

**CITY OF WEST ST. PAUL  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. 21-**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
FOR A MEDICAL OFFICE/CLINIC IN A B1 – LIMITED  
BUSINESS DISTRICT AT 34 MORELAND AVE. E.  
(HORIZON AUTISM CENTER)**

**WHEREAS**, a conditional use permit application has been submitted to the City for the property currently legally described as:

CURRENT: S 148 FT OF N 178 FT OF W 141 FT OF E 471 FT OF E 5 ACS OF N 2/3 OF W 953 FT OF N 1/2 OF SW 1/4 OF SW 1/4

**WHEREAS**, a public hearing concerning the conditional use permit was held before the West St. Paul Planning Commission on August 17, 2021;

**WHEREAS**, the West St. Paul Planning Commission recommended the City Council approve the conditional use permit;

**WHEREAS**, a public hearing concerning the conditional use permit was held before the West St. Paul City Council on September 13, 2021;

**WHEREAS**, the West St. Paul City Staff recommended the City Council approve the conditional use permit; and

**NOW, THEREFORE, BE IT RESOLVED** by the West St. Paul City Council that the conditional use permit for a medical office/clinic in a B1 – Limited Business district at 34 Moreland Avenue East, requested by Steve Wallin on behalf of Horizon Autism Center, is hereby approved subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The existing retail business portion of Sherry's Dearest Treasures shall be discontinued and removed from the building within 60 days of this decision,
3. The Silver and Gold Exchange business must obtain a business license prior to re-opening,
4. The applicant shall work with the City Building Official to correct all building code violations resulting in a hazardous condition within 30 days of this decision, and
5. The applicant shall re-stripe both the north and south parking lots to each have one ADA parking stall and so the parking stall lines be clearly visible prior to a new tenant occupying the building.

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Adopted by the City Council of the City of West St. Paul, Minnesota, this 13<sup>th</sup> day of September, 2021.

Attest:

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David J. Napier, Mayor

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Nicole Tillander, City Clerk