass/spandrel glass
	Other comparable or superior materials (as approved by city council)
Class II	
	Architecturally precast textured concrete panels
	Concrete brick
	Masonry stucco
	Specialty concrete block such as textured, burnished block or rock faced block
	Manufactured stone provided it replicates the appearance of natural stone, not concrete block
	Tile (masonry, stone or clay)
	Other comparable or superior materials (as approved by city council)
Class III	
	Cement based architectural products (e.g., Quik Brik and HardieBoard)
	Exterior insulation and finish systems (EIFS) (synthetic stucco)
	Opaque or mirror window panels
	Ornamental metal as an accent to the building
	Other comparable or superior materials (as approved by city council)
Class IV	
	Glass block
	Industrial grade concrete precast panels
	Smooth concrete block
	Smooth scored concrete block
	Smooth concrete tip up panels
	Wood
	Other comparable or superior materials (as approved by City Council)
Class V	
	Steel, sheet or corrugated aluminum, or iron provided it is coated or anodized with a nonreflective, glare-free finish
	Any other material not within the standards set forth in subsection (c)(4)a.