



# **CITY OF SOUTH ST. PAUL MEETING AGENDA**

## **PLANNING COMMISSION**

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

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Wednesday, May 6, 2026  
7:00 PM

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- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. MINUTES**
  - A. April 1, 2026 Planning Commission Meeting Minutes
- 4. PUBLIC HEARINGS**
  - A. Ordinance Amendment to Allow Low Impact Production in Mixed Markets and Makers Subdistrict 1 (MMM-1)
  - B. Conditional Use Permit for a Low Impact Production Business at 1505 Concord Street North
- 5. NEW BUSINESS**
  - A. Site Plan Review for Riverside Holdings, LLC (Bonfe Plumbing & Heating)
- 6. OTHER BUSINESS**
- 7. STAFF UPDATES**
- 8. ADJOURNMENT**

**MINUTES OF MEETING**  
**SOUTH ST. PAUL PLANNING COMMISSION**  
**April 1, 2026**

CHAIR FEHRMAN CALLED THE MEETING TO ORDER AT 7:00 PM ON WEDNESDAY, MARCH 4<sup>TH</sup>, 2026.

1) ROLL CALL

Present:

- Tyler Fehrman
- Tim Felton
- Geoff Fournier
- Tracy Haye
- Andrew Hoffman
- Brianne Miller
- Alex Wegehaupt

Absent:

- None

Staff Present:

- Michael Healy, Planning Manager
- Monika Miller, Associate Planner

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

3) APPROVAL OF MINUTES – March 4, 2026 –Motion to approve the minutes as presented– Miller/Hoffman (7-0).

4) PUBLIC HEARINGS

~~A. Conditional Use Permit for a Bingo Hall at the Southview Shopping Center~~

*The item was withdrawn by the applicant prior to the meeting.*

B. Sign Variance for Anytime Fitness at the Southview Shopping Center

Ms. Miller presented the staff report. The applicant, Tony Wind on behalf of Anytime Fitness is requesting a variance to install signage for his business which will be located in the northernmost suite of the Southview Shopping Center. The amount of signage currently at the Southview Shopping Center exceeds the amount of signage that is allowed for a single property with C-1 zoning and so a variance is necessary for the applicant to install his desired signage. Staff laid out the practical difficulties that are associated with applicant's request, and

the unique signage needs for multi-tenant retail facilities. Staff crafted a strategic set of conditions for the variance that would allow the approval to address the signage needs for the northernmost building at the Southview Shopping Center. Staff recommend approval of the proposed variance.

The Commissioners discussed the master sign plan process and asked staff for additional details about the proposed signage.

The applicant, Tony Wind, was present to speak to the application. Mr. Wind shared his background and why he selected South St. Paul as the location for his business.

Chair Fehrman opened the public hearing. No one was present to comment on the Application. Staff shared an email received prior to the meeting with questions about the application but no real comments. Chair Fehrman closed the public hearing.

The Commissioners discussed the amount of signage that they felt was appropriate for the site. The Planning Commission came to the conclusion that the amount of signage proposed through the variance for the northernmost building was appropriate.

Motion to recommend approval of a sign variance for the Southview Shopping Center, subject to conditions- Hoffman/Fournier (7-0).

#### C. Twin City Hide and Tanning Planned Unit Development Extension

Mr. Healy presented the staff report. The Applicant, Twin City Hide and Twin City Tanning, is requesting an extension to their planned unit development approval from 2017. The planned unit development approval is for a total redevelopment of their facilities over the course of five phases, which has allowed the business to continue to operate while the redevelopment is occurring. The business is requesting a 3-year extension to complete the final phase of their development. There have been several delays throughout the redevelopment process, including supply chain challenges during COVID, software issues with the new state-of-the-art equipment, and the discovery of contaminated soils which needed to be remediated. The applicant believes they can complete the final phase of the redevelopment in the next three years. Staff recommend approval of the planned unit development extension, subject to conditions.

The Commissioners discussed with staff whether the planned unit development approval required phase five of the redevelopment to be completed and the average length of an extension for a development approval.

Paul Rogosheske, the attorney for Twin City Hide and Twin City Tanning, was present to speak on the application. Mr. Rogosheke detailed the improvements that have been made to the hide and tanning plant through the previous phases of the redevelopment and the importance of the phase five improvements.

Chair Fehrman opened the public hearing. No one was present to comment on the application and no comments were received prior to the meeting. Chair Fehrman closed the public hearing.

Motion to recommend approval of an amendment to Twin City Hide's conditional use permit for a planned unit development granting a 3-year extension- Hoffman/Fournier (7-0).

D. Ordinance Updating Zoning Requirements in the R-2 Single-and-Two Family Zoning District

Mr. Healy presented the staff report. Following a discussion with the Planning Commission in March, the City is proposing a code amendment that would update lot size requirements for duplexes in the R-2 Single- and Two-Family Residence district. This zoning district already allows both single-family homes and duplexes as permitted uses. Currently, any buildable lot can be used lawfully as a single-family home whereas a property that does not have any “grandfather rights” can only be used lawfully as a duplex if the lot is at least 60 feet wide and at least 7,200 square feet in size. The lot size and lot width requirements are creating significant logistical challenges for the rental licensing program and are arguably no longer needed based on other changes that have been made to the City Code. The proposed ordinance would allow lawful duplexes on 50-foot-wide buildable lots in the R-2 district and allow duplexes on smaller buildable lots if an improved alley is present.

There are many duplexes in the R-2 district that have “grandfather rights” to exist on lots that are smaller than 7,200 square feet because they were built before the City had any zoning rules or before increased minimum lot size requirements for duplexes were introduced in 1965. Owners of duplexes will often reclassify their building as a single-family home to save money on property taxes and, in doing so, they forfeit any grandfather rights their duplex may have had. Many of these duplex properties are not on 60-foot lots so they are unable to ever be legally considered duplexes again after the grandfather rights are gone, even though the building still contains two separate dwelling units (kitchen, bathroom, and bedrooms) with separate accesses and lockable doors. It is unlawful for the 2nd unit to get a rental license, since technically, that unit does not exist.

The owners of single-family homes that are laid out like duplexes are strongly incentivized to skip getting a rental license if they owner-occupy one of the two units. Their building will show up in tax assessor records as a fully homesteaded single-family home, so the City has no good way of knowing that there is a secret second unit which is being rented out unless Staff receives a complaint and an investigation reveals that rental activity is taking place. Whenever these building owners do the right thing and come in for a rental license, they are limited to renting out all or part of the building as if it is a “single-family home with two kitchens.” This essentially means that the building still operates as a duplex, but the owner only needs to pay for a single-family home rental license, so they get a price break every year when they must renew their rental license.

The Planning Commission had a highly technical discussion and asked City Staff a number of clarifying questions about single-family homes, duplexes, and twinhomes and how City Staff and the Dakota County Tax Assessor draw distinctions between the different housing types when there seem to be so many gray areas (i.e. single-family homes with 2 kitchens and/or 2 separate dwelling units). City Staff explained how the zoning rules are administered and provided some insight into how the code enforcement process works for zoning violations and rental licensing violations.

Ultimately, most of the Planning Commissioners agreed with City Staff that this is not a policy change ordinance and is instead a narrowly tailored policy refinement ordinance related to the geometry of home lots in the R-2 district. They agreed with City Staff that the ordinance will reduce gray areas and make it easier for the Planning Department and the City Clerk to conduct code enforcement and properly license rental buildings that are clearly being used as duplexes even though they are licensed as rental single-family homes. Commissioner Fournier shared that he once owned a duplex in South St. Paul on a 40-foot lot, and he agrees with City Staff that this type of property can support a duplex with comfortable living conditions for the occupants.

Commissioner Felton disagreed with the other Planning Commissioners and indicated that he still feels that a duplex needs to be on a lot that is at least 60 feet wide. He shared during the discussion that he believes that the owners of smaller properties have enough options already and do not need the option of having their building be considered a lawful duplex. He noted that a lawful single-family home that contains two complete dwelling

units (separate kitchens, separate bathrooms, and separate bedrooms) could legally be used by a multi-generational family who are all related to each other, so there are lawful ways to use such a building without needing a rental license. He expressed that some members of the community feel that there are too many rental dwellings in town, and he worries that making more properties eligible to be lawful duplexes could lead to more rental activity.

City Staff reiterated that the proposed ordinance is not a policy change and the R-2 district's explicit purpose is to allow single-family homes and duplexes to exist together in the City's older low-density neighborhoods. There is no proposal to allow duplexes in any neighborhoods that do not already allow duplexes. City Staff also noted that it is extremely expensive to outfit a home with a secondary dwelling unit (separate kitchens, separate bathrooms, and separate bedrooms) for multi-generational living. Most residents are not going to want to invest the money to add a secondary dwelling unit if their hands are tied and the only lawful way to use the building is multi-generational living and the second unit cannot be rented out legally if one generation passes away and the other generation wants to keep living at the property.

Chair Fehrman opened the public hearing. No one was present to comment on the application, and no comments were received prior to the meeting. Chair Fehrman closed the public hearing.

Motion to recommend approval of an ordinance amendment updating the zoning standards for single-family homes and two-family homes in the R-2 zoning district- Miller/Hoffman (6-1) (Felton).

5) NEW BUSINESS

A. Planning Commission Officer Elections

The Planning Commission held elections for the Chair and Vice Chair.

Commissioners Fehrman, Miller, and Felton were nominated for the Chair position. Commissioner Felton was elected to the role of Chair during the second round of balloting with four out of seven votes (Hoffman, Fournier, Felton, and Haye).

Commissioners Miller and Haye were nominated for the Vice-Chair position. Commissioner Miller was elected to the role of Vice Chair during the first round of balloting with five out of seven votes (Wegehaupt, Miller, Fehrman, Hoffman, and Fournier).

Both officers will serve in their new roles starting at the May 6, 2026 meeting.

6) OTHER BUSINESS

None.

7) STAFF UPDATES

None.

8) ADJOURNMENT

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



# PLANNING COMMISSION AGENDA REPORT

**DATE:**

May 6, 2026

**DEPARTMENT:**

Planning & Zoning

**PREPARED BY:**

Michael Healy

**AGENDA ITEM NUMBER:**

4.A.

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## MEETING TYPE

Regular Meeting

## AGENDA ITEM

Ordinance Amendment to Allow Low Impact Production in Mixed Markets and Makers Subdistrict 1 (MMM-1)

## ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of an ordinance amendment allowing low-impact production businesses in the MMM-1 subdistrict by conditional use permit.

## OVERVIEW

### Applicant

The Applicant is Casey Schletz on behalf of Windansea Properties LLC. The Applicant owns a business called Miracle Paint Rejuvenator Co. which manufactures industrial paint shakers and related equipment. The business has been operating since 1932 and was in Inver Grove Heights until earlier this year. The Applicant recently purchased the commercial building located at 1505 Concord Street North which is zoned Mixed Markets and Makers Subdistrict 1 (MMM-1). The Applicant moved his business into the building in early 2026 and then learned that the MMM-1 subdistrict does not allow this type of manufacturing business, and it is a code violation to operate the business.

In March, City Staff met with the Applicant to discuss the zoning status of the property. The most straightforward way to resolve the code violation is to relocate the business and find a new tenant for the building. In this case, however, City Staff feels that this type of business is generally consistent with the goals of the MMM-1 subdistrict. City Staff encouraged the Applicant to consider seeking an ordinance amendment to allow this type of low-impact light manufacturing in the MMM-1 subdistrict by conditional use permit.

The Applicant is seeking an amendment to the MMM-1 zoning subdistrict rules to allow “low-impact production” businesses with a conditional use permit. This will allow his business to remain in the building if he secures a conditional use permit.

## Review Timeline

***Complete Application Submittal:*** April 22, 2026

***Planning Commission:*** May 6, 2026

***Tentative First Reading:*** May 18, 2026

***Tentative Second Reading:*** June 1, 2026

***60-Day Review Deadline:*** June 21, 2026

## Background

The Concord Street North corridor began developing in the late 1800s and continued developing throughout the 1900s without a consistent development framework. The corridor had general business zoning for many years and ended up with a very eclectic mix of car dealerships, industrial businesses, office buildings, residential buildings, retail buildings, bars, and restaurants. In 2003, the City adopted a new small area plan and new zoning framework for Concord Exchange, the town's original main street which was mostly demolished in the 1960s for urban renewal. The 2003 plan calls for restoring Concord Exchange as a walkable main street with traditional architecture. In 2004, the City expanded the scope of this vision and created the "North Concord Mixed Use (NCMU)" district, which required all new development on Concord Street North to also be in the style of a walkable main street with traditional architecture.

The 2004 NCMU requirements were quite strict and had the unintended consequence of stifling redevelopment on the North Concord corridor and requiring most projects to seek variances. The City identified this as a solvable problem in its 2040 Comprehensive Plan and hired a consultant team in 2021 to help City Staff undertake the North Concord Mixed Use Zoning District Update project. The first phase of the project was the creation of a new vision for the future of the North Concord Corridor. The second phase of the project was the creation of the new Mixed-Markets and Makers (MMM) zoning district to help achieve that vision. The MMM district is still a mixed-use district like the old NCMU district, but it is designed to be business-friendly and make it easier for owners to invest in their properties. The code update had two main components:

1. The City completely recalibrated the corridor's site design requirements and building design requirements. The NCMU district had unrealistic setback requirements, exterior building material requirements, and architectural mandates. These requirements did not align well with market realities, and they did not work well on narrow lots that are hemmed in by DNR-protected river bluffs.
2. The City fine-tuned the rules for what "uses" are allowed on the North Concord corridor.

After the MMM district was created, all properties north of Wentworth Avenue that previously had NCMU zoning were rezoned to one of four different MMM subdistricts:

- MMM-1 is the area next to Saint Paul at the northern end of the corridor. This subdistrict allows low-density uses such as single-family homes, duplexes, and triplexes in addition

to the larger residential buildings that are allowed elsewhere on the corridor. MMM-1 also allows commercial businesses but requires a conditional use permit for business types that could potentially become a nuisance for residential neighbors.

- MMM-2 is the area around the old Cenex office building. This is the part of the corridor with the deepest lots and the most potential for significant redevelopment and infill development. This subdistrict is geared towards being business-friendly to encourage investment with commercial and residential redevelopment. Many different uses are allowed and development is market-driven. There are design guidelines in place to ensure that development is pedestrian-oriented.
- MMM-3 is a small area around the intersection of Concord Street and Bryant Avenue near the entrance to Kaposia Landing Park. This area was once a streetcar stop and many of the existing buildings are pedestrian-oriented. The goal of this subdistrict is to develop this intersection into an architecturally interesting commercial-retail node that the community can be proud of, which may become a regional destination and enhance the entrance to the park. This subdistrict has stricter design standards than the other subdistricts.
- MMM-4 is the area at the southern end of the corridor ending at Wentworth Avenue. This area has many shallow lots which are challenging to utilize. It has a very eclectic array of existing businesses. This subdistrict allows a great deal of zoning flexibility to allow challenging parcels to be put to good use by creative property owners.

### **How was it Decided Which Uses Would Be Allowed in the MMM Districts?**

The old NCMU district allowed apartment buildings (at least 4 units), commercial-retail businesses, and restaurants. It also allowed car repair businesses, gas stations, and construction contractors by conditional use permit. The official purpose of the MMM district is “to provide flexibility of allowed uses in an effort to make the corridor more business-friendly, open to development, and positioned to adapt to evolving use demands. This includes allowing a mix of uses throughout the corridor and specific land development standards for each of four sub-districts.” The City approached the creation of the list of allowed uses with that purpose statement in mind.

City Staff worked with the consultant team, the Planning Commission, and the City Council to create the MMM district’s list of allowed uses in 2021. Almost all the uses that were previously allowed in the old NCMU district are still allowed, although automotive uses are restricted in the MMM-3 district near the entrance to Kaposia Landing Park. Additionally, the MMM districts

allow several new uses that were not allowed in the NCMU district:

- The MMM subdistricts allow “craft production,” which is artisan manufacturing with a public-facing retail component (i.e. candlemakers, breweries, glass art studios, etc.).
- The MMM district has less red tape than the old NCMU district and some uses are now allowed without a conditional use permit (i.e. contractors with no outdoor storage).
- Some of the MMM subdistricts allow exterior storage if the storage area is fully screened and kept at least 80 feet away from Concord Street.
- The MMM-4 subdistrict allows auto sales if the property meets site design requirements and has a large building with at least a 0.25 Floor Area Ratio (FAR).

*The City had previously stopped allowing auto sales on North Concord in 2004 due to concerns about the proliferation of used car dealerships with poor aesthetics and low taxable value per acre (they use up a lot of land and often feature very small buildings surrounded by densely packed parking lots). Used car dealerships are profitable enough that they almost never go away once they have “grandfather rights”, so they should not be allowed in any zoning district where the City does not want to see car dealerships operate indefinitely.*

### **Manufacturing in the MMM Districts**

The four MMM subdistricts do not allow general manufacturing. This was a deliberate choice because the City wants general manufacturing businesses to be in the Bridgepoint Business Park or the industrial areas south of I-494. All four MMM subdistricts do allow manufacturing if it is craft/artisan manufacturing with an on-site retail component (i.e. candlemakers, breweries, glass art studios, etc.) and this is primarily because those types of businesses are fun for the public to interact with, and they fit well within an area that allows restaurants and retail businesses.

City Staff believes that the MMM-2, MMM-3, and MMM-4 subdistricts continue to have strong potential to develop into a fun walkable mixed-use area where each individual building contributes to the vibrancy and energy of the street. It could take many years before the corridor is ready to transition and redevelopment momentum may not reach North Concord until after the Hardman Triangle redevelopment is complete. City Staff acknowledges that the City Code does allow some non-public-facing uses in the MMM districts, such as offices and contractors’ operations, but those are uses that could easily move elsewhere if there is ever development pressure and the North Concord corridor begins to transition. The City has been very deliberate about not allowing new businesses on North Concord which do not fit the long-term vision and are the type of businesses that tend to become entrenched and unwilling to relocate because they are so profitable (i.e. mini-storage centers and used car dealerships). The City does not want to see general manufacturing businesses become entrenched in the MMM-2, MMM-3, or MMM-4 subdistricts, and does not want to see existing buildings in those subdistricts attract general manufacturing businesses that may otherwise locate in the Bridgepoint Business Park.

The MMM-1 subdistrict is located north of Butler Avenue and is different than the other three

MMM subdistricts. The MMM-1 subdistrict is separated from the other subdistricts by Simon's Ravine, so it likely will never fully be a part of any vibrant walkable energy that develops in the southern part of the corridor. There are just three commercial buildings in the MMM-1 subdistrict today and all the other buildings are single-family homes and duplexes. The MMM-1 district has very limited on-street parking and shallow parcel depths that cannot accommodate very much off-street parking. Because the MMM-1 subdistrict has such limited redevelopment potential, City Staff supports allowing non-invasive light manufacturing businesses that have the same small footprint as a craft production business but lack a retail component. In MMM-1, City Staff supports allowing the manufacture of goods that are not fun for the public (i.e. industrial paint shakers). MMM-1 should allow the assembly of finished goods but generally should not allow raw material processing since that tends to be a dirtier process that has a higher likelihood of creating nuisance impacts.

## **Draft Ordinance**

Staff has prepared a draft ordinance that would do the following:

1. Establish a zoning definition for a new land use that would be called "low-impact production":

*Low impact production means a light industrial use which produces little or no noise, odor, vibration, glare, or other objectionable influences and which has little to no adverse impact on nearby properties. Low impact production uses typically involve the production and assembly of finished goods and generally do not include the processing of raw materials or the production of primary materials, except for food and beverage products. Examples include finished leather products, finished products made from fabrics; furniture and fixtures; food and beverage products; medical and optical goods and technology; office and commercial equipment; packaging and sorting of finished goods; paper and paperboard products; pharmaceuticals, health, and beauty products; and small consumer goods.*

2. Allow low-impact production in the MMM-1 subdistrict by conditional use permit (CUP). *Requiring a CUP would allow the Planning Commission and City Council to review individual manufacturing businesses and confirm that the business meets the code definition. Additionally, conditions of approval could be attached to each business to prevent nuisance impacts, and the CUP could be revoked if the business did ever become a nuisance.*
3. Establish performance standards for this type of business in the MMM-1 subdistrict:
  - a. They cannot have a floor area of more than 8,000 feet. *Large general manufacturing businesses belong in the Bridgepoint Industrial Park.*
  - b. All production and processing must take place in an enclosed building.
  - c. A public-facing retail sales component is allowed, but not required.
  - d. No manufacturing use that is prohibited in the I-1 Light Industrial district is allowed even if it otherwise appears to meet the definition of low-impact

production.

## **Discussion**

City Staff supports the Applicant's request. Beyond this specific request, Staff feels that it will be beneficial to incorporate this new concept of "low-impact production" into the City Code as this may be a land use type that the City wants to allow in other unconventional settings in the future. The culture and economy have changed significantly since the COVID-19 pandemic in 2020 and many communities throughout Minnesota are strategically rethinking their relationship with low-impact light industrial businesses. Historically, cities sought to attract offices to mixed-use areas in the hope that office workers would visit retailers and restaurants during daytime hours and help sustain commercial-retail businesses. The professional office market was decimated by the pandemic and has not recovered because of the popularity of remote work.

More communities are starting to explore whether low-impact light industrial businesses may be a good fit in some walkable mixed-use areas to create an environment where there are still workers around daily during daytime hours to stimulate the economy and keep more "eyes on the street" to encourage safety.

The City is not obligated to change its zoning code. Ordinance amendments are legislative acts and the City Council has very broad authority to say "yes" or "no" when this type of request is received. If the Planning Commission wants to recommend denial of the ordinance amendment, they should explain their reasoning, but they do not need to adopt the type of specific findings that are needed for a quasi-judicial act, such as the denial of a variance or conditional use permit.

## **Staff Recommendation**

Staff recommends approval of the proposed ordinance.

## **Action Needed**

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

1. Approval. If the Planning Commission wishes to recommend approval of the ordinance amendment, the following action should be taken:
  - Motion to recommend approval of an ordinance amendment allowing low-impact production businesses in the MMM-1 subdistrict by conditional use permit.
2. Denial. If the Planning Commission wishes to recommend denial of the ordinance amendment, the following action should be taken:
  - Motion to recommend denial of an ordinance amendment allowing low-impact production businesses in the MMM-1 subdistrict by conditional use permit.

## **LINKS**

[North Concord Corridor Vision](#)

## **SOURCE OF FUNDS**

NA

## **ATTACHMENTS**

1. Zoning Map
2. Proposed Ordinance

# City of South St Paul Zoning Map



City of South St Paul Planning Department  
<https://www.southstpaul.org/>

## ATTACHMENT 1 ZONING MAP

### Zoning Designations

|                                                  |        |       |
|--------------------------------------------------|--------|-------|
| Residential                                      |        |       |
| R1 - Single Family                               | 617.54 | 21.4% |
| R2 - Single and Two Family Residence District    | 795.46 | 27.5% |
| R3 - General Residence                           | 31.88  | 1.1%  |
| R4 - Multifamily Residential District            | 90.19  | 3.1%  |
| Commercial                                       |        |       |
| C1 - Retail Business District                    | 44.63  | 1.5%  |
| GB - General Business District                   | 145.71 | 5.0%  |
| CGMU1 - Concord Gateway Mixed Use District 1     | 54.68  | 1.9%  |
| CGMU2 - Concord Gateway Mixed Use District 2     | 11.09  | .4%   |
| MMM1 - Mixed Markets and Makers District 1       | 6.09   | .2%   |
| MMM2 - Mixed Markets and Makers District 2       | 27.54  | 1.0%  |
| MMM3 - Mixed Markets and Makers District 3       | 6.39   | .2%   |
| MMM4 - Mixed Markets and Makers District 4       | 10.80  | .4%   |
| Industrial                                       |        |       |
| I - Industrial District                          | 584.06 | 20.2% |
| I-1 - Light Industrial District                  | 241.32 | 8.4%  |
| Other                                            |        |       |
| NRDD - North Riverfront Development District     | 126.14 | 4.4%  |
| MH - Mobile Home                                 | 3.43   | .1%   |
| RT- Rail Transportation District                 | 91.28  | 3.2%  |
| ROW - Right of Way                               |        |       |
| WAT - Water                                      |        |       |
| MRCCA - Mississippi River Corridor Critical Area |        |       |
| Airport Safety Zone A                            |        |       |
| Airport Safety Zone B                            |        |       |
| Airport Safety Zone C                            |        |       |
| Primary Surface                                  |        |       |
| PUD - Planned Unit Development                   |        |       |
| Shoreland District Overlay                       |        |       |

This Zoning map is a representation of various maps and ordinances that make up the City of South St. Paul zoning code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St. Paul Planning Department at <http://www.southstpaul.org/>

MRCCA districts can be found on a separate PDF.

Print Date: Friday, January 17, 2025  
Last Updated: September 8, 2023  
Prepared by: South St Paul GIS

**ATTACHMENT 2  
PROPOSED ORDINANCE**

**City of South St. Paul  
Dakota County, Minnesota**

**Ordinance No. 14XX**

**AN ORDINANCE AMENDMENT ALLOWING LOW IMPACT PRODUCTION USES  
IN MIXED MARKETS AND MAKERS SUBDISTRICT 1 (MMM-1)**

The City Council of the City of South St. Paul does ordain:

**SECTION 1. AMENDMENT.** South St. Paul City Code Section 118-8 is hereby amended as follows:

**Sec. 118-8. Lots, distances, and definitions.**

*Lot width* means the horizontal distance between the side lot lines of a lot measured at the front setback line.

*Low impact production* means a light industrial use which produces little or no noise, odor, vibration, glare, or other objectionable influences and which has little to no adverse impact on nearby properties. Low impact production uses typically involve the production and assembly of finished goods and generally do not include the processing of raw materials or the production of primary materials, except for food and beverage products. Examples include finished leather products, finished products made from fabrics; furniture and fixtures; food and beverage products; medical and optical goods and technology; office and commercial equipment; packaging and sorting of finished goods; paper and paperboard products; pharmaceuticals, health, and beauty products; and small consumer goods.

*Manufacturing* means all uses that include the compounding, processing, packaging, treatment, or assembly of products and materials; provided such use will not generate objectionable influences that extend beyond the lot on which the use is located.

**SECTION 2. AMENDMENT.** South St. Paul City Code Section 118-127 is hereby amended as follows:

**Sec. 118-127. MMM, mixed markets and makers district.**

(c) *Table 1. Permitted, Conditional and Accessory Uses.*

| Table 1 Principal Use                      | MMM1 | MMM2 | MMM3 | MMM4 | Notes |
|--------------------------------------------|------|------|------|------|-------|
| Single-family detached dwelling            | P    | X    | X    | X    |       |
| Two family dwelling                        | P    | X    | X    | X    |       |
| Three-family dwelling                      | P    | X    | X    | X    |       |
| Multi-family dwelling (four or more units) | C    | P    | P    | P    |       |

|                                                                                                                                                       |          |          |          |          |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|------------|
| Mixed residential and commercial building                                                                                                             | C        | P        | P        | P        |            |
| Live-work unit                                                                                                                                        | P        | P        | P        | P        | (f)        |
| Adult day care facility                                                                                                                               | C        | P        | P        | P        |            |
| Auto repair                                                                                                                                           | C        | C        | X        | C        |            |
| Auto sales, leasing, and rental (may include service)                                                                                                 | X        | X        | X        | C        | (f)        |
| Body art establishment that offers body art procedures other than micropigmentation and cosmetic tattooing (defined and regulated by section 118-276) | C        | P        | P        | P        |            |
| Child day care facility                                                                                                                               | P        | P        | P        | P        | (f)        |
| Catering                                                                                                                                              | C        | P        | P        | P        |            |
| Cannabis retailer                                                                                                                                     | X        | C        | C        | C        |            |
| Cannabis testing facility                                                                                                                             | X        | C        | C        | C        |            |
| Churches, chapels and other worship buildings                                                                                                         | P        | P        | P        | P        |            |
| Contractor operations with no exterior storage or overnight parking of fleet vehicles and trailers                                                    | P        | P        | P        | P        |            |
| Craft production                                                                                                                                      | C        | P/C      | P/C      | P/C      | (f)        |
| Essential services                                                                                                                                    | P        | P        | P        | P        |            |
| Funeral homes and mortuaries                                                                                                                          | C        | P        | P        | P        |            |
| Gasoline service station                                                                                                                              | X        | C        | X        | C        |            |
| General retail business (within a building)                                                                                                           | P        | P        | P        | P        |            |
| General service business (within a building)                                                                                                          | P        | P        | P        | P        |            |
| Health club, dance studio or similar uses                                                                                                             | P        | P        | P        | P        |            |
| Hotel or motel                                                                                                                                        | X        | P        | P        | P        |            |
| Indoor commercial recreation                                                                                                                          | X        | C        | C        | C        |            |
| <u>Low Impact Production</u>                                                                                                                          | <u>C</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>(f)</u> |
| Medical or dental clinic                                                                                                                              | C        | P        | P        | P        |            |
| Municipal buildings and uses                                                                                                                          | P        | P        | P        | P        |            |
| Museum, library, theater and similar uses                                                                                                             | C        | P        | P        | P        |            |
| Office                                                                                                                                                | P        | P        | P        | P        |            |
| On-sale, off-sale liquor, beer or wine establishments                                                                                                 | C        | C        | C        | C        |            |
| Parking ramps, garages and surface lots                                                                                                               | X        | C        | C        | C        |            |
| Pet boarding, kenneling, training and grooming                                                                                                        | C        | C        | C        | C        | (f)        |
| Public and private parks and playgrounds                                                                                                              | P        | P        | P        | P        |            |
| Reception or meeting hall                                                                                                                             | X        | C        | C        | C        |            |
| Recording studio                                                                                                                                      | C        | P        | P        | P        |            |
| Restaurant, cafe, coffee shop, cafeteria or deli                                                                                                      | C        | P        | P        | P        |            |
| School, public or private                                                                                                                             | C        | P        | P        | P        |            |

|                                                                                                                                                                                                          |   |   |   |   |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|-----|
| Small wireless facility (see section 54-402)                                                                                                                                                             | P | P | P | P |     |
| Veterinary clinic                                                                                                                                                                                        | C | P | P | P |     |
| <b>Accessory Uses</b>                                                                                                                                                                                    |   |   |   |   |     |
| Car washes (accessory to gas station)                                                                                                                                                                    | X | C | X | C |     |
| Drive thru facilities                                                                                                                                                                                    | X | C | X | C | (f) |
| Exterior storage for contractor operations and craft production                                                                                                                                          | X | C | X | C | (f) |
| Fences, signs, and decorative landscape features                                                                                                                                                         | P | P | P | P |     |
| Garages and accessory structures (see section 118-208)                                                                                                                                                   | P | P | P | P |     |
| Home occupation (see section 118-249)                                                                                                                                                                    | P | P | P | P |     |
| Commercial indoor storage                                                                                                                                                                                | X | C | X | C | (f) |
| Off-sale 3.2 percent malt liquor sales (licensed pursuant to Chapter 6 of the City Code)                                                                                                                 | P | P | P | P |     |
| Lower-potency hemp edible retailer                                                                                                                                                                       | P | P | P | P |     |
| Off-site storage for contractor operations                                                                                                                                                               | X | C | X | C | (f) |
| Off-street parking and loading                                                                                                                                                                           | P | P | P | P |     |
| Outdoor display/sales (no vehicles, boats or trailers)                                                                                                                                                   | X | C | C | C | (f) |
| Cannabis cultivation of up to 15,000 square feet of plant canopy when accessory to a cannabis dispensary or craft production facility producing cannabis products or lower-potency hemp edible products. | X | C | C | C |     |
| Cannabis transportation and delivery accessory to a cannabis business provided there is no on-site delivery vehicle fleet.                                                                               | X | P | P | P |     |
| Vehicle Rental                                                                                                                                                                                           | X | C | X | C | (f) |
| P = Permitted Use                                                                                                                                                                                        |   |   |   |   |     |
| C = Conditional Use                                                                                                                                                                                      |   |   |   |   |     |
| X = Prohibited Use                                                                                                                                                                                       |   |   |   |   |     |
| Note: Uses marked with an (f) have special performance standards that are unique to the MMM district which are listed in subdivision (f) of this section.                                                |   |   |   |   |     |

(f) *Performance standards for specific uses.* In addition to performance standards found elsewhere in the City Code, the following performance standards are in effect for a number of specific uses in the MMM district:

(8) *Live/work unit.*

- a. The office or business component of the unit shall not exceed 30 percent of the total gross floor area of the unit.

- b. The business component of the live-work unit may include offices, small service establishments (not including auto service or repair), homecrafts which are typically considered accessory to a dwelling unit, and the limited retailing of goods that can be sold as a permitted use in the underlying MMM sub-district, by appointment only.
- c. The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit would require the building to be classified as a mixed-use building. Likewise, the use of the unit for a type of business not listed above would require the building to be classified as a mixed-use building and the use would then be subject to applicable zoning requirements.

(9) Low-Impact Production

- a. No manufacturing use that is prohibited in the I-1 Light Industrial zoning district is allowed even if it otherwise appears to meet the definition of low-impact production.
- b. All production and assembly activities are to be conducted within an enclosed building.
- c. A low impact production business may not exceed 8,000 square feet of gross floor area.
- d. A retail component that is open to the public is allowed but it is not required.

(910) Pet boarding, kenneling, training, and grooming.

- a. Unless expressly allowed by the conditional use permit, all activity must take place within a completely enclosed building with odor and sound control except for the walking of dogs.
- b. There shall be no overnight kenneling of customers' pets and no animal may be present inside the business between the hours of 10:00 p.m. and 6:00 a.m. unless their owner is also present.
- c. Any outdoor off-leash exercise/relief area that is provided shall be entirely enclosed by a fence. Pets may not be off-leash in these areas between the hours of 8:00 p.m. and 7:00 a.m.

(1011) Vehicle rental.

- a. Vehicle rental as an accessory use shall require a conditional use permit.
- b. Rental vehicles must be stored at least 80 feet from the Concord Street right-of-way in a clearly marked designated area that is identified in the conditional use permit.
- c. The conditional use permit shall establish a maximum number of rental vehicles that can be stored on the property and may include limitations on the type and size of rental vehicles that can be stored on a particular property. It is not the intent of this

section that vehicle rental be the principal use of a property or that the use consumes a large amount of space on any particular property.

- d. This section is not intended to restrict the parking of shared passenger vehicles that are provided by a car sharing provider that has been authorized to operate in South St. Paul.

~~(1112)~~ *Veterinary clinics.*

- a. All activity shall take place completely within an enclosed building with soundproofing and odor control. Outdoor kennels are prohibited.

~~(1213)~~ No multi-family residential development or mixed-use development shall be permitted to exceed the maximum density per acre established in the comprehensive plan.

**SECTION 3. SUMMARY PUBLICATION.** Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance establishes a conditional use permit process for certain types of low-impact light manufacturing uses in the Mixed Markets and Makers Subdistrict 1 (MMM-1).

**SECTION 4. EFFECTIVE DATE.** This ordinance shall become effective upon publication.

Approved: \_\_\_\_\_

Published: \_\_\_\_\_

\_\_\_\_\_  
Deanna Werner, City Clerk



# PLANNING COMMISSION AGENDA REPORT

**DATE:**

May 6, 2026

**DEPARTMENT:**

Planning & Zoning

**PREPARED BY:**

Michael Healy

**AGENDA ITEM NUMBER:**

4.B.

---

## MEETING TYPE

Regular Meeting

## AGENDA ITEM

Conditional Use Permit for a Low Impact Production Business at 1505 Concord Street North

## ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a conditional use permit for low-impact production at 1505 Concord Street North.

## OVERVIEW

### Application

The Applicant is Casey Schletz on behalf of Windansea Properties LLC. The Applicant owns a business called Miracle Paint Rejuvenator Co. which manufactures industrial paint shakers and related equipment. The business has been operating since 1932 and was in Inver Grove Heights until earlier this year. The Applicant recently purchased the commercial building located at 1505 Concord Street North which is zoned Mixed Markets and Makers Subdistrict 1 (MMM-1). The Applicant moved his business into the building in early 2026 and then learned that the MMM-1 subdistrict does not allow this type of manufacturing business.

The Applicant has submitted two zoning applications:

1. An application for a code amendment to allow low-impact production in the MMM-1 subdistrict with a conditional use permit. *The code amendment is being reviewed separately and has its own staff memo.*
2. An application for a conditional use permit for low-impact production at 1505 Concord Street North. *The conditional use permit can only be approved if the code amendment is approved.*

## Review Timeline

**Complete Application Submittal:** April 22, 2026

**Planning Commission:** May 6, 2026

***Tentative First Reading:*** May 18, 2026

***Tentative Second Reading:*** June 1, 2026

***Tentative City Council Review of Conditional Use Permit:*** June 1, 2026

***60-Day Review Deadline:*** June 21, 2026

## **Background**

The Subject Property, 1505 Concord Street North, is a commercial property located a quarter mile south of the border between Saint Paul and South St. Paul. It is a corner lot property which is roughly 1/3 acre in size and currently hosts a 7,160 square foot office-warehouse building which was built in 1949 and received a major building addition in 2001. Powers Electric, an electrical contractor, acquired the building in 1990 and operated in the building until recently.

The Applicant acquired the property on January 2, 2026, with the intent of operating Miracle Paint Rejuvenator Co. in the existing building. Unfortunately, the Applicant skipped some standard due diligence steps such as contacting City Hall to confirm zoning requirements prior to completing the real estate transaction. The Applicant needs a code amendment to be able to operate his business in the Mixed Markets and Makers Subdistrict 1 (MMM-1). City Staff is supportive of allowing this type of business with a conditional use permit.

## **Applicant's Proposed Business Model**

The Applicant has supplied the following information about his business:

- They assemble paint shakers and related equipment using pre-manufactured components. There is no heavy manufacturing, raw material processing, chemical production, or fabrication. They sell and ship between 20–25 products a month and some of those shipments are combined, so truck traffic is low.
- They sell equipment via a small showroom, a walk-in counter, and an online store. They also repair and service equipment.
- There are four employees (the owner and three additional employees).
- They operate between 8 AM and 3:45 PM Monday through Thursday and between 8 AM and 12:30 PM on Fridays.
- They typically do not have more than one customer on-site at any one time.

## **Zoning and Comprehensive Plan Guidance**

The subject property is zoned Mixed Markets and Makers Subdistrict 1 (MMM-1) and guided “Mixed Use” in the 2040 Comprehensive Plan. The MMM-1 district does not currently allow the type of light manufacturing business that the Applicant wants to operate. The MMM-1 district currently only allows craft production (manufacturing of artisan goods like art products and food products) and requires that at least 10% of the floor area of the building be a customer-facing retail component where the artisan good is available for sale or sampling.

If the proposed code amendment is approved, low impact production businesses will be allowed with a conditional use permit.

## **Relevant City Code**

The following code sections are relevant to this review:

- Section 118-40 of the City Code governs Conditional Use Permits.
- Section 118-127 of the City Code governs the Mixed Markets and Makers district.
- Section 118-243 of the City Code governs landscaping.
- Sections 118-351 to 118-355 of the City Code regulate off-street parking and loading.

## **Site Plan Review**

The Applicant is not currently proposing to make any changes to the exterior of the building.

The Applicant is aware that they will need to construct a dumpster enclosure if they want to store a dumpster outdoors. This is a standard code requirement in the MMM-1 subdistrict, but it was also a condition of the variance that the property was granted in 2001 to allow a building addition that did not meet setback requirements. The Applicant has expressed an interest in building a trash enclosure out of Trex fencing, but that is not an allowable material in the MMM-1 subdistrict for this type of property. Only properties that currently have lawful nonconforming ("grandfathered") outdoor dumpsters with no enclosure are allowed to build Trex fence trash enclosures with a goal of partial code compliance. Properties without those grandfather rights (like the subject property) are required to build a trash enclosure out of concrete, block, or a similar noncombustible material. The Applicant will need to adjust their trash enclosure plans and use an approved material if they want to store a dumpster outdoors.

## **Parking**

The subject property does not have a delineated off-street parking lot. However, there are three separate driveways that each lead to a pavement area where cars could be parked. Two of the pavement areas serve garage doors and loading dock doors so any parking in these areas would need to be coordinated with deliveries. There is some on-street parking on Concord Street, but it

is located about 350 feet north of the building. The Applicant has shared that the parking situation is one reason why he feels that this building is better suited for light industrial use rather than commercial-retail use. The four employees of the business will be able to park their commuter vehicles on-site without any issues and it will be easy to accommodate customers since they do not anticipate having more than one customer at any one time.

The MMM district allows the adaptive reuse of any existing commercial building with 15,000 square feet of floor area or less with any nonresidential “permitted use” that is listed in the zoning district. With a conditional use, the Planning Commission and City Council conduct a case-by-case analysis regarding whether the parking situation is workable. City Staff does not have any concerns about off-street parking as the proposed use represents one of the least parking-intensive ways to use the subject property.

### **Landscaping**

The MMM-1 district has landscaping requirements for new development which focus on landscaping street frontages and providing landscape areas inside parking lots. At least one overstory tree is required to be provided for each 1,500 square feet of landscaped green space on a property. The subject property was developed before the adoption of modern landscaping requirements. Currently:

- There is a decorative landscape area with two ornamental trees along Stanley Avenue.
- There was a decorative landscape area along Concord Street up until 2023. The landscape area and the retaining wall that supported it encroached into the City-owned road right-of-way and needed to be removed for the Concord Street Improvement Project which involved the full reconstruction of the street and the installation of a new paved bike trail. Following the road construction project, the yard area along Concord Street is now a small gently sloping grass lawn.

Part of the grass lawn along Concord Street is owned by the City (it is in the right of way) and part of it is owned by the Applicant. The City Engineer has advised that it could be challenging to fit a tree in this area because of its small size and the slope of the hill. The City would be willing to work with the Applicant if they wanted to put a tree in this area, but they would need to pick the right variety and install it carefully, so it grows straight up as opposed to growing sideways and interfering with the bike trail. There are also potential utility conflicts and issues with sightlines for the driveways that are on either side of the small grassy lawn.

The Applicant should dress up the grass lawn area along Concord Street with some type of decorative landscaping. This could be flowers, shrubbery, or ornamental grasses. This should be made a “condition of approval” of the conditional use permit. City Staff would support making this condition somewhat vague and giving the Applicant wide latitude to design appropriate landscaping for this area. Section 118-243 of the City Code does not require the City to collect a

landscape escrow for minor landscaping improvements that are part of the adaptive reuse of existing buildings.

### **Surrounding Land Uses**

| <b>Direction</b>                                             | <b>Existing Use</b>                        | <b>Existing Zoning</b>                         | <b>Comp Plan Guidance</b>              |
|--------------------------------------------------------------|--------------------------------------------|------------------------------------------------|----------------------------------------|
| <b><i>West</i></b><br><b><i>(up the bluff)</i></b>           | Single Family Homes                        | R-2 Single and Two-Family Residence District   | Low Density Residential and Open Space |
| <b><i>North</i></b>                                          | Contractor business                        | Mixed Markets and Makers Subdistrict 1 (MMM-1) | Mixed Use                              |
| <b><i>East</i></b><br><b><i>(Across Concord Street)</i></b>  | Union Pacific Railroad Track and Rail Yard | North Riverfront Development District          | Railroad                               |
| <b><i>South</i></b><br><b><i>(Across Stanley Avenue)</i></b> | Vacant Land                                | Mixed Markets and Makers Subdistrict 1 (MMM-1) | Mixed-Use                              |

### **CONDITIONAL USE PERMIT CRITERIA**

Conditional Use Permits should be reviewed through the lens of the criteria outlined in the City Code:

- (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.

(6) *In Business districts.* Certain uses are considered, as a rule, unsuitable in commercial areas because of inherent characteristics (e.g., traffic hazards, noise, light glare), proximity to residential areas, the fact that they tend not to serve nearby residential areas, or may adversely affect nearby permitted business uses.

## **COMMENTS FROM OTHER DEPARTMENTS**

### **Building Department**

Per Building Official Joe Heimkes:

- This new business is technically a change of use under the State Building Code. The Applicant will need to get an occupancy permit.
- The Applicant will need to get a Sewer Access Charge (SAC) determination letter from the Metropolitan Council and will need to submit this letter along with their occupancy permit application. They will need to pay any SAC charges that are due.

### **City Engineer**

This property was developed before it was standard for cities to require a stormwater maintenance agreement to ensure that the property owner is maintaining all the private stormwater management features on the property. The Minnesota Pollution Control Agency (MPCA) wants cities to secure these agreements whenever possible to ensure that stormwater is being properly managed on developed sites to protect lakes and rivers.

The only notable stormwater management feature on the subject property is a system of drains in front of the loading docks that use private underground pipes to transfer stormwater into the City's public storm sewer system. The Applicant is responsible for maintaining these pipes and cleaning them if they ever become full of debris. A condition of approval for this conditional use permit should be that the property owner enter into a stormwater maintenance agreement with the City. The agreement will obligate them to keep the pipes clean and will allow the City to clean the pipes and assess the costs against the property if maintenance is not handled correctly.

## 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 forever and transfer if the property changes hands. A conditional use permit typically can only be terminated if a condition is violated, and the City Council votes to revoke the conditional use permit.

City Staff does not have any specific concerns about the proposed business, but conditions should be attached to the CUP which require compliance with the State Building Code, MPCA requirements, and local nuisance codes. The Applicant will need to revise his trash enclosure plan to meet code requirements if he wants to keep a dumpster outdoors. The only real “ask” that City Staff is recommending be placed in the CUP is a requirement that new decorative landscaping be added to the grassy yard along Concord Street. City Staff supports allowing low-impact light industrial uses in the MMM-1 subdistrict, but commercial properties in this area should be dressed up and landscaped in such a way that they coexist well with the low-density residential uses that they share the neighborhood with. Curb appeal is important in this zoning district.

## STAFF RECOMMENDATION

Staff recommends approval of the conditional use permit with the following conditions:

1. **Approved Plans.** The conditions of this approval are based on the following plans:
  - a. **Application (Casey Schletz) dated 4/2/2026**
  - b. **Narrative (Windansea Properties LLC) Not dated**
  - c. **Site Plan Not dated**
2. **Compliance with Building Code and Fire Code Requirements.** The Applicant shall comply with any applicable requirements in the State Building Code and State Fire Code for this type of use. An occupancy permit is required to establish this new use. The Applicant must pay any required sewer access charges (SAC). This process shall be completed by no later than October 1, 2026.
3. **Compliance with Noise and Nuisance Ordinances.** The low impact production business must not violate the City Code’s noise ordinance or in any other way be a public nuisance.
4. **No Exterior Storage.** There shall be no exterior storage or containers, pallets, equipment, or materials.
5. **Trash Enclosure Required if Dumpsters or Trash Cans are Stored Outdoors.** If the Applicant wants to store a dumpster outside the building, they must obtain a permit and construct a trash enclosure that will fully screen the dumpster(s). The enclosure must fully comply with the exterior building material requirements of the underlying zoning

district. This currently means that the enclosure must be built out of concrete, block, or a similar noncombustible material.

6. **Lighting.** All lighting shall be compliant with City Code Section 118-242. Light sources shall be hooded or controlled so as not to light adjacent property.
7. **Stormwater Maintenance Agreement Required.** The owner of the subject property must enter into a stormwater maintenance agreement for the continued maintenance of the private stormwater systems on the subject property (i.e. private pipes that connect private drains to the public storm sewer). The occupancy permit shall not be issued until this agreement has been fully executed and recorded against the property.
8. **Landscaping.** The Applicant shall maintain the decorative landscaping along Stanley Avenue. The Applicant shall install and maintain decorative landscaping along the Concord Street frontage which shall include flowers, shrubs, bushes, and/or ornamental grasses. Trees may be planted in the grassy area if they are kept wholly on the Applicant's own property. A landscaping plan shall be filed with the Zoning Administrator by no later than August 1, 2026, and the landscaping shall be completed by no later than October 1, 2026.
9. **Scope of Conditional Use Permit.** This conditional use permit for low-impact production allows the assembly of paint shakers and related equipment at 1505 Concord Street North using pre-manufactured components with no processing of raw materials or chemical production. A change to a substantially different production use will require an amendment to this conditional use permit or a new conditional use permit.
10. **Compliance with MPCA Requirements, Dakota County Requirements, and Other State Agency Requirements.** The Applicant shall comply with any requirements that are imposed upon them by the Minnesota Pollution Control Agency, other State agencies, and by Dakota County.
11. **Termination of the Conditional Use Permit.** The Conditional Use Permit will terminate if improvements have not substantially begun within one year from the date of approval. The violation of any condition of approval in the conditional use permit may terminate the conditional use permit(s), following a hearing by the City Council.

## Action Requested

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

1. Approval. If the Planning Commission wishes to recommend approval of the conditional use permit, the following action should be taken:
  - A. Motion to recommend approval of a conditional use permit for low-impact production at 1505 Concord Street North.

2. Denial. If the Planning Commission wishes to recommend denial of the conditional use permit, the following action should be taken:

B. Motion to recommend denial of a conditional use permit for low-impact production at 1505 Concord Street North.

*If the Planning Commission feels that this type of light manufacturing use is not appropriate in the MMM-1 subdistrict, the Planning Commission could recommend denial of the ordinance amendment and also recommend denial of the conditional use permit with a finding that this type of manufacturing use is not allowed in the MMM-1 subdistrict.*

#### **SOURCE OF FUNDS**

NA

#### **ATTACHMENTS**

1. Site Location Map
2. Aerial Photograph
3. Photographs of Subject Property
4. Proposed Floor Plan
5. Applicant's Narrative
6. 2001 Variance with Trash Enclosure Requirement

**ATTACHMENT 1  
SITE LOCATION MAP**



**ATTACHMENT 2**  
**AERIAL PHOTOGRAPH**



**ATTACHMENT 3**  
**PHOTOGRAPHS OF SUBJECT PROPERTY**



**Concord Street Frontage Looking South**



**Concord Street Frontage Looking North**



**Stanley Avenue Frontage**

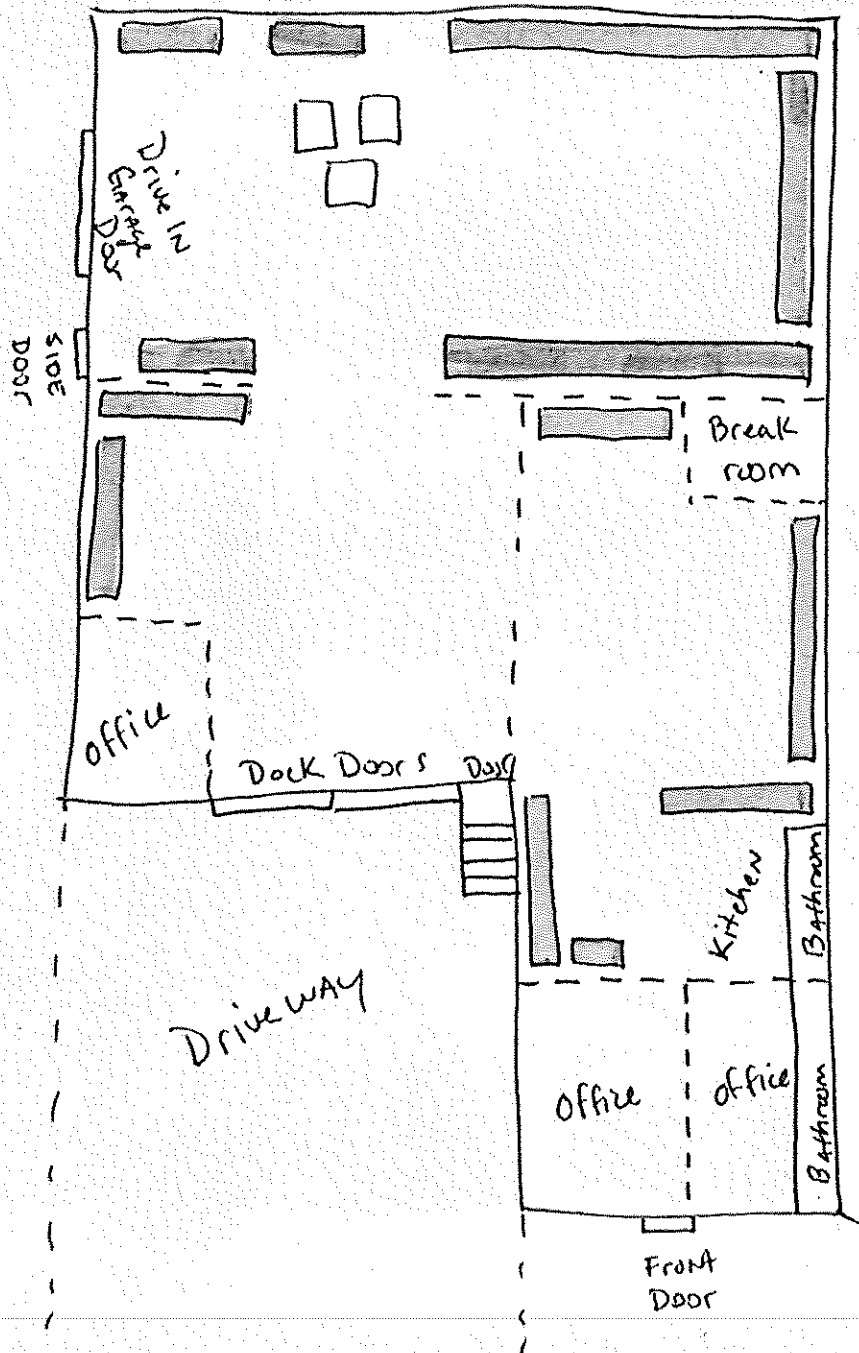


**Recessed Loading Dock Area Along Concord Street**

# ATTACHMENT 4 PROPOSED FLOOR PLAN

## Legend

- ☐ Machines (Drill press, Lathe)
- ☒ Pallet racks (shelving. storing material)



## **ATTACHMENT 5**

### **APPLICANT'S NARRATIVE**

Windansea Properties LLC/ Miracle Paint Rejuvenator Co.

Property Address:

1505 Concord St. N

South St. Paul, MN 55075

Our request to the City of South St. Paul, MN is as follows:

We are requesting the city amend the zoning rules in the MMM-1 Zoning subdistrict to allow low-impact production and processing uses with a conditional use permit. Secondly, we are asking the city to grant us a conditional use permit for low-impact production and processing so we can manufacture paint shakers and related equipment at 1505 Concord St. N.

Business Overview:

Miracle Paint Rejuvenator Co. is a family owned, Minnesota based business. Established in 1932 in St. Paul, MN, we started out as a paint store with 3 locations serving St. Paul and surrounding areas.

- Paint shaker equipment (sales and service)
- Equipment repair & maintenance
- Office/warehouse with light assembly
- Small scale retail & leasing of paint-related equipment

Nature of Operations

- Service-based business
- Equipment Sales & Showroom
- Office, Warehouse & Light Assembly
- Retail Paint equipment and leasing options
- Total of 3 employees and 1 owner
- Hours of operation, Monday – Thursday 8:00 am – 3:45pm, Friday's 8:00 a.m. – 12:30 p.m.

#### What we do

- Assemble pre-manufactured components into finished paint equipment
- We do not manufacture any components at our location. Everything is bought off the shelf, or manufactured for us from our vendors
- We sell equipment via a small showroom, walk-in counter, and online store
- We also repair and service paint equipment
- We offer paint shaking/rejuvenation services for paint contractors (similar to Sherwin Williams type service model, but contractor focused)
- We sell and ship on average 20-25 products a month. Several of those shipments are combined. Very low volume of truck traffic.
- We also sell replacement parts for paint equipment. We do have a daily UPS driver who does pickups for those.

#### What we do not do

- No heavy manufacturing
- No raw material processing
- No Chemical production
- No fabrication
- Cause any loud noise that can be heard outside of the building
- Incur heavy truck/vehicle traffic.

#### We understand the City's goal is to promote

- Commercial retail activity
- Service oriented businesses
- Limited Impact operations

#### Our Business Aligns nearly perfect for this space

- Low traffic volume (ideal for the residential neighborhoods nearby)
- Minimal noise and no outdoor operations or storage
- No environmental impact
- Clean, organized indoor workspace
- Ability to incorporate retail/public facing component
  - We currently have a POS system for walk in customers

- Anyone in the general public can purchase our paint equipment from our showroom/office.
- We have on display paint equipment. Paint Shakers. Paint Sprayers.
- We have a restricted zone away from the showroom where we can serve the general public to stop in and have their paint cans/pails shook
- Repair and Maintenance

The property at 1505 Concord St N features a functional layout that supports **low-impact commercial and service-based operations**, with infrastructure geared toward light logistics rather than high-volume public traffic.

- Approximately 800 sq ft office space.
- Approximately 6,300 sq ft of warehouse space
- Two dock doors for shipping/receiving ability
- One drive in overhead door
- Limited parking capacity
  - No street parking on Concord St. or Stanley Ave.
  - Four on site parking spaces











**ATTACHMENT 6**  
**2001 VARIANCE WITH TRASH ENCLOSURE REQUIREMENT**

City of South St. Paul  
Dakota County, Minnesota

**RESOLUTION NUMBER 2001-188**

**RESOLUTION RELATED TO ZONING: APPROVING A  
VARIANCE FOR 1505 NORTH CONCORD STREET**

**WHEREAS**, an application from Powers Electric, for a rear and side yard setback variance to construct an 35' x 80' building addition at 1505 North Concord Street, City of South St. Paul, Dakota County, Minnesota legally described as follows:

All of Lots 1, 2, & 3, A.D. McLeods Rearrangement of Lots 10 and 11 of  
Albrechts Outlots to Dakota County

and;

**WHEREAS**, the Planning Commission held a public hearing on the application, preceded by notice as required by law; and

**WHEREAS**, the Planning Commission took action to recommend the granting of the Variance, with the following findings of fact; and

**WHEREAS**, the City Council has considered the application, the recommendation of the Planning Commission and other evidence presented for consideration;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of South St. Paul, Minnesota as follows:

1. Facts. The facts found by the Planning Commission as stated in its report regarding this matter are hereby adopted and included herein by reference.
2. Determination. The City Council determines that the proposed use will not be detrimental to the health, safety, or general welfare of the community, nor will it cause serious traffic congestion or hazards, nor will it seriously depreciate surrounding property values, and it is in harmony with the general purpose and intent of the Zoning Code.
3. Variance. The variance is to construct a 35' x 80' (2,800 sq. ft.) deck at 1505 North Concord Street, South St. Paul, Dakota County, Minnesota with the following conditions:

1. The petitioner is required to make development improvements consistent with the site and building plans dated August 24, 2001.
2. All building plans and specifications are subject to the review and approval of the City Building Official and Fire Marshal.
3. All garbage containers must be stored indoors, or stored within a City staff approved enclosure area.
4. The new driveway area on the south side of the addition area must be hard-surfaced, and subject to the review and approval of the City Engineer.
5. Parking of trucks and trailers is allowed on improved driveway surface areas.
6. Long term exterior parking of semi-trucks and trailers is prohibited.

Adopted this 1<sup>st</sup> day of October, 2001.

Approved: 10 - 15 - 01 Mayor: Kathleen A Gayford



# PLANNING COMMISSION AGENDA REPORT

**DATE:** May 6, 2026  
**DEPARTMENT:** Planning & Zoning  
**PREPARED BY:** Monika Miller  
**AGENDA ITEM NUMBER:** 5.A.

---

## MEETING TYPE

Regular Meeting

## AGENDA ITEM

Site Plan Review for Riverside Holdings, LLC (Bonfe Plumbing & Heating)

## ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of a site plan for a new 50,400 sq. ft. office-warehouse building on the vacant parcel at the intersection of Armour Avenue and Hardman Avenue South.

## OVERVIEW

### Application

The Applicant, RJ Ryan on behalf of Riverside Holdings, LLC (Bonfe Plumbing and HVAC), is seeking site plan approval to construct a new 50,400 sq. ft. office-warehouse building on the property at the intersection of Armour Avenue and Hardman Avenue South (PIDs #36-48841-03-013).

### Review Timeline

*Complete Application Submittal Date:* April 6, 2026

*Planning Commission:* May 6, 2026

*Tentative City Council Meeting:* May 18, 2026

*60-Day Review Deadline:* June 5, 2026

### Background

The subject property is a vacant, triangular-shaped property located at the intersection of Armour Avenue and Hardman Avenue South. The property is currently owned by the South St. Paul Economic Development Authority (EDA) and is one of the last few vacant parcels in the Bridgepoint Business Park. The South St. Paul Housing and Redevelopment Authority, a predecessor to the EDA, acquired the subject property in multiple phases between 1988 and 1994 as part of a larger initiative to transform the land that previously hosted the stockyards, and the Armour and Swift meat packing plants into a healthy and productive modern business park.

In August of 2025, the EDA entered into a purchase agreement with Riverside Holdings, LLC (the real estate holdings company owned by the principal of Bonfe Plumbing & Heating) to acquire and redevelop the property with a new 50,000 square foot office-warehouse facility. Today, Bonfe owns and operates a 40,500 sq. ft. facility across the street at 455 Hardman Avenue South. The existing facility was purpose-built for the business in 2015/2016. In the decade since their existing facility was constructed, Bonfe's operations have outgrown their existing space and today Bonfe leases a property in another community to meet their operational needs.

Bonfe approached the City in 2024 and expressed an interest in constructing a second facility near their Hardman Avenue facility to consolidate their business operations in one location. The EDA has worked for several years to position the subject property for redevelopment and Bonfe's proposal aligns nicely with the EDA's tax base density goals and job creation goals. The redevelopment of the subject property will support an existing business by constructing additional space for their growing operations, creating approximately 40 new family-sustaining jobs, and expanding the City's tax base.

## **Project Overview**

The Applicant is seeking to construct a new 50,400 sq. ft. light industrial warehouse building on the subject property. The building will be oriented towards Armour Avenue with the building entrance and main parking lot running parallel to Armour Avenue. The portion of the building on the Hardman Avenue side of the property will function as the rear of the building and will contain a loading dock and several service doors into the facility. Landscaping will be present throughout the site, including along a 6-foot-tall wrought iron fence that will provide security for the Hardman Avenue yard. The exterior facade and finish of the building will match Bonfe's existing building at 455 Hardman Avenue South across the street, giving the two properties a cohesive look.

The single-story facility will have approximately 6,700 square feet of finished office space and roughly 43,700 sq. ft. of warehouse space. The purpose of the facility will be to support the business' day-to-day operations. Bonfe will continue to operate out of its existing facility at 455 Hardman Avenue South which primarily supports the businesses' general operations (call center, payroll, accounting, etc.) while the new facility will offer interior storage, training, and equipment maintenance space. The new facility would create approximately 40 new jobs. The hours of operation for the facility would mirror the operation hours of Bonfe's other facility, which are 6:30 AM to 10:00 PM, Monday through Sunday.

## **Zoning and Comprehensive Plan Summary**

The subject property is zoned I-1, light industrial district. "Offices" and "warehouses" are permitted uses within the I-1 zoning district. The performance standards for the I-1 zoning district include setback, lot size, floor area ratio (FAR), architectural and landscaping requirements that encourage the construction of modern, professional-looking light industrial facilities with a healthy building footprint. The proposed redevelopment would comply with the

relevant zoning regulations, so no variances, conditional use permits or interim use permits are required to construct or operate the proposed facility. Formal site plan review by the Planning Commission and City Council is required for any new construction within the City's light industrial zoning district, even if no discretionary zoning approvals are required. The purpose of a formal site plan review is to confirm the project meets all applicable City Code requirements before the project is eligible for a building permit.

The property falls within the Mississippi River Corridor Critical Areas and is in the "UM, Urban Mixed District" which is a part of the river corridor whose character is consistent with existing intensive development. In the UM district, the expectation is that development will be required to preserve river aesthetics and there are restrictions on buildings that are over 65 feet tall. The property is almost 1,000 feet away from the Mississippi River and would not directly impact the river or its aesthetics.

The 2040 Comprehensive Plan guides the subject property as "LI- Light Industrial." Properties with light industrial guiding should have uses such as office-warehouse, office-showroom, warehousing and storage, assembly and light manufacturing, utility installation, and offices. The proposed use of the property is consistent with the Comprehensive Plan guidance.

### **Relevant City Code Chapters**

- City Code Section 118-9 regulates architectural requirements for commercial and industrial buildings
- City Code Section 118-47 outlines the procedures and requirements for site plan review
- City Code Section 118-134 regulates the I-1, light industrial zoning district
- City Code Sections 118-165 through Section 118-177 of the City Code regulates the Mississippi River Corridor zoning overlay district.
- City Code Section 118-199 which regulates fences
- City Code Section 118-243 regulates landscaping
- City Code Section 118-245 regulates lighting and glare
- City Code Section 118-326 to 118-338 regulates signage
- City Code Sections 118-351 to 118-355 regulates off-street parking and loading

### **Site Plan Review**

| Requirement Type | Required by Code | Proposed  |
|------------------|------------------|-----------|
| Overall Site     |                  |           |
| Lot Size         | 1 acre           | 3.8 acres |

|                                                           |                                                          |                                                                                                  |
|-----------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Landscaped Area                                           | 15%                                                      | 35%                                                                                              |
| Building Dimensions                                       |                                                          |                                                                                                  |
| Minimum Floor Area Ratio (FAR) Requirement                | .2 FAR                                                   | ~.3 FAR                                                                                          |
| Building Height                                           | - Less than 50 feet (I-1)<br>- Less than 65 feet (MRCCA) | 29 feet 4 inches                                                                                 |
| Building Setbacks                                         |                                                          |                                                                                                  |
| Front Yard (defined as any street frontage)               | 30 feet from any street frontage                         | - 72 feet from Armour Avenue property line<br>- 40+ feet from Hardman Avenue South property line |
| Side or Rear Yard Facing Railroad                         | 0 feet                                                   | 20 feet                                                                                          |
| Parking Setbacks                                          |                                                          |                                                                                                  |
| Front Yard (any street frontage)                          | 20 feet                                                  | - 20 feet from Armour Avenue<br>- 20 feet from Hardman Avenue                                    |
| Side or Rear Yard                                         | 10 feet                                                  | More than 10 feet                                                                                |
| Is the Subject Property In Any Special Overlay Districts? |                                                          |                                                                                                  |
| Floodplain District?                                      | No                                                       |                                                                                                  |
| MRCCA                                                     | Yes                                                      |                                                                                                  |

## Building Architecture

City Code Section 118-9 lays out architectural requirements for various types of buildings. The Code divides exterior materials into five (5) different classes and requires different types of buildings to utilize materials from specific classes. Industrial or warehouse buildings must use at least 2 different Class I or Class II materials and the building materials must be composed of at least 60% Class I or Class II materials, no more than 40% Class III and Class IV materials, and no more than 10% Class IV materials. The proposed building would be constructed of primarily aggregate precast concrete wall panels (Class II material) and glass windows (Class I material)

with prefinished metal cornice and canopies (Class III materials) that complement the precast wall panels. The color and finish of the building will match the color and finishes on the Bonfe building across the street at 455 Hardman Avenue South. The proposed building materials comply with the architectural requirements and will have a look that is harmonious with the rest of the buildings in the Bridgepoint Business Park.

### **Building Height, Size, and Lot Coverage**

The proposed building will be 29 feet 4 inches at its highest point, which is well below the maximum permitted height of 50 feet in the I-1 zoning district and the maximum height of 65 feet that is permitted in the MRCCA UM district. The proposed building would be approximately 50,400 square feet in area. The I-1 district has a minimum building size requirement but no maximum building size requirement. The minimum building size standard is known as the floor area ratio requirement. A floor area ratio requirement (commonly referred to as FAR) regulates the total floor area of a building in relation to the lot size. The I-1 district has a minimum FAR requirement of .2. The proposed building would have a .3 FAR. A single-story building with a .3 FAR translates to 30% of the lot being covered by a building. The I-1 district does not limit how much of a lot can be covered by a building.

### **Lighting**

The Applicant has submitted a lighting and photometric plan that appears to comply with Section 118-245 of the City Code which regulates lighting, lighting fixtures, and glare. To comply, lighting from the site cannot exceed one footcandle as measured from the centerline of the street.

### **Landscaping**

The I-1 district requires that 15% of a parcel's total area be landscaped. The landscaping plan must include overstory trees, understory trees, and appropriate plants and shrubs. The minimum number of overstory trees provided must be equal to the lot perimeter divided by 70.

The Applicant has proposed an attractive landscaping plan that meets the minimum requirements. The landscaping includes a total of 26 trees around the property, including 15 overstory trees (swamp white oaks, honey locust, and autumn blaze maple) and 11 evergreen trees. Additional vegetation is proposed around the building's entrance and the internal parking lots.

### **MRCCA**

The subject property is located in the Mississippi River Corridor Critical Area. Each property in MRCCA is assigned a zoning designation based on the use of the site. MRCCA has performance standards including structure height limitations, setbacks from designated natural resources (called Primary Conservation Areas or PCAs), vegetation management standards, land alteration standards, and subdivision standards. These standards vary in intensity depending on the MRCCA zoning district the property is in. The subject property's MRCCA zoning is UM, Urban

Mixed District. The UM district is comprised of large areas of highly urbanized development that include residential, institutional, commercial, and industrial uses. The only MRCCA regulation applicable to this project is the building height limit. The proposed building height of 29 feet 4 inches is consistent with the MRCCA building height limit of 65 feet. The proposed development complies with MRCCA requirements.

### **Fencing**

The development will include a 6-foot-tall wrought iron fence on the Hardman Avenue South side of the property and on top of the retaining walls around the stormwater ponds. Properties with industrial zoning are permitted to have fencing that is up to 8 feet tall in any yard so long as the fence is see-through. The proposed fence would be see-through. The top of the retaining walls would be level with the nearby grade, giving the fence on top of the retaining wall the appearance of being at grade, as opposed to being elevated several feet above grade.

### **Parking Lot Islands**

Parking lots that are larger than 6,000 square feet in size are required to include landscape islands. The plans include at least two landscaped islands. The additional landscaping that has been provided throughout the interior of the lot will result in compliance with the parking lot island requirement.

### **Parking**

Sections 118-351 to 118-355 regulate various aspects of off-street parking, such as the minimum number of automobile parking spaces that must be provided based on property's use, the size and width of parking stalls and drive lanes, and the overall design of the parking facilities. Most of the Applicant's general parking is provided on the north and east sides of the building. The proposed parking areas comply with the setback requirements for off-street parking areas.

The default automobile parking requirement for the site is based on the amount of office and warehouse space is 39 stalls. The development proposes 48 exterior stalls and 19,200 sq. ft. of area for vehicle storage within the building. The number of exterior automobile parking spaces provided, combined with the additional space for vehicle parking inside the building, exceeds the amount of off-street parking that must be provided. City Staff would highly encourage the Applicant to also consider providing on-site bicycle parking, since some employees may want to commute using the nearby Mississippi River Greenway.

### **Signage**

Properties in the I-1 zoning district are automatically eligible for up to 200 sq. ft. of signage. The maximum allowable size for an individual sign in the city's commercial and industrial districts is 100 sq. ft. The Applicant is proposing to install a single wall sign on the north side of the building facing Armour Avenue. The sign would be approximately 68 sq. ft in size, meaning the property would be eligible for additional signage in the future.

## **Trash Handling at Subject Property**

Trash handling will involve an exterior trash enclosure on the southeast side of the site. The enclosure will be around 8 feet tall and will be made of composite fencing material. This proposed plan for trash handling complies with the City Code.

## **On-Site Stormwater Management**

Stormwater is proposed to be managed on site with two separate stormwater ponds. One would be located south of the building near the trash enclosure. The other would be located east of the building on the Hardman Avenue South side of the building. The City Engineer has reviewed and is comfortable with the proposed stormwater management plan and the stormwater management report that was submitted with the application. Riverside Holdings LLC will need to enter into a stormwater maintenance agreement with the City for the private stormwater facilities.

## **Feedback from Other Departments**

Staff requested feedback from other departments as part of the internal review process for the Applicant's request. The City Engineer drafted a letter with comments that must be addressed. This letter is included as Attachment 8.

## **Discussion**

The proposed project will be fully code compliant and does not require any variances or conditional use permits. In the case of a site plan review, it is the role of the Planning Commission to review City Staff's analysis and confirm the application meets the applicable requirements laid out in the City Code. The City generally does not get to add "case by case" discretionary conditions to a site plan approval, like with a conditional use permit or a variance. Rather, all conditions of approval must be firmly grounded in City Code, Fire Code, and Building Code requirements and citywide Engineering standards. If the Planning Commission wants to recommend denial of the site plan, the Commission would need to adopt formal findings of fact and identify one or more specific Code provisions that the project fails to meet.

## **Staff Recommendation**

City Staff recommends approval of the site plan review, 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 (RJ Ryan/Riverside Holdings)- April 1, 2026**
  - b. **Narrative - April 6, 2026**
  - c. **Survey/Site Demolition Plan- C-1 (Rehder & Associates, Inc - April 28, 2026**
  - d. **Site Plan- Sheet A-1 (RJ Ryan Construction Inc.)- April 3, 2026**
  - e. **Floor Plan- Sheet A2 (RJ Ryan Construction Inc.)- April 3, 2026**

- f. **Building Elevations- Sheet A6 (RJ Ryan Constriction Inc.)- April 3, 2026**
- g. **Landscape Plan- Sheet L1 (RJ Ryan Construction Inc.)- April 3, 2026**
- h. **Civil Plans- Sheets C0-C7 (Rehder & Associates, Inc.)- April 30, 2026**
- i. **Site Photometric Plan- Sheet E5.1 (Stinson Electric Inc.)- April 3, 2026**
- j. **Colored Exterior Elevations (RJ Ryan Construction Inc.)- Undated**
- k. **Stormwater Management Report (Rehder & Associates, Inc.)- February 2, 2026**

2. **Building Permit Required for Proposed Building.** The Applicant shall obtain a building permit prior to starting the project. The review and approval of the site improvement pursuant to the requirements of the City's adopted Building and Fire Code shall be in addition to the site plan review process. The site plan approval process does not imply compliance with the requirements of these codes.
3. **Landscaping Requirements.** The Applicant shall install and maintain landscaping that is substantially consistent with the approved landscaping plan dated April 3, 2026. Minor changes to the landscaping plan may be approved administratively by the Zoning Administrator.
4. **Landscaping Guarantee.** The Applicant shall establish a \$7,500 landscaping guarantee prior to obtaining their building permit for the proposed building. The security shall be maintained for at least one (1) year after the date that the last landscaping 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.
5. **Right-of-Way Patching/Restoration Escrow.** The Applicant shall establish an escrow for patching and restoration related to work within the public right-of-way (i.e. the connection to the storm manhole on Hardman Avenue) prior to issuance of the building permit. The escrow shall be in the amount of 125% of the cost of the restoration work.
6. **Stormwater Maintenance Agreement.** The Applicant shall enter into a stormwater maintenance agreement with the City for the proposed building's stormwater infrastructure.
7. **Geotechnical Report Confirmation Required.** The Applicant will need to provide a statement or acknowledgment from AET that the soils report that was prepared for a previous development at the site can be used for the proposed development. If not, the Applicant will need to provide an updated geotechnical report for the proposed development.
8. **Mechanical Equipment Screening Plan.** A mechanical equipment screening plan shall be submitted as part of the building permit submittal for the proposed building. All ground-mounted and building-attached mechanical equipment shall be screened according to the standards contained within Section 118-9. All roof-mounted mechanical

equipment shall be screened according to the standards contained within City Code Section 118-242.

9. **Signage Permits Required.** No signage shall be installed without the Applicant first obtaining the appropriate sign permits. All signage is subject to review and approval by the Zoning Administrator.
10. **Trash Handling for Subject Property.** All dumpsters that serve the subject property shall be stored within the trash enclosure, which shall be built and maintained consistent with the approved plans. Exterior trash handling without an enclosure is prohibited.
11. **SAC Fees.** The Applicant will be required to pay any Sewer Access Charge (SAC) fees consistent with the Metropolitan Council requirements at time of building permit for the proposed building.
12. **Approvals from Other Agencies.** The Applicant shall be responsible for obtaining any required approvals from other agencies such as Dakota County, the Minnesota Pollution Control Agency (MPCA), and the Minnesota Department of Health.
13. **City Engineer's Letter.** The Applicant shall address the issues raised in the City Engineer's letter dated April 23, 2026.

## **Required Action**

The Planning Commission has the following actions available regarding the application:

- **Approval**

If the Planning Commission wishes to recommend approval of the site plan review, the following action should be taken:

- Motion to recommend approval of a site plan review for a 50,400 sq. ft. facility at the property at the intersection of Armour Avenue and Hardman Avenue South, subject to the conditions listed in the staff report.

- **Denial**

If the Planning Commission wishes to recommend denial of the site plan review on the grounds that the development does not meet the minimum requirements, the following action should be taken:

- Motion to recommend denial of a site plan review for a 50,400 sq. ft. facility at the property at the intersection of Armour Avenue and Hardman Avenue South, subject to the conditions listed in the staff report.

If the Planning Commission wishes to recommend denial of the site plan review, specific findings would need to be adopted that the site plan does not meet the minimum development requirements.

#### **SOURCE OF FUNDS**

N/A

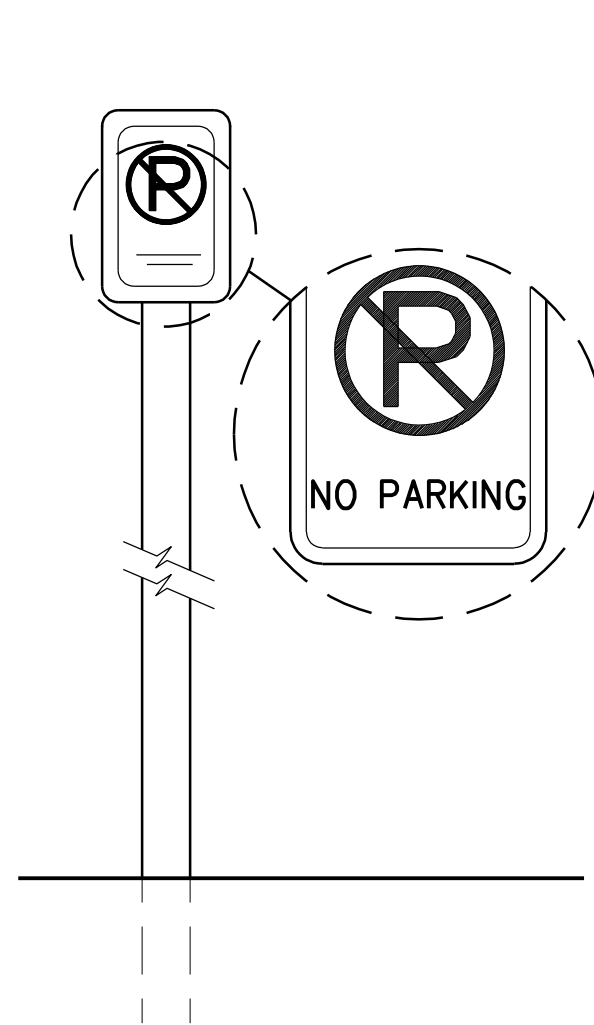
#### **ATTACHMENTS**

1. Site Location Map
2. Site Plan for Proposed Development
3. Floor Plan
4. Building Elevations
5. Civil Plans
6. Landscaping Plan
7. Photometric Plan
8. City Engineer's Letter
9. Applicant's Narrative

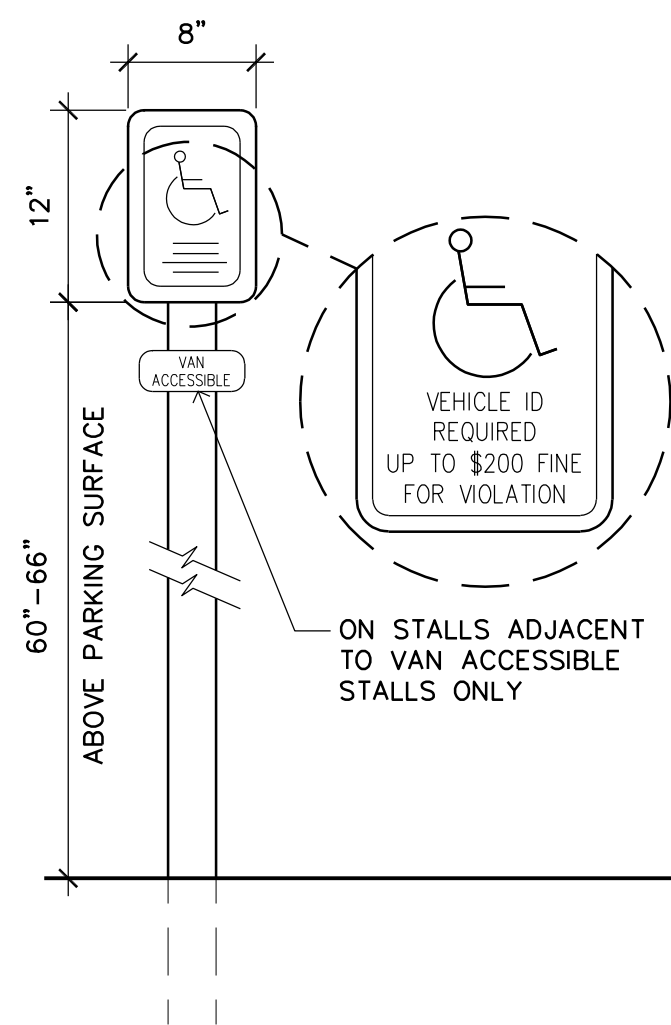
**ATTACHMENT 1  
SITE LOCATION MAP**



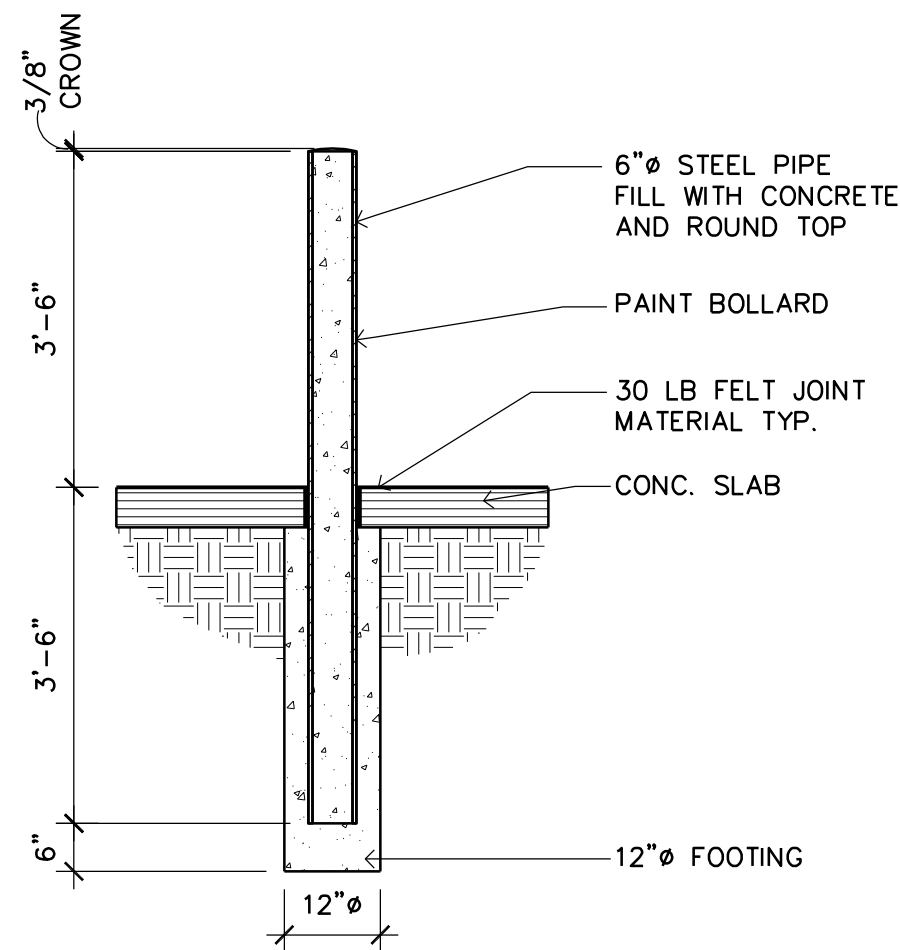
ATTACHMENT 2  
SITE PLAN FOR PROPOSED  
DEVELOPMENT



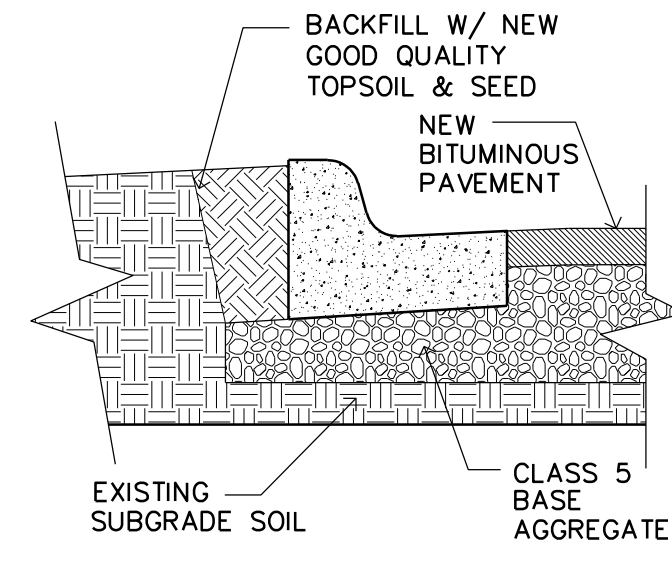
5 NO PARKING SIGN  
A1 SCALE: 1" = 1'-0"



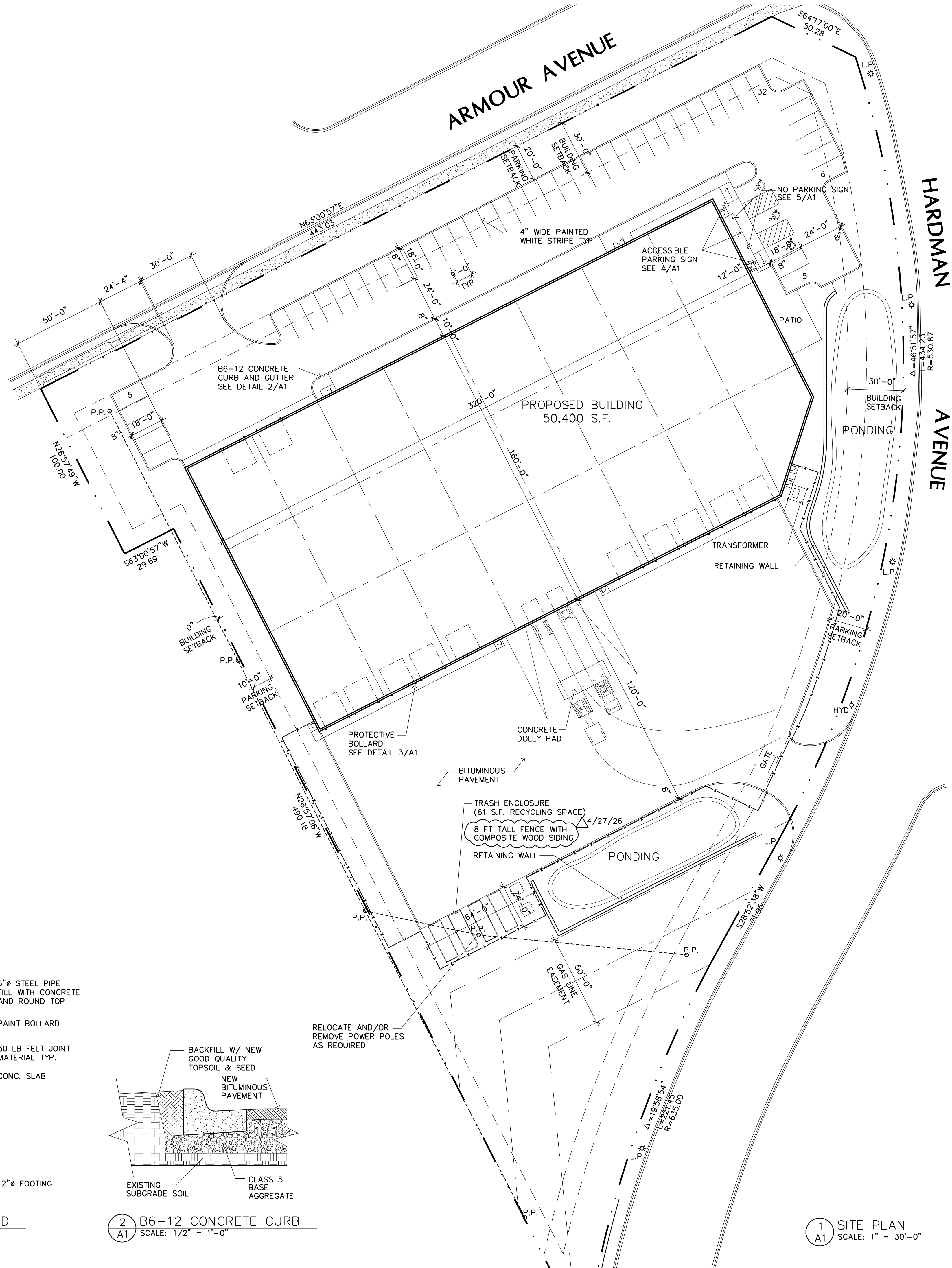
4 ACCESSIBLE PARKING SIGN  
A1 SCALE: 1" = 1'-0"



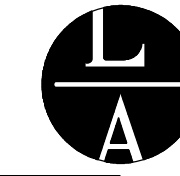
3 PROTECTIVE BOLLARD  
A1 SCALE: 1/2" = 1'-0"



2 B6-12 CONCRETE CURB  
A1 SCALE: 1/2" = 1'-0"



1 SITE PLAN  
A1 SCALE: 1" = 30'-0"



LAMPERT  
ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:  
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 ARCHITECT UNDER THE  
LAWS OF THE STATE OF MINNESOTA.

SIGNATURE  
LEONARD LAMPERT

PRINT NAME  
13669

LICENSE NO.  
4/3/26

DATE



Commercial Design and Construction

1100 Mendota Heights Road  
Mendota Heights, MN 55120  
Ph: 651-681-0200  
Fax: 651-681-0205

BONFE  
South St. Paul, Minnesota

Copyright 2026  
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

|         |                  |
|---------|------------------|
| 1/5/26  | PRELIMINARY      |
| 1/6/26  | CITY SUBMITTAL   |
| 1/29/26 | PRELIMINARY      |
| 3/26/26 | CITY SUBMITTAL   |
| 4/3/26  | ISSUE FOR PERMIT |

SITE PLAN

Sheet Number

A1

Project No. 250604-4



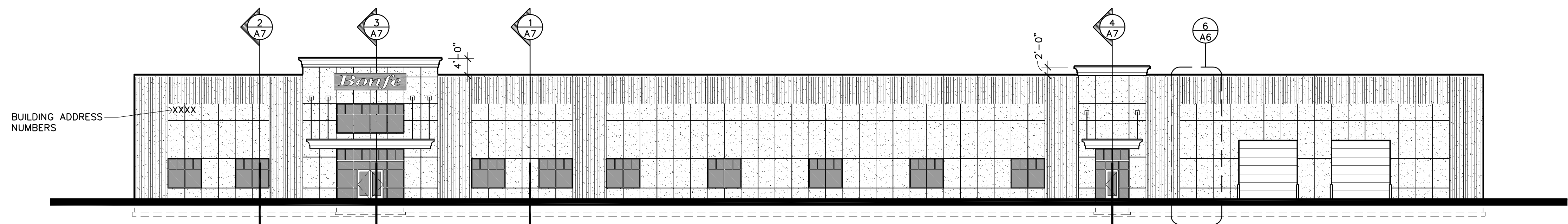
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**B O N F E**  
South St. Paul, Minnesota

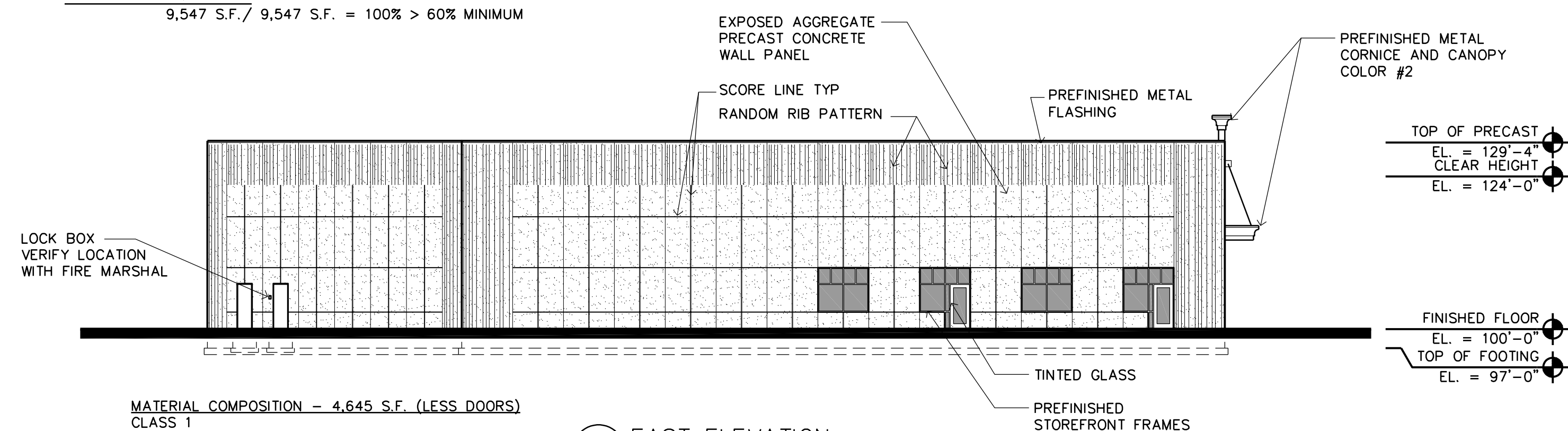
Project No. 250604-4

ATTACHMENT 4  
BUILDING ELEVATIONS



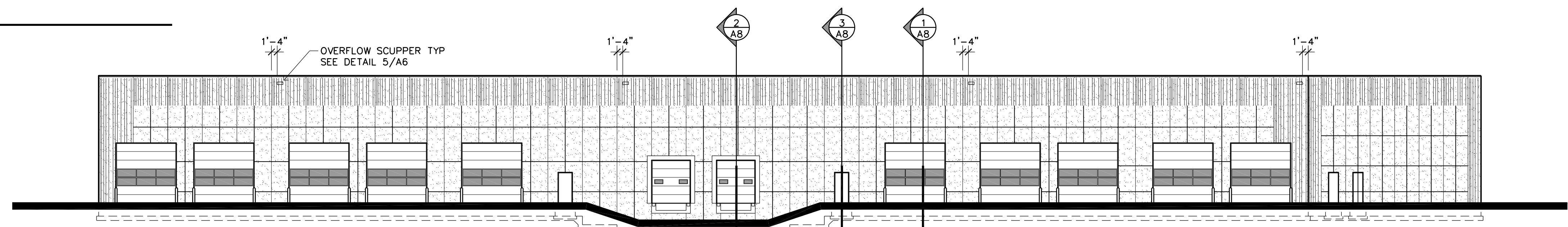
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CLASS 1  
GLASS - 792 S.F.  
METAL PANEL - 189 S.F.  
CLASS 2  
PRECAST WALL PANELS - 8,566 S.F.  
9,547 S.F./ 9,547 S.F. = 100% > 60% MINIMUM

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



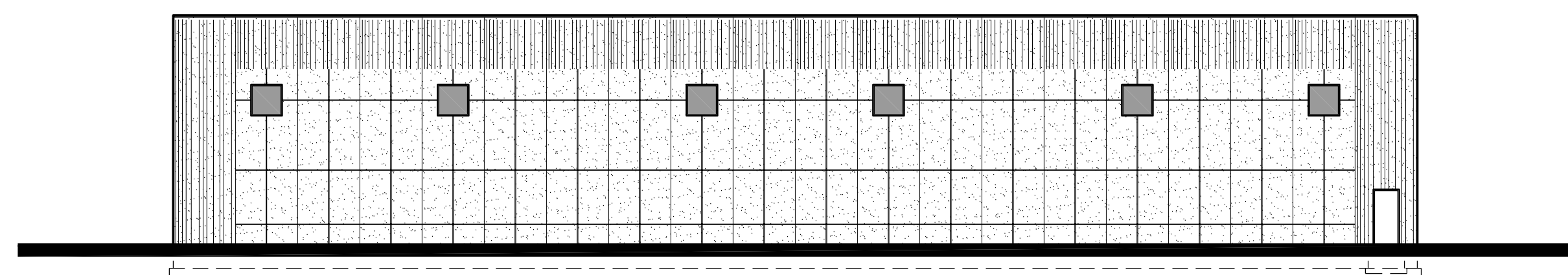
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CLASS 1  
GLASS - 302 S.F.  
METAL PANEL - 00 S.F.  
CLASS 2  
PRECAST WALL PANELS - 4,343 S.F.  
4,645 S.F./ 4,645 S.F. = 100% > 60% MINIMUM

2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



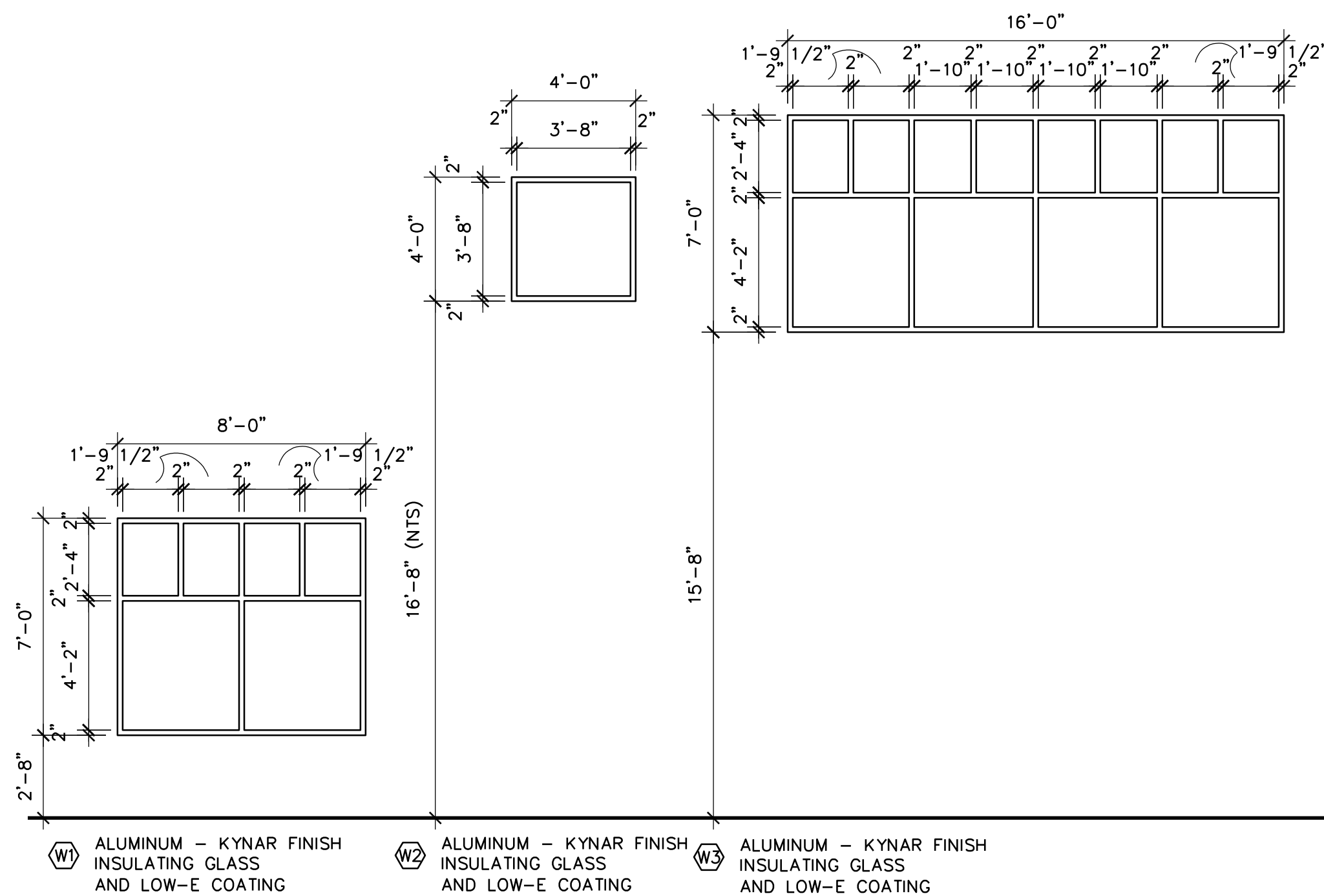
MATERIAL COMPOSITION - 6,807 S.F. (LESS DOORS)  
CLASS 1  
GLASS - 00 S.F.  
METAL PANEL - 00 S.F.  
CLASS 2  
PRECAST WALL PANELS - 6,807 S.F.  
6,807 S.F./ 6,807 S.F. = 100% > 60% MINIMUM

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

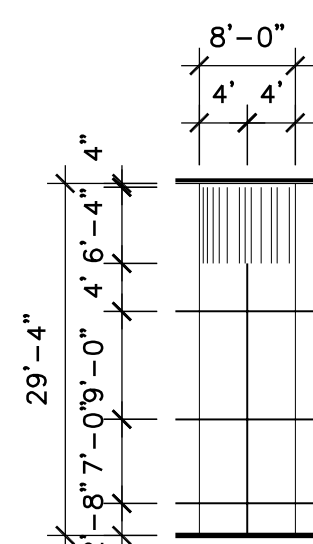


MATERIAL COMPOSITION - 4,645 S.F. (LESS DOORS)  
CLASS 1  
GLASS - 96 S.F.  
METAL PANEL - 00 S.F.  
CLASS 2  
PRECAST WALL PANELS - 4,549 S.F.  
4,645 S.F./ 4,645 S.F. = 100% > 60% MINIMUM

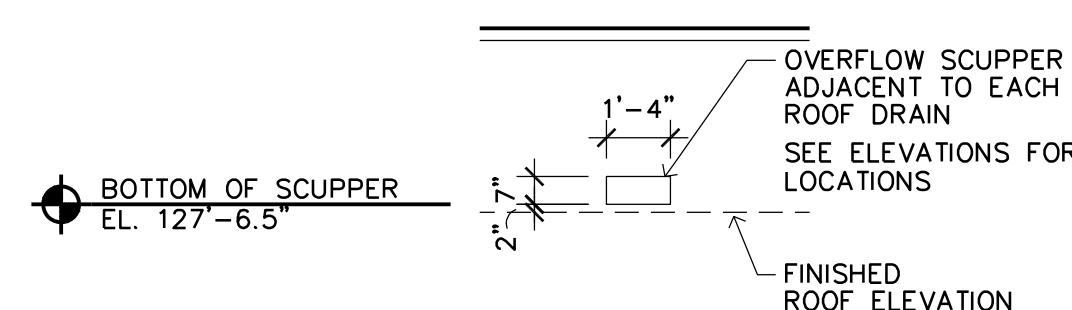
4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



7 WINDOW TYPES  
SCALE: 1/4" = 1'-0"

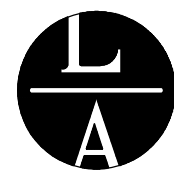


6 TYPICAL PANEL ELEVATION  
SCALE: 1/16" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3  
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 OVERFLOW SCUPPER DETAIL  
SCALE: 1/4" = 1'-0"



LAMPERT  
ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:  
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 ARCHITECT UNDER THE  
LAWS OF THE STATE OF MINNESOTA.

LEONARD LAMPERT

13669

4/3/26

DATE



Commercial Design and Construction

1100 Mendota Heights Road  
Mendota Heights, MN 55120

Ph: 651-681-0200  
Fax: 651-681-0230

BONFE  
South St. Paul, Minnesota

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Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

|         |                  |
|---------|------------------|
| 1/5/26  | PRELIMINARY      |
| 1/6/26  | CITY SUBMITTAL   |
| 1/23/26 | PRELIMINARY      |
| 3/26/26 | CITY SUBMITTAL   |
| 4/3/26  | ISSUE FOR PERMIT |

BUILDING ELEVATIONS

Sheet Number

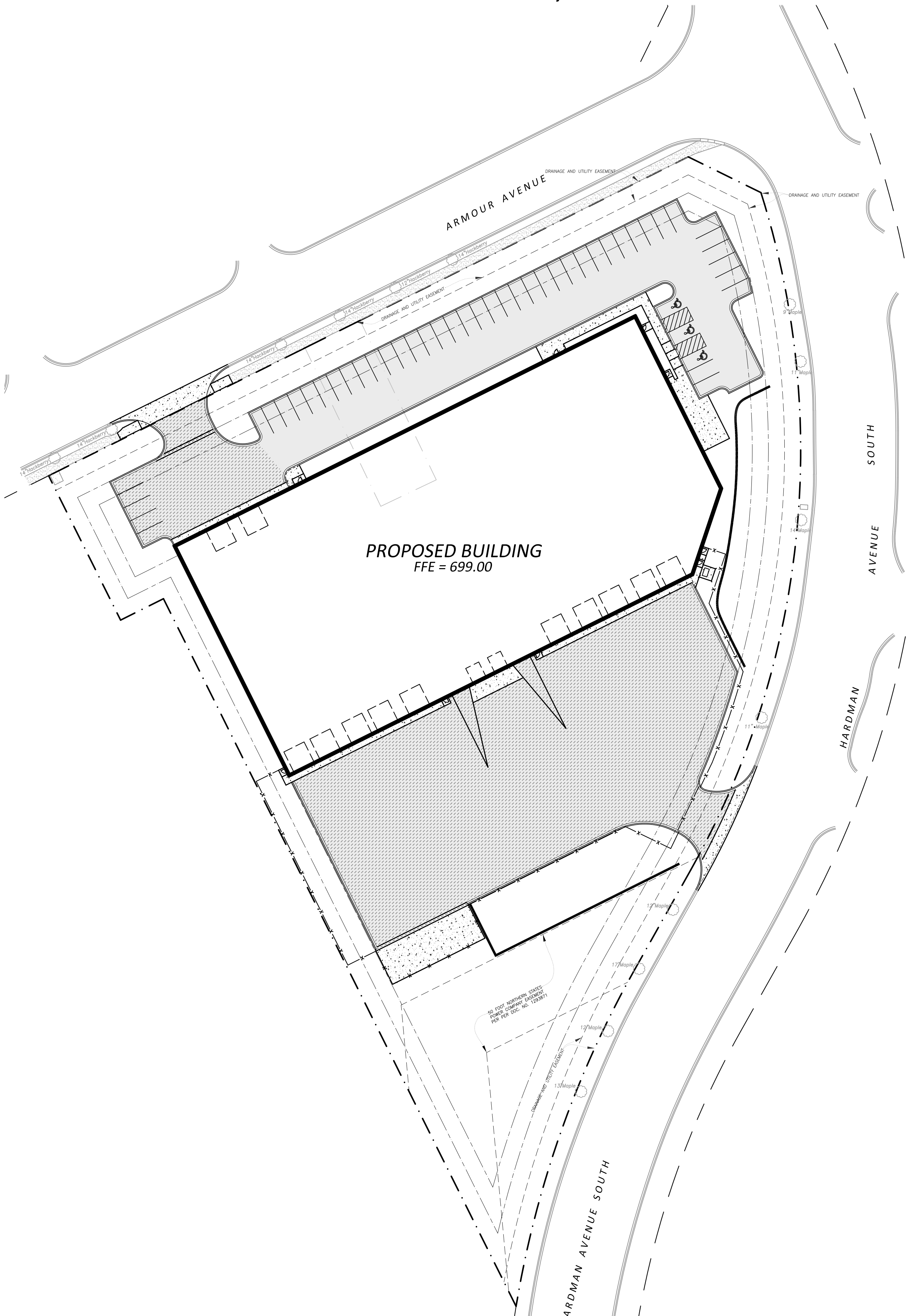
A6

Project No. 250604-4

# BONFE

**SOUTH ST PAUL, MN 55075**

# ATTACHMENT 5 CIVIL PLANS



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG  
TWIN CITY AREA 651-454-0002  
MN. TOLL FREE 1-800-252-1166

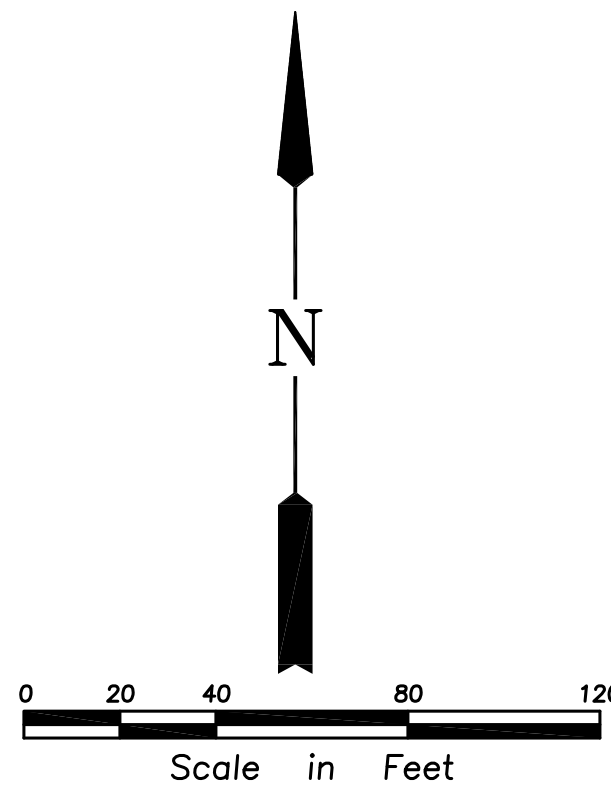
PROJECT CONTACTS:

Nick Adam, P.E.  
Civil Engineer  
651-337-6729  
nadam@rehder.com

John Grotkin  
General Contractor  
651-443-2000  
john.grotkin@rjryan.com

John Grotkin  
General Contractor  
651-443-2000  
john.grotkin@rjryan.com

VICINITY MAP



## SHEET INDEX

| TITLE                                    | SHEET NO. |
|------------------------------------------|-----------|
| COVER SHEET                              | C0        |
| SITE DEMOLITION PLAN                     | C1        |
| SITE DIMENSION PLAN                      | C2        |
| GRADING, DRAINAGE & EROSION CONTROL PLAN | C3        |
| UTILITY PLAN                             | C4        |
| DETAILS                                  | C5—C6     |
| SPECIFICATIONS                           | C7        |
| SWPPP                                    | C8        |

**3440 Federal Drive, Suite 110  
Eagan, MN 55122  
Telephone: 651-452-5051  
[www.rehder.com](http://www.rehder.com)**



PROJECT NO.: 251-0348.104 DRAWING FILE: 0348104.DWG

me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name Nicholas P. Adam Date 4-30-26  
Reg. No. 43856

**Issued**

| ISSUED                                              |         |
|-----------------------------------------------------|---------|
| CITY SUBMITTAL                                      | 1-9-26  |
| REVISE STORM WATER MANAGEMENT SYSTEM                | 2-2-26  |
| ADDRESS CITY COMMENTS                               | 3-30-26 |
| REVISE WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS | 4-30-26 |
|                                                     |         |
|                                                     |         |
|                                                     |         |

COVER SHEET  
BONFE – SSP  
CITY OF SOUTH ST. PAUL

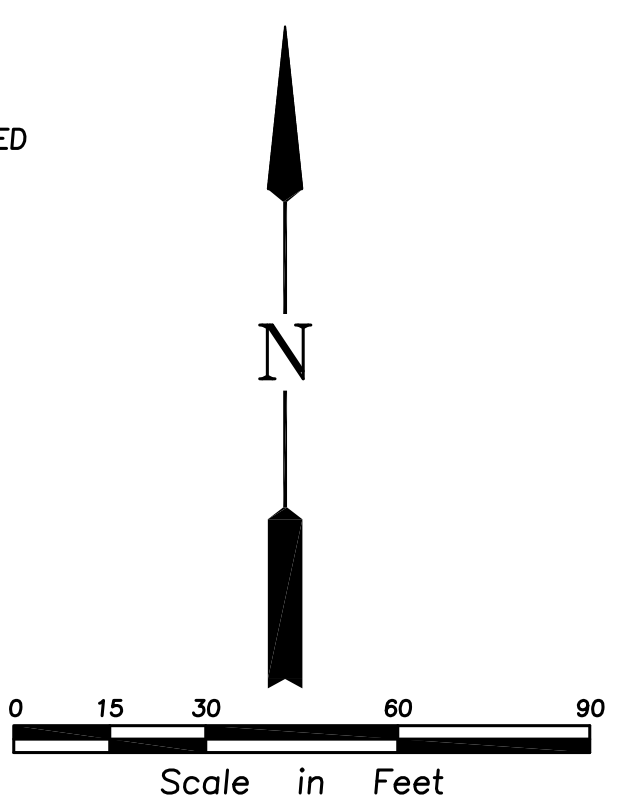
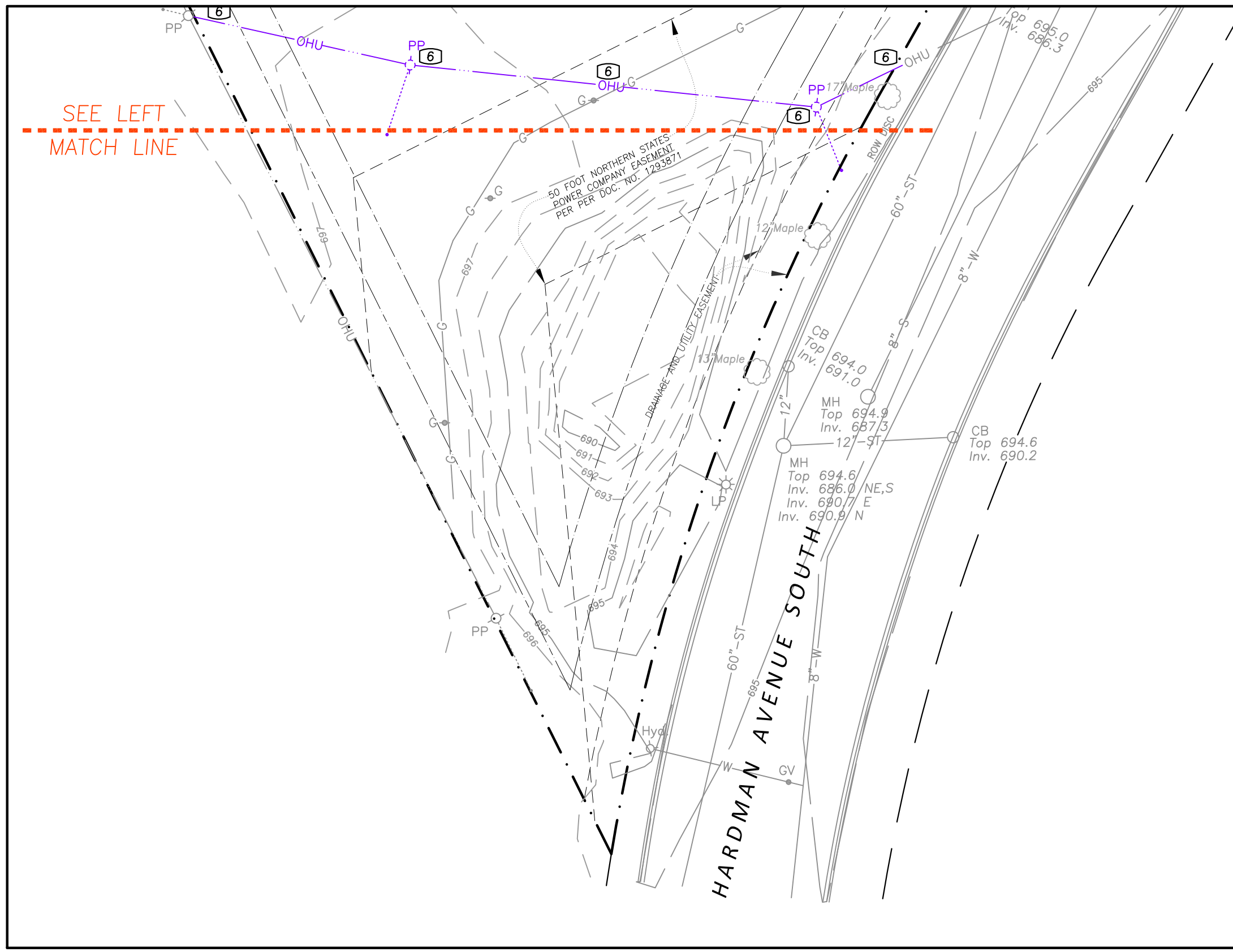
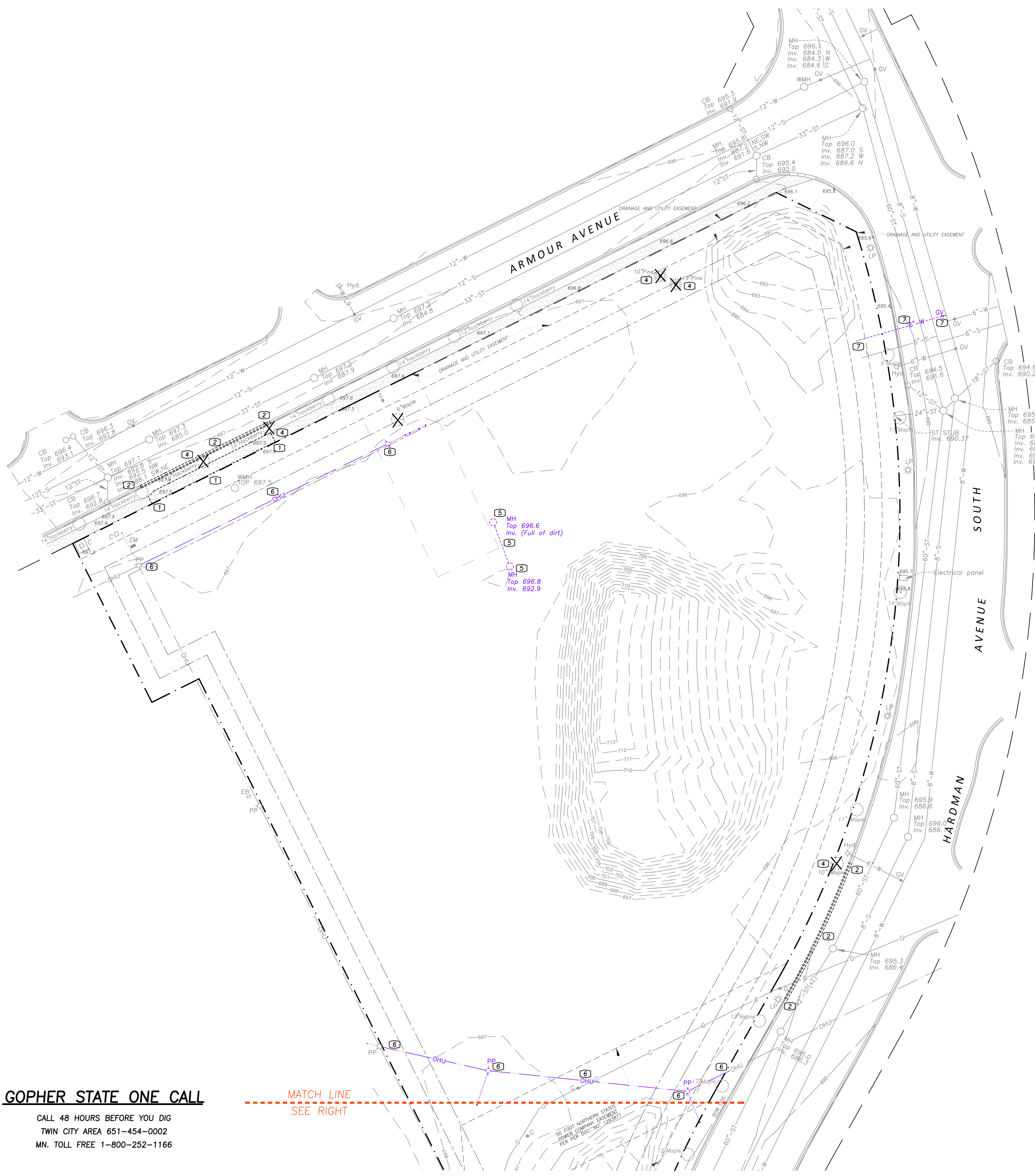
SHEET NUMBER

CO

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Civil Engineers & Land Surveyors

PROJECT NO.: 251-0348.104 DRAWING FILE: 0348104.DWG

I hereby certify that this plan 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.

*Nicholas P. Adam* Date 4-30-26  
Name Nicholas P. Adam Reg. No. 43856

|         |         |
|---------|---------|
| 1-9-26  | 1-9-26  |
| 2-2-26  | 2-2-26  |
| 3-30-26 | 3-30-26 |
| 4-30-26 | 4-30-26 |

Issued

CITY SUBMITTAL

REVISION WATER MANAGEMENT SYSTEM

ADDRESS CITY COMMENTS

REVISION WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS

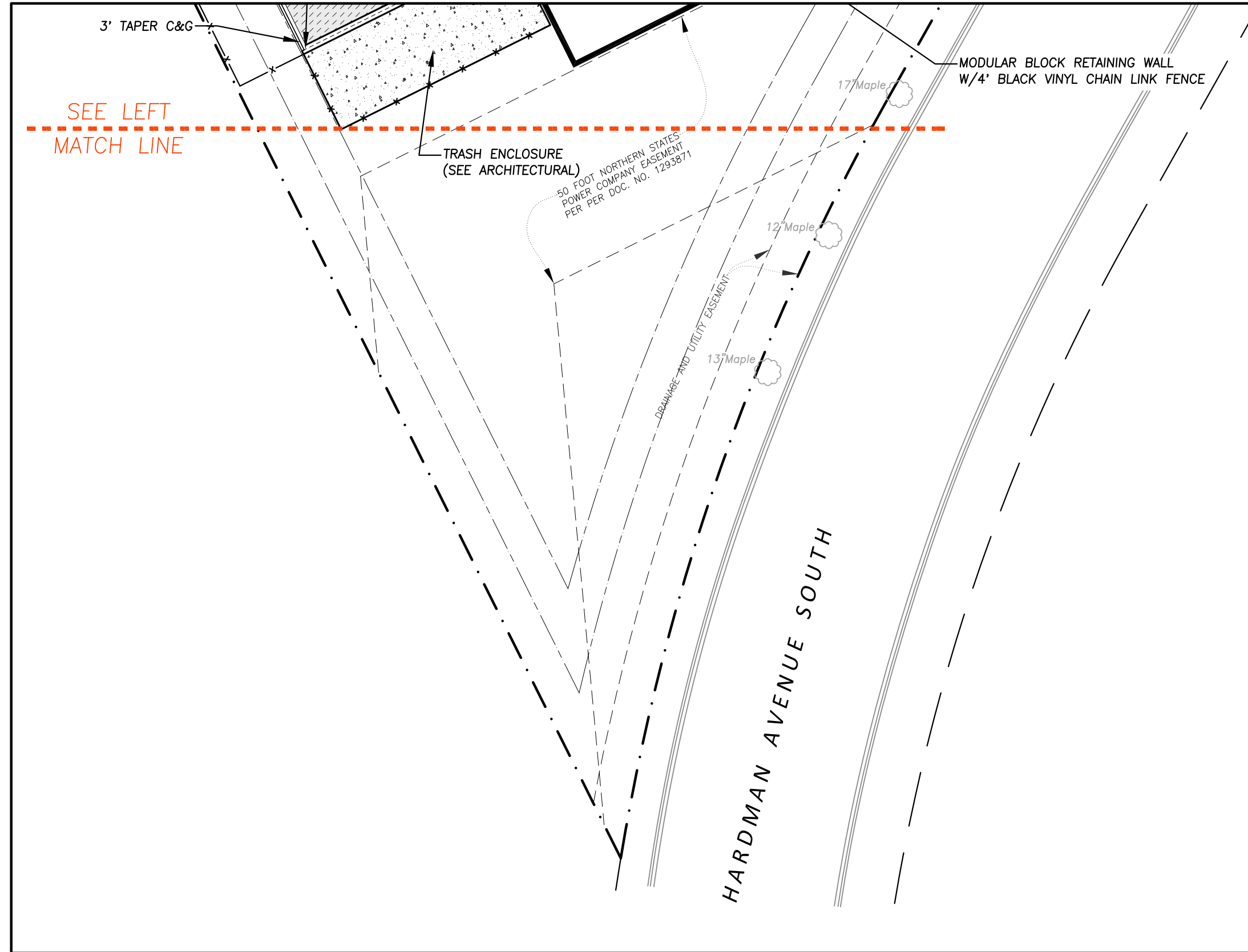
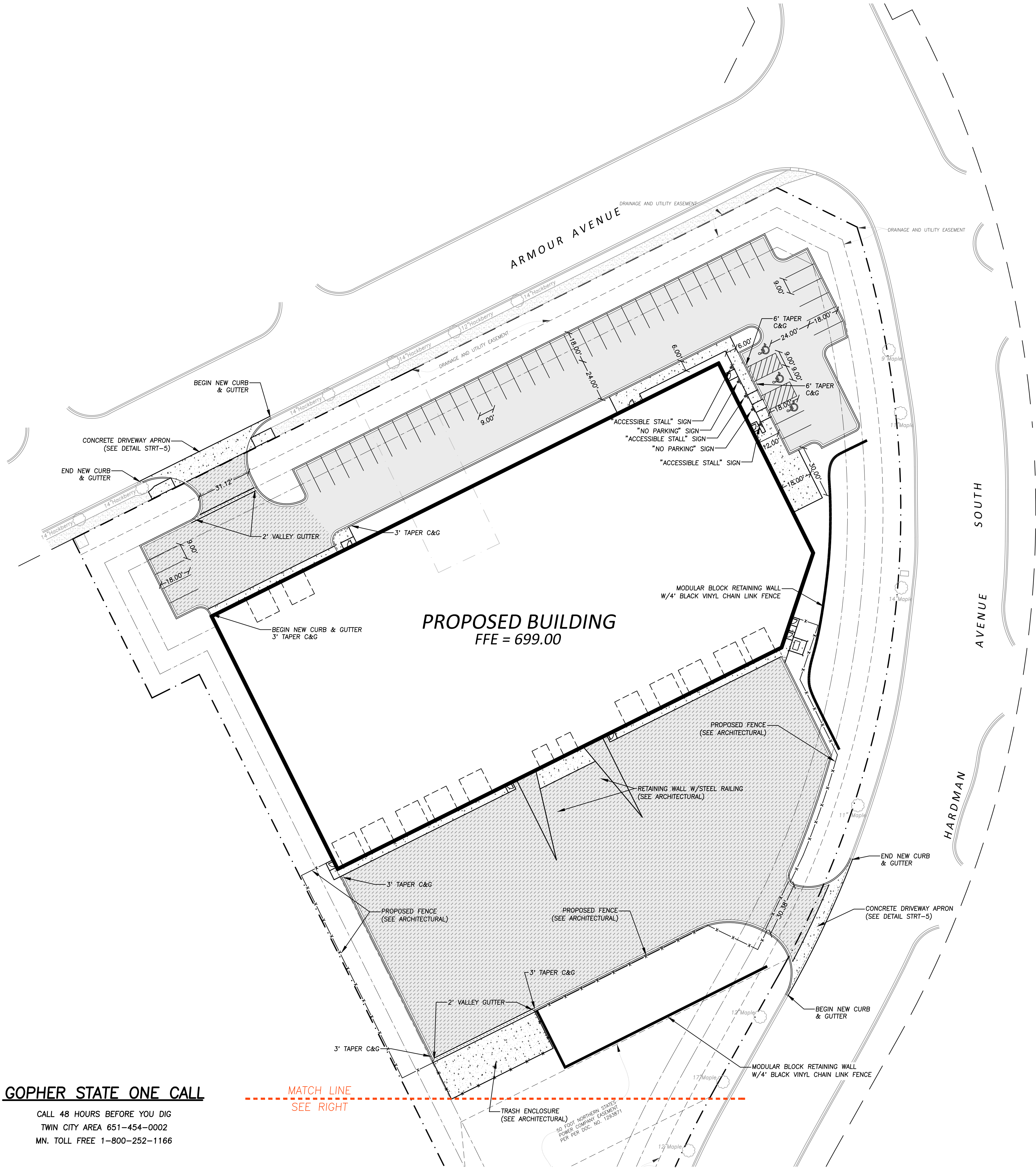
SITE DEMOLITION PLAN

BONFE — SSP

CITY OF SOUTH ST. PAUL

SHEET NUMBER

C1



NOTE: CONTRACTOR TO COORDINATE ALL WORK OR LAND DISTURBING ACTIVITIES WITHIN THE NORTH STATES POWER COMPANY EASEMENT WITH XCEL ENERGY.

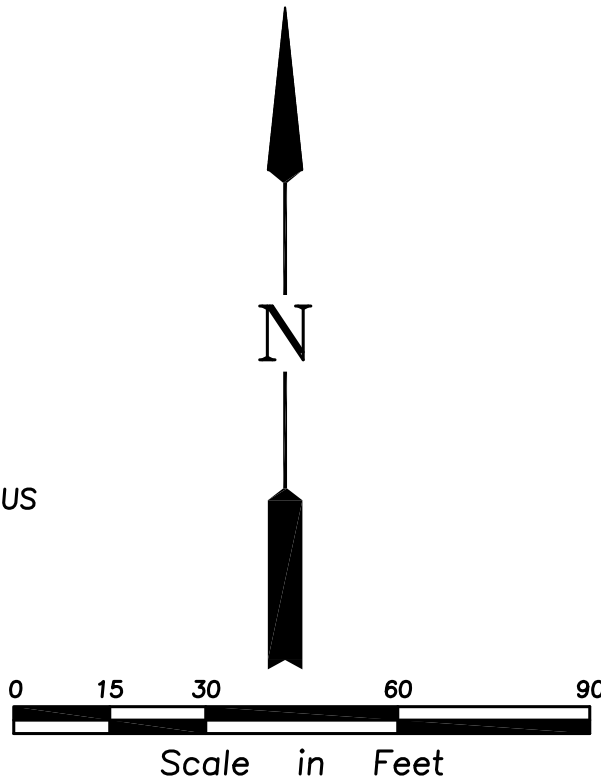
XCEL GAS: JUSTIN PINSKA – JUSTIN.D.PINSKA@XCELENERGY.COM  
XCEL ELECTRIC: JEREMY MOORE – JEREMY.A.MOORE@XCELENERGY.COM

**SITE SUMMARY**

SITE AREA = 3.88 ACRES  
DISTURBED AREA = 3.88 ACRES  
EXISTING IMPERVIOUS AREA = 0.00 ACRES  
POST CONSTRUCTION IMPERVIOUS AREA = 2.52 ACRES

**LEGEND**

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS



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*Nicholas P. Adam*

**Nicholas P. Adam**

Date 4-30-26

Reg. No. 43855

PROJECT NO.: 251-0348.104 DRAWING FILE: 0348104.DWG

Issued

1-9-26

CITY SUBMITTAL

2-2-26

REVISE STORM WATER MANAGEMENT SYSTEM

3-30-26

ADDRESS CITY COMMENTS

4-30-26

REVISE WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS

SITE DIMENSION PLAN

BONFE – SSP

CITY OF SOUTH ST. PAUL

SHEET NUMBER

**C2**

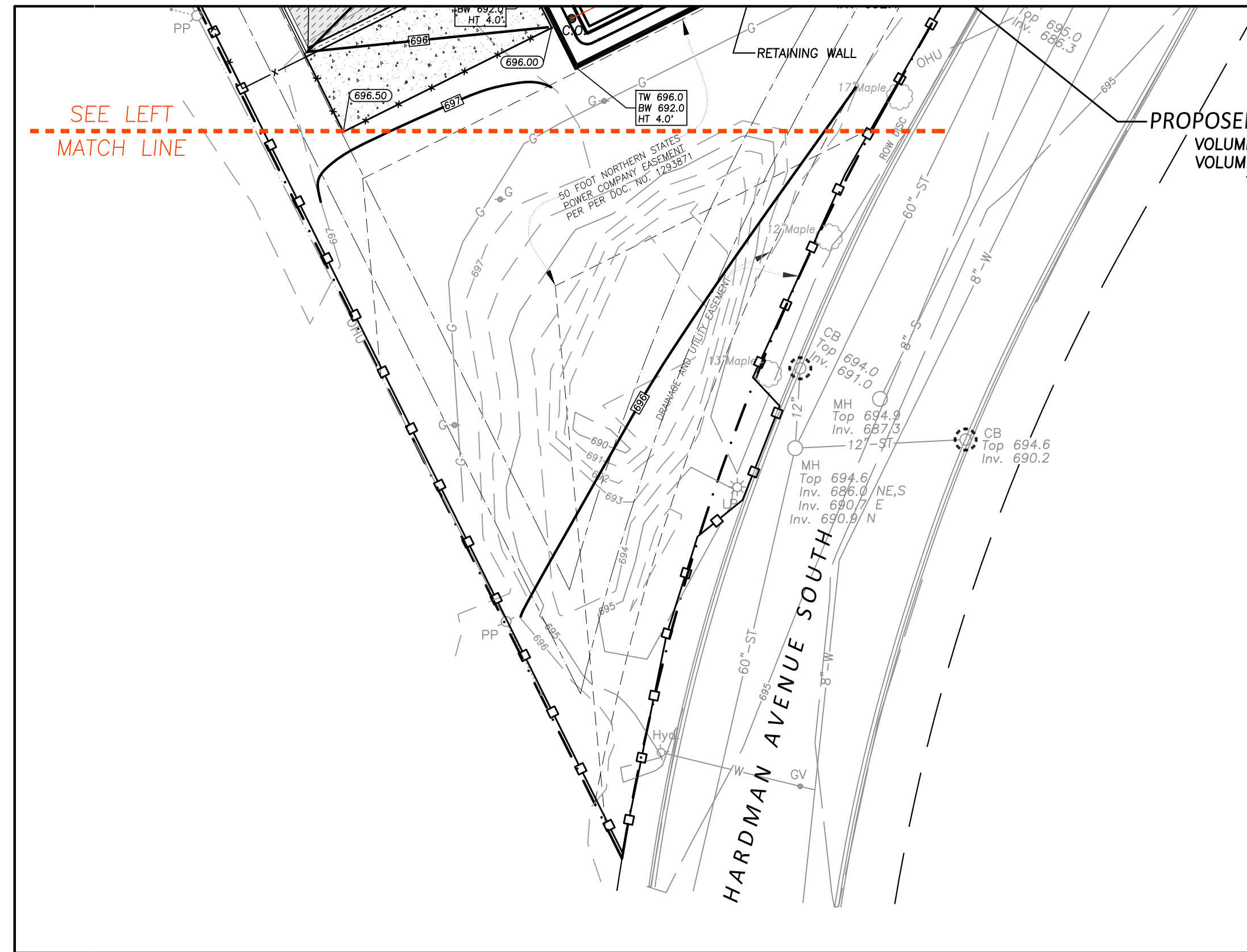
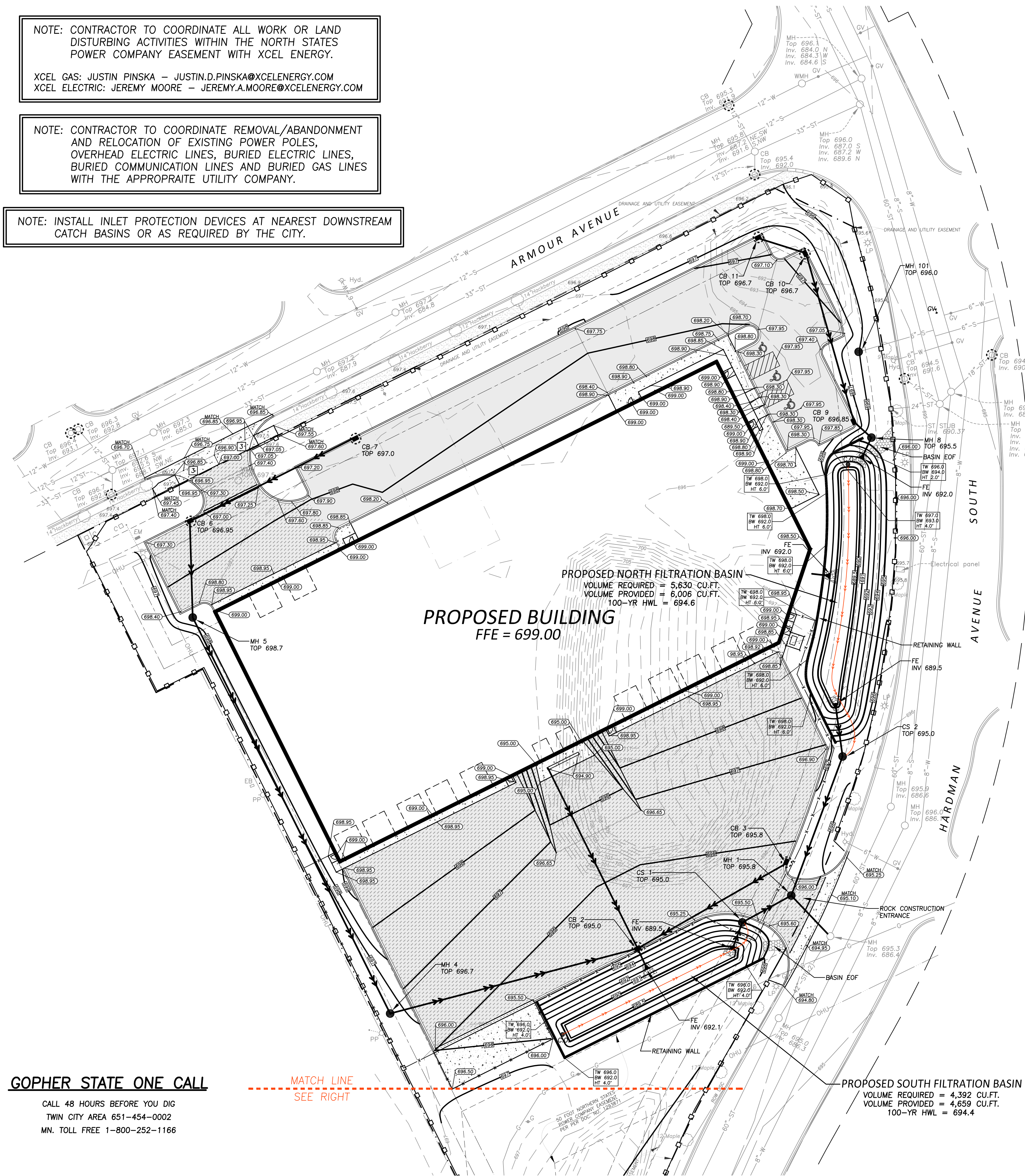
Page 59 of 70

NOTE: CONTRACTOR TO COORDINATE ALL WORK OR LAND DISTURBING ACTIVITIES WITHIN THE NORTH STATES POWER COMPANY EASEMENT WITH XCEL ENERGY.

XCEL GAS: JUSTIN PINSKA – JUSTIN.D.PINSKA@XCELENERGY.COM  
XCEL ELECTRIC: JEREMY MOORE – JEREMY.A.MOORE@XCELENERGY.COM

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRAITE UTILITY COMPANY.

NOTE: INSTALL INLET PROTECTION DEVICES AT NEAREST DOWNSTREAM CATCH BASINS OR AS REQUIRED BY THE CITY.



#### GRADING NOTES

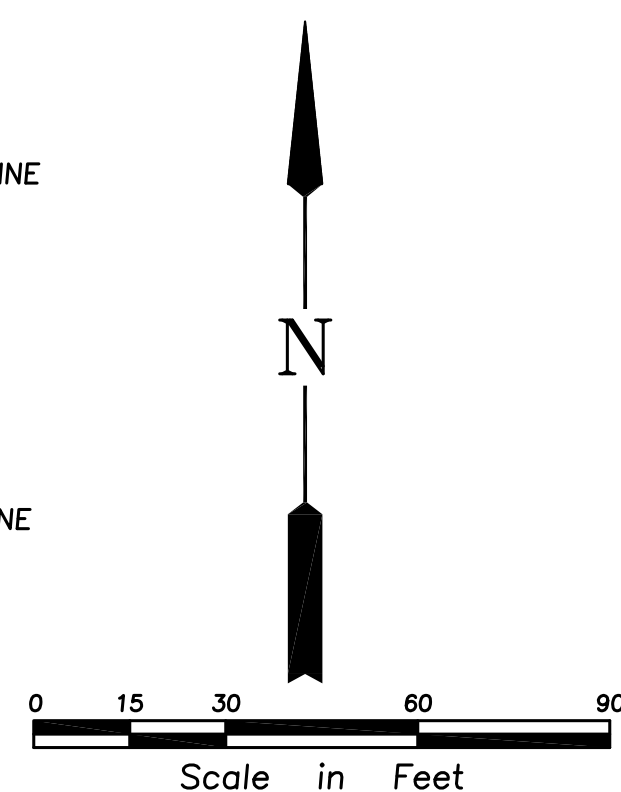
- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- 3 - Maintain a maximum 2% cross slope within pedestrian access route across proposed apron.
- 4 - All sidewalks within the right-of-way shall be constructed per City Detail STRT-3 on sheet C6.

#### EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
- 7 - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- 8 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- 9 - All proposed slopes 4:1 (H:V) shall be blanketed with MNDOT Category 20 Erosion Control Blanket, MNDOT 3885, or approved equal.

#### LEGEND

- |   |                                       |          |                                |
|---|---------------------------------------|----------|--------------------------------|
| ● | PROPOSED MANHOLE/CATCH BASIN          | ---      | BOUNDARY/ROW/BLOCK LINE        |
| ○ | PROPOSED CLEANOUT                     | ---      | EASEMENT                       |
| + | PROPOSED GATE VALVE                   | ---      | BUILDING/PARKING SETBACK LINE  |
| ▲ | PROPOSED FLARED END                   | →        | DRAINAGE ARROW                 |
| → | PROPOSED STORM SEWER                  | — W —    | EXISTING WATERMAIN             |
| □ | PROPOSED CONCRETE                     | — S —    | EXISTING SANITARY SEWER        |
| ▨ | PROPOSED STANDARD DUTY BITUMINOUS     | — ST —   | EXISTING STORM SEWER           |
| ▩ | PROPOSED HEAVY DUTY BITUMINOUS        | — G —    | EXISTING BURIED GAS LINE       |
| — | PROPOSED CONTOUR                      | — OHU —  | EXISTING OVERHEAD UTILITY LINE |
| · | PROPOSED ELEVATION                    | — 980 —  | EXISTING CONTOUR               |
| — | SILT FENCE                            | x 995.50 | EXISTING ELEVATION             |
| ○ | INLET PROTECTION DEVICE               |          |                                |
| □ | PROPOSED TRM CATEGORY 72 (MNDOT 3885) |          |                                |



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Civil Engineers & Land Surveyors

PROJECT NO.: 251-0348.104 DRAWING FILE: 0348104.DWG

I hereby certify that this plan 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.

*Nicholas P. Adam*  
Name: Nicholas P. Adam Date: 4-30-26  
Reg. No.: 43855

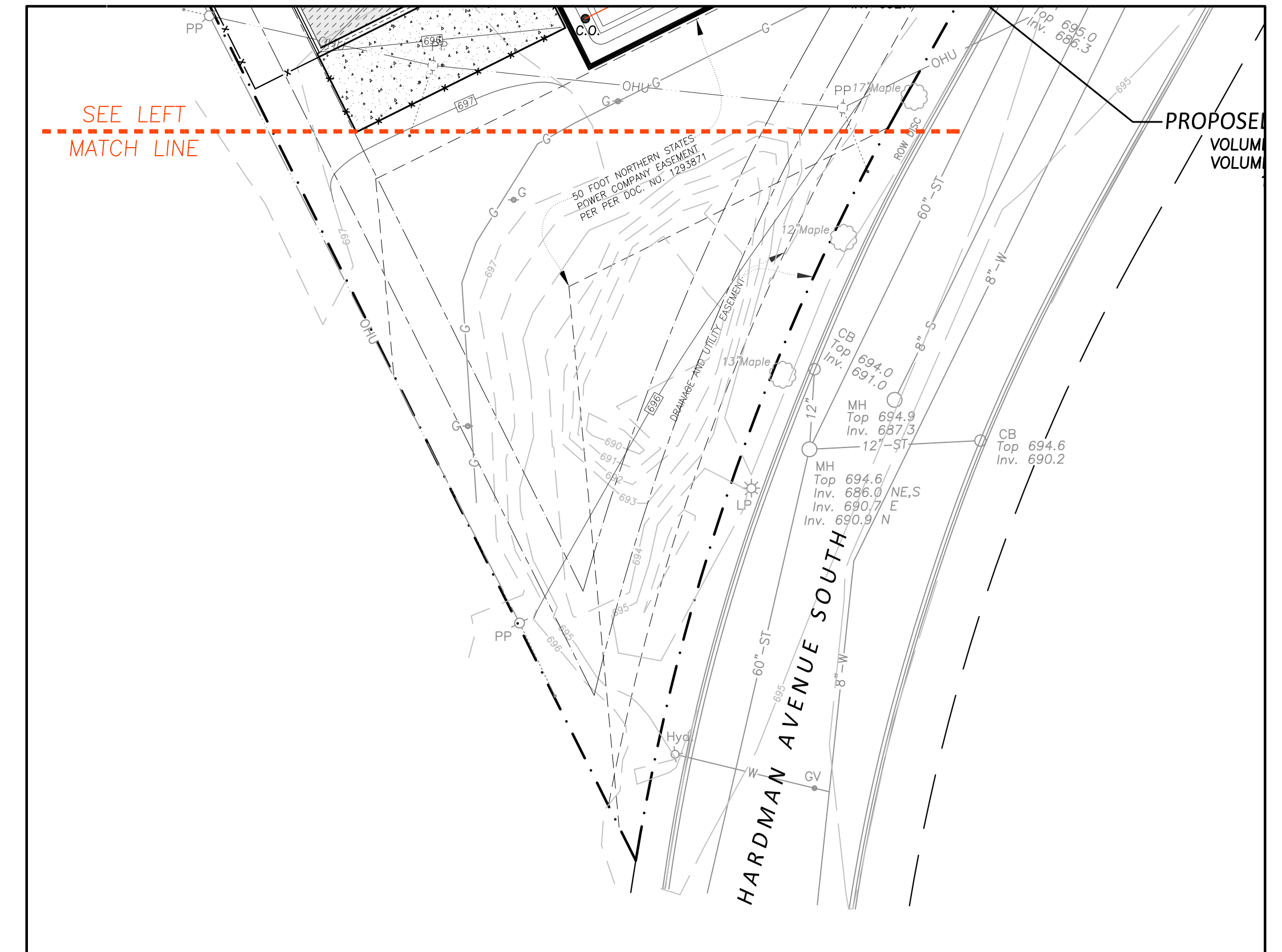
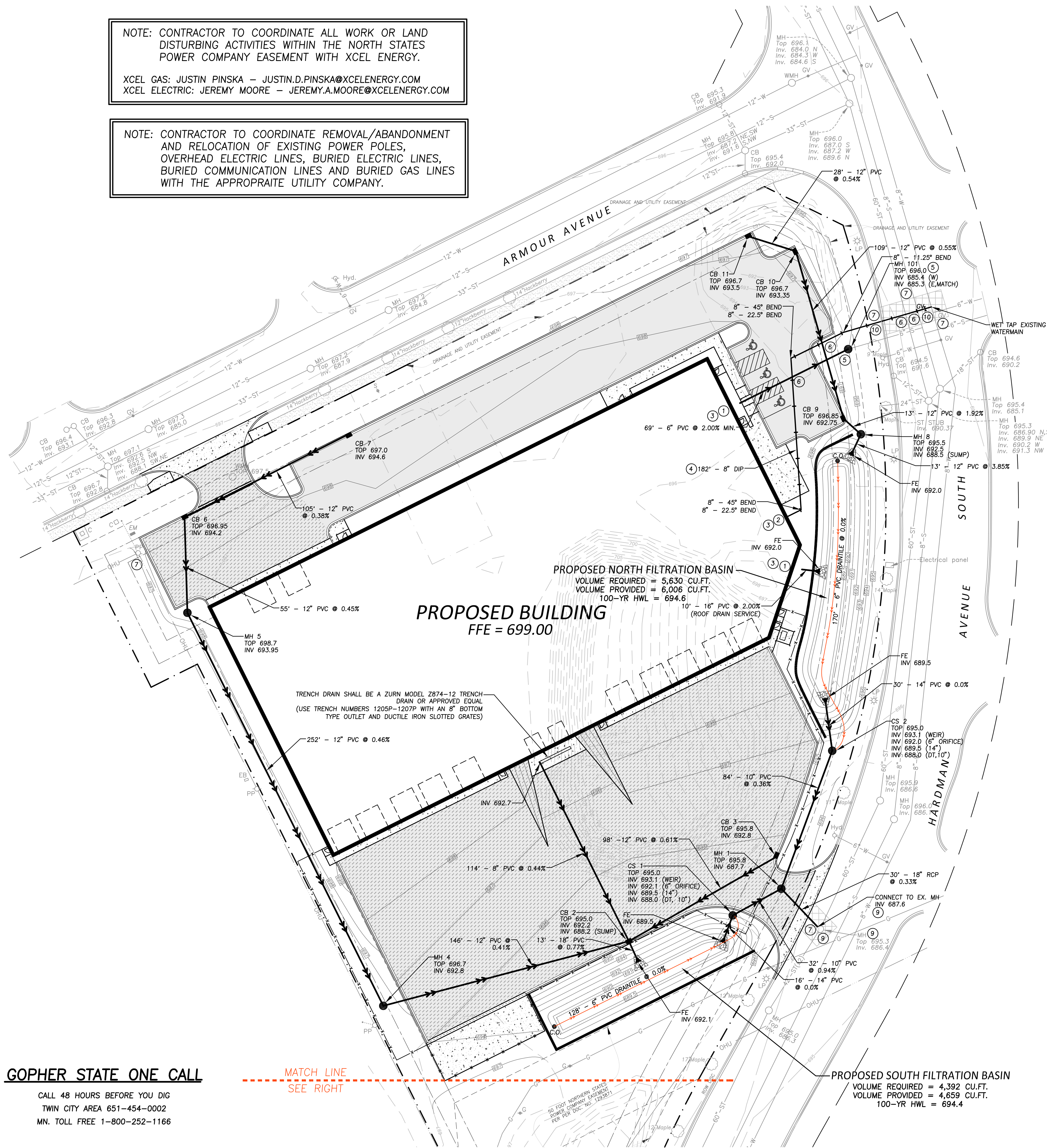
| Issued                                                | 1-9-26 | 2-2-26 | 3-30-26 | 4-30-26 |
|-------------------------------------------------------|--------|--------|---------|---------|
| CITY SUBMITTAL                                        |        |        |         |         |
| REVISION WATER MANAGEMENT SYSTEM                      |        |        |         |         |
| ADDRESS CITY COMMENTS                                 |        |        |         |         |
| REVISION WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS |        |        |         |         |

GRADING, DRAINAGE & EROSION CONTROL PLAN  
BONFE – SSP  
CITY OF SOUTH ST. PAUL

SHEET NUMBER  
**C3**

XCEL GAS: JUSTIN PINSKA – JUSTIN.D.PINSKA@XCELENERGY.COM  
XCEL ELECTRIC: JEREMY MOORE – JEREMY.A.MOORE@XCELENERGY.COM

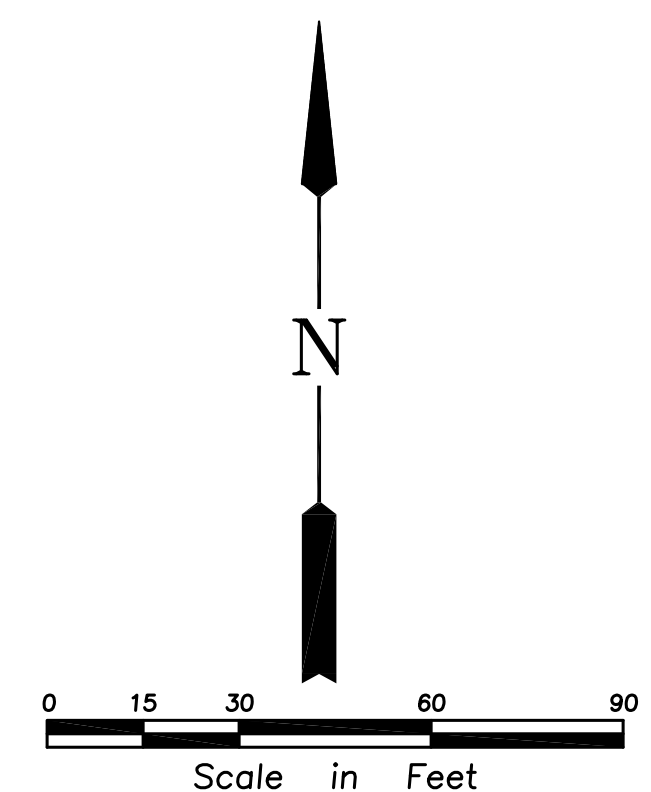
NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRAITE UTILITY COMPANY.



- ① - All sewer services to extend to a point 5' from proposed building.
- ② - Bring water main into proposed building and cap at the floor.
- ③ - Verify all service locations and inverts with mechanical engineer before construction.
- ④ - All watermain to have a minimum of 7.5' of cover.
- ⑤ - Construct manhole over existing sanitary sewer service stub. Stub elevation is based on Utility Plans provided by the City and prepared by TKDA, dated 1-10-92. Contractor to field verify invert of existing stub & notify engineer prior to ordering structures.
- ⑥ - Maintain a minimum of 18" vertical separation between watermain & sewer. Utility crossings with less than 18" of separation will require 4" polystyrene insulation or approved equal, between the pipes.
- ⑦ - Remove & replace curb & gutter & bituminous pavement as required. Match existing pavement sections & curb type.
- ⑧ - 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.
- ⑨ - Contractor to coordinate with City Engineering & Public Works staff the existing conditions of the manhole prior to connection/coring into existing manhole.
- ⑩ - Remove existing water service up to the main.

| STRUCTURE NO. | BARREL SIZE | NEENAH CASTING NO. |
|---------------|-------------|--------------------|
| MH 1          | 48"         | R-1642B            |
| CB 2          | 48"         | R-3067V            |
| CB 3          | 24" X 36"   | R-3067V            |
| MH 4          | 48"         | R-1642B            |
| MH 5          | 48"         | R-1642B            |
| CB 6          | 48"         | R-3067V            |
| CB 7          | 24" X 36"   | R-3067V            |
| MH 8          | 48"         | R-1642B            |
| CB 9          | 48"         | R-3067V            |
| CB 10         | 48"         | R-3067V            |
| CB 11         | 24" X 36"   | R-3067V            |
| MH 101        | 48"         | R-1642B            |
| CS 1          | 48"         | R-1642B            |
| CS 2          | 48"         | R-1642B            |

|                                                                                       |                                   |
|---------------------------------------------------------------------------------------|-----------------------------------|
|  | PROPOSED MANHOLE/CATCH BASIN      |
|  | PROPOSED CLEANOUT                 |
|  | PROPOSED GATE VALVE               |
|  | PROPOSED FLARED END               |
|  | PROPOSED STORM SEWER              |
|  | PROPOSED SANITARY SEWER           |
|  | PROPOSED WATERMAIN                |
|  | PROPOSED CONCRETE                 |
|  | PROPOSED STANDARD DUTY BITUMINOUS |
|  | PROPOSED HEAVY DUTY BITUMINOUS    |
|  | BOUNDARY/ROW/BLOCK LINE           |
|  | EASEMENT                          |
|  | BUILDING/PARKING SETBACK LINE     |
|  | SOIL BORING                       |
|  | EXISTING WATERMAIN                |
|  | EXISTING SANITARY SEWER           |
|  | EXISTING STORM SEWER              |
|  | EXISTING BURIED GAS LINE          |
|  | EXISTING OVERHEAD UTILITY LINE    |



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PROPOSED SOUTH FILTRATION BASIN  
VOLUME REQUIRED = 4,392 CU.FT.  
VOLUME PROVIDED = 4,659 CU.FT.  
100-YR HWL = 694.4

**READER**  
**& ASSOCIATES, INC.**  
Civil Engineers & Land Surveyors

*I am or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.*

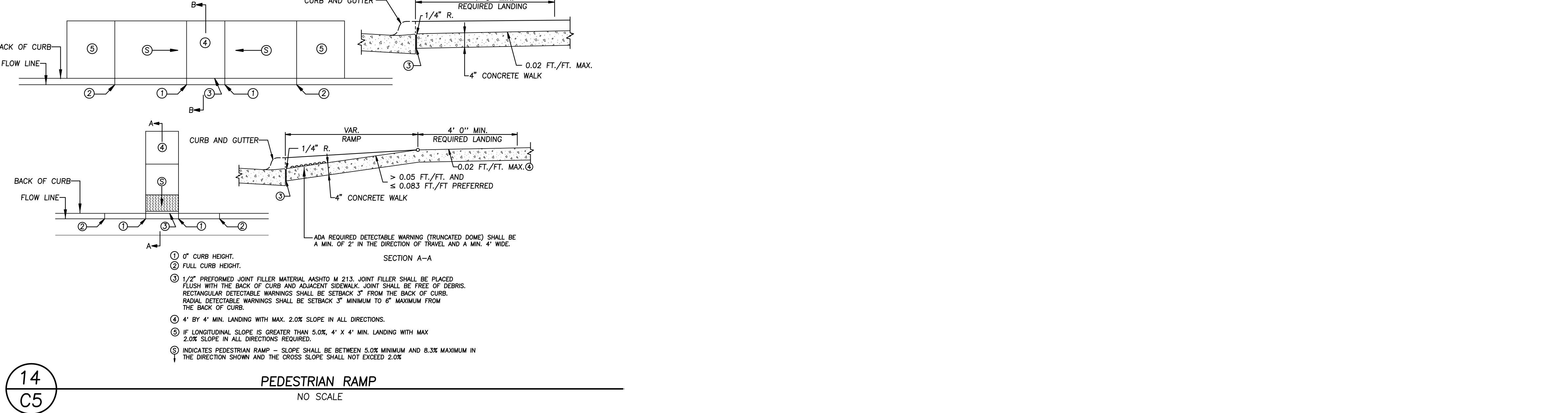
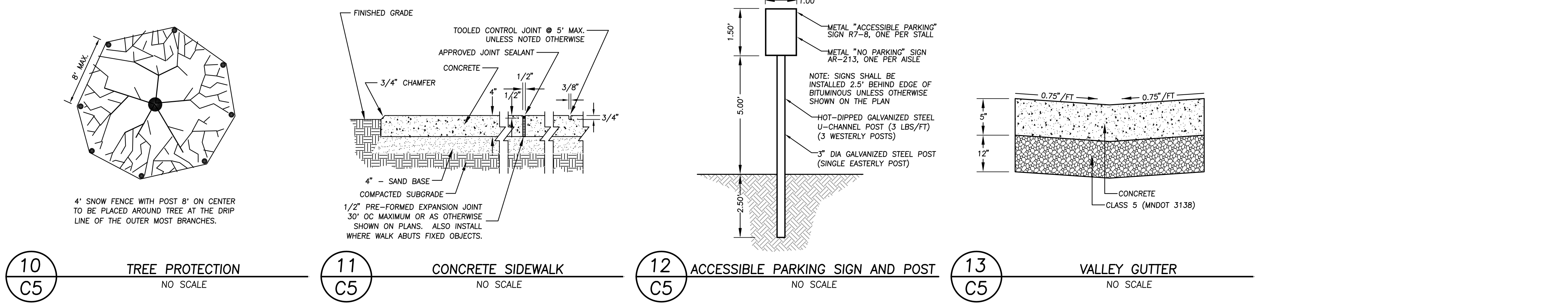
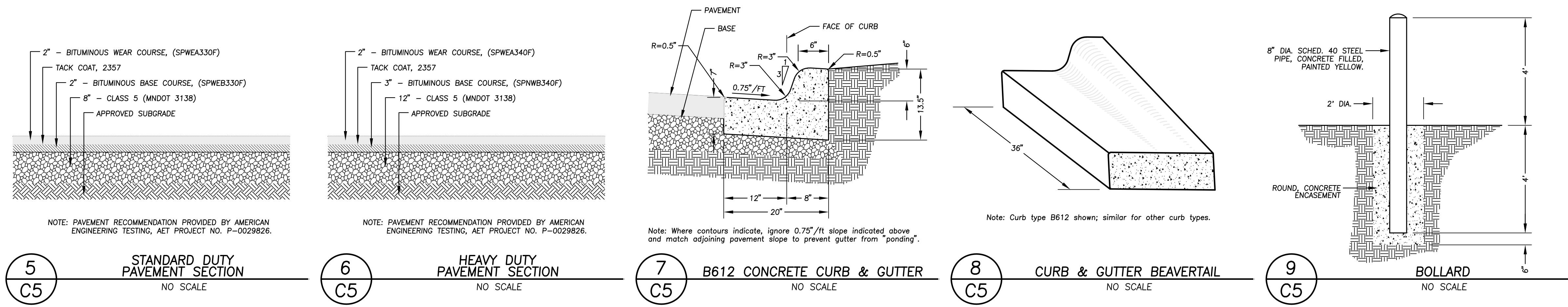
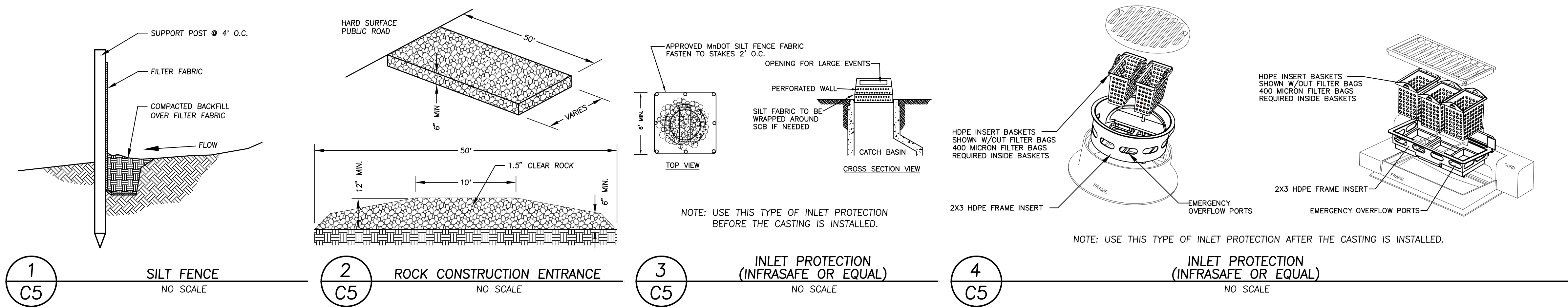
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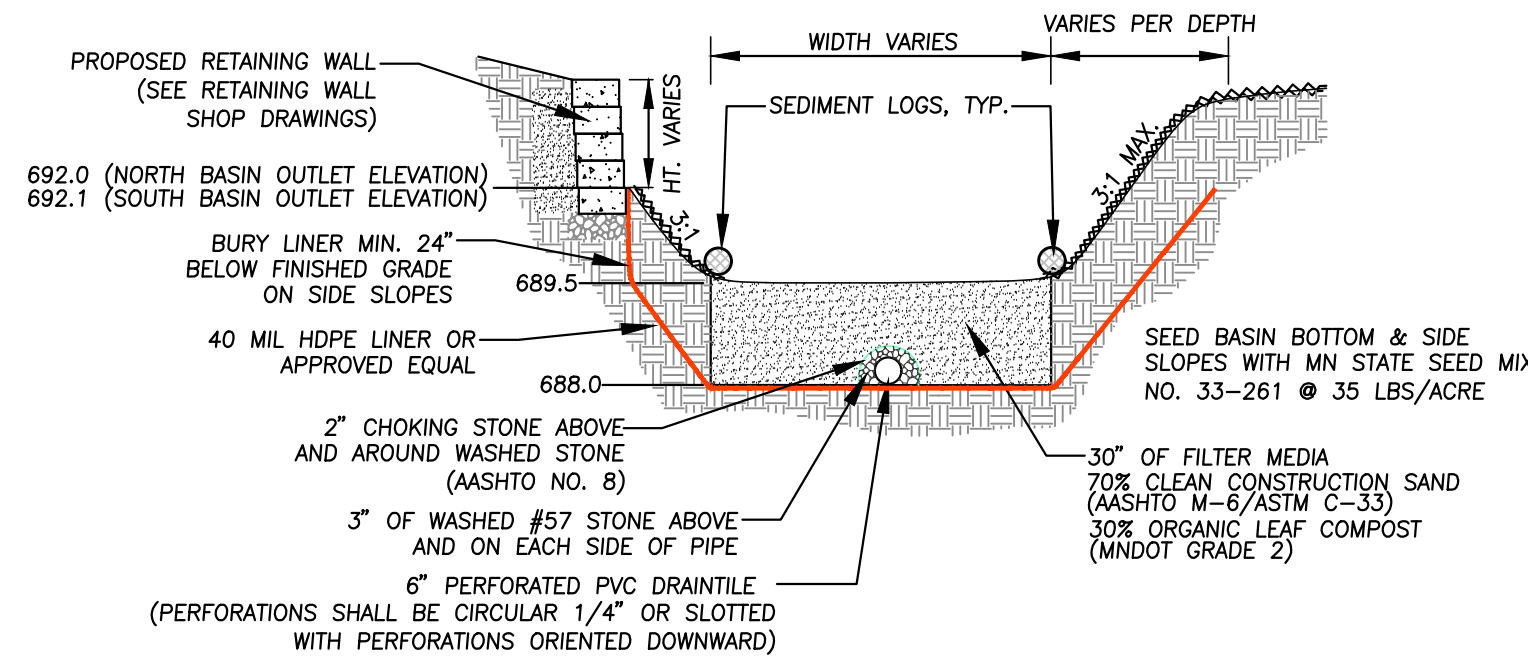
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| CITY SUBMITTAL                                      | 1-9-26  |
| REVISE STORM WATER MANAGEMENT SYSTEM                | 2-2-26  |
| ADDRESS CITY COMMENTS                               | 3-30-26 |
| REVISE WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS | 4-30-26 |

UTILITY PLAN  
BONFE - SSP  
CITY OF SOUTH ST. PAUL

**SHEET NUMBER**

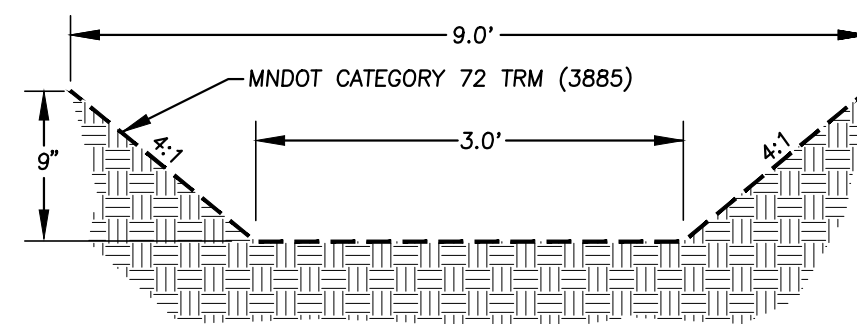
C4





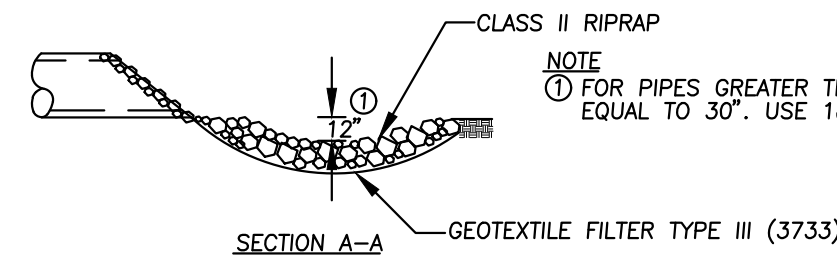
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NO SCALE



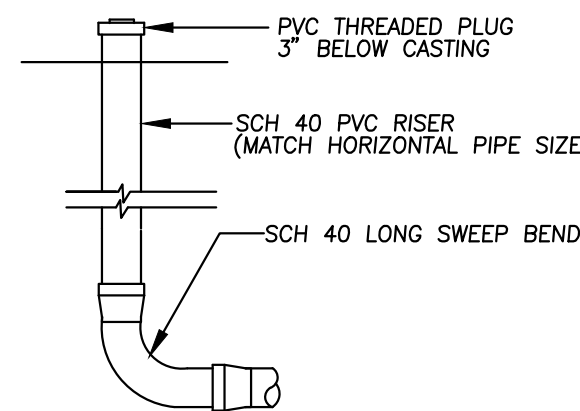
BASIN EMERGENCY OVERFLOW OUTLET

NO SCALE



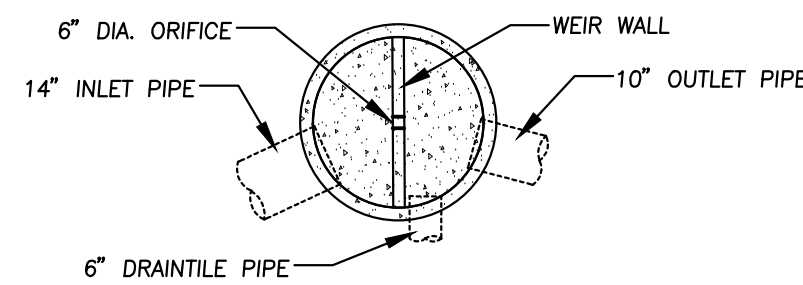
RIPRAP DETAIL

NO SCALE



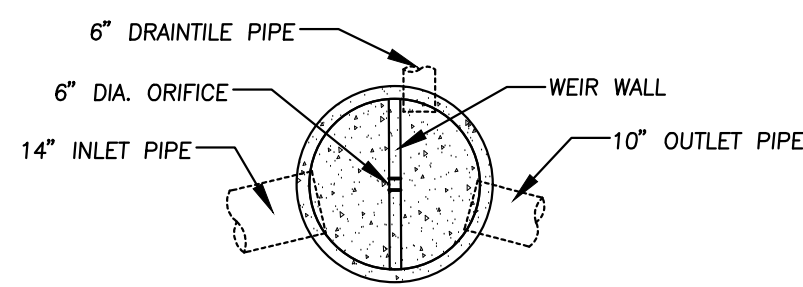
STORM SEWER CLEANOUT

NO SCALE



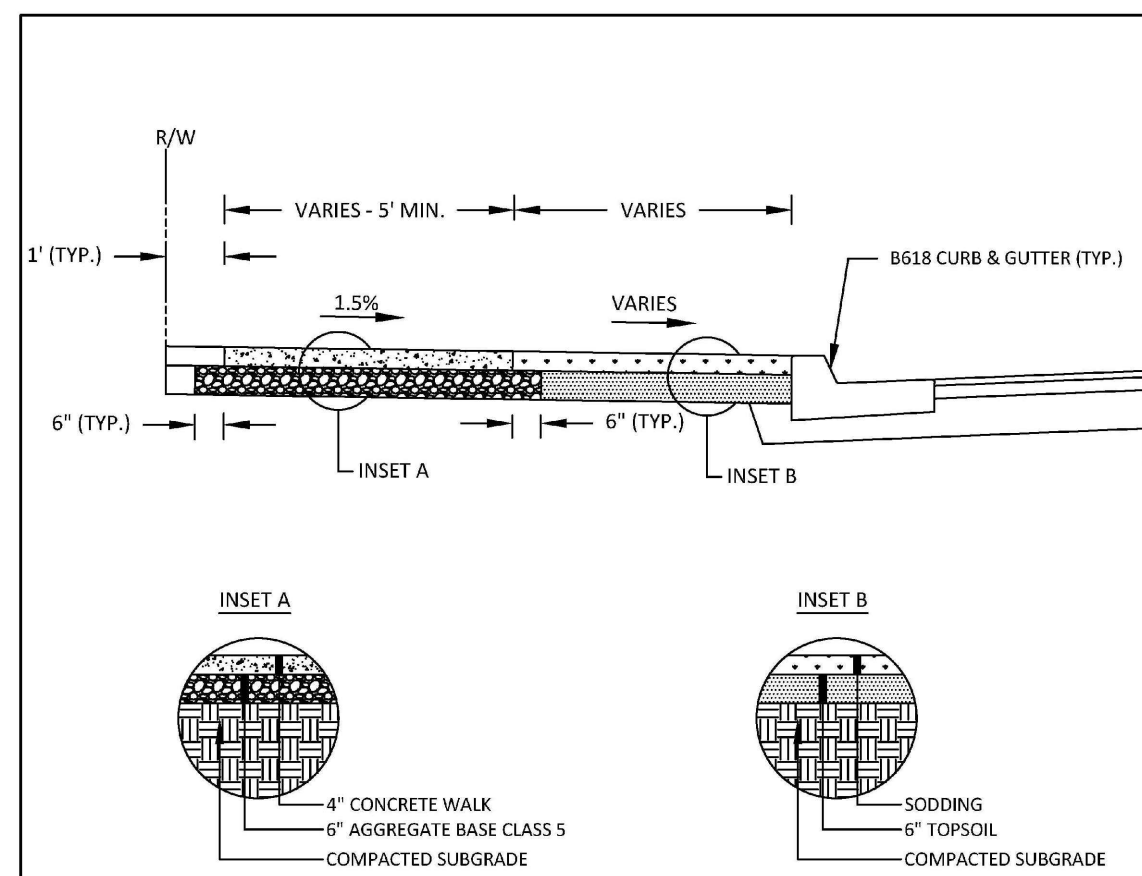
CONTROL STRUCTURE (CS 1)

NO SCALE



CONTROL STRUCTURE (CS 2)

NO SCALE



- NOTES:
- MIN. 6" CONCRETE WALK AT DRIVEWAY CROSSINGS AND PEDESTRIAN CURB RAMPS.
  - CONSTRUCT PEDESTRIAN RAMPS AT ALL INTERSECTION PER MNDOT S.P. 5-297.250.
  - PROVIDE EXPANSION JOINT MATERIAL AT MAX. 100' SPACING.
  - PROVIDE EXPANSION JOINT MATERIAL ALONG BOTH SIDES OF WALK AT ALL LOCATIONS WHERE WALK IS CONFINED BETWEEN FIXED OBJECTS.



STANDARD DETAILS  
CONCRETE WALK SECTION  
CITY OF SOUTH ST. PAUL

REVISED:  
01-24  
CITY PL. NO.  
STRT-3

**ZURN® Z874-12**  
12 [305] WIDE THROAT TRENCH DRAIN SYSTEM

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

Engineering Specification: Zurn Z874-12 Channels shall be 87" [2032mm] long, 17" [432mm] wide reveal and have a 12" [305mm] wide throat. Modular channel sections shall be made of 9% water absorbent High Density Polyethylene (HDPE). Shall have a positive mechanical connection between channel sections that will not separate during the installation and shall mechanically lock into the concrete surround every 10" [254mm]. Channels shall weigh less than 6.6 lbs. per linear foot [8.8 kg/m], have smooth 3/32" [8mm] radius self-cleaning bottom with a Manning's coefficient of .030 and 1.00% or neutral 0% built-in slope. Channels are available with inserts ranging from 5/8" [25mm] to 3/4" [19mm] [89mm]. Channel shall have all grates locked down. Channels come with clips attached to the frame to accommodate vertical re-bar for positioning and anchoring purposes. Shall be provided with the standard DGC grate. Zurn 15-14" [413mm] wide Ductile Iron Slotted Grate, which locks down to the frame with 4 individual bolt anchors per grate. Ductile iron conforms to ASTM specification A536-04, Grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 test load classifications. Supplied in 20' [6096mm] nominal lengths with 18" [457mm] wide slots, and 1-3/4" [44mm] bearing depth. Grate has an open area of 118 sq. ft. per ft. [246775 sq. mm per meter]. The 14" [356mm] Risk Carbon Steel Frame Assembly conforms to ASTM specification A36 with 1/2" [12.7mm] long concrete anchors per 87" [2032mm]. The frame is supplied with a powder coated finish. All welds must be performed by a certified welder per ASTM standard AWS D1.1. Frames shall be produced in the USA.

PREFIX OPTIONS (Check/specify appropriate options)

SUFFIX OPTIONS (Check/specify appropriate options)

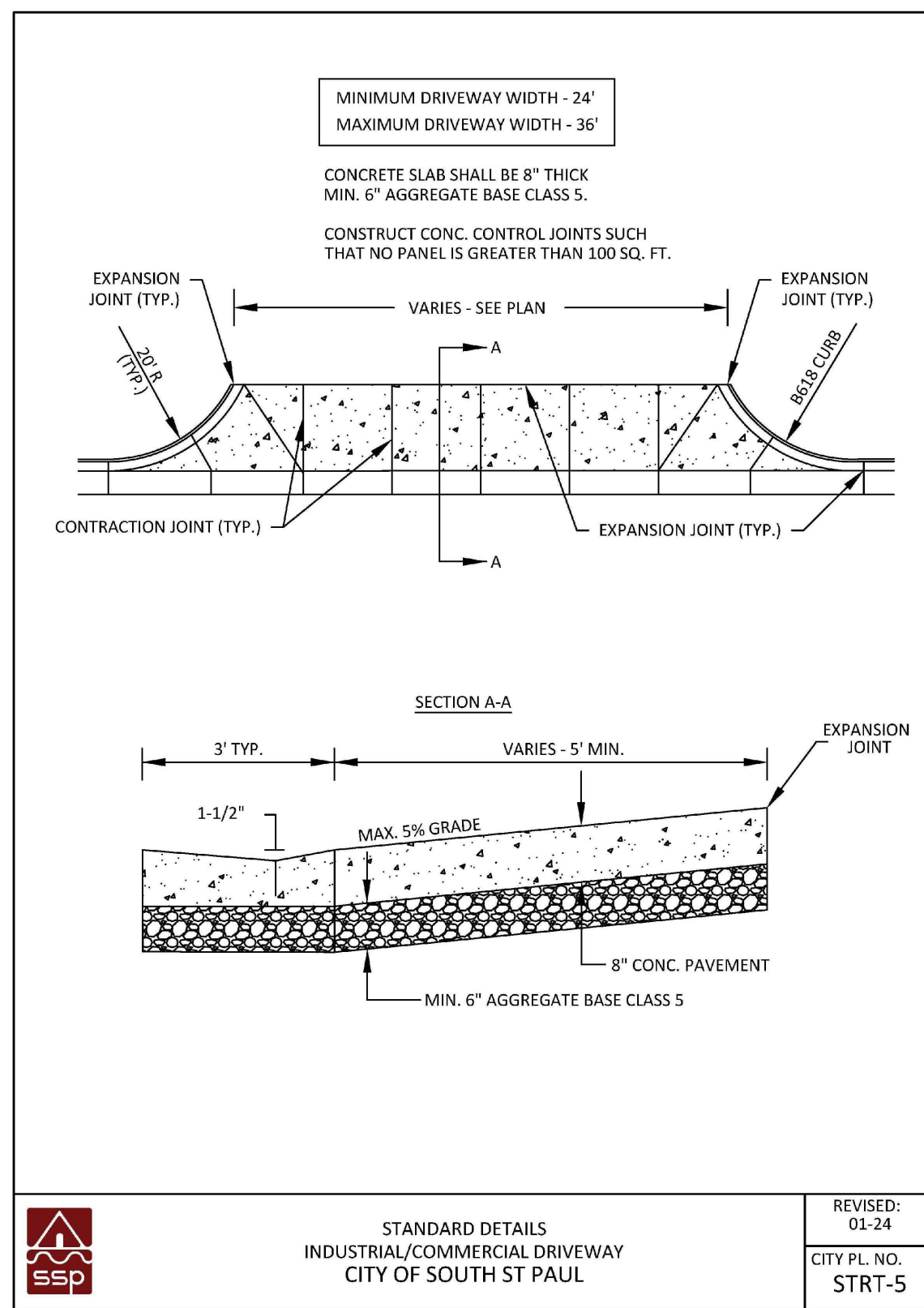
Outlet Adapters Add/Each

Grate Options (Check/specify appropriate options)

Made in the U.S.A.

Made in the U.S.A. Miscellaneous Options

Rev. U  
Date: 04/07/2023  
C.N. No. 145234  
Prod. Dwg. No. Z874-12



STANDARD DETAILS  
INDUSTRIAL/COMMERCIAL DRIVEWAY  
CITY OF SOUTH ST. PAUL

REVISED:  
01-24  
CITY PL. NO.  
STRT-5

3440 Federal Drive, Suite 110  
St. Paul, MN 55110  
Telephone 651-452-9051  
www.rehder.com

**REHDER & ASSOCIATES, INC.**  
Civil Engineers & Land Surveyors

I hereby certify that this plan was prepared by  
me or a duly Licensed Professional Engineer under  
the laws of the State of Minnesota.

Name Nicholas P. Adam Date 4-30-26  
Project No. 251-0348.104 Drawing File: 0348104.DWG

| Issued                                              | 1-9-26  |
|-----------------------------------------------------|---------|
| CITY SUBMITTAL                                      | 2-2-26  |
| REVIEW STORM WATER MANAGEMENT SYSTEM                | 3-30-26 |
| ADDRESS CITY COMMENTS                               | 4-30-26 |
| REVIEW WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS |         |

DETAILS  
BONFE - SSP  
CITY OF SOUTH ST. PAUL

SHEET NUMBER

C6



SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A 50,450 SQUARE FOOT BUILDING, BITUMINOUS PARKING LOT, NURP BASIN & OTHER ASSOCIATED SITE IMPROVEMENTS ON A CURRENT VACANT LOT.
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

2.1. INSTALL VEHICLE TRACKING BMP.

2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.

2.3. CLEAR AND GRUB SITE.

2.4. STRIP AND STOCKPILE TOPSOIL.

2.5. REMOVE PAVEMENTS AND UTILITIES.

2.6. ROUGH GRADE SITE.

2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.

2.8. INSTALL UTILITIES.

2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).

2.10. INSTALL CURB AND GUTTER (AS REQUIRED).

2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).

2.12. FINAL GRADE SITE.

2.13. SEED AND MULCH.

2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.

2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.

2.17. PROVIDE DETAILED COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.

2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.
3. SITE DATA:

3.1. SITE ADDRESS: SOUTHWEST CORNER OF ARMOUR AVE & HARDMAN AVE IN SOUTH ST. PAUL, MN 55075

3.2. SITE AREA: 3.88 ACRES

3.3. AREA OF DISTURBANCE: 3.88 ACRES

3.4. PRE-CONSTRUCTION IMPERVIOUS AREA: 0.0 ACRES

3.5. POST-CONSTRUCTION IMPERVIOUS AREA: 2.52 ACRES

3.6. PLANNED CONSTRUCTION START DATE: 4-6-26

3.7. ESTIMATED CONSTRUCTION COMPLETION DATE: 12-4-26
- GENERAL SOIL TYPE: FILL OVER SAND WITH SILT(SP-SM) & ORGANIC CLAYS (OH/OL) PER SOIL BORINGS
4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED, HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.
9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.
13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
14. NO ENGINE DEGREASING IS ALLOWED ON SITE.
15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUNED IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
17. DOCUMENT RETENTION: PERMITEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.
18. SWPPP AMENDMENTS AND SUBMITTALS:

18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:

18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.

18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:

18.1.2.1. TYPES AND/OR LOCATION OF BMP'S

18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE

18.1.2.3. FUELING PLANS

18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES

18.1.2.5. PROJECT PHASING

18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.

18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.

18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.

18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.

18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.
19. INSPECTION & MAINTENANCE

19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.

19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:

19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH.

19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES.

19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.

19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER

19.5. INSPECTIONS MUST INCLUDE:

19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.

19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.

19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.

19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.

19.6. PERMITEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.

19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

19.8. PERMITEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.

19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.

19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:

20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.

20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".

20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.
21. POLLUTION PREVENTION AND OTHER BMP'S:

21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.

21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.

21.3. PORTABLE TOILETS MUST BE SECURED.

21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.

21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.
22. EROSION PREVENTION PRACTICES:

22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.

22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.

22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.

22.4. MULCH, HYDROMULCH, JACKPIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.

22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.

22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.
23. SEDIMENT CONTROL PRACTICES:

23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.

23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.

23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.

23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.

23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.

23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
24. TEMPORARY SEDIMENTATION BASIN:

24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
25. DEWATERING:

25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
26. FINAL STABILIZATION:

26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:

26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.

26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.

26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.

26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.

26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.

26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.
27. TERMINATION OF COVERAGE:

27.1. PERMITEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:

27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.

27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

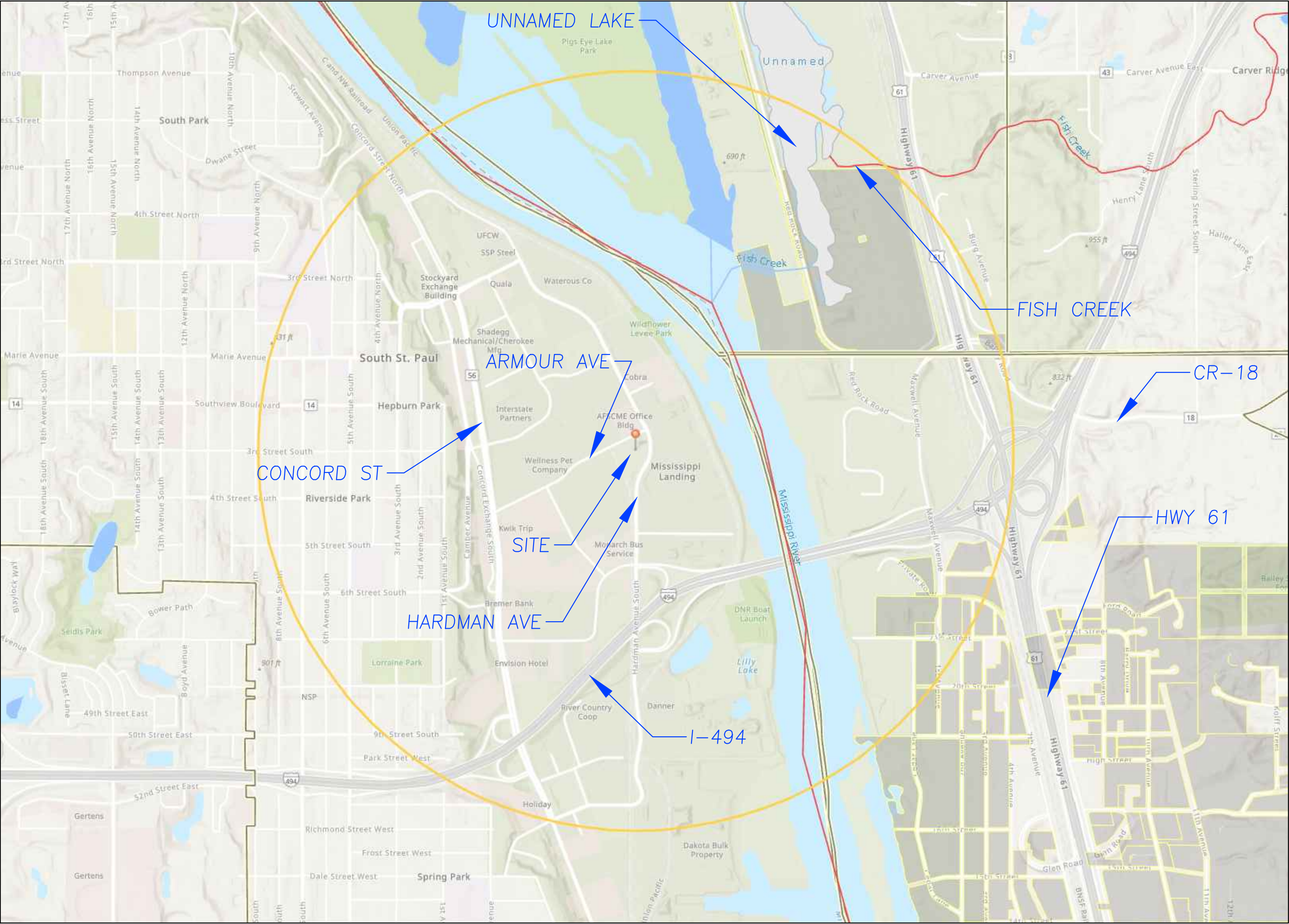
THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:  
BY: XXXXXXXXXXXXXXXX  
NAME: XXXXXXXXXXXXXXXX  
TITLE: XXXXXXXXXXXXXXXX  
PHONE: XXXXXXXXXXXXXXXX  
EMAIL: XXXXXXXXXXXXXXXX

SWPPP DESIGNER:  
BY: REHDER & ASSOCIATES, INC.  
NAME: NICHOLAS ADAM, P.E.  
TITLE: PROJECT ENGINEER  
PHONE: 651-337-6729  
EMAIL: NADAM@REHDER.COM

CONTRACTOR:  
BY: RJ RYAN CONSTRUCTION, INC.  
NAME: JOHN GROTKIN, P.E.  
TITLE: GENERAL CONTRACTOR  
PHONE: 651-443-2000  
EMAIL: JOHN.GROTKIN@RJRYAN.COM

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

| NAME OF WATER BODY | TYPE OF WATER BODY | SPECIAL WATER | IMPAIRED WATER |
|--------------------|--------------------|---------------|----------------|
| MISSISSIPPI RIVER  | RIVER              | YES           | YES            |
|                    |                    |               |                |
|                    |                    |               |                |
|                    |                    |               |                |

PERMANENT STORMWATER MANAGEMENT SYSTEM

|   |                                              |
|---|----------------------------------------------|
|   | INFILTRATION                                 |
| X | FILTRATION                                   |
|   | WET SEDIMENTATION BASIN                      |
|   | REGIONAL PONDING                             |
|   | PERMANENT STORMWATER MANAGEMENT NOT REQUIRED |

ESTIMATED BMP QUANTITIES

| DESCRIPTION                                      | QUANTITY | UNIT |
|--------------------------------------------------|----------|------|
| ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK) | 50       | TONS |
| SILT FENCE                                       | 1700     | L.F. |
| INLET PROTECTION (PRE-CASTING)                   | 8        | EACH |
| INLET PROTECTION (POST-CASTING)                  | 16       | EACH |
| EROSION CONTROL BLANKET (CATEGORY 20)            | 1550     | S.Y. |
| EROSION CONTROL BLANKET (CATEGORY 72)            | 20       | S.Y. |
|                                                  |          |      |
|                                                  |          |      |

SITE STABILIZATION COMPLETION:

STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:

A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

3440 Federal Drive, Suite 110  
St. Paul, MN 55105  
Telephone 651-452-5051  
www.rehder.com

REHDER  
& ASSOCIATES, INC.  
Civil Engineers & Land Surveyors

I hereby certify that this plan 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.  
*Nicholas P. Adam*  
Name: Nicholas P. Adam Date: 4-30-26  
Reg. No.: 438556

Issued  
CITY SUBMITTAL  
1-9-26  
2-2-26  
3-30-26  
4-30-26

REVIEW STORM WATER MANAGEMENT SYSTEM  
ADDRESS CITY COMMENTS  
REVIEW WATER SERVICE AND UPDATE BLDG DOOR LOCATIONS

SWPPP  
BONFE - SSP  
CITY OF SOUTH ST PAUL

SHEET NUMBER

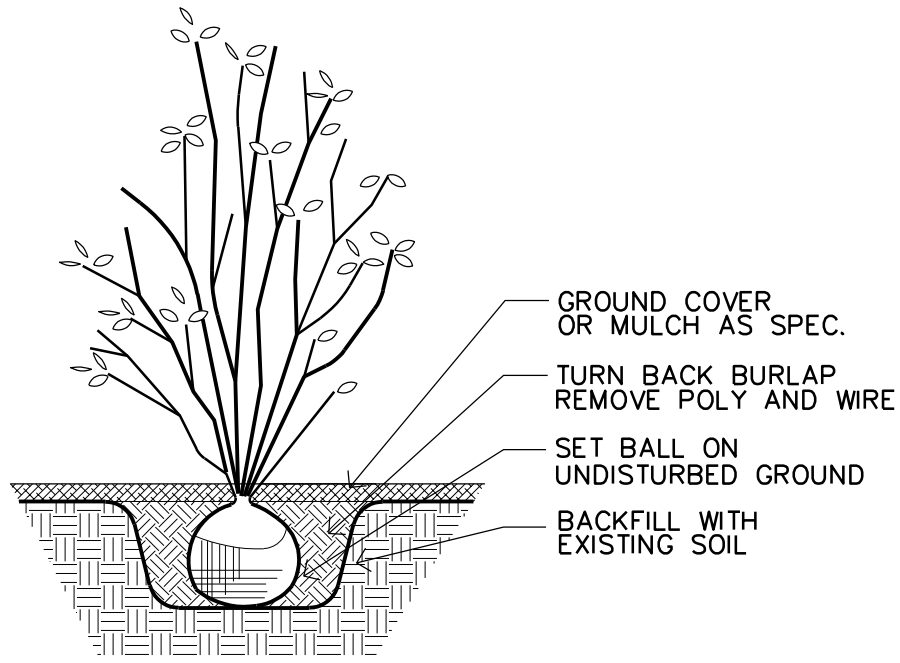
C8

26 TREES PROVIDED

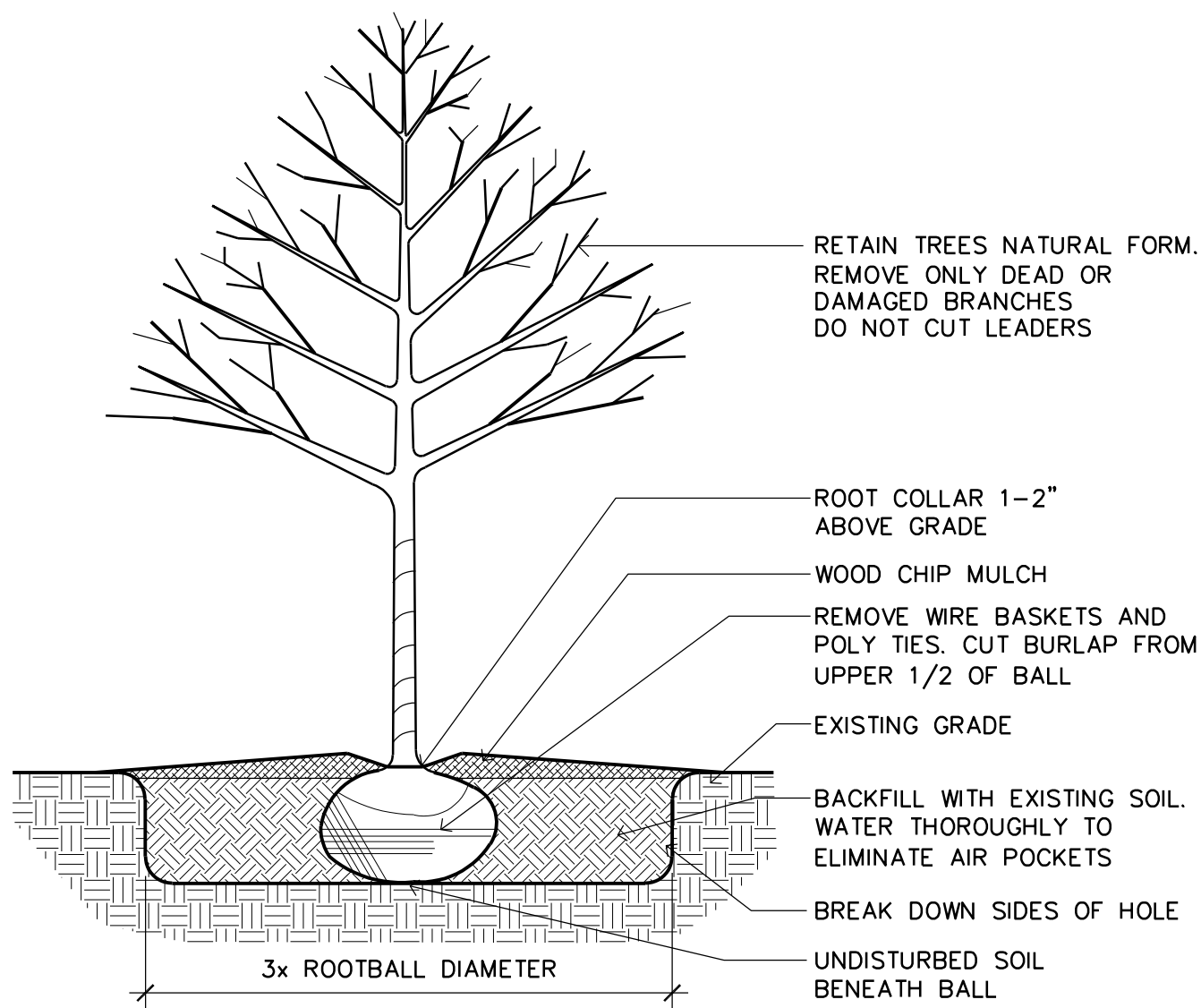
| PLANTING SCHEDULE |     |                        |                                  |      |       |         |
|-------------------|-----|------------------------|----------------------------------|------|-------|---------|
| QTY.              | KEY | COMMON NAME            | BOTANICAL NAME                   | SIZE | MTHD  | REMARKS |
| 3                 | SO  | SWAMP WHITE OAK        | QUERCUS BICOLOR                  | 2.5" | BB    |         |
| 8                 | IH  | IMPERIAL HONEYLOCUST   | BETULA NIGRA                     | 2.5" | BB    |         |
| 4                 | AB  | AUTUMN BLAZE MAPLE     | ACER FREEMANII                   | 2.5" | BB    |         |
| 10                | BH  | BLACK HILLS SPRUCE     | PICEA GLAUCA DENSATA             | 6 FT | BB    |         |
| 1                 | WP  | WHITE PINE             | PINUS STROBUS                    | 6 FT | BB    |         |
| 18                | BB  | COMPACT BURNING BUSH   | EUONYMUS ALATUS 'COMPACTA'       | #5   | CONT. |         |
| 28                | BC  | BLUE CHIP JUNIPER      | JUNIPERUS HOR. BLUECHIP          | #5   | CONT. |         |
| 13                | GD  | GARDEN GLOW DOGWOOD    | CORNUS HESSI GARDEN GLOW         | #5   | CONT. |         |
| 12                | RD  | RED TWIGGED DOGWOOD    | CORNUS CARDINAL                  | #5   | CONT. |         |
| 12                | YD  | YELLOW TWIGGED DOGWOOD | CORNUS BURS YELLOW               | #5   | CONT. |         |
| 5                 | GP  | 'GOLD DROP' POTENTILLA | POTENTILLA FRUTICOSA 'GOLD DROP' | #5   | CONT. |         |
| 7                 | PR  | PRAIRIE ROSE           | ROSA ARKANSANA                   | #5   | CONT. |         |

- LANDSCAPE NOTES:
- SEED AREAS AS SHOWN ON THE PLAN. STORM WATER BASIN SEED MIXTURE
  - PLANTINGS TO BE PLANTED IN ROCK MULCH BED. PLANTING BED TO BE SEPARATED FROM SODDED AREAS BY BLACK VINYL EDGER.
  - UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND SODDED AREAS. PROVIDE MOISTURE SENSOR.
  - MINIMUM LANDSCAPE REQUIREMENT BASED ON 1,841 L.F. OF SITE PERIMETER  
 $1,841 / 70 = 26$  TREES REQUIRED

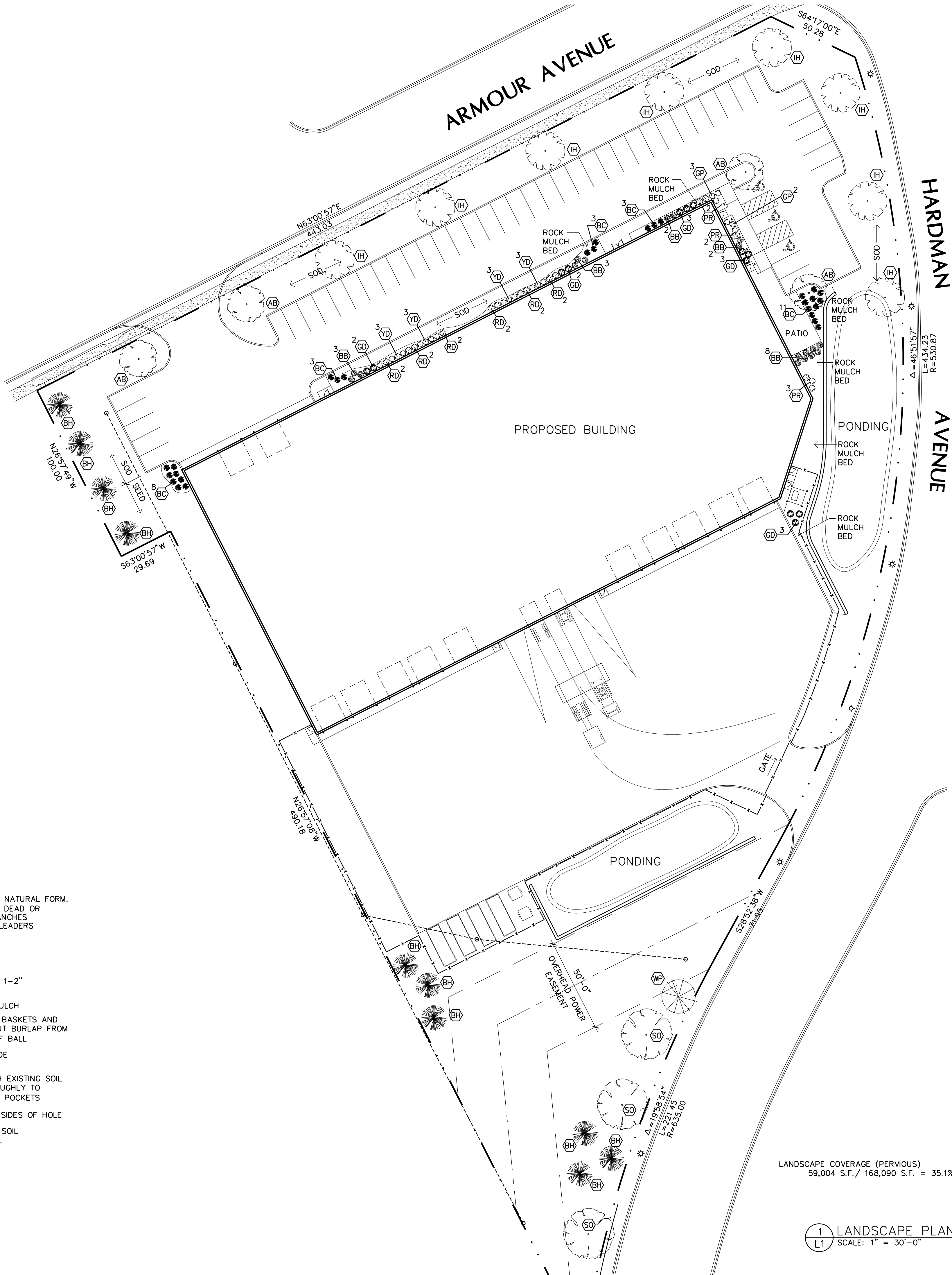
## ATTACHMENT 6 LANDSCAPING PLAN



3 SHRUB PLANTING DETAIL  
L1 SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL  
L1 SCALE: NOT TO SCALE



LANDSCAPE COVERAGE (PERVIOUS)  
59,004 S.F. / 168,090 S.F. = 35.1%

1 LANDSCAPE PLAN  
L1 SCALE: 1" = 30'-0"



LAMPERT  
ARCHITECTS

420 Summit Avenue  
St. Paul, MN 55102  
Phone: 763.755.1211 Fax: 763.757.2849  
lamper7@lamperl-arch.com

RJRyan  
Construction, Inc.

Commercial Design and Construction

1100 Mendota Heights Road  
Mendota Heights, MN 55120

Ph: 651-681-0200  
Fax: 651-681-0205

BONFE  
South St. Paul, Minnesota

|                                                   |                  |
|---------------------------------------------------|------------------|
| Copyright 2025<br>Leonard Lampert Architects Inc. |                  |
| Project Designer: JAMES B                         |                  |
| Drawn By: JRB                                     |                  |
| Checked By: LL                                    |                  |
| Revisions                                         |                  |
| 12/8/25                                           | PRELIMINARY      |
| 1/6/26                                            | CITY SUBMITTAL   |
| 1/29/26                                           | PRELIMINARY      |
| 3/26/26                                           | CITY SUBMITTAL   |
| 4/3/26                                            | ISSUE FOR PERMIT |
|                                                   |                  |
|                                                   |                  |

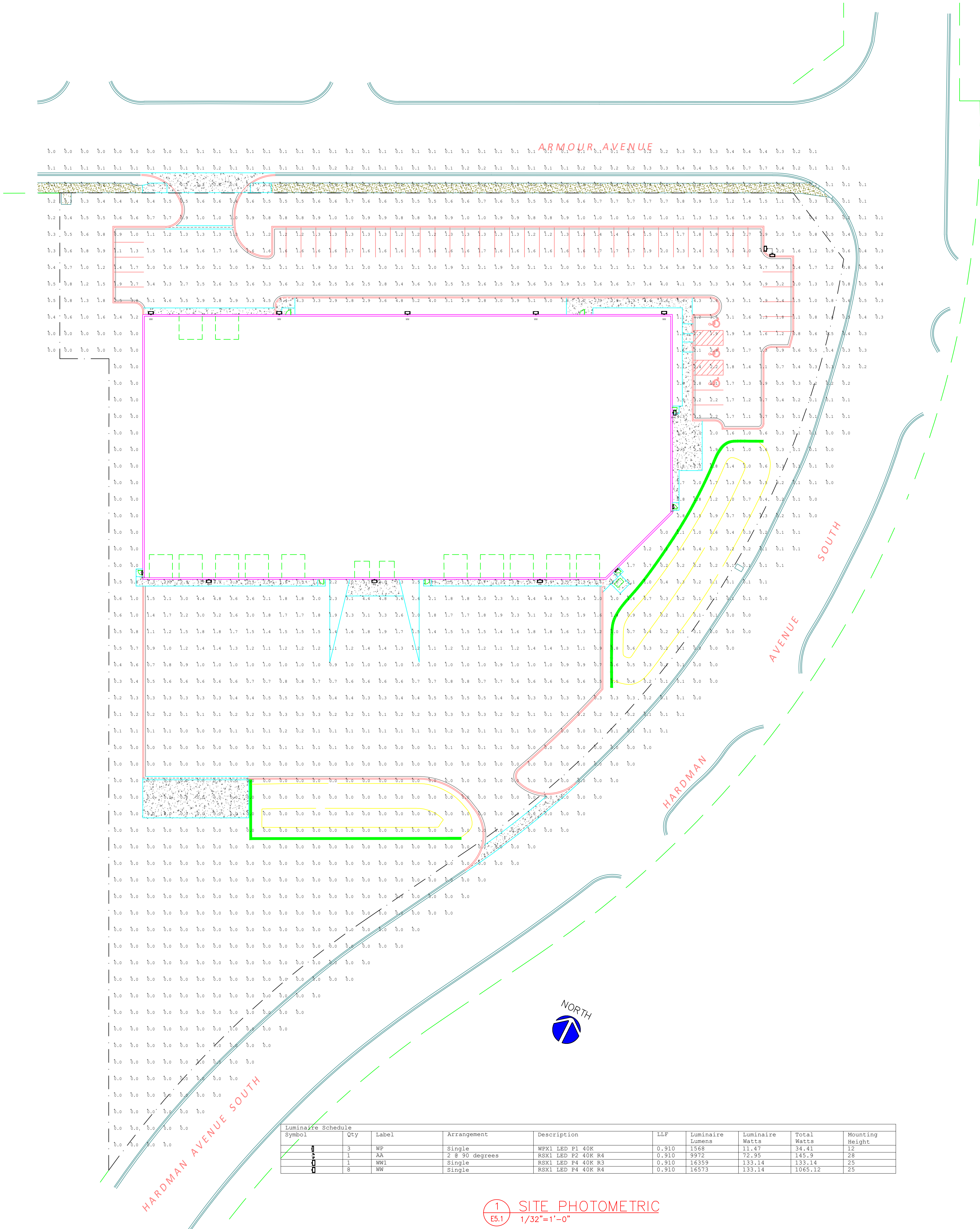
### LANDSCAPE PLAN

Sheet Number

L1

Project No. 250604-4

ATTACHMENT 7  
PHOTOMETRIC  
PLAN



1 SITE PHOTOMETRIC  
E5.1 1/32"=1'-0"



www.stinsonelectricinc.com

BONFE

ARMOUR & HARDMAN AVE  
SOUTH ST PAUL, MN

DATE: 04-03-2026

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 MASTER ELECTRICIAN UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT ARCHAMBAULT  
REGISTRATION NO: AM692332

STINSON Electric inc.  
612.424.8461  
8888 Xylite Street NE  
Suite 100  
New Brighton, MN 55112

DATE: 04-03-2026

DESIGN DEVELOPMENT

| MARK          | DATE       | DESCRIPTION      |
|---------------|------------|------------------|
|               | 04/03/2026 | Issue for Permit |
|               |            |                  |
|               |            |                  |
|               |            |                  |
|               |            |                  |
|               |            |                  |
| PROJECT NO:   |            | C2xxxx           |
| CAD DWG FILE: |            |                  |
| DRAWN BY:     |            | CW               |
| CHK'D BY:     |            | BA               |
| COPYRIGHT:    |            |                  |

SHEET TITLE

SITE  
PHOTOMETRIC  
E5.1



# ATTACHMENT 8 CITY ENGINEER'S LETTER

City of South St. Paul

Engineering Department

April 23, 2026

Associate Planner Monika Miller  
125 3<sup>rd</sup> Avenue N  
South St. Paul, MN 55075

Re: Armour Avenue & Hardman Avenue Site  
Riverside Holdings LLC (Bonfe Plumbing & Heating)  
Plan Review

Ms. Miller,

The Engineering Department reviewed the submittal for the Riverside Holdings LLC (Bonfe Plumbing & Heating) development received in April 2026, and has the following comments:

## General Engineering Items

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.
2. Applicant to submit a cost estimate for improvements within the public right-of-way (i.e. connecting to the storm manhole on Hardman Avenue, sidewalk removal and replacements). An escrow in the amount of 125% of the cost of the improvements that impact the public right-of-way will be required prior to building permit approval.
3. Per Building Official Joe Heimkes's email to Nick Weisner dated April 14, 2026, city staff need an acknowledgement from AET stating that the soils report originally prepared for the Cobra Transportation building can be used for this before the project can be approved.
4. A traffic control plan will be required prior to construction for any work that blocks shoulders and travel lanes on Armour Avenue and Hardman Avenue.
5. As stated on the plans, the contractor shall coordinate all work or land disturbing activities within the North States Power Company Easement. The Xcel contacts for the South St. Paul area are listed below:
  - a. Xcel Gas: Justin Pinska - Justin.D.Pinska@xcelenergy.com
  - b. Xcel Electric: Jeremy Moore - Jeremy.A.Moore@xcelenergy.com

## Sanitary Sewer and Watermain Plan

1. 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.



2. Staff recently received calls from contractors inquiring about installing an 8-inch diameter water service off of Armour Avenue for this site. The plans must reflect the work that is proposed for the site. Currently the plans show connecting to the existing 6-inch diameter water service stub off of Hardman Avenue.
3. The plans show the water service crossing the sanitary service. Please note that utility crossings with less than 18" of separation will require 4" polystyrene insulation, or engineer approved equal, between pipes.

#### 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 it to the applicant for review.
2. Retaining walls over 4-ft in height must be designed by a licensed engineer and the design must be provided at the time of the building permit submittal for retaining walls.
3. Applicant to coordinate with City Engineering or Public Works staff prior to connecting the proposed storm sewer to the existing manhole on Hardman Avenue. The existing condition of the manhole needs to be reviewed before connecting to the structure.

#### Landscaping

1. The Landscape plan shows a slightly different site plan than what is included in the Civil plan set. The Civil set shows sidewalk extending to the southeast corner of the building, but the Landscape set shows plants in that area. Applicant to update the plans to reflect the proposed site improvements.

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

Sincerely,

Kelsey Gelhar, P.E.

City Engineer

**ATTACHMENT 9  
APPLICANT'S NARRATIVE**

New Bonfe Building Narrative

4/6/26

Bonfe Plumbing and HVAC is proposing to build a new 50,000 square foot building on the corner of Hardman Avenue and Armour Avenue. The exterior facade of the building will be constructed out of exposed aggregate precast concrete wall panels, a steel roof structure, glass, and metal canopies. The finishes will match their existing facility across the street.

The interior of the building is proposed to have approximately 5,500 square feet of finished office space (private offices, conference rooms, break room, etc) on the first floor, as well as approximately 6,000 square feet of parts storage, warehouse space, vehicle repair bays, wash bays, and heated vehicle storage areas.

The building is set to house between 30-40 employees and is proposed to be used for equipment storage, parts storage, parts warehousing, vehicle/equipment repair, equipment dispatching, and training.