

Planning Commission Meeting

August 21, 2024 7:00 PM Fridley Civic Campus, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the July 17, 2024, Planning Commission Meeting Minutes

Public Hearing

2. Public Hearing to Consider a Lot Split, LS #24-01 to create two single-family lots from the property at 7800 Pearson Way N.E.

Other Business

3. Approval of the 2025, Planning Commission Meeting Dates

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: August 21, 2024 Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the July 17, 2024, Planning Commission Meeting Minutes

Background

Attached are the July 17, 2024, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the July 17, 2024, Planning Commission Meeting Minutes

Attachments and Other Resources

July 17, 2024, Planning Commission Meeting Minutes



Planning Commission

July 17, 2024 7:00 PM Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman Aaron Brom Paul Nealy Mark Hansen

Ross Meisner

Absent

Aaron Klemz Mike Heuchert

Others Present

Nancy Abts, Associate Planner Hal W. Erks, Harbon Montessori School Dawn Baker, Harobn Montessori School

Approval of Meeting Minutes

1. Approve April 17, 2024, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Public Hearing

2. Public Hearing to Consider Special Use Permit (SUP), SP #24-02 to Allow a Private School at 6180 Highway 65 N.E.

Motion by Commissioner Meisner to open the public hearing. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:02 p.m.

Nancy Abts, Associate Planner, presented a request to consider a private school, Harbon Montessori School to be located at 6180 Highway 65 NE. She stated that this would offer a preschool and elementary school in the same facility as the church. She stated that the school would be moving from its current location in New Brighton, noting that there have not been any issues reported in New Brighton. She reviewed the hours of operation, current enrollment and capacity for students, and explained that this use would not conflict with the church because of the opposite peak days and hours for each use. She reviewed the history of the site, overview of the site, parking and signage, and details of the requested Special Use Permit and stipulations of approval. She also recommended revocation of a previously-authorized adult daycare special use permit, as that is no longer occurring on the site.

Commissioner Nealy asked if the adult daycare never came to fruition or if it was active for a period of time.

Ms. Abts replied that it was a use for a period of time but before she became a staff member of Fridley.

Hal Erks, applicant, provided information about the Harbon Montessori School. He stated that they are excited to operate in the new location and space.

Commissioner Borman asked if the classrooms would be adequate or whether any modifications would be needed.

Mr. Erks replied that the location is adequate, and they would not be making modifications to the space.

Commissioner Nealy asked the reason the school is relocating from its current facility.

Mr. Erks replied that the church in which they are currently located is going to do something else with the space. He also provided details on the enrollment capacity for students, noting that they could have up to 79 students.

Commissioner Meisner asked if students are picked up and dropped off as there is no transportation plan.

Mr. Erks confirmed that parents drop off and pick up students.

Commissioner Meisner asked if there is a partnership with other local schools to offer sports or extracurricular programs.

Mr. Erks replied that they do not currently do that.

Motion by Commissioner Brom to close the public hearing. Seconded by Commissioner Meisner.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:18 p.m.

Commissioner Meisner commented that this is a reasonable request. He asked staff for more details on the history of the site and specifically the educational building.

Ms. Abts provided some input on the building based on aerial imagery.

Commissioner Borman commented that the facility is up to date and adequate, noting that the Lions have used the space for things in the past.

Commissioner Nealy commented that this is a busy area and therefore did not anticipate that this use would cause a noticeable increase to traffic.

Chair Hansen commented that this seems to be a good use.

Motion by Commissioner Meisner to recommend approval of the Special Use Permit #24-02, subject to stipulations and to revoke the Special Use Permit #94-15 for adult daycare. Seconded by Commissioner Nealy.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Chair Hansen noted that this will move forward for consideration by the City Council on August 12, 2024.

Other Business

Adjournment

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison

City of Fridley

LAND USE APPLICATION SUMMARY

Item: LS #24-01 **Meeting Date**: August 21, 2024

General Information

Special Information

Applicant:

Wheeler Law Office, John Wheeler 1102 Grand Avenue St. Paul, MN 55105

Requested Action:

Public Hearing to Consider a Lot Split, LS #24-01 to create two single-family lots from the property at 7800 Pearson Way N.E.

Location:

7800 Pearson Way N.E.

Existing Zoning:

R-1, Single Family

Size:

51,007 sq. ft. 1.17 acres

Existing Land Use:

Single family home

Surrounding Land-use & Zoning:

N: Single Family & R-1

E: Singel Family & R-1

S: Single Family & R-1

W: Singel Family & R-1

Comprehensive Plan Conformance:

Existing and Future Land Use Plan designate the property for single family.

Zoning Ordinance Conformance:

Section 205.07 of the zoning code requires a minimum lot size of 9,000 sq. ft. and a minimum lot width of 75 ft. at the front yard setback line for properties zoned R-1, Single Family.

Building and Zoning History:

Original home constructed prior to 1949. 1959 – Addition to home.

Legal Description of Property:

Lot 7 and 8, Block 6, Pearson's Craigway Estates 2nd Addition.

Public Utilities:

Existing home is connected, new home will need to be connected to water and sewer services.

Transportation:

Existing and new home will be accessed off Pearson Way.

Physical Characteristics:

Flat, large single-family lot.

Summary of Request:

The petitioner, John Wheeler of Wheeler Law Office on behalf of the property owner is requesting a lot split, to allow the construction of a second single family home on the property at 7800 Pearson Way N.E.

Staff Recommendation:

City staff recommends approval of the lot split, with stipulations.

- Lots meets code requirements.
- Provides additional homeownership opportunities

City Council Action/60 Day Action Date:

City Council – September 9, 2024 60 Day Date – September 16, 2024

Staff Report Prepared by Stacy Stromberg

Written Report -

Analysis

John Wheeler, of Wheeler Law Office, on behalf of the property owner of 7800 Pearson Way N.E. is requesting to split the property, to allow a second single-family lot.

The subject property is zoned R-1, Single Family, as are all surrounding properties. The original home was constructed prior to the City's incorporation in 1949. The archived address file for the property, shows that an addition was constructed to the home in 1959. The property remained under one ownership until 2023 when it was purchased by the current property owner. The property is located within the Mississippi River Corridor Critical Area (MRCCA); however, subdivisions of three or fewer lots are exempt from the subdivision standards of the MRCCA ordinance. There are no Primary Conservation Areas on the property.

Fridley City code requires that single family lots in the R-1, Single Family zoning district have a

minimum of 25 ft. along a right-of-way, be a minimum of 75 ft. in width at the front yard setback line, and have minimum lot area of 9,000 sq. ft.

The subject property is a large single-family lot at 51,007 sq. ft. The petitioner is requesting to split the lot to create two single-family lots.

Parcel A (yellow) will be 31,830 sq. ft. in size, will have 41 ft. of frontage on Pearson Way, and 75 ft. of width at the front yard setback. The existing home is on Parcel A and will continue to comply

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with setback and lot coverage requirements.

Parcel B (green) will be 19,177 sq. ft. in size and 75 ft. wide at the street and front yard setback. Both lots proposed meet or exceed the minimum requirements for lot width along the right-of-way and front yard setback line and lot size.

To date, staff have heard from one neighboring property owner who wanted to know if a duplex could be built on the new lot. Staff confirmed that the property is zoned R-1, Single Family, so only a single-family house can be built.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for LS #24-01.

Staff further recommends approval of LS #24-01, with stipulations as the proposed lots meet the minimum code requirements and provide an additional home ownership opportunity in the City.

Stipulations

Staff recommends that if the lot split is granted, the following stipulations be attached:

- 1. All necessary permits shall be obtained prior to construction of the new home.
- 2. A grading and drainage plan shall be submitted and approved by the City's engineering staff prior to issuance of any building permits, to minimize impacts to the surrounding properties.
- The property owner at time of building permit application shall provide proof that any existing wells or individual sewage treatment systems located on the site are properly capped or removed.
- 4. The property owner at time of building permit application for the construction of the single-family home shall pay the \$1,500 required park dedication fee.
- 5. The property owner at time of building permit application for the construction of the single-family home shall pay all water and sewer connection fees for the new single-family home.
- 6. The existing driveway and shed on Parcel B shall be removed within 60 days of approval of the lot split application by the City Council.
- A driveway permit application shall be approved, and the new driveway installed for Parcel A within 60 days of approval of the lot split application by the City Council.



Fridley Civic Campus

7071 University Avenue N.E. Fridley, MN 55432 763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

Permit Information:

Permit Type: Subdivision - Lot Split Permit Subtype: Lot Split Permit Number: LS24-000001

Work Description: To construct future single family residence.

Property Information:

Address: 7800 PEARSON WAY NE City, State and Zip: FRIDLEY, MN 55432

PIN: 033024430042

Property Owner Information:

Property Owner: JOHNSON RANDY Property Owner Address: 7800 PEARSON WAY NE

FRIDLEY, MN 55432

Applicant Information:

Name: Wheeler Law Office Address: 1102 Grand Ave Saint Paul, MN 55105 Phone: (651) 260-5948

Application Information:

GENERAL INFORMATION

PROJECT INFORMATION

Number of lots

Is the applicant the property owner?

Property Owner Email ray_joh32@yahoo.com

No

(612) 203-2941

Property Owner Phone Number

Payment Date

08/02/2024

Payment Information:

Received From John Wheeler Payment Amount \$1,250.00

Signature:

John Whale

Review Comments:

Reviewer: Nancy Abts, Community Development **Review Status:** Approved with Conditions

- 1. Excess drive aisle (i.e,. pavement past the front yard setback line) & accessory structure (shed) should be removed from lot without a principal structure (Parcel B). Driveways and accessory structures are allowed only with a Principal Structure. A Demolition Permit may be required for shed removal. A Land Alteration Permit may be required for removal.
- 2. Right-of-way (Driveway) permit required for new proposed bituminous driveway for Parcel A.

Application Date:

Application Date: 07/18/2024 60-Day Deadline: 09/16/2024 120-Day Extension: 11/15/2024

Review Dates:

Activity Name
Application Intake
Send 15 Day Letter
Planning Commission Meeting
City Council Meeting

Ompletion Date 07/22/2024 07/29/2024 Activity Status
Complete
Complete
Pending

File with County

Item 2.

Randy Johnson P. O. Box 11564 Minneapolis, Minnesota 55411

July 18, 2024

City of Fridley Community Development Department 7071 University Avenue NE Fridley, MN 55432

Re: Lot Split Application - 7800 Pearson Way NE, Fridley, MN 55432

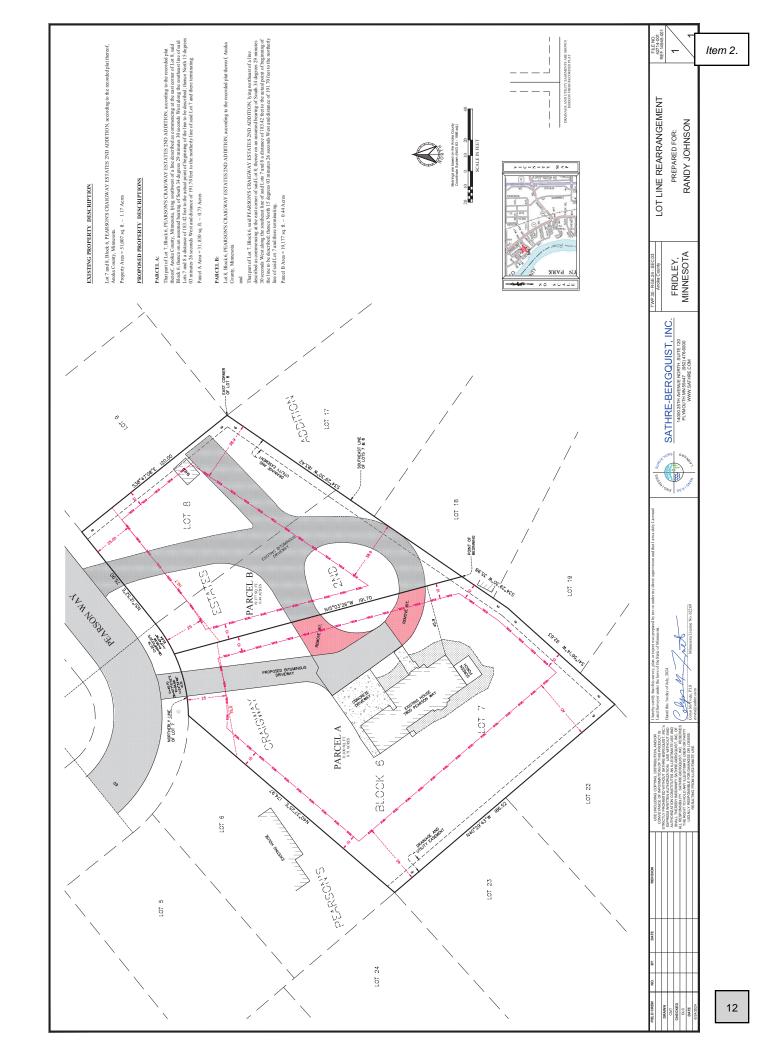
To Whom It May Concern:

Please consider this letter as authorization for John Wheeler, Wheeler Law Office, to submit on my behalf a Lot Split Application and ancillary documentation for the above-referenced property and to also communicate with staff to assist with the process.

Thank you.

Sincerely,

Randy Johnson, Ownér





Community Development Department Public Hearing Notice



SOURCES
Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Lot Split Request, LS #24-01 Petitioner: Wheeler Law Office Address: 7800 Pearson Way N.E. $W \longrightarrow E$

Map Date: July 29, 2024

Timeline for availability of new diabetes monitor not announced

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Insertion Number:

Number:

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FRIDAY, AUGUST 9, 2024

PARTMERSHIP from D1
 Meditronic and Abbott devices will allow automatic adjustments of insulin to keep a patient's glucose in range. Que Dallara, president of Meditronic's Diabetes Operating Unit, said that this will help simplify diabetes management for patients.
 Analysts were upbeat about the deal bringing the medical device competitors together and see it as shoring up a soft spot in Meditronic's

diabetes business.

"Medtronic's CGM has always been the weak link for the company's [diabetes] platform, and an integration with Abbott's leading CGM technology should help support new patient growth, "wrote Robbie Marcus, an analyst with J.P. Morgan, of the new combination.

The partnership could help grow Medtronic's revenue, he said.

"While it may take time to

fully see the effects of this partnership, we believe this should
help Medtronic's diabetes
business over the long-term,
wrote Edward Jones analyst
John Boylan, in a research
note. "Medtronic developing
and eventually marketting an
integrated CGM monifor with
Abbout should give patients
more options."
The collaboration is also
beneficial for Abbout which
will drawnew patients because
few of its own use Medtronic

products, Marcus said.
"This is a win for people with diabetes, offering more people world-leading Libre technology." said Jared Warkin, executive vice president of Abbott's diabetes care business, in a statement. "It's a continuation of Abbott's strategy to make diabetes management as easy as possible by making Libre the most connected CCAM in the world."

The companies did not disclose financial terms or

an estimated timeline for the commercial availability of the new product.

In recent years, diabetes has been a problematic business for Medtronic. It received a warning letter from the FDAin December 2021, raising questions about its production of devices like insulin pumps and remote controllers and irehalding of complaints and recalls. Sales from its diabetes, a proposed class-action suit in

Farming 'in a bad predicament right now'

◆ FARMFEST from D1 [presidential] administra-tion comes into power next is open to reopening some of these trade agreements and addressing some of these out-

Currently the price of corn on the Chicago Board of Trade is less than \$4 a bushel. Soy-

Teen hopes

with brand **▼ URBAN ELITE** from D1 storage unit a short drive from his house.

"I spent around \$27 on each

hoodie myself, and I sell them for \$50," Tschida said. "Our

for \$50," Tschida said. "Our products all vary in price so most people can always find something in their range. When he is not sitting in a classroom, Tschida can be found hosting pop-up shops at vending locations throughout the cities with his friend, Ivan Balandin.

Balandin.

Balandin, who has been friends with Tschida since freshman year, is a newly licensed driver and helps him set up his shop and transport the merchandise.

"Whenever he goes to popupshops, heusually likes to ask me if I can come along, and if I can, I do," Balandin said. "I am liking his steady growth, and I want to see him grow over time to see what his business

time to see what his business

that simple wage errors had occurred and were corrected

at the 100-worker firm, which

at the 100-worker firm, which his father started 30 years ago. "Everyone is paid," he said. "Everyone is paid," he said. "CTUL policy leader Briana Kemp said the group helped PK Property workers provide information to the government in 2024. The workers accused the St. Paul-based cleaning firm of failing to pay overtime and issue proper pay stubs.

Workers and allies from union and nonunion groups have since made the complaints public by testifying or protesting at recent city and county hearings in Edina, Minnetonka and Ramsey

to inspire

China may have come back to haunt us," Schultz said.

U.S. Department of Agricul-ture Deputy Secretary Xochitl Torres Small toured Farmfest.

the application process possible online. Back on Capitol Hill, farm

bill negotiations remain stalled. But Sen. Tina Smith, a Minne-

But Sen. Tina Smith, a Minnesota Democrat who appeared with ag industry officials on Wednesday, expressed optimism for a deal by year's end. "It seems to me with the farm bill," Smith said, "sometimes you have moments of partisanship and then you revert back to the bipartisan approach because that's how you get it done."

Legal Notices **CLASSIFIEDS +** PUBLIC

NOTICES

Public Notice
The Ordway Center for the Performing Arts in St. Paul, MN is securing REP for the provision of intelligent LED based Treatrical Lighting Fixtures and support materials bease request a copy of the Copy of the

Agencies, groups, and individuals attending the public hearing will have the opportunity to provide written or oral comments. Prior to the public hearing, written comments may be addressed to the VRWIPC. 4100 220th Street West, Suite 133, Farmilgron, MN 55024, or emailed to Travis Thie.

or emailed to Travis Tinle.

The draft YellyPO 2026 Budget and Watershed Management Tax Diametric Levy can be viewed online at www.vermillonriverwatershed. A watershed Management Tax District Levy, as well as requests retrievely 2025 Budget and Watershed Management Tax District Levy, as well as requests retrievely as well as requested the public hearing. Can be obtained by contacting Britaned by Contacting Britaned by Contacting Britaned State Contacting B

Anthony, MN 55418

Notice is hereby given that the ching commission will hold a public hearing to solicif public response in the property of t

ments.
The City Council is expected to consider the Planning Commission's second expected of the Planning Commission's Council of the Planning Commission action.

In Person
The public is welcome to attend in
person at the City of Saint Anthony Community Center, 3301 Silver
Lake Road, in the Council Chambers at 7:00 p.m.

dated regulations that inhibit our use of these tools, such as vaccines," Zimmerman said.

is less than ¾4 a bushel. Soy-beans are hovering around \$10 a bushel, putting farmers on tighter margins. A Federal Reserve Outlook earlier this year predicted financial belt-tightening, as farmers navigate falling incomes. One analyst, Schultz, placed blame for the price woe on the Trump-ent rade dispute with China over tariffs during the

last decade, noting farmers in Brazilleapt in to fill the gap left by American producers, grow-ing their stock from 85 million bushels of soybeans annually to 115 million bushels. "The [2018] trade war with

Federal crop insurance and other tools remain in place, Schultz said. On Wednesday,

Torres Small toured Farmfest.
"Another thing 1 heard
across the boardwas low commodity prices, and I recognize
this is a time where ther's
some real challenges," Torres
Small said.
This week, the USDA
announced a plan to make

its loan programs easier to access for farmers, including by pulling backthe paper load on applications and making

"T've had plenty of obstacles I've had to get over," said Urban Elite founder Brody Tschida. "Being 16 is a big one."

or business sites controlled to clean five county buildings,

by firms that hired PK Prop-erty, including United Prop-erties and Solhem.

Beckfeld said PK Property's

St. Paul.

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"There are not a lot of clothing brands out there made by young people that are meant to motivate young

NOTICE OF A PUBLIC HEARING August 20, 2024, 7:00 p.m. City Hall, 3301 Silver Lake Road, St. Anthony, MN 55418

Union workers complained that PK Property is not aunion shop, but county officials said the company must still pay prevailing wages under the new contract.

Ramsey County spokeswoman Rose Lindsay said in an email Wednesday that 'the county was not aware of the open [federal labor] investigation before awarding this contract.

Still, she said, the county does not plan any action at this time.

Ways to Comment:

Written
Written comments may be taken at the St. Anthony Village City Hall, 3301 Silver Lake Road, St. Anthony Village, Minnesota 55418 until the date of the public hearing.

Questions? Questions may be directed to the City Planner at 512-409-5503.

The Planning Commission will make a recommendation regarding the proposed request to the City Council for consideration as a subsequent meeting date at City Hall.

Electrical Contractor - https://onedrive.live.com/ onedrive.live.com/ Pauthkey=%21ADHvHIUN8bmMUz g&id=F07928DE1B5E56B7%2149411 &cid=F07928DE1B5E56B7%parld=ro ot&parQt=sharedgy&o=OneUp

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aparQt=sharedby&o=OneUp
City of Fidley
Planning Commission
Notice of Public Hearing to Consider a Lot Spilt by John Wheeler, of
Wheeler Law Office on behalf of
the property owner

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hear-ing on August 21, 2024 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a lot Split, LS #24-01, by John Wheeler, of Wheeler Law Firm, on behalf of the property owner, is requesting a lot Split, which will create a second single family lot, generally believe and exception on Wey NE. The split of the spli

available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Our comments may be submitted before comments may be submitted before the state of the state of

The City Council will consider this item on September 9, 2024.

State of Connecticut

Court of Probate, New London Re-gional Children's Probate Court District

gional Children's Probate Court District

NOTICE TO Kathleen A. Capps, whose last known residence was in the town of Minneapolis, MN.

Pursuant to an order of Mon. Charles K. Norris. Judge. a hearing will be related to the charles K. Norris. Judge. a hearing will be related to the charles K. Norris. Judge. a hearing will be related to the charles K. Norris. Judge. a hearing will be related to the charles K. Norris. Judge. a hearing will be related to the charles K. Norris. Judge. a hearing hearing

By order of the court

By order of the court

Kersten Brunelle, Clerk

Health Resources and
Services Administration

NOTICE TO THE PUBLIC OF PIDNIS

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Legal Notices

Notice is hereby given that the City of Saint Anthony Village Planning Commission will hold a public hearing to solicit public response to the proposed amendments to the Code sections related to limitations on the number and location of cannabis retail businesses pursuant to MN Stat. 342.

The City Council will also consider a first reading of the proposed amendments at their regular meeting on September 10, 2024, with possible subsequent readings to follow.

Ways to Comment:

In Person
The public is welcome to attend in
person at the City of Saint Anthony Community Center, 3301 Silver
Lake Road, in the Council Chambers at 7:00 p.m.

Written Written comments may be taken at the St. Anthony Village City Hall. 3301 Silver Lake Road, St. Anthony Village, Minnesota 55418 until the date of the public hearing.

Questions? Questions may be directed to the City Planner at 612-409-6503.

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1. You must serve upon Petitioner Answer to the Petition for Dissolution and Petitioner within which are also provided the Petition of Petitioner within which are also provided the Petition of Petitioner within which are to the Petition of Petition of Management and Petitioner within which are to the Petition of Petit

not required to try mediation and volumin to be penalized by the you will not be penalized by the provided by cation programs. Dated: 08/01/2024 Signature: Iftu Kebira

than two years to construct. CHS will cover half the cost.

CHS will cover half the cost.

Rumo first announced the project in March and said it would cost 25 billion Brazilian reais, or roughly \$440 million, while teasing the potential for partnerships.

Gray and the market a grain terminal in Aus ChS will offer the market a safe, competitive and love-are with Broadbent Grain would cost 25 billion Brazilian reais, or roughly \$440 million, while teasing the potential for partnerships.

Gray a grain terminal in Aus country has been a le business, "the company said, in anewsrelease in Portuguese. Portoperator DPWorldowill runoperations at the terminal.

"This investment, combined And CHS Hedging.
Once the project receives full approvals, it will take more than two years to construct.

Instruesment, commune with the increase in capacity in the railway system and the expansion of Rumo in Mato Grosso, will offer the market a

CHS, Brazil's Rumo team for terminal project

Feds probe St. Paul janitorial company

practices are standard. "If they work overtime, they get overtime. That is how it is," he said.

Beckfeld said he knows of one instance involving a female worker who complained she wasn't paid overtime. "Aside from that we haven't had any issues," he said. "If there has evertheen a mix-up or anything like, it's pretty simple ofhours of overtime. And here you go. Here is a check.' And that's about it."

PK Property recently won a contract with Ramsey County

Beckfeld said he knows of

Inver Grove Heights-based CHS is no stranger to global joint ventures and last year announced it would build a grain terminal in Australia with Broadbent Grain. The country has been a leading barley producer and second-largest wheat exporter in recent years.

Union workers complained

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Mineapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

- 1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
- 2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
- 3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

Dates of Public	<u>cation</u>	<u>Advertiser</u>	<u> Account #</u>	<u>Order#</u>
StarTribune	08/09/2024	FRIDLEY CITY OF	1000019971	494492

- 4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$58.46
- 5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on:

DIANE E RAK KLESZYK
Notary Public
Minnesota
Minnesota

Notary Public

My Commission Expires January 31, 2027



AGENDA REPORT

Meeting Date: August 21, 2024 Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Community Development Specialist

Title

Approval of the 2025, Planning Commission Meeting Dates

Background

Approval of the 2025, Planning Commission Meeting Dates

Financial Impact

None

Recommendation

Approval of the 2025, Planning Commission Meeting Dates

Attachments and Other Resources

2025 Planning Commission Meeting Dates

Item 3.



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Memorandum

DATE: August 21, 2024

TO: Planning Commission Members

FROM: Julianne Beberg, Community Development Specialist

SUBJECT: Proposed 2025 Planning Commission Meeting Dates

The following dates are for your review and approval of the proposed 2025 Planning Commission meeting dates.

Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
15	19	19	16	21	18	16	20	17	15	19	17