

REQUEST FOR COUNCIL ACTION

DATE: 4/25/2010
ITEM NO: 12 . c

Department Approval:



City Manager Approval:



Item Description: Request by Yellow Dog Holdings, LLC for approval of a pawn shop as a **conditional use** at 2057 Snelling Avenue (PF11-005)

1.0 REQUESTED ACTION

With the support of the property owner, Capp Industries, Inc., Yellow Dog holdings, LLC seeks approval of a Max It Pawn store as a CONDITIONAL USE to occupy an existing, vacant retail space at 2057 Snelling Avenue.

Project Review History

- Application submitted: February 16, 2011
- Application review deadline (extended by City): June 14, 2011
- Planning Commission recommendation (6-0 to deny): April 6, 2011
- Project report prepared: April 12, 2011
- Anticipated City Council action: April 25, 2011

2.0 SUMMARY OF RECOMMENDATION

Planning Division staff concurs with the recommendation of the Planning Commission to deny the proposed CONDITIONAL USE; see Section 7 of this report for the detailed recommendation.

3.0 SUMMARY OF SUGGESTED ACTION

Adopt a resolution denying of the proposed CONDITIONAL USE, pursuant to §1009.02 (Conditional Uses) of the City Code; see Section 8 of this report for the detailed action.

4.0 BACKGROUND

The property at 2057 Snelling Avenue, has a Comprehensive Land Use Plan designation of Community Business (CB) and a corresponding zoning classification of Community Business (CB) District. Section 1005.03 (Uses Allowed in Commercial Districts) of the City Code identifies pawn shops as conditional uses.

5.0 STAFF COMMENTS

5.1 The proposed plans and narrative description of the current application is included with this staff report as Attachment C. In 2008 this same applicant proposed a pawn shop for a location about a quarter-mile north of the present proposal; staff's analysis of this previous application led to the conclusion that a pawn shop was similar to other retail uses, having no significant impacts on public facilities, nearby property values, or the health, safety and general welfare of the community. Consequently, Planning Division staff recommended that the proposed CONDITIONAL USE be approved.

5.2 By a vote of 5-1 the Planning Commission also recommended approval of the 2008 application based on the review of the facts that staff and the Commissioners believed to be important. City Council ultimately denied that proposal, however, based on several findings and facts gleaned from the public testimony collected during the process of reviewing the application. This prior Council action not only represented a denial of that application, but it also showed the information used in the approval recommendation to be irrelevant and it clearly established the set of facts which were more appropriate to the circumstances.

5.3 Because the present application is materially the same as the previous one in terms of its geographic location and proximity to other retail uses and Brimhall Elementary school, and is arguably even closer to residential neighborhoods, the findings of fact underpinning the denial of the earlier application are every bit as applicable to this proposal. For this reason, Planning Division staff believes that it is appropriate to defer to the City Council's recent policy decision about a pawn shop in this area and recommend that this application be denied on the same grounds as the 2008 application: if a pawn shop was unacceptable in the location proposed in 2008, a pawn shop is equally unacceptable (if not more so) at the presently-proposed site.

5.4 Furthermore, in discussing this request with the Development Review Committee, a panel of staff from various City Departments commenting on proposals from their diverse professional perspectives, Police Chief Mathwig indicated concerns about the Police Department's ability to keep up with the increased work load if additional pawn shops are introduced within the City. Just the one, existing pawn shop, Pawn America at 1715 Rice Street, occupies 25% of one investigator's work, and Chief Mathwig points out that Roseville's detectives already have an average of 35 open cases in their caseloads. In fact, the Police Department may be pursuing changes in the business licensing requirements to limit pawn broker licenses in Roseville to a single license, similar to the way off-sale liquor licenses are limited in number.

6.0 PUBLIC COMMENT

6.1 The duly-noticed public hearing for the proposed CONDITIONAL USE was held by the Planning Commission on April 6, 2011; draft minutes of the public hearing are included with this staff report as Attachment D. Some Planning Commissioners admonished staff

62 for seemingly neglecting to review the proposal with the same rigor as other applications;
63 this is perhaps partly a result of the RPCA not containing as thorough a discussion of the
64 relationship between the present and previous proposals as is given in Sections 5.1 – 5.2
65 above. Several members of the public were present at the public hearing to comment on
66 the proposal, providing additional facts that were consistent with those cited in the 2008
67 denial. After closing the public hearing, the Planning Commission unanimously (i.e., 6-0)
68 to recommend denial of the proposed CONDITIONAL USE. Chair Boerigter recused himself
69 from the discussion and abstained from the vote to avoid the appearance of a conflict of
70 interest since the property owner in this request is a client of Chair Boerigter's employer.

71 6.2 As of the date this report was prepared, Planning Division staff had received several
72 emails and phone calls from nearby homeowners indicating their opposition to this
73 application. The emailed comments are included with this report as Attachment E.

74 **7.0 RECOMMENDATION**

75 Planning Division staff concurs with the recommendation of the Planning Commission to
76 deny the proposed CONDITIONAL USE based on the comments in Sections 4-6 of this
77 report and the findings in the draft resolution included with this report as Attachment F.

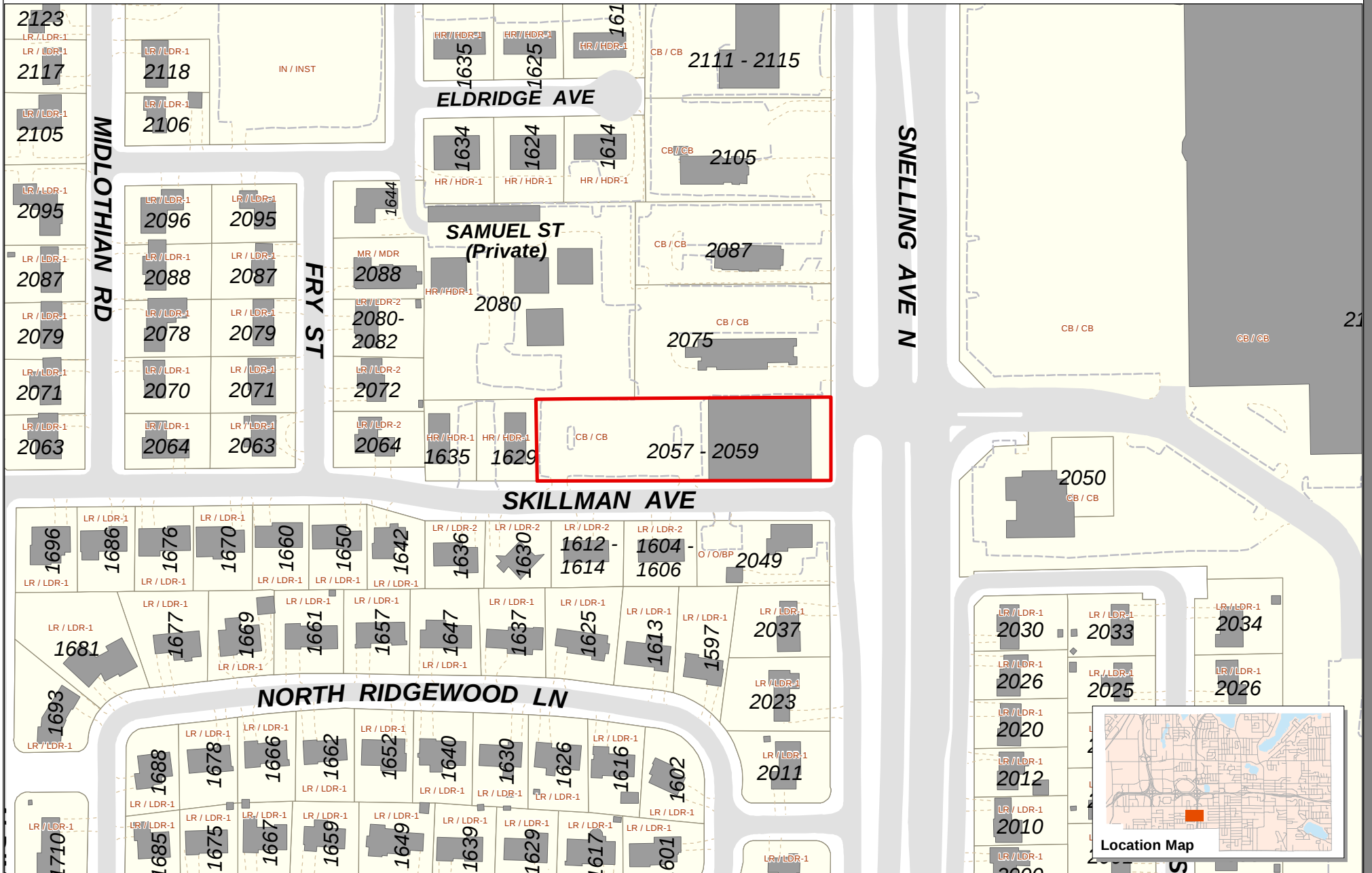
78 **8.0 SUGGESTED ACTION**

79 **Adopt a resolution denying the proposed pawn shop as a CONDITIONAL USE** at 2057
80 Snelling Avenue, based on the comments and findings of Sections 4-6 and the
81 recommendation of Section 7 of this report.

Prepared by: Associate Planner Bryan Lloyd (651-792-7073)

Attachments:	A: Area map	D: Draft minutes of the 4/6/2011 public hearing
	B: Aerial photo	E: Public comment
	C: Proposed plans and narrative description	F: Draft resolution

Attachment A: Location Map for Planning File 11-005



Prepared by:
Community Development Department
Printed: March 2, 2011

Site Location

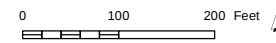
Comp Plan / Zoning
Designations

Data Sources

* Ramsey County GIS Base Map (2/28/2011)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 11-005



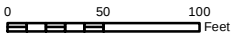
Prepared by:
Community Development Department
Printed: March 2, 2011



Site Location

Data Sources
* Ramsey County GIS Base Map (2/28/2011)
* Aerial Data: Kucera (4/2009)
For further information regarding the contents of this map contact:
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p: 612.455.1083 f: 612.455.1087
34 13th Avenue NE, Suite 104
Minneapolis, MN 55413
www.maxitpawn.net

February 15, 2011

City of Roseville, Community Development
2660 Civic Center Drive
Roseville, MN 55113

Conditional Use Permit Application
2057 Snelling Ave N
Max it Pawn Store

Dear Committee Members:

The potential lesser of the property located at 2057 Snelling Ave N respectfully requests approval of a Conditional Use Permit for the renovation of the existing building and its site for use as a new Max it Pawn store.

Legal Description: SECTION 16 TOWN 29 RANGE 23 THE E 483 FT OF S 157 FT OF N 8 ACRES TO RDS & ESMTS) IN SEC 16 TN 29 RN 23

The Parcel Identification Number (PIN): 162923110078.00

The following narrative will address general items as well as specific requirements that pertain to the proposed use.

The Comprehensive Plan is sited as a Community Business which indicates this site is within the designated district and is not in conflict with proposed use and is listed as a commercial property in a commercial district which will not be in conflict with any regulating maps or adopted plans.

There are currently no restrictions prohibiting pawn shops within the B-3 zoning designation that would be in violation of city code. This is a tenant improvement of an existing building, not a new construction. The most recent tenant used this as a commercial space.

The parking and traffic demand will remain unchanged thus would not create an excessive burden on parks and other public facilities.

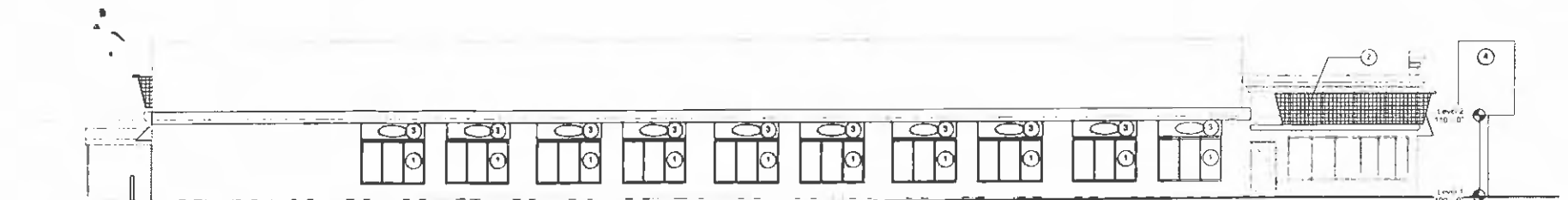
The proposed use for this site as a retail facility will enhance the community by providing another type of retail opportunity. The use for this site is designated as commercial use and should not be injurious to neighboring properties or values.

The building is approximately 20,060 sq. ft. with approximately 9,925sq.ft. of that space allocated for Max it Pawn. 8,185 sq. ft. will be allocated for retail and restroom space. The retail space is the only portion of the building accessible to customers. The remainder of the building is split between unassigned office space and storage.

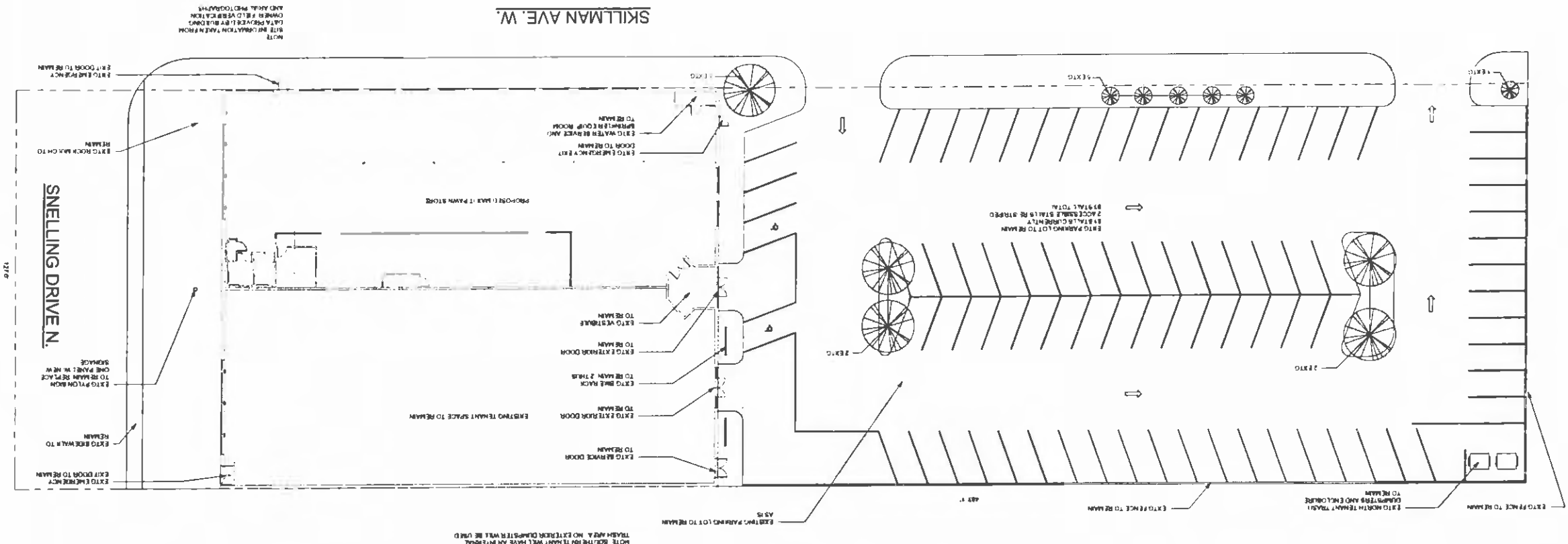
No changes to the existing parking lot or landscaping elements are proposed for this tenant improvement. Existing trash dumpsters will be maintained for the adjoining tenant. The pawnshop will have internal trash receptacles.

The site has 81 parking stalls located at the west end of the building. This parking lot is to be shared with the other tenant. 2 of the stalls are and will be accessible stalls.

The proposed hours of operation of the business will be 10:00 AM to 7:00 PM Monday through Friday, 10:00 AM to 5:00 PM Saturday and 12:00 PM to 5:00 PM Sundays. At least two employees will work every available shift.



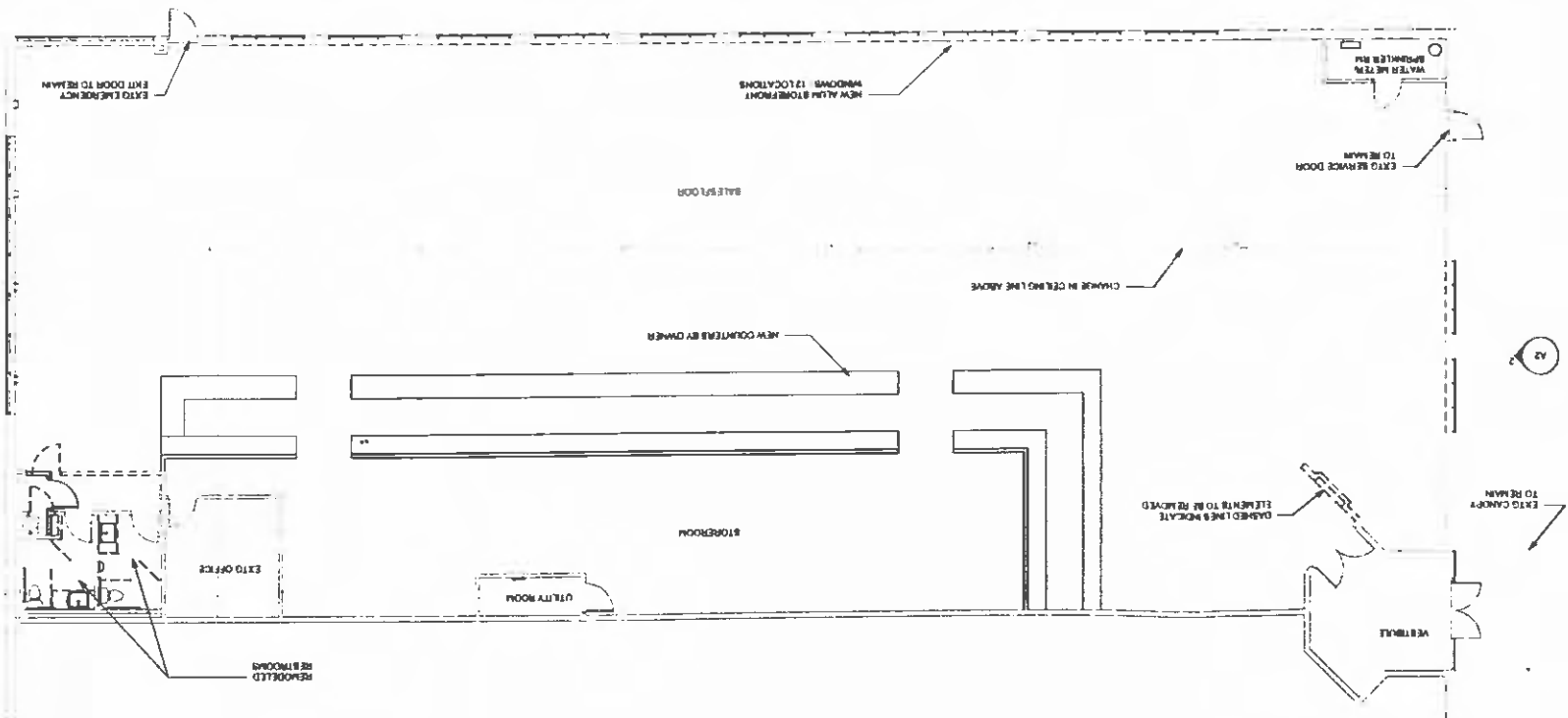
4 SOUTH ELEVATION
1/8" = 1'-0"



SITE DATA

BUILDING CLASSIFICATION - B3
SITE AREA - 61,351.6 SQ. FT.
1.41 ACRES
BUILDING AREAS
N TENANT - 9,803 SQ. FT.
S TENANT - 9,825 SQ. FT.
VESTIBULE - 232 SQ. FT.
TOTAL - 20,060 SQ. FT.
BUILDING USE
N TENANT - RETAIL
S TENANT - RETAIL
PROVD - 79 STANDARD STALLS
REQD - 20,060 SQ. FT. GFA
TOTAL - 81 STALLS (GRAND TOTAL)

2 FIRST FLOOR PLAN



1ST FLOOR PLAN, SITE DATA

DJR
ARCHITECTURE, INC.
1111 VAN HOUTEN AVE. N. SUITE 210
MINNEAPOLIS, MN 55412
612.875.2700 www.djrarch.com

PLANNING FILE 11-005**Request by Yellow Dog Holdings, LLC for approval of a pawn shop as a CONDITIONAL USE at 2057 Snelling Avenue**

Chair Boerigter recused himself from the meeting and left the room at this time; turning the gavel over to Vice Chair Gisselquist.

Vice Chair Gisselquist opened the Public Hearing at 6:30p.m.

Associate Planner Bryan Lloyd reviewed the request, as detailed in the Request for Planning Commission Action (RPCA), of the property owner, Capp Industries, Inc., and Yellow Dog Holdings, LLC seeking approval of a Max It pawn shop as a CONDITIONAL USE to occupy an existing, vacant retail space at 2057 Snelling Avenue. Mr. Lloyd advised that this request was similar to one received in 2008 that was denied with findings gleaned from the public record (Attachment C); with the current application included in the staff report (Attachment D).

Staff recommended DENIAL of the request for a pawn shop as a CONDITIONAL USE at 2057 Snelling Avenue; based on the comments and findings of Sections 4-6, and the findings of Section 7 of the RPCA dated April 6, 2011.

Member Boguszewski opined that he was struck by the staff recommendation for denial of this case, since only three (3) years ago, staff had found the a proposed pawn shop use would not have any adverse impact, and the applications appeared to be identical. Member Boguszewski questioned how staff justified their current recommendation for denial and opposite conclusion and their apparent use of the findings applied by the City Council in the City Council's subsequent denial, and reversal of staff recommendation, of that previous application. Member Boguszewski questioned if staff was basing their recommendation on facts presented or in anticipation of probable City Council action. Member Boguszewski noted the different roles of the City Council as an elected body charged with the overall general welfare of the City and its citizens, and the charge and focus of the Planning Commission on existing zoning laws and regulations, whether or not a proposed use was desirable or fitting.

Mr. Lloyd recognized that, due to the mandated timeline for such requests, the 2008 recommendation for a similar use had been prepared in advance of public testimony and subsequent discussions and further considerations and impending implications of the proposed use; with the findings established through that public testimony and formalized by City Council resolution. Mr. Lloyd explained that the Council's decision in that previous case had demonstrated that staff had overlooked the pertinent facts and erroneously based its approval recommendation on less relevant information.

Member Boguszewski noted that the study referenced in Section 7.6 of the staff report addressing pawn shops seen as a characteristic of neighborhoods in decline had not been included in the packet.

Mr. Lloyd advised that he did not recall the author of that specific study, noting that it was an academic research study reviewing characteristics of neighborhoods in decline worldwide, and noting the commonality with pawn shops defined as one of those characteristics.

Member Boguszewski noted the differences in the opinion of the City's Police Department between the 2008 case and this one (Section 7.8 of the staff report) and sought supporting information to determine the accuracy of the statement showing additional resources were required.

Mr. Lloyd advised that the Police Chief was unavailable for comment at tonight's meeting; and that further refinement of those comments could be provided at the City Council level if so requested.

Member Boguszewski encouraged staff to make that detailed information available for that meeting.

Member Wozniak clarified that the Planning Commission had voted 5/1 in support of the previous pawn shop application, since the Commission had been convinced by staff's analysis that it would not increase

crime, public security threats, or increased activity for the Police Department. Member Wozniak noted assurances of the Police Department in 2008 of the efficiencies of the Automated Pawn System and tracking of potential criminal activity. Member Wozniak concurred with Member Boguszewski that the current staff recommendation seemed to be based on the City Council's previous denial and their findings for that denial, and not based on Planning Commission determinations.

Mr. Lloyd noted that staff's recommendation was consistent with previous City Council action taken since the findings and their decision was founded on public testimony provided during those public meetings, and not merely a City Council decision, but based on their reception to public testimony and facts presented by the public.

Member Wozniak opined that some of the City Council findings were not consistent with facts presented with the last application; and expressed concern that staff was basing their recommendation based solely on the City Council's findings.

Mr. Lloyd reiterated that staff was basing their recommendation for denial on the findings subsequent to the 2008 application; he opined that since there was nothing to suggest any different outcome between this application and the 2008 application in terms of the relevant facts for such a use; and that staff stood by their recommendation for denial.

Member Cook questioned if there had been any changes in the Comprehensive Plan since the 2008 case that would impact this application.

Mr. Lloyd responded negatively, opining that no Comprehensive Plan or Zoning Code revisions were made that would impact whether or not this use was appropriate in this location, other than introductory language in the documents guiding uses to be more explicitly protective of residential neighborhoods.

Vice Chair Gisselquist reviewed the Public Hearing and Public Comment protocol for audience members wishing to speak.

The applicant was not present at tonight's meeting.

Public Comment

In addition to numerous e-mails and phone contacts with staff included in and/or referenced as part of the meeting packet, additional e-mails were provided as bench handouts, ***attached hereto and made a part hereof***, all in opposition to the proposed pawn shop, with the exception of one (1) phone call received by staff seeking additional information, but not ultimately opposed to the proposed use.

Vice Chair Gisselquist noted that written comments, via e-mail or other methods, would be entered into the official record; and while welcoming public testimony, advised that, in an effort to conserve time, there was not a need to repeat those written comments.

Gary Grefenberg, 91 Mid Oaks Lane

Mr. Grefenberg opined that staff's 2008 recommendation had been wrong and their current recommendation was accurate. Mr. Grefenberg noted that this current application was also on a different site, and was proposed to immediately adjoin a residential neighborhood, while the 2008 application was surrounding on four (4) sides by commercial uses. Mr. Grefenberg therefore opined that adverse impacts on the surrounding low- and medium-density residential area would have even more of a negative impact. As a member of the former Comprehensive Plan Update Steering Committee, Mr. Grefenberg opined that the Plan's guidance spoke to this issue and such adverse uses had been part of discussions of the Committee as they reviewed and expressed significant concerns about the decline of "south" Snelling Avenue, now dominated by rental properties. Mr. Grefenberg opined that, from his perspective, decline was not just a cliché, but a reality for his neighborhood, and based in fact, with many single-family homes on the west side of Snelling transition from owner-occupied to rentals or group homes; and expressed his concern

that uses such as this proposed use would only serve to hasten that decline. Mr. Grefenberg specifically referenced page 4-27 of the Comprehensive Plan and its review of residential areas south of County Road B, and suggested mitigation measures, such as buffer zones, and personally recommended studies of the entire corridor to reverse such a decline. Mr. Grefenberg noted that such a use would install another commercial use and cause further residential property value declines, whether crime concerns were only perceived or became a reality. Mr. Grefenberg further opined that it should be the wish of the Planning Commission as planners, not only the City Council as elected officials, to address the welfare of Snelling Avenue. Mr. Grefenberg encouraged Commissioners to deny this request, based on its proximity to a residential area.

Mr. Grefenberg expressed his ongoing concern with the notification process for land use cases; and suggested additional review of that notification process to include tenants of rental properties as well as property owners, beyond legal notice requirements, in an effort for the City to be more proactive in seeking opinions of affected residents.

Mr. Grefenberg opined that the Commission had clear reason to deny this request based on the support of the neighborhood and their preferences, without any concern about politics.

Margaret (Peg) Cavanagh, 1715 W Eldridge Avenue

Ms. Cavanagh read and referenced her written notes related to four (4) studies by planners and public policy makers coast to coast, as well as comments of Realtor Bill Tellen, as referenced in her e-mail comments, made a part of this record, and related to negative impacts on property values, as well as public safety with crime rates at adjacent bus stops and associated with pawn shop operations, creating the potential for higher taxes for residents and businesses. Ms. Cavanagh provided a copy of the studies to Vice Chair Gisselquist to be included as part of the public record; *attached hereto and made a part hereof*.

Ms. Terry Qualie, Ridgewood Lane

Ms. Qualie, provided her personal experience of the theft of tools from her residence near the intersection of Rice Street and Larpenteur Avenue and their subsequent attempted sale at a pawn shop, in addition to the cost for police investigations and recovery of stolen goods. Ms. Qualie further noted the continuing deterioration of home values versus property taxes at their family home for over fifty-two (52) years. Ms. Qualie opined that the City and area did not need another business that would negatively impact property values that were already in distress due to the current economy.

Todd Rehmann, 1649 Ridgewood Lane S

Mr. Rehmann opined that he was heartened by staff's recommendation for denial; and opined that their analysis had been well formulated, based on research of reflected sentiments shared by residents represented in the neighborhood. Mr. Rehmann expressed his appreciation of the number of neighbors voicing their opposition to this proposed use, noting that residents were supported of other businesses in their neighborhood, but not this proposal. Mr. Rehmann referenced a 2009 ruling by the North Carolina Appellate Court and institution of a buffer zone for such uses; as well as recent case law in St. Louis Park, MN. Mr. Rehmann appealed to the Planning Commission for a more thorough examination of public record for such proposed uses adjacent to residential neighborhoods; and thanked staff for recommending denial and standing up for citizens that the Planning Commission and City Council represented.

Kathryn Park, 2070 Midlothian

Ms. Park spoke in opposition to the proposed use, and thanked her friends and neighbors present at tonight's meeting for sharing that opposition through their attendance. Ms. Park noted the thorough research of those neighbors; and opined that Roseville was not the first community faced with such an issue, but suggested that Roseville could use the experience and rationale of those other communities in

limiting the number of pawn shops and prior court opinions. Ms. Park referenced the Cities of Bloomington and St. Louis Park, MN as further examples. Ms. Park suggested, for future note, that the City take such safeguards into consideration for application and to limit the number of pawn shops allowed in Roseville; and for tonight's immediate action, deny this specific application.

Rick Poeschl, 1602 N Ridgewood Lane

Mr. Poeschl spoke in opposition to this proposal, as he had with the 2008 proposal, noting that he had attended both meetings; and the majority of those attending spoke against a pawn shop use; as well as three of the five City Councilmembers voting against the 2008 application. Mr. Poeschl urged the Commission to deny this proposal.

Francy Reitz, 2009 Aldine

Ms. Reitz spoke in opposition to a pawn shop; and even if legally allowed, she opined that it was not an appropriate use within two (2) blocks of a residential area. Ms. Reitz opined that pawn shops were associated with areas of criminal activity, whether accurate or not; and opined that such a use would most assuredly negatively impact residential property values and the neighborhood's feeling of safety. Ms. Reitz referenced the goals listed in the *Imagine Roseville 2025* community visioning report; and opined that a pawn shop certainly did not fit with that vision. Ms. Reitz further referenced purpose statements from the recently-adopted City Zoning Code. Ms. Reitz noted that there were several vacant sites in Roseville that did not adjoin residential neighborhoods, and if a pawn shop was allowed, one of those sites may be more appropriate. Ms. Reitz asked that the Commission deny this request; and give future consideration to evaluating whether pawn shops in Roseville should be limited in number based on population; and that their potential locations be given serious thought.

Donna Como, 1620 W Highway 36

Ms. Como advised that she had not been included in the mailing, as she was not in the immediate proximity and was actually in attendance to speak to another matter. However, she felt compelled to speak, since she had been included in the 2008 public notice mailing; and wanted to offer her support for the neighbors adjacent to this proposed pawn shop, sharing their concern for declining property values and safety, including potential traffic congestion at that intersection with the proposed use. Ms. Como opined that Roseville had a wonderful reputation in the metropolitan area, but as a first-ring suburb, it needed to continually work hard to maintain its integrity and what made it so special. Ms. Como concurred with previous speakers and spoke in opposition to granting this request.

Kevin Bell, 1721 Shryer Avenue W

Mr. Bell, as the father of small children in this neighborhood, opined that he was not comfortable with a pawn shop going into the neighborhood, whether it proved to increase the crime rate or not. Mr. Bell opined that this type of establishment, most with bars on the windows, prevented his comfort in walking with his children to the McDonald's Restaurant adjacent to the subject property, and already in a not so pedestrian-friendly area. Mr. Bell expressed his love for the neighborhood and his neighbors, and while having no plan to leave, allowing this type of an establishment would make him seriously reconsider that; while also creating a decline in property values and what profit he could hope to realize if he decided to sell his home.

With no one else coming forward to speak, Vice Chair Gisselquist closed the Public Hearing at 7:18 p.m.

Vice Chair Gisselquist noted the significant e-mail communication he and other Commissioners had received to-date, and made a part of the record. Vice Chair Gisselquist noted that he lived at 1881 Shryer in that neighborhood, and concurred the unique aspects of this residential neighborhood. Vice Chair Gisselquist expressed appreciation for staff's recommendation for denial based on findings of fact done in conjunction with City Council consideration done during the last request in 2008. Vice Chair

181 Gisselquist noted that one issue often faced by the Commission in land use cases and what uses were
182 allowed in Community Business Zoning Districts, was a lack of policy discretion on those uses.
183 However, on this particular use under a Conditional Use with conditions clearly established, Vice Chair
184 Gisselquist strongly supported staff's recommendation for denial, based on quality of life impacts for the
185 City and neighborhood; in addition to concerns expressed by the Police Department about additional
186 constraints on their resources.

187 Vice Chair Gisselquist suggested that, as a separate issue, the City may want to review its Zoning Code,
188 since this was the second denial for such a use, and take into consideration the steps taken by the Cities
189 of Bloomington and St. Louis Park, MN.

190 Vice Chair Gisselquist spoke in support of staff's recommendation to deny the request at this location.

191 Member Wozniak advised that he was on the Planning Commission in 2008, and voted in support of that
192 proposal. However, as stated earlier, Member Wozniak noted that the Commission was somewhat
193 swayed by those in support of that request, in addition to Planning and Police Department staff and their
194 recommendations. Member Wozniak expressed disappointment in staff's research this time around,
195 opining that he usually admired and appreciated their research, but this time they appeared to have
196 dropped the ball. Member Wozniak noted public testimony provided by the City's Police Department in
197 2008, and limited comments related to a possible drain on their resources with this request; and opined
198 that given those differences between 2008 and now, it would have been helpful to have the Police Chief
199 or his designee present to provide testimony for this rather dramatic shift.

200 Member Wozniak further referenced the public testimony of residents in the neighborhood and the
201 various studies, some close to home, and their potential value, specifically those closer to Roseville and
202 the potential to track regulations with local law enforcement agencies in the flow and tracking of stolen
203 goods through these facilities. Member Wozniak advised that he had been unaware of the buffer zone
204 implemented in the City of St. Louis Park, MN; and the resolution passed by the City of Bloomington,
205 MN to limit the number of pawn shops based on their population. Member Wozniak advised that the
206 information would have been helpful to him in his analysis of the proposal. Based on his review of
207 traffic and the limited impacts based on fact from such a use, Member Wozniak advised that he was
208 disregarding public comments related to negative traffic impacts, opining that they were simply meant to
209 be a "red herring."

210 In conclusion, Member Wozniak thanked residents for their public testimony and written e-mail
211 contributions and for their efforts. Member Wozniak opined that this proposal was different than the
212 2008 application, due to its proximity to single-family residents, in addition to the City Council's
213 findings of fact from 2008; and based on those issues; he could not support allowing this use in this
214 neighborhood at this time; and spoke in support of the recommended denial.

215 Member Boguszewski, while being new to the Planning Commission, noted his twenty (20) years
216 residing in Roseville, and residence within one (1) mile of the proposed site, in addition to being the
217 parent of a 19 and a 13 year old, and his family's frequent visits to the fast food spots along that
218 corridor, and the current traffic flow as an "unmitigated disaster" at that intersection. Member
219 Boguszewski concurred with Member Wozniak's comments related traffic in that proximity and other
220 business uses already in place, and the lack of validity for any argument related to negative traffic
221 impacts from this use. Related to impacts on health, safety and welfare of the community and immediate
222 neighborhood, Member Boguszewski noted that he would have liked to hear comments from the Police
223 Department based on reality, not just perception.

224 Member Boguszewski opined that there may need to be future consideration given to Zoning Codes, and
225 whether to limit the number of pawn shops, or provide buffer zones.

Member Boguszewski agreed that this application was totally different than the previous application; with the location not just immediately adjacent to residents, but also its entry spots into a residential street away from the front of the property. As a real estate professional, Mr. Boguszewski opined that perception could become reality, and potential perceptions that Roseville was a bad place to live based on multiple pawn shops and their related activities. Given public testimony, and the absence of any representative of the applicant present at tonight's meeting providing comment, and Member Boguszewski's personal opinion that he believed there was a problem with negative market values for contiguous properties, he spoke in support of staff's recommendation to deny the request.

MOTION

Member Cook moved, seconded by Member Gisselquist to RECOMMEND DENIAL of the request for a pawn shop as a CONDITIONAL USE at 2057 Snelling Avenue; based on the comments and findings of Sections 4-6; and the findings of Section 7 of the RPCA dated April 6, 2011.

Ayes: 6

Nays: 0

Motion carried.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 9:52 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: NO Pawn shop

Name:: Bernie Joel Prigge

Address:: 2063 Midlothian Rd

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No need to contact me

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: We don't need another pawn shop and its ripple effects.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 9:50 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: pawn shop in Roseville, Please NO

Name:: Bernardo Prigge

Address:: 2063 Midlothian Rd

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address:: 

Please Share Your Comment, Question or Concern: We should have a city ordinance limiting pawn shops to one per 50,000 residents. Roseville already has one. This is not a "need" of the city at this time.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 9:51 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: NO to the pawn shop in Roseville

Name:: Raquel Rodriguez

Address:: 2063 Midlothian Rd

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address:: 

Please Share Your Comment, Question or Concern: We should have a city ordinance limiting pawn shops to one per 50,000 residents. Roseville already has one. This is not a "need" of the city at this time.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 4:51 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Say No to the Pawn Shop

Name:: Bruce Bonine

Address:: 1730 Skillman Ave W.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear City Council Members,

We are residents of Roseville (Skillman Ave) since 1985 (25 + years) and love the neighborhood and community that we have always been active in. I am completely against any pawnshop moving anywhere into Roseville including Yellow Dog Holdings.

We have raised our children in the schools, parks and churches of our neighborhood and look forward to the same with our grandchildren. All of us are totally opposed to this Pawn Shop consideration. Here are some questions and comments

I have for you.

1. What does our own Roseville Police Department think?.....Are we able to provide them with all of the resources they need now let alone a guaranteed increase in crime activity.
2. Why would we even consider making their jobs more dangerous and time consuming with additional burglaries and other related crimes?
3. Why would we consider further adding to our Police and City computer systems with all of the pawn transactions that would have to be monitored and where do we get the resources to handle this extra work load?
4. How would our Police department be expected to track stolen property? Most of it is not traceable.
5. What an unbelievable and unnecessary amount of strain on resources this would cause.

There would be so many other questions that I hope we never have to deal with ie:

1. How would we ensure that the Pawner is not the thief?
2. How much access is permitted to the Pawn Shops records when needed to solve a crime.
3. What happens if property found at a Pawn shop turns out to be stolen? What rights does the victim have to retrieve his/her property?

Attachment E

4. Does a Pawner have to prove they are the owner of the item to be pawned or is it just simply brought in and sold?
5. How long does a Pawn Shop have to hold property before selling?
6. If property turns out to be stolen how does original owner get it back after it has been sold?

Seems to me that these few questions along with I'm sure many more from other Roseville residents lead to the big question of why we would ever consider this.

It is yours and our responsibility to provide a safe and productive environment for each citizen in Roseville.

Thank You for your time.

NO, NO, NO, to the Pawn Shop on Skillman or anywhere.

Bruce Bonine
1730 Skillman Ave W.
Roseville, Minnesota, 55113



Dear City Council Members,

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 3:56 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Robert Bonine

Address:: 1787 Fulham Street

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: To Whom It May Concern:

I grew up in Roseville for the last 25 years. I currently live in Lauderdale(suburb of Roseville). I volunteer as a Roseville Youth Coach for various sports and spend most of my spare time in Roseville. I am currently in the process of hopefully becoming a Roseville homeowner. I would be lying if I said buying a house near a Pawn Shop wasn't a detractor to get back into the community I grew up in, because it is. Imagine if your neighborhood had a Pawn Shop at the end of the road.

By adding the Pawn Shop to our community it raises serious concerns regarding the safety for all of our children, including the youth that I coach. It was and has been reassuring knowing I was surrounded by trustworthy and ethical neighbors and businesses. I think adding a Pawn Shop to the city would attract a different crowd; which could jeopardize what I feel is a very safe and comfortable city to live in. The ability to feel good about our youth being active in the Roseville neighborhoods is something that shouldn't be taken for granted. I walked/biked to Brimhall everyday of Elementary school and to think that option wouldn't be safe or comfortable is disturbing. When I think of Roseville I think of community. My background is in finance so I fully acknowledge communities need business to thrive. However, a Pawn Shop doesn't have the community ring to it. We have the ability to say no and make a stand, I suggest we do it and make sure our neighborhoods stay safe and comfortable for future years to come.

Please contact me if there is anything I can do to help keep the Roseville Community a safe and comfortable place to live and raise a family.

Thank you.

Robert M. Bonine

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 2:40 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Nikki Bonine

Address:: 1730 Skillman Avenue West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear City Council Members,

Although I am a general supporter of entrepreneurial undertakings, I agree with the findings of the Roseville City Council when enacting the "Pawnbroker" section of the City Code. Section 311.01 states that the regulation of this type of business is appropriate because "such activities provide an opportunity for the commission of crimes and their concealment because such businesses have the ability to receive and transfer stolen property easily and quickly." The risks are real, and it is disingenuous to deny them. The real issue for the City is whether or not the return of such business outweighs the risks.

Outside the typical regulation of a business venture, Roseville City Code notably deems necessary additional regulation on only a handful of business types. Pawnbrokers, in this regard, are grouped with liquor stores, gambling establishments, and cigarette and tobacco sellers. For pawnbrokers, the City Code lays out extensive requirements in an attempt to preclude the commission of crime, or in the very least, assist law enforcement in solving an already-committed crime. The risk of crime is so real, Pawnbrokers are required under the Code to submit daily reports of its transactions to law enforcement.

While it is great that law enforcement will have such up-to-date information to assist in solving crimes, the prevention of the crime entirely better serves our community. Why would the City intentionally create an atmosphere that overextends our law enforcement resources?

I am continuously impressed by the leaders in Roseville and the fantastic job they do planning for Roseville's long-term future. In a City that rewards responsible homeowners, readily attracts new business and takes pride in education, it seems odd that we would consciously hinder such development with a business strongly correlated with crime.

Attachment E

My parents have lived on Skillman Avenue since 1985 and raised four children there. With little concern from my parents, my siblings and I grew up riding our bikes up and down the street, playing neighborhood-wide games in each others' backyards, and walking to and from school. Hopefully current and future homeowners and their children will continue to be able to enjoy the same experiences.

Thank you,

Nikki Bonine

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 2:23 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Max It Pawn Shop/Yellow Dog

Name:: Jamie Hanford

Address:: 2217 Draper Avenue

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email,Phone

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear City Council Members,

It has recently come to my attention that Yellow Dog Holdings is seeking approval for a Conditional Use to open Max it Pawn at the corner northwest corner of Snelling and Skillman Avenue. I am strongly opposed to the opening of a pawn shop in our community, let alone just blocks away from Brimhall Elementary and feet away from the front door of residential homes. I was raised in Roseville and have chosen to raise my young family in this community. The impact of inviting this store's cliental into our community is of serious concern to me. While some lawful, well-meaning people may benefit from the use of a pawn shop, it is obvious that a pawn shop will welcome a certain percentage of clients that are trying to unload "hot" goods. While the owners of pawn shops may deny this, this will ALWAYS be a part of their business. In fact, Pioneer Press recently ran a story in which owner of Max It Pawn, Mr. Smith, was noted as saying that pawn shops are the answer this problem and that they help recover "thousands of dollars in stolen merchandise each year by maintaining close ties with police through the Automated Pawn System, an online reporting tool that alerts authorities when an item reported stolen is entered into a pawnshop's database."(Pioneer Press 3/31/11) The fact that this service is used is evidence alone that thieves do, indeed, frequent pawn shops. Why are we even thinking of compromising the safety of our children and our aging population by inviting even a small potential of crime into our community? The other retail locations in our community are likely to suffer as well. There is already a huge shoplifting problem in our stores and malls—are we inviting more theft to these stores? I understand the need to fill retail space in Roseville. However, the value of homes in Roseville needs to be a priority. Our home values have dropped and the addition of a pawn shop will do nothing to increase the value of homes, and in fact will act as a deterrent to this happening. Pawn shops are not considered a community asset. Please consider your resident's voice in this issue. A recent Cobalt Community Research survey showed that Roseville ranked high in resident satisfaction. I doubt that this addition

to our community would fit the safe and enjoyable picture that our satisfied residents have of their community.

Thank you,

Jamie Hanford

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 1:36 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop on Skillman

Name:: Ola Bildtsen

Address:: 1685 Ridgewood Ln S

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No need to contact me

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I live on Ridgewood Lane in Roseville. I understand that there is a proposal to have a pawn shop near my house on the corner of Skillman and the Snelling access road. I strongly oppose this idea. This is a family neighborhood with an elementary school very nearby. I have two children, ages 4 and 6, and we frequently take walks or bike in the area. Bringing a pawn shop into this area will make it less family-friendly and devalue our property. I hope the City Council works towards making Roseville less commercial and more hospitable to families and residents, for example, by adding more bike paths and walking areas in that area. Otherwise, I fear people will stop choosing Roseville as a place to raise their kids.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 1:07 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Kevin Bell

Address:: 1721 Shryer Ave. West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No need to contact me

Phone Number:: 

Email Address::

Please Share Your Comment, Question or Concern: I am concerned about a Pawn shop on my neighborhood. I feel it could cause negative property value fluctuations along with the stigma these institutions provide. Potential homebuyers seeing a pawn shop as they turn into the neighborhood will leave a negative impression. Almost like a bad curb appeal. I am also concerned about rising crime rates. there is a reason these establishments typically have bars on the windows.

Bryan Lloyd

From: Margaret Driscoll
Sent: Wednesday, April 06, 2011 12:59 PM
To: Pat Trudgeon
Subject: FW: Pawn Shop/Lin Online Form Submittal: Contact City Council

-----Original Message-----

From: support@civicplus.com [<mailto:support@civicplus.com>]
Sent: Wednesday, April 06, 2011 11:30 AM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Pawn Shop/Lin Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: NO TOTHE PAWN SHOP ON SKILLMAN AVENUE

Name:: Lin

Address:: 1764 Skillman Ave W

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Email Address::

Phone Number::

Please Share Your Comment, Question or Concern: We strongly OPPOSED to this group moving into Roseville,on Skillman and Snelling.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 10:54 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Michelle Bonine

Address:: 1730 Skillman Avenue West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number:: [REDACTED]

Email Address:: [REDACTED]

Please Share Your Comment, Question or Concern: To Whom It May Concern:

I am a 26 year resident of Roseville and love our home, neighborhood and community.

We understand that Yellow Dog Holdings, owner of a pawn shop, is trying once again to move into Roseville, next to Eric's Bike Shop. I am vehemently OPPOSED to this group moving into Roseville anywhere. Now it is at the end of my block and it my responsibility to speak up. It is known that pawn shops bring danger, theft and robbery. The value of our homes have dropped but we hope that they will turn around and get to where they had been. However, a pawn shop will definitely act as a deterrent to that prospect.

I ask you, do we really want a pawn shop in Roseville? It really says a lot about us as a community if we allow this type of business in our community. I will be at the meeting this evening to show my opposition in this consideration.

Michelle Bonine
[REDACTED]

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 10:08 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop at Skillman

Name:: Matt Halberg

Address:: 1675 Ridgewood Ln. S.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address:: 

Please Share Your Comment, Question or Concern: I don't want a pawn shop 200 yards from my house. Period.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 7:53 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: pawn shop

Name:: Patricia Bohnen

Address:: 1743 Skillman Ave W

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No need to contact me

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: My family has lived on Skillman Ave since 1984. We are concerned about how the neighborhood is changing. Having the Goodwill and a pawn shop located so close is not good for the area. They lower property values and discourage other types of businesses from locating nearby. I wouldn't move onto a block with a pawn shop on it, and I hate to see one being allowed to become my neighbor! NO to the pawnshop. Let us keep our neighborhood from looking trashy.

Bryan Lloyd

From: support@civicplus.com
Sent: Wednesday, April 06, 2011 7:41 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Mary Ellen and Don Jaehne

Address:: 1650 Ridgewood Ln S

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: We strongly oppose location of a pawn shop at Snelling Drive and Skillman Ave. This intersection is the start of a residential area, and therefore not a good place for such a business to locate. A pawn shop likely would be better located in an area such as a mall where all traffic is business focused. Further, we have experienced a drop in property value over the past several years. I believe locating a pawn shop in the area would contribute to further devaluing of the area. Thank you for your consideration of this matter. Our community is very important to us and we want to live in a residential area that is safe and child friendly.

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 8:33 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop proposal at 2057 Snelling Avenue

Name:: Todd Rehmann

Address:: 1649 Ridgewood Lane S

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I am writing to place of record my opposition to the request for permit to operate a pawn shop at 2057 Snelling Avenue. We have lived roughly 600 feet from the proposed site for about 18 years. I have read the recommendation from the Planning Commission and concur with the recommendation for denial and the valid points cited. I'd further like to make note of similar cases that have bearing on the one under consideration.

1. In the case of Beck Vs. the City of Raleigh NC (ruling February 17, 2009), a pawn shop appealed the denial of permit. The appeal failed and the ruling cited that the city's adoption of a "buffer for commercial, neighborhood business and shopping center" was consistent with a municipality's discretion to discharge its legislative functions.

2. In LaGrange Illinois, the city is considering changes to zoning ordinances regulating business activities of pawn shops away from central business district in the wake of an outcry from down town business owners who said a pawn shop will scare away quality shoppers and reduce property values. Final disposition of new restrictions currently has not been adopted as of this writing but the protests are shared by residential owners as well as business owners who see pawn shops and their patrons as a sign of neighborhood and business environment deterioration.

3. Most recently in Minnesota in the case of Pawn America MN LLC vs. the City of St. Louis Park (August 26, 2010) , the plaintiff (Pawn America) appealed and lost a case wherein the city adopted a restriction of pawn shops locating within 350 feet of a residence (in the Roseville case, the nearest residence is approximately 100 feet, adjacent to the State Farm agency). It should be noted that in the face of opposition Pawn America immediately entered into a lease and submitted a signed certificate of occupancy and requested an immediate issuance of a pawn brokerage license. These actions demonstrated a willful disregard of community in which it sought the right to conduct business.

These are a few recent examples of how municipalities successfully exercised their legislative duty on behalf of residents for healthy, thriving communities.

I respectfully offer this letter of recommendation to deny the request of Max II to operate a pawn shop at the said location. I offer further my recommendation to the Planning Commission to adopt a longer term city position that creates a reasonable buffer between key community interests (schools, residences, places of worship, neighborhood businesses, etc.) such that we avoid a succession of like applications.

Thank you. Todd and Carolyn Rehmann

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 8:32 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Yellow Dog Holdings - Pawn Shop

Name:: Marjorie Crea

Address:: 1796 Skillman Ave W

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: To members of the Roseville Planning Commission and the Roseville City Council:

I understand that an application from Yellow Dog Holdings has been submitted to the City of Roseville for approval to move a pawn shop into the space formerly occupied by Hollywood Video on the corner of Snelling and Skillman Avenues. As a 25-year resident of the neighborhood, I am strongly opposed to a pawn shop moving into this location. Although I am sure that there are many reputable shops that abide by the laws and ordinances of their communities, the negative reputation of pawn shops in general would have an adverse effect on property values in the neighborhood. With a top-rated school nearby as well as parks and churches, the area is a prime location for families with children. A pawn shop in the neighborhood would be a deterrent to prospective homebuyers.

I respectfully ask that you turn down the application from Yellow Dog Holdings.

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 8:06 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Dorothy Markowitz

Address:: 1670 Ridgewood lane So

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I would like to voice my concern regarding the possibility of a pawn shop in our neighborhood. The clientele and items sold in pawn shops is in diametric opposition to the idea of neighborhood. This site is adjacent to homes where kids and families reside, not to mention the decrease in property value that such a shop would most likely bring.

My vote would be no to this permit. Show the Roseville residents that you too value the ideals of this city.

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 8:04 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Proposed Pawn Shop

Name:: Toby Markowitz

Address:: 1670 Ridgewood Ln. S.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I understand there is consideration of locating a pawn shop at the intersection of Skillman and Snelling Frontage Rd. I ask that such a business not be located near our neighborhood. The adverse impacts of such a business on traffic and property values is unwelcome. thank you, Toby

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 7:22 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn shop at Skillman & Snelling

Name:: Daryl & Laurie Hexum

Address:: 1735 Skillman Avenue West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: April 5, 2011

We are writing in regards to the public hearing to consider an application for approval of a pawn shop at 2057 Snelling Avenue, the former Hollywood Video space. As residents of Skillman Avenue, we are appalled at the idea of a pawn shop going in on our street. There are several reasons why we are opposed to a pawn shop coming into our neighborhood: They are listed below in no particular order.

1) A pawn shop will bring in a lot more traffic to Skillman Avenue - a residential road that already has a lot of traffic. The added traffic from the pawn shop is not the kind of traffic one wants in their neighborhood either. Pawn shops are known for bringing in clientele with criminal connections. Pawn shops are one of the first places police officers look at when they are searching for stolen goods.

2) The corner of Snelling and Skillman sits within a few blocks of Brimhall Elementary School. Elementary school children walk to and from school each day in this neighborhood. Middle schoolers and high schoolers stand waiting at bus stops. A residential neighborhood with school kids is no place for a pawn shop! Safety for the school kids in the Skillman neighborhood should be a number one priority!

3) A pawn shop in the Skillman neighborhood will definitely hurt our property values. How would you like a pawn shop on your street?

4) We feel the Roseville Police Department has enough to do without dealing with a pawn shop on a daily basis.

5) Parking at the former Hollywood Video space is only available in the back of the building where it is difficult to keep an eye on all the happenings back there. Too many bad things are apt to happen in that parking lot bringing more crime into the neighborhood.

6) A pawn shop at the corner of Snelling and Skillman will negatively affect the business received by all the surrounding businesses - Erik's Bike Shop as well as all the fast food chains. If you have a choice of taking your family to dinner at a fast food place next to a pawn shop or away from it, which would you choose?

We cannot think of one positive thing that would come from putting a pawn shop on Snelling and Skillman Avenue! We moved to Roseville in 2002 because we felt it was a safe community environment in which to raise a family. We chose the Skillman Avenue neighborhood in particular because of its close accessibility to Brimhall Elementary School as well as all the wonderful parks nearby. We can only assume that the Roseville City Council members, as well as the Roseville Planning Commission members, will come to the logical conclusion and stop this pawn shop from going into our neighborhood.

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 6:45 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop at Skillman

Name:: Liz Halberg

Address:: 1675 Ridgewood Lane S.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email,Phone

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear City Council Members,

I live at 1675 Ridgewood Lane South (blocks away from the proposed site) and am writing to express my opposition the Pawn Shop seeking to move in on Skillman Avenue. I have read recent studies that show a correlation between pawn shops and property crime and the drop in property values once a pawn shop moves into neighborhood. I feel I live in a safe, respected neighborhood, I have a three year old son a new baby on the way and want to keep my neighborhood safe and keep the value of my home (which we purchased for over \$400K). I urge you to vote "NO" to the approval of this pawn shop.

Thank you for listening to the concerns of the neighborhood.

Please feel free to contact me.

Regards,
Liz Halberg

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 6:31 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop at Skillman

Name:: Liz Halberg

Address:: 1675 Ridgewood Lane S.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email,Phone

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear Planning Commission,
I live at 1675 Ridgewood Lane South and am writing to express my opposition the Pawn Shop seeking to move into the vacant space at Skillman Avenue. I have read recent studies that show a correlation between pawn shops and property crime. I feel I live in a safe neighborhood, have a three year old and one on the way.
We have lived here four years and have seen the wonderful improvements made to our area including Chianti Grill, the face-lift at Har Mar and the vote against the Pawn Shop that wanted to move onto Snelling Avenue a few years ago.

I implore you to keep the reputation of Roseville strong by not allowing Pawn Shops in our neighborhoods.

Thank you. Please feel free to contact me.
Regards,
Liz Halberg

Bryan Lloyd

From: support@civicplus.com
Sent: Tuesday, April 05, 2011 4:23 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop

Name:: Peter Franco

Address:: 1860 Shryer Ave W

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address:: 

Please Share Your Comment, Question or Concern: I would urge the Planning Commission to deny the request for a pawn shop to opened at 2057 Snelling Ave. This space is in close proximity my neighborhood and I feel that it would have a negative impact on livability and property values.

Bryan Lloyd

From: Dick Petkoff [REDACTED]
Sent: Tuesday, April 05, 2011 2:50 PM
To: Bryan Lloyd
Subject: Proposed Pawn shop at 2057 Snelling Ave

Dick Petkoff, Agent [REDACTED]

Navigation
[REDACTED]

I would like to voice my concern over the approval of a conditional use permit for a pawn shop at this location. I stand behind the neighborhood in voicing my disapproval. Things change over time, but the business model of a pawn shop has not. Their market is the poor and desperate of our city. The owners of these businesses take advantage of the financially troubled and offer little else to the neighborhood. I also fear the parking lot in back of this building will become a used car and recreational vehicle lot. There are better locations (across the street or further north on the frontage road) that might fit this business and keep it in a less residential location. The corner lot of a neighborhood is not a good place for this trade.

Click here to visit [REDACTED]

Bryan Lloyd

From: [REDACTED]
Sent: Tuesday, April 05, 2011 11:19 AM
To: Bryan Lloyd
Subject: Pawn Shop in our neighborhood NO!!

Dear Mr. Lloyd,

It has come to my attention that once again the city of Roseville is trying to put a pawn shop in our Neighborhood. I would have thought that the last time this happened we made it perfectly clear that we do not envision this type of business in our area. We who live west of Snelling behind the businesses there like our neighborhood and we feel that the inclusion of a pawn shop where there are homes and churches and an elementary school is not appropriate. This location is even worse than the last location proposed it is directly across from homes. I wish you would look at the damage that a business like a pawn shop could do to our already drastically falling property values. We have parks and bike paths and residential neighborhoods here a pawn shop does not fit we residents strongly oppose this.

Heidi Anderson

2078 Midlothian Road

Roseville [REDACTED]

Bryan Lloyd

From: [REDACTED]
Sent: Tuesday, April 05, 2011 10:24 AM
To: Bryan Lloyd
Subject: pawn shop on Snelling Ave

Dear Mr. Lloyd,

I am writing to you in regards to the proposed pawn shop on Snelling Ave. . I live very near the former Hollywood Video store location -- on 1670 Skillman Ave. W.. I very strongly oppose the opening of a pawn shop in that location. I have never been in a pawn shop in my 66 years of life.

I strongly believe that putting a pawn shop in that space would devalue the properties around that site and have a negative influence on that neighborhood. I plan on attending the City Hall meeting on April 6 and hope to meet you at that time.

A concerned Roseville resident,
Ellen Vondrashek
1670 Skillman Av W.
Roseville, Mn. 55414

p.s. -- I have lived at this address for over 15 years.

Bryan Lloyd

From: support@civicplus.com
Sent: Monday, April 04, 2011 3:27 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop Conditonal Use Permit

Name:: Jim Krile

Address:: 1662 Ridgewood Ln N

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No need to contact me

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I am writing to express my opposition to granting a conditional use permit to locate a pawn shop at 2057 Snelling Ave. I am in agreement with the staff recommendation and rationale for denying the request.

When we purchased our home on Ridgewood Lane last April, one of the things that attracted us was the quality and stability of the neighborhood. Please be assured that if a pawn shop had been located nearby we would not have moved to this location.

Bryan Lloyd

From: Margaret Driscoll
Sent: Tuesday, April 05, 2011 8:41 AM
To: Pat Trudgeon
Subject: FW: Pawn Shop/Bland Online Form Submittal: Contact City Council

-----Original Message-----

From: support@civicplus.com [<mailto:support@civicplus.com>]
Sent: Monday, April 04, 2011 2:15 PM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Pawn Shop/Bland Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: Pawn shop

Name:: mary Bland

Address:: 1639 Ridgewood Ln

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Email Address::

Phone Number::

Please Share Your Comment, Question or Concern: I am a 70 year old widow women who has lived on Ridgewood Ln s for 36 years. I was so hopefull something would come into the old Hollywood Video Store location that would be an asset to our neighborhood. Chianti Grill, Borders, and the stores in Har Mar are an asset. We love our neighborhood

I belive a pawn shop would make me feel unsafe. I was just robbed last week. Ramsey sheriff dept case number .

Desperate people in desperate times do desperate deeds. Sometimes the clientele visiting a Pawn shop are desperate. If Roseville needs a Pawn shop, perhaps a better idea is to put it in a location where there is a lot more industry or shops. Even Har Mar itself would be a better choice, because there are more people, shops and activity.

I hope you consider my comments and keep our beautiful neighborhood safe. Mary Bland

Bryan Lloyd

From: support@civicplus.com
Sent: Monday, April 04, 2011 2:05 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Snelling Pawnshop Hearing

Name:: don miolenaar

Address:: 1597 ridgewood ln n

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Dear Planning Commission:

I am strongly opposed to the granting of a conditional use permit for a pawnshop at Snelling and Skillman. This would lead to a significant deterioration in image of the City of Roseville away from being a middle class and safe family environment and help to propel it in the direction of becoming an inner city type suburb. With its older housing stock and now declining valuations we are at risk. Vote "NO" to defend this suburb!

Bryan Lloyd

From: support@civicplus.com
Sent: Monday, April 04, 2011 1:55 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn shop

Name:: Mary Bland

Address:: 1639 Ridgewood Ln S

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Most of your decisions have been fine, however, the Pawn shop is not. I am a 70 year old widow women who has lived in my Ridgewood house for 36 years. I am worried about the Pawn shop and the safety of the neighborhood. Desperate people during desperate times do desperate deeds. The clientele visiting a Pawn shop are not the same as those visiting the wonderful Chianti Grill across the street. If Roseville needs a Pawn Shop why not put it in a more industrial or well used area. Even Har Mar would be better. Please consider your decision carefully and know how it will affect those of us who live near the pawn shop.

Bryan Lloyd

From: support@civicplus.com
Sent: Monday, April 04, 2011 11:50 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop at the former Hollywood Location

Name:: Bethany M Husby

Address:: 1700 Ridgewood Ln S

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I am most certainly NOT in favor of a Pawn Shop moving into the former Hollywood Video location along Snelling Drive. That site is nestled into a neighborhood with homes right across the street. Its presence will most certainly decrease our property value and the we will lose the safe atmosphere of our community. Place a PAWN shop in an more commercial area where there are not homes right across the street!!!! NOT in a RESIDENTIAL area!!! My husband's dad built all the houses on Ridgewood Lane and I remember when that site was once a bowling alley. A Pawn Shop now? No way!

Bryan Lloyd

From: support@civicplus.com
Sent: Monday, April 04, 2011 11:34 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: PAWN SHOP

Name:: Carrie Donovan

Address:: 1660 Ridgewood Lane South

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address:: 

Please Share Your Comment, Question or Concern: Please do not allow a Pawn Shop to go into the corner of a residential area. A pawn shop does nothing put a positive on the area. If anything it will bring in shadey people who are selling crap cause they need money, or looking for some deal cheap. Pawn Shops should be no where near a school or neighborhood!!!

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 10:02 PM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Pawn Shop/Risinger Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: PawnShop in Roseville

Name:: Dave Risinger

Address:: 1797 Shryer Ave. W.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Email Address:: [REDACTED]

Phone Number:: [REDACTED]

Please Share Your Comment, Question or Concern: Hello, I am definitely against having a Pawn Shop in Roseville. A Pawn shop is a blight on a neighborhood - Roseville has worked hard to maintain its reputation as a quality place to live, work, shop, great school system. A Pawn shop degrades that quality, its the one rotten apple in the barrel that brings the quality of a town down. Please do not allow a Pawn Shop to locate here.

Thanks you,
Dave Risinger

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 9:57 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn Shop in Roseville

Name:: Dave Risinger

Address:: 1797 Shryer Ave. w.

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Hello,
I do not want a Pawn Shop located anywhere in Roseville. Roseville has a very good reputation as a quality suburb, good schools, shopping, amenities. A Pawn Shop is a blight on a neighborhood, it is the one rotten apple in the barrel that tarnishes the good name of an area and brings it down a notch or two! Definitely against having a Pawn Shop in Roseville.

Thank you,
Dave Risinger

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 9:38 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Yellow Dogs Holding Pawn Shop

Name:: Alarica Hassett

Address:: 1640 West Highway 36 #248

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: I have been a resident of Roseville since 1996 where I have purchased my condo, and I am wholly opposed to the prospect of putting a pawn shop next to Erik's bike shop on Skillman Avenue. Pawn shops are notoriously associated with theft , crime, and robbery, and if one were placed in Roseville, it would be an invitaion to danger, especially considering this is a city with many families with young children. I myself would not want to walk/bike around the neighborhood near the propsed site, and I wouldn't want young children to go out either. Additionally, this particular location is so close to the residential neighborhood-- right across the street from houses where I know many young children live. (I used to live on Skillman Avenue for many years before I bought my condo off the Snelling Service road)

Pawn shops also significantly decrease the value of a city, and they attract low income buyers. Since I purchased my condo, it has dropped in value by \$25,000, and we have also noticed an increase in criminal behavior. (car break ins, etc- including my own) If a pawn shop was placed in the area, this type of seedy behavior will only increase. My fiance who lives with me, Josh, grew up in Brooklyn Center and he recalls when a pawn shop was opened up over there, it attracted criminals from North Minneapolis and petty crime overall increased throughout the neighborhood. Roseville must consider other options for developing this site, not simply filling space to fill space.

Pawn shops are catered towards low income buyers and neighborhoods. Roseville is NOT a low income neighborhood-- it is a family oriented, safe suburb, and that is why I chose to live here and not in the city. If we want Roseville to remain this way, then the proposition for placing the pawn shop on Skillman Avenue should be rejected.

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 6:13 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: NO, NO, NO TO THE PAWN SHOP

Name:: Nairy Digris, Terry McGibbon, Natasha Hassett

Address:: 1703 Skillman Avenue West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: We are 17 year residents of Roseville and we love our home and our neighborhood. Unfortunately, in the past few years, the value of our homes has been decreasing which is very disturbing and upsetting.

Now we understand that Yellow Dog Holdings, owner of a Pawn Shop, is trying once again to move into Roseville, next to Erik's Bike Shop, and at the end of our street, no less!

All of us are vehemently OPPOSED to this group moving into Roseville, on Skillman Avenue. We would have attended the Public Hearing on April 6th except that our taxes are scheduled to be done exactly at that same time.

It is known that pawn shops bring danger, theft and robbery. Some of the comments are "bad elements of the society will steal items from Target and come to pawn them at the shop". Young families with children are moving into our neighborhood, and it will be of grave concern to parents to let their children go biking around freely, with I-pods, cell phones or expensive bikes. Even at my age, I will not feel free to walk around the area where this pawn shop wants to be.

Our next-door neighbors whose home was valued at \$400 K have been trying to sell their home since last Summer. The value has been brought down to \$329K and still not sold. Would anyone want to move into a new neighborhood and buy a home with a pawn shop lurking at the end of their street? We certainly would not !

It is said that pawn shops attract low income borrowers. It is bad enough that we have some low income apartment housing, where, we understand from Police reports at the August All-Night Out events, there has been a lot of crime, but we need not encourage this type of clientele. Pawn shops are usually listed along with head shops, tattoo parlors, all night

massage parlors. Do we want these groups to be the next ones attempting to move to Roseville?

We hope that the value of our homes will turn around and get to where they had been, but a pawn shop will definitely act as a deterrent to that prospect.

How would you individually like it if this pawn shop were to move at the end of your street? If you don't mind the idea, then good for you. We do not, and strongly say:

NO, NO, NO TO THE PAWN SHOP ON SKILLMAN AVENUE !

Nairy Digris, Terry McGibbon, Natasha Hassett
1703 Skillman Avenue West
Roseville, MN 55113

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 4:57 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: pawn shop application

Name:: Richard & Frances Reitz

Address:: 2009 Aldine Street

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: To Planning Commission members

We request that the application for a Pawn Shop at 2057 Snelling Avenue be denied on the basis that it is detrimental to the general health, safety, and welfare of the city's residents and businesses.

There are many reasons why a pawn shop at that location is undesirable, and you have probably received most of them. We add our support to those who have ably expressed those reasons.

We believe that there are several locations throughout Roseville that are better suited for a pawn shop business than within 1 block of a desirable and well-established neighborhood and close to many family friendly businesses.

Moreover, it is our recommendation that the matter of permitting pawn shop businesses in Roseville be evaluated for the purpose of prohibiting them by number per population and by location relative to residential and selective business areas.

Thank you,
Richard and Frances Reitz
2009 Aldine Street

Bryan Lloyd

From: Sara [REDACTED]
Sent: Sunday, April 03, 2011 4:38 PM
To: Bryan Lloyd
Subject: proposed pawn shop

Dear Mr. Lloyd -

I'm writing to oppose the establishment of a pawn shop at the corner of Snelling and Skillman.

As a 25 year tax-paying resident of a home less than 1 mile from this location I have serious concerns about how a pawn shop will affect both the value of our property and the quality of life in our neighborhood.

A quick internet search revealed 137 pawnshops in Minnesota (www.pawnshoplistings.com). None of these was in one of the suburbs immediately surrounding Roseville, or those suburbs that Roseville might most readily be compared to (or hope to be compared to.) For example there were no pawnshops listed in St. Anthony, Arden Hills, Vadnais Heights, Little Canada, Maplewood, Shoreview, White Bear Lake, Columbia Heights, New Brighton or Robbinsdale. There were none listed in Apple Valley, Bloomington, Burnsville, Edina, Inver Grove Heights or Woodbury. There was 1 listed in St. Louis Park (although it was called a "Jewelry and Loan") and 1 listed in Roseville (Pawn America).

Regardless of the understandable desire on the part of pawn shop owners to position themselves in "respectable, middle class neighborhoods" (the language from a pawn industry website), it's clear that most middle to upper-middle class neighborhoods have not chosen to welcome pawn shops. Ironically, the pawn shop industry's own website, dedicated to refuting the negative images of pawn shops, provides clear evidence that pawn shops do in fact have a negative image. The site quotes multiple television shows and newspaper articles about the negative impact of pawn shops on neighborhoods. Offering contrary opinions doesn't change the fact that all of the quoted sources presented and reinforced a negative image of pawn shops. Clearly, that image is pervasive enough that it will affect property values of surrounding homes and businesses.

As an inner-ring suburb with older housing stock Roseville will increasingly have to work hard to maintain it's image as a nice middle class community. Roseville already has 1 pawn shop more than any of the other suburbs surrounding us. I strongly oppose the addition of another one.

Sara Wright
1712 Eldridge Avenue West
Roseville MN 55113
[REDACTED]

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 12:54 PM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Pawn Shop/Digreis Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: NO TO PAWN SHOP !!!

Name:: Nairy Digris, Terry McGibbon, Natasha Hassett

Address:: 1703 Skillman Avenue West

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Email Address:: [REDACTED]

Phone Number:: [REDACTED]

Please Share Your Comment, Question or Concern: We are 17 year residents of Roseville and we love our home and our neighborhood. Unfortunately, in the past few years, the value of our homes has been decreasing which is very disturbing and upsetting.

Now we understand that Yellow Dog Holdings, a Pawn Shop, is trying once again to move into Roseville, next to Erik's Bike Shop, and at the end of our street, no less!

All of us are vehemently OPPOSED to this group moving into Roseville, on Skillman Avenue. We would have attended the Public Hearing Notice except that our taxes are scheduled to be done exactly at that same time.

It is known that pawn shops bring danger, theft and robbery. Some of the comments are "bad elements of the society will steal items from Target and come to pawn them at the shop". Young families with children are moving into our neighborhood, and it will be concerning to the parents to let their children go biking around freely, with I-pods, cell phones or expensive bikes. Even at my age, I will not feel free to walk around the area where this pawn shop wants to be.

Our next-door neighbors whose home was valued at \$400 K have been trying to sell their home since last Summer. The value has been brought down to \$329K and still not sold. Would anyone want to move into a new neighborhood and buy a home with a pawn shop at the end of their street? We certainly would not !

It is said that pawn shops attract low income borrowers. It is bad enough that we have some low income apartment housing, where, we understand from Police reports at the August All-Night Out events, there has been a lot of crime, but we need not encourage this type of clientele. Pawn shops are usually listed along with head shops, tattoo parlors, all night

massage parlors. Do we want these groups to be the next ones attempting to move to Roseville?

We hope that the value of our homes will turn around and get to where they had been, but a pawn shop will definitely act as a deterrent to that prospect.

How would you individually like it if this pawn shop were to move at the end of your street? If you don't mind the idea, then good for you. We do not, and strongly say:

NO, NO, NO TO THE PAWN SHOP ON SKILLMAN AVENUE !

Terry McGibbon, Nairy Digris, Natasha Hassett

Bryan Lloyd

From: support@civicplus.com
Sent: Sunday, April 03, 2011 7:22 AM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Pawn shop

Name:: Linda Pribyl

Address:: 1637 Ridgewood Ln n

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: Absolutely No to the Pawn shop idea. NO NO
NO. I look forward to knowing that you all voted against this embarrassing idea.
Regards, Linda Pribyl.

April 3, 2011

From: Harlan and Margaret Smith
1706 Ryan Ave. W.
Roseville
[REDACTED]

To: All Members of the Roseville Planning Commission

Please vote AGAINST the PAWN Shop proposed for our neighborhood.

Our City Hall staff members are urging the City Council to vote AGAINST the proposed PAWN shop, and we agree with them.

We will really appreciate your vote against the Pawn Shop.

Harlan and Margaret Smith

Harlan M. Smith
Margaret G. Smith

Bryan Lloyd

From: support@civicplus.com
Sent: Saturday, April 02, 2011 7:23 PM
To: *RVPlanningCommission
Subject: Online Form Submittal: Contact Planning Commission

The following form was submitted via your website: Contact Planning Commission

Subject:: Proposed Pawn Shop

Name:: Joe & MEG Calabrese

Address:: 1995 Wheeler St N

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: We recently became aware that there is a proposal to put a pawn shop at Skillman and Snelling.

We cannot state strongly enough that we OPPOSE this action. This is a quiet, safe residential neighborhood and we want to keep it that way. We want to be able to leave our garage open without worrying that someone is wandering by, looking for something to take and pawn. Despite actions by police and pawn shops, it is a known fact that people who steal things quickly unload them at pawn shops. We do not want those people looking at our homes as their next target for a quick buck.

Roseville has always enjoyed a very nice status despite being a first tier suburb. Do we want to become a Brooklyn Park? No, we don't and we can take steps to not become that way by thoughtful development which does NOT include a another pawn shop. There is already one pawn shop in Roseville. We do not need or want another one.

Thank you for listening to your residents.

Joe and MEG Calabrese

Bryan Lloyd

From: Katharine Park [REDACTED]
Sent: Saturday, April 02, 2011 7:28 AM
To: Bryan Lloyd
Subject: Pawn shop

Hi Bryan,

I think Roseville should deny the conditional use permit for a pawn shop on Snelling Avenue. The reasons that the conditional use permit for a pawn shop should be denied are essentially the same as those stated in the Roseville City Council meeting minutes from April 28, 2008, when a conditional use permit for a pawn shop was denied for a very similar location. The reasons are numerous and include decline of nearby property values, cost of regulation, and more associated criminal activity than what is associated with other businesses. Other cities similar to Roseville, such as Bloomington and St. Louis Park, have put restrictions on the number and location of pawn shops. For example, after studying the issue, Bloomington has limited the number of pawn shops to 1 per 50,000 residents. Notably, Roseville has 33,690 residents and already has one pawn shop.

Thanks,

Katy Park
2070 Midlothian Rd
[REDACTED]

Bryan Lloyd

From: Jim Edlund [REDACTED]
Sent: Thursday, March 31, 2011 5:19 PM
To: Bryan Lloyd
Subject: FW: Public Hearing for conditional use permit

From: Jim Edlund
Sent: Thursday, March 31, 2011 4:49 PM
To: 'bryan.lloyd@ci.roseville.mn.us'
Subject: Public Hearing for conditional use permit

Jim Edlund, Agent [REDACTED]

Navigation
[REDACTED]

Bryan I am sending you my comments regarding the April 6 meeting concerning Yellow Dog Holdings proposal to have a pawn shop next to my State Farm office building in the former Hollywood Video location at Snelling Ave and Skillman Ave. I have personally received phone calls from three homeowners in the neighborhood here where I am at in Arizona on vacation. I cannot tell you how wrong this would be to have a pawn shop on Snelling Ave. As commercial an area as this is on the East side of Snelling the West side and South of Skillman remains residential in nature. A pawn shop is at the bottom of anyone's list of desirable businesses and just does not fit anywhere in Roseville

Click here to visit [REDACTED]

Bryan Lloyd

From: Peg Cavanaugh
Sent: Thursday, March 31, 2011 3:30 PM
To: Bryan Lloyd
Subject: pawn shop permit

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Lloyd,

I have recently learned from my neighbor, Dr. Katherine Park, that the planning commission is again considering a permit for a pawn shop. I live just outside the circle of notification, on Eldridge Avenue.

I am strongly opposed to a pawn shop at this location. Studies show that the presence of fringe financial institutions are an indicator of neighborhood decline and lead to disinvestment in both residential and business properties. Other studies clearly link predatory lending with violent crime, and broad community costs, even for those who are not customers.

If time permits, I would like to briefly share these findings with the commission on the 6th of April.

Thank you for not forwarding my interest in this issue to Yellow Dog Holdings, as happened in 2008.

Sincerely,

Margaret Cavanaugh

Bryan Lloyd

From: Pederson, Terr [REDACTED]
Sent: Thursday, March 31, 2011 8:07 AM
To: Bryan Lloyd
Subject: Pawn Shop on Skillman

What? Are you crazy? This is smack dab in a neighborhood. It is one thing to have a bike shop and a video store but a pawn shop. No way. I live right in that neighborhood at 1745 Shryer Ave West and I am absolutely opposed to this pawn shop. Thank you for your time.

Therese Pederson

Bryan Lloyd

From: Patsy Bohnen [REDACTED]
Sent: Wednesday, March 30, 2011 4:28 PM
To: Bryan Lloyd
Subject: pawn shop on Snelling

Dear Mr. Lloyd,

How many people on this Planning Commission live within a mile of the proposed site for this pawn shop? I bet the answer is "none". I live very close to this proposed site, and I don't appreciate the proposal of putting a business like that in my neighborhood. It certainly does nothing for property values. Nor does it attract other up-scale businesses to move in. I'm appalled at the idea, and I hope you convey that fact to those who have the power to decide. Thank you.

Patricia Bohnen

1743 Skillman Ave. W

Roseville, Mn

Bryan Lloyd

From: Donald Molenaar [REDACTED]
Sent: Wednesday, March 30, 2011 11:12 AM
To: Bryan Lloyd
Subject: Yellow Dog Holdings, LLC/Pawn Shop Conditional Use Permit

Dear Bryan,

I own a home @ 1597 Ridgewood Ln N/55113. I am STRONGLY opposed to the granting of a permit for this unsavory business. Should such a permit be granted, this would facilitate the transition of the N. Snelling business corridor to a Midway Center scenario and help to cement Roseville's reputation as an inner city "suburb": the well to do will flee.

Best Regards

Donald Molenaar

Bryan Lloyd

From: Carol Koester [REDACTED]
Sent: Tuesday, March 29, 2011 5:53 AM
To: Bryan Lloyd
Subject: Pawn Shop

Bryan,

We on this part of Eldridge Ave are also against this Pawn Shop request. We have a coalition which, if needed, will spring into action to avoid this type of business. I expect you have heard from a number of us by now.

Question: Is the Wall Mart store still being considered? Hopefully this will be defeated - they have the Apache location which is quite close to Roseville.

Thank you,

Carol Koester
1739 Eldridge Ave W

Bryan Lloyd

From: [REDACTED]
Sent: Sunday, March 27, 2011 8:37 PM
To: Bryan Lloyd
Subject: Re: Proposed Pawn Shop

I've just been notified by neighbors that Roseville is considering approval of a conditional use permit for a pawn shop. I was one of many people in this neighborhood who expressed opposition to this when it was being proposed on Snelling Av. north of Cty Rd. B. I was pleased when the permit was rejected by the City Council. I am opposed to considering this again in the building next to Erik's Bike Shop. I live behind Brimhall Elementary School and don't like the idea of having a pawn shop, and some of the clientele that it might attract, be located so close to an elementary school. Thanks for your consideration.

Gail Hain

----- Original Message -----

From: "Peg Cavanaugh"

To: [REDACTED]

Sent: Sunday, March 27, 2011 6:13:59 PM
Subject: Fwd: Proposed Pawn Shop

Greetings Neighbors!

I thought you would all want to know that the city is again considering the application for a pawn shop in our neighborhood, and this time it is even closer to our street: right next to Erik's Bike Shop. We are all just outside the "circle of required notification" from the city of Roseville, but only by a few feet.

-Peg

Begin forwarded message:

From: Katharine Park [REDACTED]
Date: March 26, 2011 4:44:39 PM CDT
To: [REDACTED]

Subject: Proposed Pawn Shop

Hi,
I just got this postcard in the mail (see attached).
I'm trying to get the word out to anyone who might care...
Thanks,
Katy

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 25th day of April 2011 at 6:00 p.m.

The following Members were present: _____;
and _____ were absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____
**A RESOLUTION DENYING AN APPLICATION TO APPROVE A PAWN SHOP AS A
CONDITIONAL USE AT 2057 SNELLING AVENUE (PF11-005)**

WHEREAS, the property at 2057 Snelling Avenue is legally described as:

PIN: 16-29-23-11-0078
**Section 16 Township 29 Range 23, the E 483 feet of the S 157 feet of the N 8 acres, subject
to roads and easements, in Section 16 Township 29 Range 23**

WHEREAS, Capp Industries, Inc., owner of the above described property, supports an application by Yellow Dog Holdings, LLC to approve a pawn shop as a CONDITIONAL USE; and

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed CONDITIONAL USE on April 6, 2011, at which time oral and written testimony was presented by the City staff, the applicant, residents, and other interested persons.

WHEREAS the Roseville Planning Commission voted 6-0 to recommend denial of the proposed use based on the comments and findings of the staff report prepared for said public hearing and the oral and written testimony; and

WHEREAS, the Roseville City Council, at its regular meeting on April 25, 2011, received the Planning Commission's recommendation, the City staff report, written testimony, and draft minutes containing oral testimony regarding this matter; and

WHEREAS, the Roseville City Council upon consideration of the conditional use application, the City staff report, and all other information received from the applicant, residents, and other interested parties constituting the record on this application, and upon further deliberation, makes the findings in this Resolution as a contemporaneous record of the Council's decision;

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council that it adopts the following findings regarding the subject application for a conditional use permit:

- 1) Yellow Dog Holdings, LLC has submitted application for approval of a pawn shop as a conditional use at 2057 Snelling Avenue in Roseville, Minnesota.
- 2) The subject property has a Comprehensive Land Use designation of Community Business and a corresponding Zoning Classification of Community Business District. Section 1005.03 of the Roseville City Code allows pawn shops as a conditional use in Community Business Districts subject to the provisions of Section 1009.02C of the City Code.
- 3) Section 1009.02C of the Roseville City Code provides that the Roseville City Council must make the following findings to approve a conditional use:
 - a. The proposed use is not in conflict with the Comprehensive Plan;
 - b. The proposed use is not in conflict with any Regulating Maps or other adopted plans;
 - c. The proposed use is not in conflict with any City Code requirements;
 - d. The proposed use will not create an excessive burden on parks, streets, and other public facilities; and
 - e. The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.
- 4) The location of the proposed use is near an elementary school, a residential neighborhood, and other major retail businesses.
- 5) Evidence was presented that an existing pawn shop located in the City of Roseville has had incidents of criminal behavior associated with it, involving the receipt of stolen items. The number of criminal incidents, averaging slightly fewer than two per week, is significantly more than other types of businesses and represents an increase in crime in the area.
- 6) Historically, pawn shops have been associated with criminal behavior, which has led to State and City regulation, but such regulation is not necessarily effective at deterring certain types of crime, which can lead to an increase in crime in surrounding businesses and the surrounding area.
- 7) The record includes testimony indicating that the close proximity to other retail establishments can lead to an increase in crime and theft in those establishments, insofar as the pawn shop provides an outlet for the sale of small items without serial numbers.
- 8) The record includes testimony indicating that the presence of a pawn shop in the neighborhood gives rise to adverse impacts on the perception of the desirability of the neighborhood as a livable, crime-free area.

67 9) A study was presented indicating that pawn shops can be seen as one of the
68 characteristics of a neighborhood in decline, leading to adverse perceptions of
69 activities associated with the pawn shop, and resulting in adverse impacts on
70 property values.

71 10) The location of real property has a significant impact on its value. Increased crime
72 associated with a pawn shop and negative perceptions regarding the desirability
73 of living near a pawn shop can lead to an adverse impact on the value of
74 contiguous and nearby properties.

75 11) Through increased crime and regulatory oversight, the City of Roseville would
76 have to expend additional scarce resources in the policing of the proposed
77 activity.

78 12) The location of a pawn shop in this area gives rise to a negative perception about
79 the surrounding neighborhood, and its character and quality. It is important to the
80 health and vitality of City neighborhoods, and the City in general, that
81 neighborhoods do not appear to be declining or marginalized areas.

82 13) The Roseville City Council finds that the proposed pawn shops will have an
83 adverse impact create an excessive burden on parks, streets, and other public
84 facilities.

85 14) The Roseville City Council finds that the proposed use will be injurious to the
86 surrounding neighborhood, will negatively impact traffic and property values, and
87 will otherwise harm the public health, safety and general welfare of the
88 community.

89 NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of
90 Roseville, Minnesota, that the application to approve a pawn shop as a conditional use on
91 property located at 2057 Snelling Avenue is hereby denied.

92 The motion for the adoption of the foregoing resolution was duly seconded by Council
93 Member _____ and upon vote being taken thereon, the following voted in favor: _____;
94 and _____ voted against.

95 WHEREUPON said resolution was declared duly passed and adopted.

Resolution – Yellow Dog Holdings, LLC, 2057 Snelling Avenue (PF11-005)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 25th day of April 2011 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 25th day of April 2011.

William J. Malinen, City Manager

(SEAL)