

Planning Commission Meeting

November 15, 2023 7:00 PM 7071 University Avenue NE Fridley, MN 55432

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the October 18, 2023, Planning Commission Meeting Minutes

Public Hearing

- 2. Public Hearing to Consider Interim Use Permit, IUP #23-01, to allow an electric security fence use at 3737 East River Road
- 3. Public Hearing to Consider Special Use Permit, SP #23-03 to allow an assisted living use at 6425 Hwy 65 N.E.

Other Business

Adjournment

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 the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: November 15, 2023 Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the October 18, 2023, Planning Commission Meeting Minutes

Background

Attached are the October 18, 2023, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the October 18, 2023, Planning Commission Meeting Minutes

Attachments and Other Resources

October 18, 2023, Planning Commission Meeting Minutes



Planning Commission

October 18, 2023 7:00 PM Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

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

Present

Pete Borman
John Buyse II
Mike Heuchert
Aaron Klemz
Terry McClellan
Ross Meisner

<u>Absent</u>

Mark Hansen

Others Present

Stacy Stromberg, Planning Manager

Approval of Meeting Minutes

1. Approve August 16, 2023, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider Plat Request, PS #23-02 for the City of Minneapolis

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

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the public hearing was opened at 7:01 p.m.

Stacy Stromberg, Planning Manager, presented a plat request from the City of Minneapolis. She noted that the Commission reviewed a similar request in April of 2023 and after that public hearing, the City amended its request to create two lots instead of one to better define the property lines for the Minneapolis Waterworks and the Minneapolis Emergency Operations Training Facility. She noted that the 150-acre property is made up of several different parcels, unused alleys, and public rights-of-ways.

Item 1.

The replat will create two lots, lot one will be 127 acres and lot two will be 11 acres, with 11.85 acres dedicated to the East River Road right-of-way. She stated that staff recommends approval of the request.

Commissioner Meisner asked the purpose in changing the request from one parcel to two parcels. John Howe, Minneapolis Water, stated that they decided on two lots to separate the training facility from the Waterworks facility.

Commissioner Klemz asked if there were plans for construction on the site. Mr. Howe replied that nothing will be changing, and this is just to formalize the use of the land.

Commissioner Meisner asked if the replatting of the alleys would come before the Planning Commission.

Ms. Stromberg replied that vacation of right-of-way and alleys would go before the Council. She provided a brief history on how the land became part of the City of Fridley when the City was incorporated and noted that this action would clean up this plat/property. She confirmed that there would not be utilities impacted by the vacation of the alleys/right-of-ways.

Motion by Commissioner Klemz to close the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the public hearing was closed at 7:09 p.m.

Motion by Commissioner Meisner recommending approval of Plat Request PS #23-02 City of Minneapolis. Seconded by Commissioner Borman.

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

Other Business

3. Approve 2024 Planning Commission Meeting Dates

Ms. Stromberg presented the 2024 meeting dates proposed for the Commission.

Motion by Commissioner Buyse approving the 2024 Planning Commission meeting dates. Seconded by Commissioner Heuchert.

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

4. Updates

Ms. Stromberg provided updates on items that will come before the Commission at its next meeting as well as progress on development projects.

Item 1.

Adjournment

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

Upon a voice vote, all voting aye, Acting Chair McClellan declared the motion carried unanimously and the meeting adjourned at 7:14 p.m.

Respectfully submitted, Amanda Staple, Recording Secretary

City of Fridley

LAND USE APPLICATION SUMMARY

Item: IUP #23-01 Meeting Date: November 15, 2023

General Information

Applicant:

Michelle Affronti, Amarok Security 550 Assembly Street, 5th Floor Columbia, SC 29201 On behalf of property owner, Copart of Connecticut, Inc

Requested Action:

Public Hearing to Consider Interim Use Permit, IUP #23-01, to allow an electric security fence use at 3737 East River Road

Location:

3737 East River Road

Existing Zoning:

M-2, Heavy Industrial

Size: 19.5 acres
Existing Land Use:

Auto Salvage Auction and Outdoor Storage (Copart)

Surrounding Land-use & Zoning:

N: Railroad ROW/parking area

E: Railroad ROW

S: City of Minneapolis (Industrial/Trucking)

W: East River Road ROW

Comprehensive Plan Conformance:

Existing and Future Land Use Maps both designates the property as Industrial: "...parcels that contain...storage of material and equipment". The property is not a designated potential Redevelopment Area.

Zoning Ordinance Conformance:

Automotive salvage auction and outdoor storage on the site are approved by existing Special Use Permits. City Code Section 205.05.06 defines and regulates Interim Uses.

Special Information

Building and Zoning History:

1978 – Special Use Permit #77-16 approved to allow an auto salvage auction

1987 – Special Use Permit #87-04 approved to allow outside storage of wrecked automobiles (extension of salvage center)

1992 – Plat of north end of site approved 1994 – Property files include internal staff

memos relating to a request from the property owner to amend city code to allow electric fences. No formal Text Amendment application was received.

Legal Description of Property:

See "Exhibit A" within the proposed Resolution of Approval

Public Utilities:

Building is connected

Transportation:

The property receives access off East River Road

Physical Characteristics:

Small administrative building, crushed stone parking and driveways, and an eight foot tall corrugated metal fence surrounding the wrecked automobiles.

Summary of Request:

The petitioner requests approval for a ten-foot tall low-voltage electric perimeter security fence.

Staff Recommendation:

City staff recommends approval of the interim use permit until the present automotive salvage use is discontinued, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – December 11, 2023

60 Day Date - December 11, 2023

Staff Report Prepared by Nancy Abts

Written Report -

The Request

Citing concerns about property crime at a site with limited visibility and containing high-value targets for theft, the applicant requests approval for a ten-foot tall low-voltage electric perimeter fence at a property approved for auto salvage auction and outdoor storage uses. The fence uses existing technology and has been implemented in many other locations across the country successfully.

Site Description and History

The subject property is located off East River Road, just north of the border with Minneapolis. It is zoned M-2, Heavy Industrial.

The property is located at the southernmost end of Fridley, between East River Road and railroad right-of-way and much of the storage area has limited visibility. The outdoor storage of automotive salvage uses on the site are authorized by Special Use Permits #77-16 for an auto salvage auction and #87-04 for Outdoor Storage. Due to their size and volume, wrecked vehicles are stored in an outside lot. The requested electric fence will provide additional security and theft deterrence, augmenting an existing eight-foot tall, corrugated metal fence which serves to prevent contact with the electric fence from adjacent properties.

The property is unique from other Fridley industrial properties due to its location between two rights-of-way, 19-acre size, and linear shape. Outdoor storage may be the present highest and best use of the property.

Property files for the site include 1994 correspondence with the property owner regarding interest in amending the city code to allow electric fences. Staff indicated that an electric fence was not allowed on the property. No formal Text Amendment application was received.

Code Requirements and Analysis

In October, the City's ordinance regulating Interim Uses went into effect. (The Planning Commission held a public hearing on the ordinance in August.) Interim use permits are intended to regulate a use that is presently acceptable, but that with anticipated redevelopment will not be acceptable in the future. Specifically, the ordinance identifies, the "Interim use of an identified Redevelopment Site unlikely to redevelop within the interim use permit period," and, "Any other use determined by the City Council to be the same or similar type uses." While the 3737 East River Road property is not currently identified as a Redevelopment Site in the Comprehensive Plan, the proposed electric fence use is currently appropriate for an outdoor storage for an automotive salvage auction on a large industrial site with limited visibility. However, at the time the property is no longer used for automotive salvage, an electric fence will not be an appropriate use for the site.

Interim use permits terminate on the occurrence of any event identified in the IUP for termination of the use, revocation of the interim use, or an amendment to the city code that no longer allows the interim use.

Code provides general standards for reviewing IUPs per 205.05.6.D:

| Criteria | Analysis | |
|---|--|--|
| The use will not: delay anticipated development | The site is not an identified redevelopment site | |
| or redevelopment of the site; | | |
| Adversely impact implementation of the | The comprehensive plan guides the site for | |
| Comprehensive Plan; | Industrial land uses, which includes "storage of | |
| | material and equipment" | |
| Be in conflict with provisions of the city code | If approved by the IUP, the use will not | |
| on an ongoing basis; | otherwise be in conflict with city code | |
| Adversely affect the adjacent property, the | The electric fence is located within an 8' tall | |
| surrounding neighborhood, or other uses on | corrugated metal fence | |
| the property where the use will be located; and | | |
| The date or event that will terminate the use | The electric fence will be removed with 30 days | |
| can be identified with certainty | of the site no longer being used for automotive | |
| | salvage | |
| The use will not impose additional | If the fence is not removed following the | |
| unreasonable costs on the public | termination of the use, the City's abatement | |
| | procedures will require the property to bear the | |
| | costs of removal. | |

While applying for the IUP, the applicant signed a consent stating that no entitlement to future reapproval of the IUP is provided, and asserting that the IUP will not impose additional costs on the public if it is necessary to take the property. These affirming these requirements are also among the general standards of approval for IUPs.

The 1987 SUP approval included a landscape plan for the site that is not currently being maintained on site. Staff recommends a stipulation that the landscape plan be updated to better match the current landscaping requirements, specifying a minimum of 20 trees, with at least 6 of them coniferous. Twenty trees represent 50% of the site perimeter landscaping requirement based on current code requirements, calculated for only the portion of the site perimeter adjacent East River Road. The trees should be planted either on the site, a sufficient distance from the electric fence, or adjacent to the site in the East River Road Right of Way. Any plantings within the Right of Way would need to be coordinated with Anoka County. If landscaping cannot be accommodated on site, payment in lieu of landscaping can be provided to the City at a rate of \$500 per tree.

Additionally, to maintain the integrity of the electric fence and limit potential effects on wildlife, vegetation should be removed from an area three feet from the fence in any direction. The existing corrugated metal barrier on the outside of the fence should also be maintained functionally and aesthetically for the duration of the IUP. Warning signs shall be placed on the electric fence, at least every 30 linear feet.

Finally, the property has a pending Park Dedication fee, which should be paid within 30 days of approval of the IUP.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Interim Use Permit, IUP #23-01. Staff further recommends approval of Interim Use Permit, IUP #23-01, with stipulations.

Stipulations

Staff recommends that if the special use permit is approved, the following stipulations be attached.

- 1. The area three feet from the fence in any direction must be kept free of vegetation which may contact the electric fence. Failure to maintain vegetation will be a violation of the Interim Use Permit.
- 2. Per Special Use Permit SP #77-16, required landscaping shall be coordinated with Anoka County. If the required landscaping (specifically, 20 trees of compliant sizes, at least 6 of them conifers) cannot be accommodated on site or adjacent to the site in CSAH 1 right-of-way, an equivalent payment of \$500 per tree not planted shall be made to the city. Landscaping requirements shall be met within 365 days of approval of the Interim Use Permit. Failure to provide or maintain the required landscaping (or fee in lieu of) will be a violation of the Interim Use Permit.
- 3. A solid physical barrier (i.e., the existing corrugated metal fence or an equivalent replacement) shall be properly maintained to a minimum of six feet above grade, in order to prevent contact with the electric fence from adjacent properties. Removal of the barrier or failure to maintain the barrier aesthetically or functionally will be a violation of the Interim Use Permit.
- 4. The electric fence shall at all times be marked with clearly legible electric fence warning signage. Signage shall be placed at least every 30 linear feet. Failure to display or maintain warning signage will be a violation of the Interim Use Permit.
- 5. The park dedication fee of \$1,445.58 (per Plat, P.S. #92-07) shall be paid in full within 30 days of the Interim Use Permit approval.
- 6. An application to combine the two lots into a single tax parcel shall be filed within 30 days of the Interim Use Permit approval.
- 7. The electric fence shall be removed from the property within 30 days of discontinuance of the property's automotive salvage use. If the electric fence is not removed, it will be considered a public nuisance and subject to the city's abatement procedures.

Attachments

- 1. Petitioner's narrative and drawings
- 2. Public Hearing notice and mailing labels to properties within 350 ft.



Justification for Interim Use Permit (10' Electrified) 3737 East River Road, Fridley, MN 55432

AMAROK, LLC on behalf of COPART, is respectfully requesting Fridley, MN to approve an Interim Use Permit for the security system application which has been submitted to the City of Fridley; allowing a 10' tall low-voltage, 12V/DC battery-powered, pulsed electric security system to secure the property of COPART safely and effectively.

The property is located at 3737 East River Road, Fridley, MN 55432, and is zoned M-2 Heavy Industrial. The installation of this security fence is safely located inside/behind of the existing 8'-0" tall corrugated metal fence to secure the property during non-business hours. The AMAROK security fence has proven to be the most effective theft and crime deterrent for businesses across the country such as COPART. Even in cases where businesses were experiencing frequent theft and loss, the installation of our security fence immediately results in the prevention of any further attempted break-ins, vandalism, and theft.

The extenuating circumstances and special conditions are of no result of actions from the applicant. The extenuating circumstances and special conditions are based on business, vehicle theft and general crime experienced in the area. Applicant's actions have not contributed to this result in any way. Applicant is a reputable business owner contributing to the tax base, employing residents, and providing a valuable service to the community. Applicant should not be denied the right to protect property and assets, nor should the applicant have their business penalized by the inability to secure property.

The highly valued vehicle inventory is currently secured behind a perimeter barrier which has proven ineffective. Due to the size, volume, and nature of the inventory, vehicles must be stored in an outside lot and cannot be protected inside of a building or other enclosure. Even inventory inside the building is at risk due to the nature of the business. The high value targets secured inside the yard are an open invitation to the criminal class. Catalytic converters, vehicles, vehicle parts, specialized equipment, and tools, are all items that are targeted as whole or parts of these items, as these items can be easily and swiftly sold on the black market, traded for contraband, or pawned. These items are a criminal's dream to be able to obtain and cause a huge financial loss to a business, sometimes to the point where a business must close its doors which in turn taxes away from the tax base of a community and displaces employees from a job causing community hardships.



The company provides a valued and necessary service to the community. The company needs to ensure the safety of employees, vehicles, and contents on the applicant's property to maintain their excellent reputation with residents, businesses, employees while maintaining vehicles and assets on the property. Vehicle and business theft of this nature, as well as vandalism, continues to increase, and applicant is taking proactive steps to decrease crime with a monitored security fence and maintain the ability to operate the business. The location of the property has an increased crime rate which comes from the location of where the property is in the city, the shape and size of the property with its unique characteristics of the land itself.

The property shape and location make this a unique geographical property that ultimately lends itself to being more desirable to criminals due to the ability to access from the entire perimeter with minimal risk due to the shape and location. The parcel is 19.50 ac approximately, bordered by train tracks, major highway, numerous local roads and other business. The property is set back from the roads, and eyes of people passing by the property thus providing cover for criminals to trespass, commit the criminal acts, and flee with various access points surrounding the property virtually undetected. This parcel cannot be secured through video surveillance or guards effectively due to shape and size of the parcel, and the amount of crime in the area thus requiring the applicant add the only security system that is proven to secure the property.

Criminals fleeing a crime scene are not concerned with residents or anyone in the area. They simply care about getting in and out with as much as possible. Criminal trespass and resultant incidents can lead to catastrophic outcomes (arson, employee endangerment) and/or a public safety concern. Public safety concerns come in many forms, such as stolen vehicles/trucks driven on public roadways or specialized tools, equipment, and regulated supplies being trafficked and sold illegally.

The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.

There is no change or newly proposed use to the existing parcel. The existing parcel's use remains the same with the battery-powered, perimeter security system running concurrent with the existing perimeter barrier fence. The security system does not affect the yard, spaces, fences, parking, loading, and landscaping. Therefore, there will be no impact on streets, highways, and pavement type.



The permit approval will not be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood, nor will there be any adverse effects on abutting properties or improvements in the neighborhood. The security system is installed completely inside the existing perimeter fence and therefore not exposed to the public. To come in contact with the AMAROK security system, a criminal would have to intentionally trespass on the property by, first, disregarding the posted warning signs and then breaking through or scaling the existing perimeter barrier.

The approval of the security system would have the opposite effect on the safety and general welfare of the neighborhood through crime prevention. In fact, the proposed security system enhances the health, safety, and welfare of persons by improving workplace safety and discouraging criminals from targeting the subject property and committing other crimes of opportunity in the neighborhood. The security system is medically safe and will not harm anyone who comes in contact with the security fence; however, it will deter someone who is planning on committing a criminal act and breach a perimeter fence.

The security system is the most reliable, economical, and effective perimeter security system application available. The installation of the security system will secure the property, increase the security of the surrounding properties and the immediate area by deterring the criminal element from targeting the neighborhood resulting in higher property values and increasing the tax revenue for the community and the City of Fridley can redirect law enforcement time and resources toward crimes other than trespass and burglary.

The use will not adversely impact implementation of the Comprehensive Plan, nor will it be in conflict with provisions of the city code on an ongoing basis.

The granting of this interim use permit approval does not change or alter the use of the property. The purpose of the code is for the city to review and approve uses that enhance the city to residents and businesses, thus providing a high quality of life in the city to all who reside and work in Fridley. By granting interim use permit, the zoning code and planning remains intact with emphasis on keeping the city, businesses, and residents safe while providing a place of employment for residents, and tax revenue for the city by having a strong reputable business operate in the city of Fridley.

COPART has located the business at 3737 East River Road, Fridley, MN 55432 and provides a strong tax base to the community of Fridley. COPART would not consider implanting or use anything that could harm their employees or residents. COPART has installed this security fence at other sites across the United States and found that it is the most effective way of securing their business, property, and employees



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The granting of the interim use permit will not provide applicant with any special privilege that is denied to others in this district. Granting the interim use permit will allow the Company to protect the business and its assets, alleviating the practical difficulty and resulting hardship that has not been caused by applicant.

Based on the information and evidence provided, we respectfully request the granting of this interim use permit for COPART.



Michael Pate Director, Government Relations AMAROK, LLC

Mobile: (803) 422-3600 mpate@amarok.com www.AMAROK.com



Michelle Affronti Compliance Manager AMAROK, LLC

Mobile: (803) 923-2715 maffronti@amarok.com www.AMAROK.com

ULTIMATE PERIMETER SECURITY







ABOUT US

We are a perimeter security solution for businesses located on commercial, manufacturing, and industrial sites whose needs include the **protection** of outdoor assets.

6,000+
INSTALLATIONS

1,200+
JURISDICTIONS



THERE ARE 4 STRATEGIC SEGMENTS IN OUR RESPONSE TO COMMON CRITICAL TACTICS

DETER

Deterrence begins at the perimeter with physical infrastructure and multilingual warning signs, discouraging a criminal from attempting a breach at all.



Deterrence is a psychological battle, and when EGD wins, **crime is stopped before it happens.**

DEFEND

Stop unauthorized entry!

Physical Deterrent

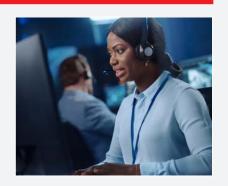
Built ONLY inside the existing non electrified perimeter barrier



If someone touches our system, they are trespassing

DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/disarm.



DEPLOY

If an activated alarm is confirmed to be a trespasser, responders are then contacted and deployed to examine.





MEDICALLY SAFE

Pulses: every 1.3 seconds

Duration: less than 0.0003 seconds





"The pulses emitted from AMAROK's electric fences, while unpleasant, are not dangerous."

-Mark Kroll, Ph.D.

standards, IEC standards, and ASTM standards Adjunct Professor of Biomedical Engineering at the University of Minnesota and Cal Poly, San Luis Obispo

Served on committees for ANSI

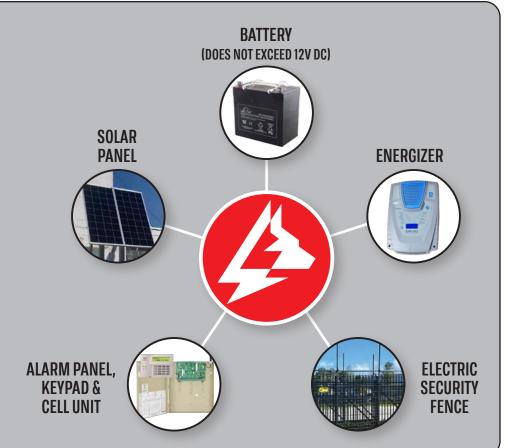
INTERNATIONALLY APPROVED

We meet standards set by the International Electrotechnical Commission (IEC 60335-2-76) and ASTM (F3296-19).











GREEN SECURITY

The system is powered by a 12-volt battery that is recharged by a solar panel, which is effective as well as environmentally friendly.



GREAT ADDITION

TO GREEN **STRATEGY** NOT AFFECTED

BY POWER **FAILURES**

NOT CONNECTED

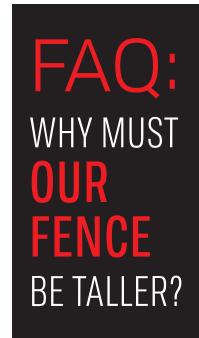
> **TO MAIN POWER**



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NRTL certified means, "... the product met the requirements of an appropriate consensus-based product safety standard either by successfully testing the product itself, or by verifying that a contract laboratory has done so ..."











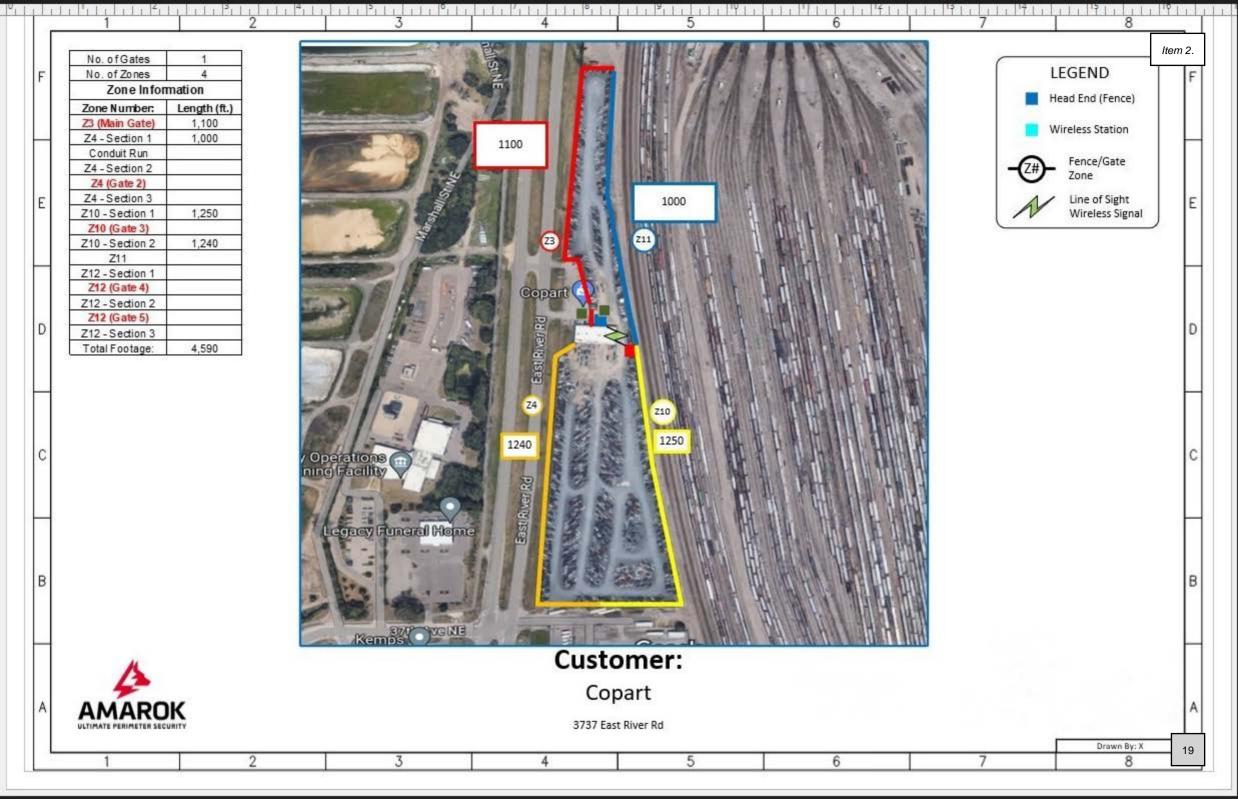






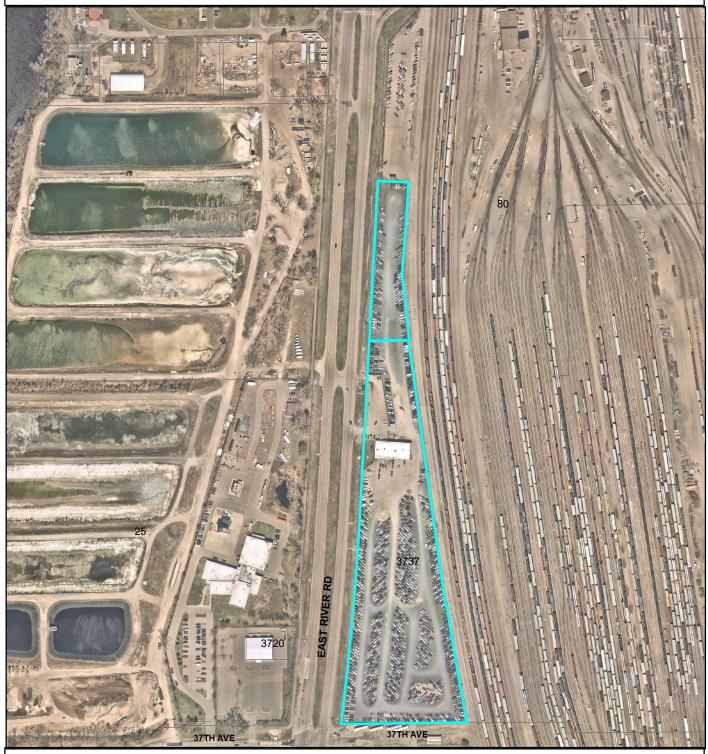








Community Development Department Public Hearing Notice



SOURCES
Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date:November 1, 2023

Interim Use Permit Request, IUP #23-01
Petitioner: Amarok on behalf of the CoPart
Address: 3737 East River Road N.E.



Item 2.

RESIDENT 5110 MAIN ST NE FRIDLEY, MN 55421 RESIDENT 25 37TH AVE NE FRIDLEY, MN 55421 RESIDENT 3720 EAST RIVER RD NE FRIDLEY, MN 55421

RESIDENT 3737 EAST RIVER RD NE FRIDLEY, MN 55421 RESIDENT 3532 MAIN ST N E MINNEAPOLIS MN 55418 RESIDENT 3601 EAST RIVER RD N E MINNEAPOLIS MN 55418

RESIDENT 36 37TH AVE N E MINNEAPOLIS MN 55421 RESIDENT 50 37TH AVE N E MINNEAPOLIS MN 55421

60 37TH AVE N E MINNEAPOLIS MN 55421

RESIDENT

Item 2.

INDUSTRIAL EQUITIES NORTH YARD LLC 321 1ST AVE N MPLS, MN 55401 MINNEAPOLIS CITY OF 350 2 5TH STREET MINNEAPOLIS MN 55415 COPART OF CONNECTICUT INC 14185 DALLAS PKWY STE 300 DALLAS TX 75254

MINNEAPOLIS CITY OF PO BOX 211208 EAGAN MN 55121 E RIVERS PARTNERS LLC 1335 PIERCE BUTLER ROUTE ST PAUL MN 55104 E RIVERS PARTNERS LLC 1335 PIERCE BUTLER ROUTE ST PAUL MN 55104

COPART OF CONNECTICUT INC 14185 DALLAS PKWY STE 300 DALLAS TX 75254 CUE PROPERTIES LLC P O BOX 581698 MINNEAPOLIS MN 55458 CUE 36TH AVENUE LLC PO BOX 581698 MINNEAPOLIS MN 55458

SMURFIT-STONE CONTAINER CORP 3950 SHACKLEFORD ROAD DULUTH GA 30096 CUE PROPERTIES LLC
PO BOX 581698
MINNEAPOLIS MN 55458

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FRIDAY, NOVEMBER 3, 2023

Legal Notices

Planning

Fridley

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Section-Page-Zone(s)

Agency:

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StarTribunBusiness

Color

Size:

Ad Number:

City of Fridley

City of Fridley City Council Notice of Public Hearing to **Consider a Vacation by Brian** Bona, with Bona Brothers

Notice is hereby given that the City Council of the City of Fridley will hold a public hearing on November 13, 2023, at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Vacation, SAV #23-03 by Brian Bona, with Bona Brothers, to vacate the University Avenue Service Drive and Easement along the west side of their property located at 5311-5333 University Avenue, the legal description is on file and available at Fridley Civic Campus.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763–572–3595. Publication date(s): October 27 & November 3, 2023

Proposals for Bids

PUBLIC NOTICE City of Fridley Planning Commission **Notice of Public Hearing to Consider a Special Use Permit by Horowitz and Associates**

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on November 15, 2023 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Special Use Permit, SP #23-02, by Horowitz and Associates is requesting a Special Use Permit, SP #23-02, to allow an assisted living facility use at 6425 Hwy 65 NE, which is zoned R-3, Multi-Family, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy. stromberg@fridleymn.gov o 763-572-3595. Publication date(s):

The City Council will consider this item on December 11, 2023.

City of Fridley Planning Commission **Notice of Public Hearing** to Consider an Interim **Use Permit by Amarok, LLC** on behalf of Copart

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hear-ing on November 15, 2023 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

electric security fence at 3737 East River Road, the legal description is on file and available at Fridley City

Any person desiring to be heard snail be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy, stromberg@fridleymn.gov or 763-572-3593. Publication date(s): November 3, 2023.

The City Council will consider this item on December 11, 2023.

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Mortgage Foreclosures

NOTICE OF MORTGAGE FORE-CLOSURE SALE

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortage: the following described mortgage: DATE OF MORTGAGE: July 25, 2005 MORTGAGOR: Daryl James Printz, a single person.
MORTGAGEE: Commonwealth Unit-

ed Mortgage a division of National City Bank of Indiana.

ed Mortgage a division of National City Bank of Indiana.
DATE AND PLACE OF RECORDING: Recorded August 11, 2005 Hennepin County Recorder, Document No. 8632045.
ASSIGNMENTS OF MORTGAGE: Assigned to: PNC Bank, National Association, successor by merger to National City Bank, successor by merger to National City Mortgage Co., a subsidiary of National City Bank. Dated May 13, 2008 Recorded June 11, 2008, as Document No. 9145637.
TRANSACTION AGENT: NONE TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER ON MORTGAGE: NONE LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON MORTGAGE: Commonwealth United Mortgage a division of National City Bank of Indiana RESIDENTIAL

Bank of Indiana
RESIDENTIAL MORTGAGE
SERVICER: PNC Bank, National Association
MORTGAGED PROPERTY ADDRESS: 14400 121ST Avenue
North, Dayton, MN 55327
TAX PARCEL I.D. #:
2712022320005

2712022320005 LEGAL DESCRIPTION OF PROPER-TY: North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the South-west 1/4 except the East 304.49 feet, as measured along the North and South lines of the North half of the Northwest Quarter of the North-west Quarter of the Southwest Quarter of Section 27, Township

107 Home & Commercial Services

PAINTING - G.R.'s Painting Wallpaper Removal. Woodworking.. Int/Ext. Free Est. Low Rates. 20 Yrs Exp. In Fridley. Grant 763-789-2510

324

COIN SHOW NOVEMBER 5, 9-4. Cambria Hotel, 9655 Grove Circle, Maple Grove. 651-269-5846

Liberty Coin Club Show St. Anthony High School 3303 33rd Avenue NE. 11/4, 9a-3:30p

395 Misc. For Sale & Wanted \$\$ WANTED \$\$
PINBALL MACHINES

Will pick up - any conditionanywhere. 651-285-1532

Maine Coons European blood line Maine Coon Kittens Available great price. \$1,000 218-583-1009

Dogs BASSET PUPS, CORGI PUPS, MINI DACHSHUND PUPS All purebred. Beautiful, healthy, UTD on vacc, dewormed, genetic hlth guar. Deliv-ery possible. All pups \$895. Call for video & pics: 608-632-7433

Bernedoodle F1b female pups, mi crochipped, UTD, social, ready \$995 701-212-2030

Bernedoodles Tri colors minis & mediums

www.Fennelkennels.com 507-251-1909 Bichon-Shih Tzu Puppies Non-Shed, Vet Ck, H Guar, Ready NOW \$500up Ardyweb.com 612-760-1096

Braque Du Bourbonnais French Pointer- intelligent, loving, great fam-ily dog! Registered, vet checked, \$1100 605-951-6404

British Lab Fox Red Pups are ready to go AKC Registered sire and dam Both are family farm owned Vaccination complete Both have a excellent nose with easy going disposition excellent family dogs. \$600. 507-259-0573

Dachshund Miniature Puppies AKC reg long-haired males; dewormed, vaccinated, microchipped; 1st month of pet insurance, dog food, collar & toys; \$2,000 541-740-1434

ENGLISH FIELD SPRINGER SPANIEL Pups, AKC, OFA cert., bl & white, exc hunting, champ. li. 218-348-4394 ENGLISH SPRINGER SPANIELS AKC Vet chkd, shots, dews, farm & fam rsd. 5F, 3M. \$800-\$1100 641-364-2300

French Bulldog Puppies Our mamas & studs live with us & are health tested in Mitchell, SD. Pet pricing or full AKC with wormings, shots & their vet check papers. 605-770-5277

German Shepherd AKC Puppies! 6 months old 1 b/r male 1 blk male, 1 blk female. Pls. call: 763-244-9516

GERMAN SHEPHERD AKC PUPS Imported parents, long coated beauties! elfwynklecorgis@aol.com **Goldendoodles (smaller)** Gorgeous goldendoodles. These pups will be between 20-45#'s, vet checked and

up to date on shots. 320-248-7954 Labs Ivory AKC Sire and Dame on site. Shots and Wormed. Ready Nov 3rd. \$500.00 763-607-6874

PUG PUPPIES 2 Fawns, \$1300 ea. 3 Brindles, \$1500 ea. Ready before Christmas! AKC papers, shots, & dewormed. Call/text: 701-320-5962. Shichon puppies for sale Shih Tzu & Bichon Frise breeds crossed. Family raised, vet checked. Call for more details and photos. 608-475-2913

448 Hunting & Fishing Equipment

REMINGTON MODEL 76 PUMP AC-TION RIFLE w/6 power scope \$700; CVA 50 caliber muzzle loader \$100; wood gun cabinet, excellent condition \$500; 651-666-7107



All rental advertising in the Star Tribune is subject to the laws which make it illegal to advertise "any preference, limitation or disorigin, ancestry, religion, creed, sex, marita status, sexual orientation, handicap, disability, familial status or status regarding public assistance or an intention to make any such preference, limitation or discrimination The Star Tribune will not knowingly accept any advertisements which are in violation of the law. All dwellings advertised in the Star Tribune publications are available on an equal opportunity basis.

> Mpls. Civil Rights 612-673-3012 MN Human Rights 651-296-5663 Rental Home Line 612-728-5767 HUD 1-800-669-9777

703 **BUSINESS, INDUSTRIAL & INVESTMENT PROPERTY**

FOR SALE OR RENT BY OWNER BRICK COMMERCIAL BLDG IN SAVAGE, MN 1800SF, 7 offices, lunchroom, 1 bath, AC, large parking lot, near Trunk Hwy 13 on 0.34 acre site. Avail 11/15. 727-266-9328

Place a classified ad today. Call 612.673.7000, fax 612.673.4884 or go to startribune.com/placeads.

Mortgage Foreclosures

120, Range 22, Hennepin County, Minnesota COUNTY IN WHICH PROPERTY IS OCATED: Hennepin Hennepin PRINCIPAL AMOUNT OF

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$210,000.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$137,494.55 That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

ollows:
DATE AND TIME OF SALE: December 21, 2023 at 11:00 AM
PLACE OF SALE: Hennepin County
Sheriff's Office, Civil Division, Room
190, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said Mortgage, and taxes,
if any, on said premises, and the
costs and disbursements, including
attorneys' fees allowed by law subject to redemption within twelve ject to redemption within twelve (12) months from the date of said

(12) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. \$580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58 0.23 is 11:59 p.m. on December 23, 2024, unless that date falls on a 2024, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and un-less the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

Mortgage Foreclosures

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS MAY BE REDUICED TO FIVE

SONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Dated: October 27, 2023
PNC Bank, National Association
Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DÖBIE &
BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee
of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
4 - 23-005967 FC
IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.
11/3, 11/10, 11/17, 11/24, 12/1,
12/8/23 Star Tribune

11/3, 11/10, 11/11, 1 12/8/23 Star Tribune

NOTICE OF MORTGAGE FORE-**CLOSURE SALE** THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of authors.

fault has occurred in conditions of the following described mortgage: DATE OF MORTGAGE: June 3, 2022 MORTGAGOR: Eric Michael Shotwell, A Single Man.

Montroadout A Single Man.
MORTGAGEE: Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage, LLC its successors and assigns.
DATE AND PLACE OF RECORDING: Filed June 6, 2022, Ramsey County Registrar of Titles, Document No. T02733585 on Certificate of Title No. 645951.
ASSIGNMENTS OF MORTGAGE: Assigned to: Lakeview Loan Servicing, LLC. Dated August 16, 2023 Filed August 16, 2023, as Document No. T02759423.
Said Mortgage being upon Regis-

Said Mortgage being upon Registered Land.
TRANSACTION AGENT: Mortgage
Electronic Registration Systems,

Inc.
TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER
ON MORTGAGE:
100032412222793645
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON
MORTGAGE: United Wholesale
Mortgage, LLC
RESIDENTIAL MORTGAGE
SERVICER: M&T Bank
MORTGAGED PROPERTY ADDRESS: 66 9th Street East #2107,
Saint Paul, MN 55101
TAX PARCEL I.D. #: 312922430202
and 312922430527
LEGAL DESCRIPTION OF PROPER-

and 312922430527
LEGAL DESCRIPTION OF PROPERTY: Unit R-2107, Condominium
Number 203, City Walk, a Condominium, Ramsey County, Minnesota
Garage 7, Condominium Number
203, City Walk, a Condominium,
Ramsey County, Minnesota.
COUNTY IN WHICH PROPERTY IS
LOCATED: Ramsey
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$144,337.00
AMOUNT DUE AND CI AIMED TO

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$144,337.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$148,203.34
That prior to the commencement of this mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute: requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above described property will be

above described property will be sold by the Sheriff of said county as oflows:

DATE AND TIME OF SALE: December 21, 2023 at 10:00 AM

PLACE OF SALE: Sheriff's Office, Lowry Building / City Hall Annex, 25

West 4th Street, Suite 150, St. Paul, MN to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to refees allowed by law subject to redemption within six (6) months from the date of said sale by the

mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07. Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58 0.23 is 11:59 m. on. June 21 0.23 is 11:50 0.23 is 11:59 p.m. on June 21, 2024, unless that date falls on a

2024, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR THE

SIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

Doned: Dated: October 20, 2023
Lakeview Loan Servicing, LLC
Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DÖBIE

LIEBÖ, WEINGÄRDEN, DÖBİË & BARBEE, P.L.L.P. Attorneys for Mortgagee/Assignee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 37 - 23-005764 FC IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

10/27, 11/3, 11/10, 11/17, 11/24, 12/1/23 Star Tribune

NOTICE OF MORTGAGE FORE-CLOSURE SALE
THE RIGHT TO VERIFICATION OF
THE DEBT AND IDENTITY OF THE
ORIGINAL CREDITOR WITHIN THE
TIME PROVIDED BY LAW IS NOT
AFFECTED BY THIS ACTION.
NOTICE IS HEPERY CIVEN: That do

NOTICE IS HEREBY GIVEN: That default has occurred in the conditions of the following described mort-

of the following described mortgage:
DATE OF MORTGAGE: July 1, 2021
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGES; \$303,750.00
MORTGAGOR(S): Leslie Dahlen and
Paul Dahlen, husband and wife
MORTGAGEE: Mortgage Electronic
Registration Systems, Inc., as nominee for Citadel Servicing Corporation d/b/a Acra Lending
DATE AND PLACE OF FILING: Recorded on July 9, 2021 as Document Number 10987413 in the Office of the County Recorder of Hennepin County, Minnesota.
ASSIGNMENTS OF MORTGAGE:
Assigned to: Wilmington Savings
Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2022-NOM1 Trust by assignment recorded on January

assignment recorded on January 24, 2023 as Document Number 11177349 in the Office of the Coun-ty Recorder of Hennepin County, Minnesota.

LEGAL DESCRIPTION OF PROPERTY: Lot 3, Block 2, Ellason Brye First

Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota. STREET ADDRESS OF PROPERTY:

Mortgage Foreclosures

10607 VESSEY ROAD, BLOOMING-TON, MN 55437 COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin County, Minnesota. THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$311,971.16 TRANSACTION AGENT: Mortgage Electronic Registration Systems

NAME OF MORTGAGE ORIGINA-NAME OF MORTGAGE ORIGINATOR: Citadel Servicing Corporation d/b/a Acra Lending RESIDENTIAL SERVICER: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2022-NQM1 Trust

Trust PARCEL IDENTIFICATION NUMBER: 33-116-21-31-0009 TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER: 100741900050028011 THAT no action or proceeding has been instituted at law to recover the been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an execution upon the judgment rendered therein has been returned unsatisfied, in whole or in part.

fied, in whole or in part.

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as DATE AND TIME OF SALE: Novem-

DATE AND TIME OF SALE: November 27, 2023 at 10:00 AM.
PLACE OF SALE: Hennepin County Sheriff's Office, Room 30, Old Courthouse, 350 South Fifth St., Minneapolis, MN 55415 to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal reprelaw for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale.

TIME AND DATE TO VACATE PROP-

months from the date of sale.

TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must vacate the premises by 11:59 p.m. on May 28, 2024.

THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR. THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

PRODUCTION, AND ARE ABANDONED.
MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None Dated: October 03, 2023
WILMINGTON SAVINGS FUND SO-CIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2022-NQM1 TRUST

Mortgagee TROTT LAW, P.C.

By: /s/
N. Kibongni Fondungallah, Esq.
Samuel R. Coleman, Esq.
*Sung Woo Hong, Esq.
*Attorneys for Mortgagee
25 Dale Street North
St. Paul, MN 55102
(651) 200,9780 (651) 209-9760 (23-0048-FC02) THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 10/6, 10/13, 10/20, 10/27, 11/3,

11/10/23 Star Tribune NOTICE OF MORTGAGE FORE-

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortages: the following described mortgage DATE OF MORTGAGE: February

MORTGAGOR: Frederick E Atkinson, an unmarried person.
MORTGAGEE: Mortgage Electronic
Registration Systems, Inc., as nominee for Freedom Mortgage Corporation, its successors and assigns.

DATE AND PLACE OF RECORDING: ary 28, 2012 Recorder, Docu-Recorded February ment No. A9757077. ASSIGNMENTS OF MORTGAGE:

ASSIGNMENTS OF MORTGAGE: Assigned to: Freedom Mortgage Corporation. Dated May 7, 2019 Re-corded May 7, 2019, as Document No. A10656790. No. A10656790. TRANSACTION AGENT: Mortgage Electronic Registration Systems,

TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER ON MORTGAGE: 1000730-ON MUNITARIE. 10007 6C 0085012656-6 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Freedom Mortgage Corporation RESIDENTIAL MORTGAGE

SERVICER: Freedom Mortgage Corporation

MORTGAGED PROPERTY ADDRESS: 4400 66th Avenue North,
Brooklyn Center, MN 55429

TAX PARCEL I.D. #:

3411921230007

LEGAL DESCRIPTION OF PROPERTY: LOT 16, BLOCK 2,
NORTHGATE, HENNEPIN COUNTY,
MINNESOTA

NORTHGATE, HENNEPIN COUNTY, MINNESOTA
COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$136,680.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$124,236.03

BY MORTGAGEE: \$124,236.03 That prior to the commencement of this mortgage foreclosure proceed-ing Mortgagee/Assignee of Mortgagee compiled with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows: DATE AND TIME OF SALE: January

DATE AND TIME OF SALE: January 4, 2024 at 11:00 AM PLACE OF SALE: Hennepin County Sheriff's Office, Civil Division, Room 190, 350 South 5th Street, Minneapolis, MN to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) ject to redemption within six (6 months from the date of said sale months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07. TIME AND DATE TO VACATE PROP-ERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law. ERTY: If the real cocupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58

0.23 is 11:59 p.m. on July 5, 2024 unless that date falls on a weekend

0.23 is 11:39 p.m. on July 5, 2024, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None
"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR," THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS. THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL

Mortgage Foreclosures

PRODUCTION, AND ARE ABAN-DONED.*
Dated: October 31, 2023
Freedom Mortgage Corporation
Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DOBIE &
BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee
of Mortgagee of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888

(46 - 23 - 004 116 FC IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNI-CATION FROM A DEBT COLLEC-TOR. 11/3, 11/10, 11/17, 11/24, 12/1, 12/8/23 Star Tribune

NOTICE OF MORTGAGE FORE-

NOTICE OF MORTGAGE FORE-CLOSURE SALE
THE RIGHT TO VERIFICATION OF
THE DEBT AND IDENTITY OF THE
ORIGINAL CREDITOR WITHIN THE
TIME PROVIDED BY LAW IS NOT
AFFECTED BY THIS ACTION.
NOTICE IS HEREBY GIVEN: That default has occurred in the conditions
of the following described mortdage:

gage:
DATE OF MORTGAGE: December
20, 2013
ORIGINAL PRINCIPAL AMOUNT OF
MORTGAGE: \$148,148.00
MORTGAGOR(S): Elizabeth Lansing,

MORTGAGOR(S): Elizabeth Lansing, a married woman MORTGAGEE: Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage & Equity Consultants, Inc.

DATE AND PLACE OF FILING: Recorded on February 14, 2014 and memorialized upon Certificate of Title No. 1382413 as Document Number T05152786; as modified of record by Elizabeth Lansing and Sherodrick Lansing by document recorded on February 25th, 2022 as Document Number 5924963 in the Office of the County Registrar of Ti-Office of the County Registrar of Titles of Hennepin County, Minnesota.

ta.

ASSIGNMENTS OF MORTGAGE:
Assigned to: Wells Fargo Bank, N.A.
by assignment recorded on March
17, 2021 as Document Number
5814205 in the Office of the County
Registrar of Titles of Hennepin
County, Minnesota.
LEGAL DESCRIPTION OF PROPERTY: Lot 1 Block 3 "Cedar Avenue TY: Lot 1, Block 3, "Cedar Avenue Heights 2nd Addition to Minneapo-lis", Hennepin County, Minnesota . REGISTERED PROPERTY STREET ADDRESS OF PROPERTY: 4000 19TH AVE. S., MINNEAPOLIS, MN 55407

COUNTY IN WHICH PROPERTY IS LOCATED: Hennepin County, Minnesota.

THE AMOUNT CLAIMED TO BE DUE
ON THE MORTGAGE ON THE DATE
OF THE NOTICE: \$105,467.12

TRANSACTION AGENT: Mortgage
Electronic Registration Systems,

NAME OF MORTGAGE ORIGINA-TOR: American Mortgage & Equity Consultants, Inc. RESIDENTIAL SERVICER: Wells Far-

RESIDENTIÁL SERVICER: Wells Fargo Bank, N.A. TAX PARCEL IDENTIFICATION NUMBER: 12-028-24-23-0058 TRANSACTION AGENT'S MORTGAGE IDENTIFICATION NUMBER: 100867 100 130 127838 THAT no action or proceeding has been instituted at law to recover the debt then remaining secured by such mortgage, or any part thereof, or, if the action or proceeding has been instituted, that the same has been discontinued, or that an exebeen discontinued, or that an execution upon the judgment rendered therein has been returned unsatis-

rifed, in whole or in part.
PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

tollows:
DATE AND TIME OF SALE: December 20, 2023 at 10:00 AM.
PLACE OF SALE: Hennepin County
Sheriff's Office, Room 30, Old
Courthouse, 350 South Fifth St.,
Minneapolis, MN 55415, to pay the Minneapolis, MN 55415. to pay the debt then secured by said mortgage and taxes, if any actually paid by the mortgagee, on the premises and the costs and disbursements allowed by law. The time allowed by law for redemption by said mortgagor(s), their personal representatives or assigns is six (6) months from the date of sale. TIME AND DATE TO VACATE PROPERTY: Unless said mortgage is reinstated or the property redeemed, or unless the time for redemption is reduced by judicial order, you must duced by judicial order, you must vacate the premises by 11:59 p.m. vacate the premises by 11:39 p.m. on June 20, 2024.
THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGA-GOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR AS-SONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL

ERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABAN-DONED. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLÍGATION ON MORT-GAGE: None Dated: October 24, 2023 WELLS FARGO BANK, N.A.

Mortgagee TROTT LAW, P.C. By: /s/ N. Kibongni Fondungallah, Esq. Samuel R. Coleman, Esq. *Sung Woo Hong, Esq.* Attorneys for Mortgagee 25 Dale Street North St. Paul, MN 55102

St. Faul, Min 55 102 (651) 209-9760 (23-1081-FC01) THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 10/27, 11/3, 11/10, 11/17, 11/24, 12/1/23 Star Tribune

NOTICE OF MORTGAGE FORE-CLOSURE SALE CLOSURE SALE
THE RIGHT TO VERIFICATION OF
THE DEBT AND IDENTITY OF THE
ORIGINAL CREDITOR WITHIN THE
TIME PROVIDED BY LAW IS NOT
AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in conditions of the following described mortgage:

DATE OF MORTGAGE: October 19, 2022 MORTGAGOR: Nathaniel Peterson, a single person.
MORTGAGEE: Mortgage Electronic
Registration Systems, Inc., as nomi-nee for Flagstar Bank, FSB, its successors and assigns.

DATE AND PLACE OF RECORDING:
Recorded October 28, 2022
Sherburne County Recorder, Document No. 950 199.

ment No. 950 199.
ASSIGNMENTS OF MORTGAGE:
Assigned to: Flagstar Bank, N.A.
Dated June 12, 2023 Recorded
June 13, 2023, as Document No.
957795. TRANSACTION AGENT: Mortgage Electronic Registration Systems,

TRANSACTION AGENT'S MORT-GAGE IDENTIFICATION NUMBER ON MORTGAGE: 100052550585383713 LENDER OR BROKER AND MORT-GAGE ORIGINATOR STATED ON MORTGAGE: Flagstar Bank, FSB RESIDENTIAL MORTGAGE

MORTGAGE: Flagstar Bank, FSB
RESIDENTIAL MORTGAGE
SERVICER: Flagstar Bank, National
Association
MORTGAGED PROPERTY ADDRESS: 9624 209th Avenue Northwest, Elk River, MN 55330
TAX PARCEL I.D. #: 751134110
LEGAL DESCRIPTION OF PROPERTY: Section 13, Township 33,
Range 26 East Half of East Half of
Northeast Quarter of Southeast
Quarter Sherburne County, Minnesota.

COUNTY IN WHICH PROPERTY IS COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$295,268.00 AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$304,804.22 That prior to the commencement of this mortgage foreclosure proceed.

this mortgage foreclosure proceeding Mortgagee/Assignee of

Mortgagee complied with all notice

Mortgage Foreclosures

requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as DATE AND TIME OF SALE: January

Item 2.

DATE AND TIME OF SALE: January 9, 2024 at 10:00 AM PLACE OF SALE: Sherburne County Courthouse, 13880 Highway 10, Elk River, MN 55330 to pay the debt then secured by said Mortgage, and taxes, if any, on said premises, and the costs and disbursements, including attorneys' fees allowed by law subject to redemption within six (6) months from the date of said law subject to redemption within six (6) months from the date of said sale by the mortgagor(s), their personal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not redeemed under section 580.30 or the property is not weekend or legal holiday, in which case it is

unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. Secs. 580.07 or 582.032.

MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORTGAGE: None "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR SPERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THROUGH THE MINNESOTA STATUTES, SECTION 582.032, DETERMINING, THE MORTGAGOR THER THE MORTGAGOR. TERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A

RESIDENTIAL DWELLING OF LESS
THAN FIVE UNITS, ARE NOT PROP-ERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABAN-PRODUCTION, AND ARE ABAN-DONED."
Dated: October 31, 2023
Flagstar Bank, National Association
Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DOBIE &
BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee
of Mortgagee

of Mortgagee 4500 Park Glen Road #300 Minneapolis, MN 55416 (952) 925-6888 (932) 923-0000 92 - 23-005957 FC IN THE EVENT REQUIRED BY FED-ERAL LAW: THIS IS A COMMUNI-CATION FROM A DEBT COLLEC-

FOR. 11/3, 11/10, 11/17, 11/24, 12/1, 12/8/23 Star Tribune NOTICE OF MORTGAGE FORE-

CLOSURE SALE CLOSURE SALE
THE RIGHT TO VERIFICATION OF
THE DEBT AND IDENTITY OF THE
ORIGINAL CREDITOR WITHIN THE
TIME PROVIDED BY LAW IS NOT
AFFECTED BY THIS ACTION.
NOTICE IS HEREBY GIVEN, that default has occurred in conditions of
the following described mortgage:
DATE OF MORTGAGE: June 21,
2022

2022 MORTGAGOR: Jeffery Wanhala, a single person. MORTGAGEE: Mortgage Electronic MORT GAGEE: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns.

DATE AND PLACE OF RECORDING: Recorded July 7, 2022 Sherburne County Recorder, Document No. 945 134.

945134.
ASSIGNMENTS OF MORTGAGE:
Assigned to: CrossCountry Mortgage, LLC. Dated February 21, 2023
Recorded February 28, 2023, as
Document No. 954158.
TRANSACTION AGENT: Mortgage
Electropic Pagistration Systems Electronic Registration Inc. TRANSACTION AGENT'S MORT-

GAGE IDENTIFICATION ON MORTGAGE: ON MORTGAGE: 10071910001642732-8
LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON
MORTGAGE: CrossCountry Mortgage, LLC
RESIDENTIAL MORTGAGE
SERVICER: CrossCountry Mortgage,
ILC

LLC MORTGAGED PROPERTY DRESS: 7609 Church Street , Clear Lake, MN 55319 TAX PARCEL I.D. #: 704150245 LEGAL DESCRIPTION OF PROPER-

LEGAL DESCRIPTION OF PROPERTY: Lot 9, Block 2, Parkside, according to the recorded plat thereof, Sherburne County, Minnesota.
COUNTY IN WHICH PROPERTY IS LOCATED: Sherburne
ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$310,800.00
AMOUNT DUE AND CLAIMED TO BE DUE AS OF DATE OF NOTICE, INCLUDING TAXES, IF ANY, PAID BY MORTGAGEE: \$343,721.00
That prior to the commencement of That prior to the commencement of this mortgage foreclosure proceedthis mortgage foreclosure proceeding Mortgagee/Assignee of Mortgagee complied with all notice requirements as required by statute; That no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof; PURSUANT to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

follows: DATE AND TIME OF SALE: Decem-

DATE AND TIME OF SALE: December 12, 2023 at 10:00 AM
PLACE OF SALE: Sherburne County
Courthouse, 13880 Highway 10, Elk
River, MN 55330 to pay the debt
then secured by said Mortgage, and
taxes, if any, on said premises, and
the costs and disbursements, including attorneys' fees allowed by
law subject to redemption within six
(6) months from the date of said
sale by the mortgagor(s), their personal representatives or assigns sonal representatives or assigns unless reduced to Five (5) weeks under MN Stat. §580.07. TIME AND DATE TO VACATE PROP-ERTY: If the real estate is an owner-occupied, single-family dwelling,

occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 58 0.23 is 11:59 p.m. on June 12, 2024, unless that date falls on a weekend or legal holiday, in which case it is the next weekday, and unless the redemption period is reduced to 5 weeks under MN Stat. duced to 5 weeks under MN Stat. Secs. 580.07 or 582.032. MORTGAGOR(S) RELEASED FROM FINANCIAL OBLIGATION ON MORT-

GAGE: None
"THE TIME ALLOWED BY LAW FOR "THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGA-GOR, THE MORTGA-GOR, THE MORTGA-GOR, THE MORTGA-GOR, THE MORTGA-GOR, THE MORTGA-GOR, THE MORTGA-GOR MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES, SECTION 582.032, DETERMINING, AMONG OTHER THINGS, THAT THE MORTGA-GED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN FIVE UNITS, ARE NOT PROPERTY USED IN AGRICULTURAL PRODUCTION, AND ARE ABANDONED."

DONED."
Dated: October 9, 2023
CrossCountry Mortgage, LLC
Mortgagee/Assignee of Mortgagee
LIEBO, WEINGARDEN, DOBIE &
BARBEE, P.L.L.P.
Attorneys for Mortgagee/Assignee
of Mortgagee
4500 Park Glen Road #300
Minneapolis, MN 55416
(952) 925-6888
9 - 23-00561 9 FC
IN THE EVENT REQUIRED BY FED-

IN THE EVENT REQUIRED BY FEDERAL LAW: THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. 10/13, 10/20, 10/27, 11/3, 11/10, 11/17/23 Star Tribune

Place an ad today

City of Fridley

LAND USE APPLICATION SUMMARY

Item: SP #23-02 Meeting Date: November 15, 2023

General Information

Special Information

Applicant:

Horowitz and Associates 971 Sibley Memorial Hwy Lilydale, MN 55118

Requested Action:

Public Hearing to Consider Special Use Permit, SP #23-03 to allow an assisted living use at 6425 Hwy 65 N.E.

Location:

6425 Hwy 65 N.E.

Existing Zoning:

R-3, Multi-Family

Size:

29,620 sq. ft. .68 acres

Existing Land Use:

Chiropractic Clinic

Surrounding Land-use & Zoning:

N: Single Family & R-1 E: Single Family & R-1

S: Apartment Building & R-2

W: Hwy 65 & ROW

Comprehensive Plan Conformance:

Existing and Future Land Use Map designates the property as Multi-Family

Zoning Ordinance Conformance:

Section 205.09.01.C.07 allows hospitals, clinics, nursing homes, convalescent homes, homes for the elderly, independent and assisted living facilities in an R-3, Multi-Family zoning district.

Building and Zoning History:

1948 – Lot platted.

1999 – Special Use Permit approved to allow a chiropractic clinic.

1999 – Variance approved to reduce the setback from the ROW to a driveway.

2001 – Chiropractic clinic constructed.

2002 – Sign size variance approved.

2023 – Special Use Permit approved for a daycare.

Legal Description of Property:

The South One Hundred Fifty (150) feet, front and rear, of Lot 9, Auditor's Subdivision No. 88.

Public Utilities:

Building is connected.

Transportation:

The property receives access off the Hwy 65 N.E. Service Road.

Physical Characteristics:

Building, hard surface parking and driveways, and landscaping.

Summary of Request:

The petitioner, Drew Horowitz, with Horowitz and Associates is requesting that a special use permit to allow an assisted living use within the existing building at 6425 Hwy 65 N.E.

Staff Recommendation:

City staff recommends approval of the special use permit, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – December 11, 2023 60 Day Date – December 11, 2023

Staff Report Prepared by Stacy Stromberg

Written Report -

The Request

The petitioner, Drew Horowitz, with Horowitz and Associates is requesting a special use permit to convert the existing chiropractic clinic at 6425 Hwy 65 N.E. to a Supervised Living facility (assisted

living) that will receive a permit from the Minnesota Department of Health (MDH).

The petitioner describes that the facility will serve up to 10 adults who need residential mental health treatment services. The residents will typically be older adults with traumatic brain injuries, cognitive impairments and/or cognitive delays that also struggle with some type of mental health condition such as major depression or post-traumatic stress disorder. While residents are staying at the facility they will receive a variety of services, including mental health physical counseling, and mental exercises, medication assistance, group counseling, and other services to improve their independent living skills. Residents



will typically stay between 30-90 days for treatment, and/or until they are able to function at a higher level independently.

Site Description and History

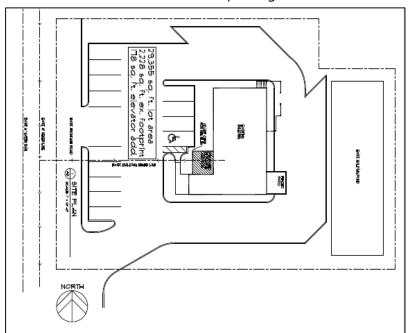
The subject property is located off the Highway 65 N.E. East Service Drive, north of 63rd Avenue. It is zoned R-3, Multi-Family. In 1999, the City Council approved a special use permit to allow a chiropractic clinic, which is a permitted special use in the R-3, Multi-Family zoning district. In addition to the special use permit approval, the Council also approved a variance to reduce the required setback for a driveway from 20 ft. to 0 ft. In 2002, the Council approved a variance to reduce the setback of a free-standing sign from 10 ft. to 2 ft. There is an ingress/egress driveway easement across the subject property, that allows access to the single-family home at 6435 Hwy 65 N.E. The use of the property has remained as a chiropractic clinic since the building was constructed in 2001.

The Commission will recall that a special use permit was granted earlier this year to allow daycare use. That user didn't end up purchasing the property, and a new potential buyer has applied for the current special use permit application.

Code Requirements and Analysis

Hospitals, Clinics, Convalescent/Nursing homes, and Assisted Living facilities are a permitted special use in the R-3, Multi-Family zoning district, subject to stipulations. The proposed use as a Supervised Living Facility is most comparable to a nursing home or assisted living use, due to the staff and services offered to the residents. Therefore, staff determined that a special use permit would be required for the proposed use.

The existing building will be remodeled to fit the needs of the new use. The first floor will include a reception area, with office space, a secure nursing room and kitchen. The lower level will have five double-occupancy bedrooms, with 3 bathrooms, laundry, a recreation room, and mechanical room. Residents will not have vehicles, so parking will be needed for staff, any company vehicles, and visitors.



They anticipate that the facility will have a maximum of 15 staff combined, with typically eight staff on-site during the day and two overnight. The code would require a maximum of nine parking stalls for a nursing home use. The site plan submitted by the petitioner shows 13 parking stalls, which will be adequate for the proposed use. There is additional hard surface on site if more parking needs to be designated.

The only change to the exterior of the building is to add a commercial

elevator to the east side of the building, next to the existing building entrance. The petitioner also plans to create a sitting area behind the building for residents to enjoy the outdoors.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Special Use Permit, SP #23-02 and recommend approval with stipulations.

Staff further recommends revocation of Special Use Permits, SP #98-17 for a Clinic Use and SP #23-01 for a Daycare Use.

Stipulations

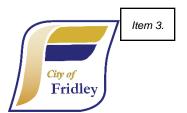
Staff recommends that if the special use permit is approved, the following stipulations be attached.

- 1. The petitioner shall obtain any permits required to alter the building for the proposed use.
- 2. The petitioner shall meet all requirements set forth by:
 - a. The Building code, including the Americans with Disabilities Act (ADA).
 - b. The Fire code.

- c. The City's Engineering division.
- d. The City's Planning division, including but not limited to ensuring that the use has sufficient on-site parking, on-street parking is not permitted, an updated site plan is submitted showing the location of the solid waste/recycling enclosure, and sign permits are obtained for any new signage.
- e. The Rice Creek Watershed District.
- 3. The petitioner shall obtain any required State and/or County licenses to operate the proposed use and provide a copy of that license to the City.
- 4. The petitioner is strongly encouraged to participate in Xcel Energy's Energy Efficient Buildings program to identify energy and cost-saving strategies.

Attachments

- 1. Petitioner's narrative and drawings
- 2. Public Hearing Notice



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Special Use Permit by Horowitz and Associates

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on November 15, 2023 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Special Use Permit, SP #23-02, by Horowitz and Associates is requesting a Special Use Permit, SP #23-02, to allow an assisted living facility use at 6425 Hwy 65 NE, which is zoned R-3, Multi-Family, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763–572–3595. Publication date(s): November 3, 2023.

The City Council will consider this item on December 11, 2023.



Fridley Civic Campus

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

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 6425 Hwy 65 NE

Applicant: Horowitz and Associates

Request: Special Use Permit #23-02, by Horowitz and Associates for a Special Use

Permit, SP 23-02, to allow an assisted living facility use at 6425 Hwy 65 NE, which is zoned R-3, Multi-Family, the legal description is on file an

available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, November 15, 2023 at 7:00

<u>p.m.</u>

The Planning Commission meeting is televised live the night of the

meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person

at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.

2. You may submit a letter in advance of the meeting to Stacy Stromberg,

Planning Manager at the address above or by email at

stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or

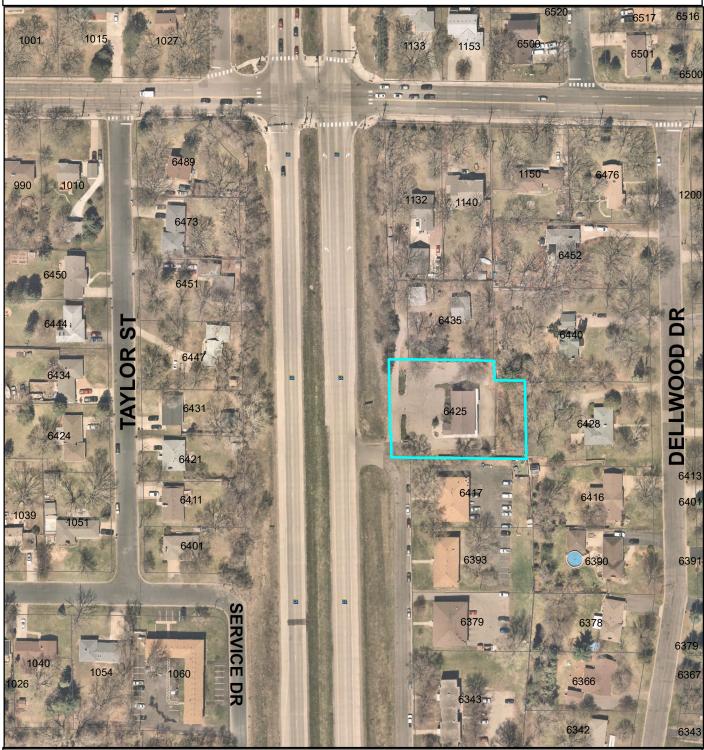
stacy.stromberg@fridleymn.gov

Mailing date: November 3, 2023 Publication date: November 3, 2023

*If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or <u>roberta.collins@fridleymn.gov</u> no later than November 8, 2023, for the Planning Commission meeting and December 4, 2023, for City Council meeting. The TDD # is: 763-572-3534.



Community Development Department Public Hearing Notice



SOURCES
Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date:November 1, 2023

Special Use Permit Request, SP #23-02 Petitioner: Horowitz and Associates Address: 6425 Hwy 65 N.E.



Item 3.

| LABELS FOR Current Resident | Current Resident 6428 DELLWOOD DR NE FRIDLEY MN 55432 | Current Resident 6379 HIGHWAY 65 NE FRIDLEY MN 55432 |
|---|---|---|
| Current Resident | Current Resident | Current Resident |
| 6473 TAYLOR ST NE | 6476 DELLWOOD DR NE | 6343 HIGHWAY 65 NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6489 TAYLOR ST NE | 6452 DELLWOOD DR NE | 6417 HIGHWAY 65 NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6431 TAYLOR ST NE | 6440 DELLWOOD DR NE | 6393 HIGHWAY 65 NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident 6447 TAYLOR ST NE FRIDLEY MN 55432 | Current Resident FRIDLEY MN 55432 | Current Resident 6425 DELLWOOD DR NE FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6451 TAYLOR ST NE | 6435 HIGHWAY 65 NE | 6413 DELLWOOD DR NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6411 TAYLOR ST NE | 1200 MISSISSIPPI ST NE | 6390 DELLWOOD DR NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6421 TAYLOR ST NE | 6391 DELLWOOD DR NE | 6416 DELLWOOD DR NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 6401 TAYLOR ST NE | 6379 DELLWOOD DR NE | 6449 DELLWOOD DR NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |
| Current Resident | Current Resident | Current Resident |
| 1150 MISSISSIPPI ST NE | 6401 DELLWOOD DR NE | 6437 DELLWOOD DR NE |
| FRIDLEY MN 55432 | FRIDLEY MN 55432 | FRIDLEY MN 55432 |

LABELS FOR Current Resident

Current Resident 6366 DELLWOOD DR NE FRIDLEY MN 55432

Current Resident 6378 DELLWOOD DR NE FRIDLEY MN 55432

Current Resident 1140 MISSISSIPPI ST NE FRIDLEY MN 55432

Current Resident 6425 HIGHWAY 65 NE FRIDLEY MN 55432

Current Resident 1132 MISSISSIPPI ST NE FRIDLEY MN 55432

Item 3.

LABELS FOR Parcel Owner

SMITH CYNTHIA 6430 DELLWOOD DR NE FRIDLEY MN 55432 JULIDA LLC PO BOX 274 CEDAR MN 55011

MCLEOD, JENNIFER 6473 TAYLOR ST NE FRIDLEY MN 55432

KACHINA, KENT A 6476 DELLWOOD DR NE FRIDLEY MN 55432 1031 SUNRISE PROPERTIES LLC 948 CURRY TRAIL EAGAN MN 55123

SHACKLETON SARAH A 6489 TAYLOR ST NE FRIDLEY MN 55432 DEUSER, THOMAS EDWARD 6452 DELLWOOD DR NE FRIDLEY MN 55432 ELMQUIST, NICHOLAS A 5976 RIDGE CREEK RD SHOREVIEW MN 55126

FROOM DARRYL R 6431 TAYLOR ST NE FRIDLEY MN 55432 JOHNSON, DARRELL D 6440 DELLWOOD DR NE FRIDLEY MN 55432 ELMQUIST NICHOLAS A 5976 RIDGE CREEK ROAD SHOREVIEW MN 55126

HADI JAVEED 5485 LAKE AVE SHOREVIEW MN 55126 FRIDLEY CITY OF 7071 UNIVERSITY AVE NE FRIDLEY MN 55432 SCHMIDTKE NICHOLAS 6425 DELLWOOD DR NE FRIDLEY MN 55432

GONZALEZ HECTOR 6451 TAYLOR ST NE FRIDLEY MN 55432 DAYTON DAVID M & LINDA L 6435 HIGHWAY 65 NE FRIDLEY MN 55432 HELAL, LIALA 6413 DELLWOOD DR NE FRIDLEY MN 55432

ALNABI, JEWAD 6411 TAYLOR ST NE FRIDLEY MN 55432

JANES, BRIAN 1200 MISSISSIPPI ST NE FRIDLEY MN 55432 LIEB WILLIAM JR & KIMBERLY 6390 DELLWOOD DR NE FRIDLEY MN 55432

MOGES, GENET A 6421 TAYLOR NE FRIDLEY MN 55432 REDEPENNING DARREL & DONNA 6391 DELLWOOD DR NE FRIDLEY MN 55432 SENKO, CAROLYN J 6416 DELLWOOD DR NE FRIDLEY MN 55432

BREFFLE, ANDREW R 6401 TAYLOR ST NE FRIDLEY MN 55432 TOURVILLE, ROBERT BENEDICT 6379 DELLWOOD DR FRIDLEY MN 55432 KOVACH, TIM 6449 DELLWOOD DR NE FRIDLEY MN 55432

OLATEJU, SUNDAY 1150 MISSISSIPPI ST NE FRIDLEY MN 55432 GUTTORMSON HANNAH M 6401 DELLWOOD DR NE FRIDLEY MN 55432 BRAUN, ANGELA 6437 DELLWOOD DR NE FRIDLEY MN 55432 KRAUT, KEVIN 6366 DELLWOOD DR NE FRIDLEY MN 55432

BRYTOWSKI MICHAEL J & LAURA A 6378 DELLWOOD DR NE FRIDLEY MN 55432

PRESUHN, KRISTIN E 1140 MISSISSIPPI ST NE FRIDLEY MN 55432

WESTBY PAUL A 8320 BROAD AVE FRIDLEY MN 55432

MCCARTHY BRANDON 1132 MISSISSIPPI ST NE FRIDLEY MN 55432



Project Narrative

To: City of Fridley

Re: 6425 Highway 65 NE, Fridley MN

SUP submittal for conversion of existing medical office to assisted living facility.

Drew Horowitz is applying for Special Use Permit (SUP) in order to convert and existing office building to a Supervised Living facility (SLF through the department of health) so it can provide treatment for individuals with mental health conditions. The building is located at 6425 Highway 65 NE

The facility will serve up to 10 adult men or women at any given time who are in need of residential mental health treatment services. These 10 individuals are typically over the age of 50 and have struggled with cognitive impairment or traumatic brain injury, therefore require services that enable them to be more independent. The building will be utilized as a temporary place of treatment for them, until they are able to function at a higher level independently. No residents are court ordered or forced to be at the facility against their will. The services provided will be licensed by the State of Minnesota Department of Human Services (DHS). Services will be funded by self-pay and health insurance, and no County levy funds will be involved. The building, fixtures, and facilities will be licensed under Supervised Living Facility (SLF) regulations by the Minnesota Department of Health (MDH)

6425 Highway 65 NE is currently zoned as R-3 for multi-family use. Supervised/Assisted living facilities with on-site clinical services are a permitted use with SUP approval.

Basic description of project and use of building.

Lower Level:

5 double occupancy bedrooms, 3 resident bathrooms with showers, Laundry area, Resident Recreation room and mechanical room

First Floor:

Reception area, secured Nurses Room, Kitchen and Resident Dining Room, 4 Staff offices. Offices for Facility Manager, Resident intake/interview room and two counseling offices. Support staff for residents only. The building is not open to the public or walk-in clients. The building is secured for access and exit.

Richard Storlien RDS Architects

1

From: <u>Drew Horowitz</u>
To: <u>Stromberg, Stacy</u>

Cc: Rick Storlien; Stephanie Goode

Subject: Re: Meeting dates

Date: Thursday, November 02, 2023 5:36:44 PM

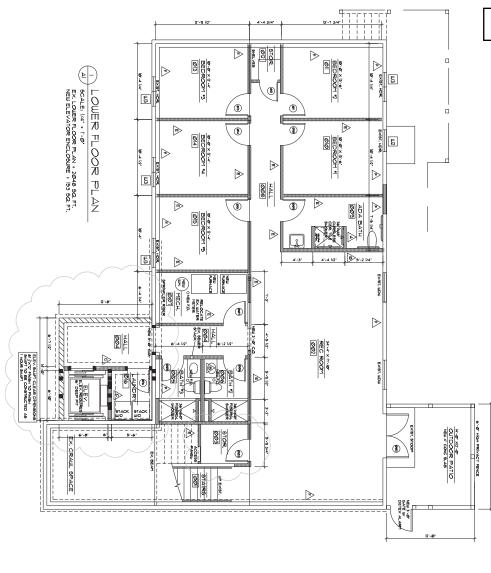
Attachments: <u>image001.pnq</u>

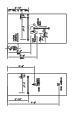
Stacy,

Good afternoon and thank you for your email. I would be glad to provide additional clarification regarding our plans for the program and property.

- 1. Residents at our facility will not have their own vehicles. We ask that they refrain from driving while they stay with us for rehabilitative services. While at our facility, we offer transportation to outside appointments and outings. We will own and operate a company vehicle that will remain on-site at the building, likely parked on the north side of the property.
- 2. A typical stay is 30-90 days, this really varies based on need and the desire of the resident. Insurance pays up to 90-days and typically the longer you stay, the better the outcome.
- 3. We will have room for 10 residents at this facility and likely sit around 8 or 9 residents most days. This is a quiet facility, residents at this program will typically be older adults with traumatic brain injuries, cognitive impairments/cognitive delays, while also struggling with some type of mental health conditions such as major depression or post traumatic stress disorder. From a staffing perspective we will have about 8 staff on site during normal business hours and 2 staff working the overnight shift. Between full time and part time staff we may employ a total of 15 staff.
- 4. Our residents receive services specific to their medical and mental health needs. This includes: mental health counseling, physical and mental exercises that help improve brain function, medication assistance, physical exercise (yoga, stretching, treadmill), group counseling, meal planning and preparation, vocational support and coaching and working on improving their independent living skills. The goal is to help these individuals function better once they leave. For these services we have the following staff: nursing, mental health counselors, practitioners, technicians, doctors and medical aids.
- 5. We do not intend to change the exterior of the building, however we are adding a commercial elevator that will extend off the building. The existing number of parking stalls are sufficient for our use, in fact we have more than we will actually use. We intend to put a sitting area behind the building for our residents to sit outside when necessary. Nothing out front.
- 6. We do intend to use the existing signage and not remove or adjust. Possibly a slight change but nothing extensive as we are working within a budget that doesn't permit much change to the exterior. We will keep the existing structure.









2NA MODO STUDS = 16" OC. TO DECK

"MAIN FLOOR MALLS 8"-0"/ LOUER FLOOR MALLS 5"-0"/
PULL THICK SOUND BATT NOW.

"GYP BO OR ALION W EXIST EXTERIOR WALLS 2X6 WOOD STUDS 4 16* OC.

1 FLYIND SHEATHING 4 FULL THICK BATT NEUL

4 HILL POLY VAROR BARRIER

1 GYP BD ENTEROR MALLS 206 MODO STUDS 6 % O.C.

FINAND NITERIOR 6 ENTERIOR 6 PALL THÍCK BATT NOU.

A HIL POC, Y VAROR BARREIR

7 LAYERS F HERCODE GYF BD NOIDE BHART

(1 HOAR RIFE RATED NOSDE MACE CNLY) NSTALL & GYP BD OVER EXIST, 2X WALLS (EXIST, INSUL 4 VAPOR BARRIER

PLUMBING FIXTURE COUNT

COCUPANT LOAD

R.4 CPC. LOAD (PRYSCIATRICHENTAL HEALTH REHAB) - 4

ACTIAL RESIDENT COUNT TO BE 80 CPC.

B CPC. LOAD (SPFCE) - 48 CPC.

B CPC. LOAD (SPFCE) - 48 CPC.

TALLED RECORD TO MET TO COLOR
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<u>a</u> 7

ANG MOOD STUDS & 16. TO DECK

THAN FLOOR WALLS 8: 97 (LOWER FLOOR WALLS 9: 97)

PULL THICK GOADS BATT NISUL

I' GYP BO OR ALIGN W EXIST ANA WOOD STUDS . IS. O.C. TO DECK.
("MAIN FLOOR WALLS S'-6") LOWER FLOOR WALLS S'-6")

TO THE BO OR ALIGN W EXIST 2x6 STUDS & I6' O.C. BELLDNG SHAKE TRANT SILDNG
NO-REPARKETED OCCUPANT,
NO-REPARKETED OCCUPANT,
CONCIDENT
C LIDNA IS PALCONITION I DE COE RECTION AGE EXCEPTION PAL RECUIRES NO PAREITON A. SEPARATION BRITIERN SLEEPING UNITS CODE RECTION AGO ENCEPTION RA RECUIRES NO MORIZOTAL SEPARATION DETUEEN RA ERCOLINES NO MORIZOTAL SEPARATION DETUEEN RA ERPING UNITS OMERIE BRÎLDING AREA CALCULATIONS (R-4 OCC.) ARE ALLOWADE BOLFIG. - 18,000 SC. FT. ACTUAL BUILDING AREA - 4,300 SC. FT. 18 FORT BUILDING WEMALKOUT LOUER LEVEL

BUILDING CODE REVIEW BASED ON 1009 INC.

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WALL TYPES

M JOB #23273 SHEET # REVISIONS
SEPTEMBER 30, 2023

OCTOBER 7, 2023

3.-6. 3.00

3.11.-0.1

WORKING PERHATS OF DISPENSIONS

*-OT REF. WHITES OFFERNES NOTED.

FERT PATS, & TOUT/JANH ACCESSORIES

JEPLOUGEL TO HES PROJECT.

 \triangleright

B

2:4

3'.4'.
2'.9'.
MN.

2'-10'.
MAX.

2'-3'

MAX.

STONE TOP W/ 4" BACKSPLASH & 4" FRONT EDGE 24 X44 MIRROR

ACCESS.

ACCESS.

ACCESS.

ACCESS.

ACCESS.

ACCESS.

REMODELING FOR:
HOROWITZ & ASSOC.
6425 HIGHWAY 65 NE

INTERIOR FINISH NOTES:

) REPORT EX WALL TEXTIME OF MAN LEVEL (SMOOTH

2) REPORT ALL SAFTING STANDS OF MAN LEVEL (SMOOTH

3) REPORT EX WALL TEXTIME OF MAN LEVEL (SMOOTH

3) REPORT EX WALL TEXTIME OF MAN LEVEL (SMOOTH

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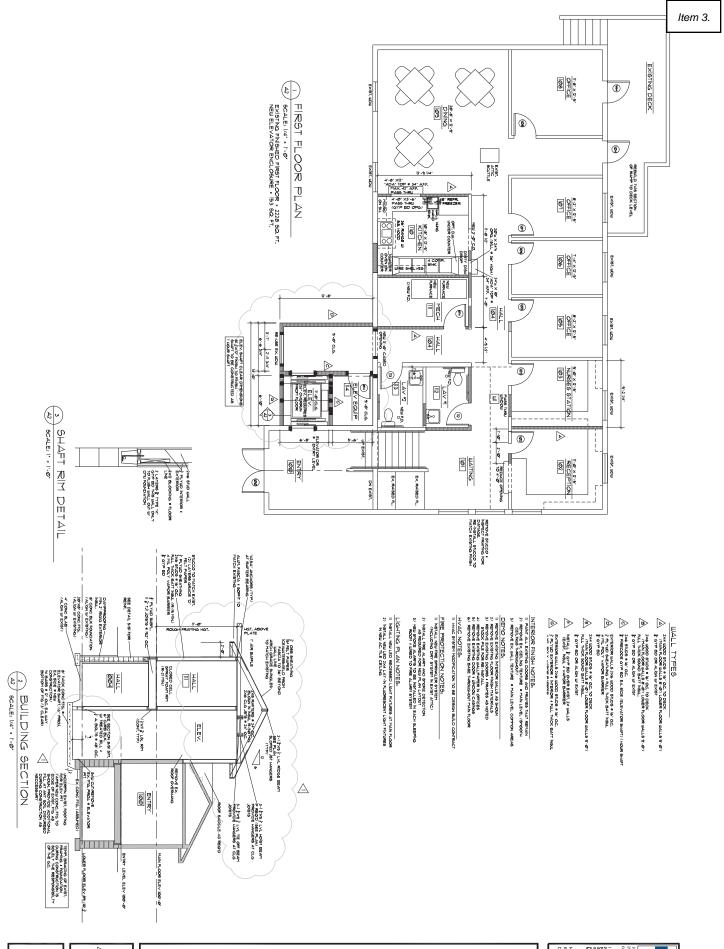
7) REPORT EX WALL TEXTIME OF MAN LEVEL (SMOOTH

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7) R

FRIDLEY, MINNESOTA





JOB #232731
SHEET #

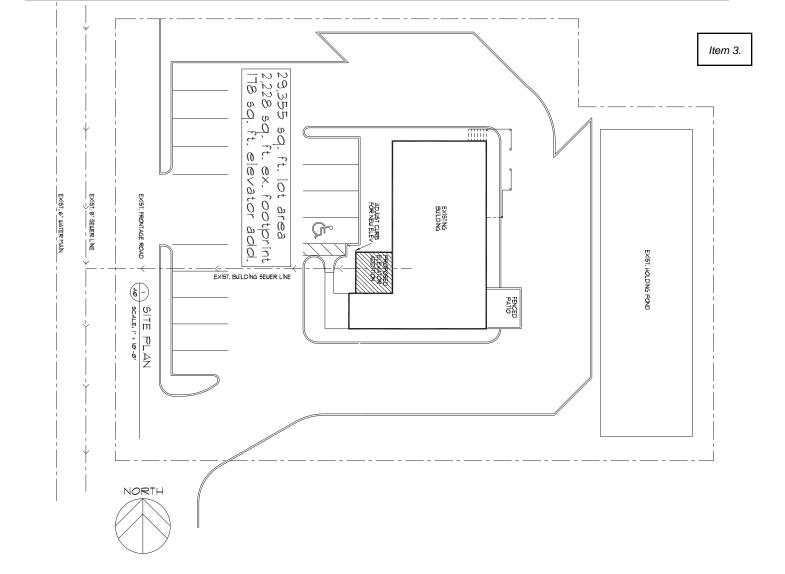
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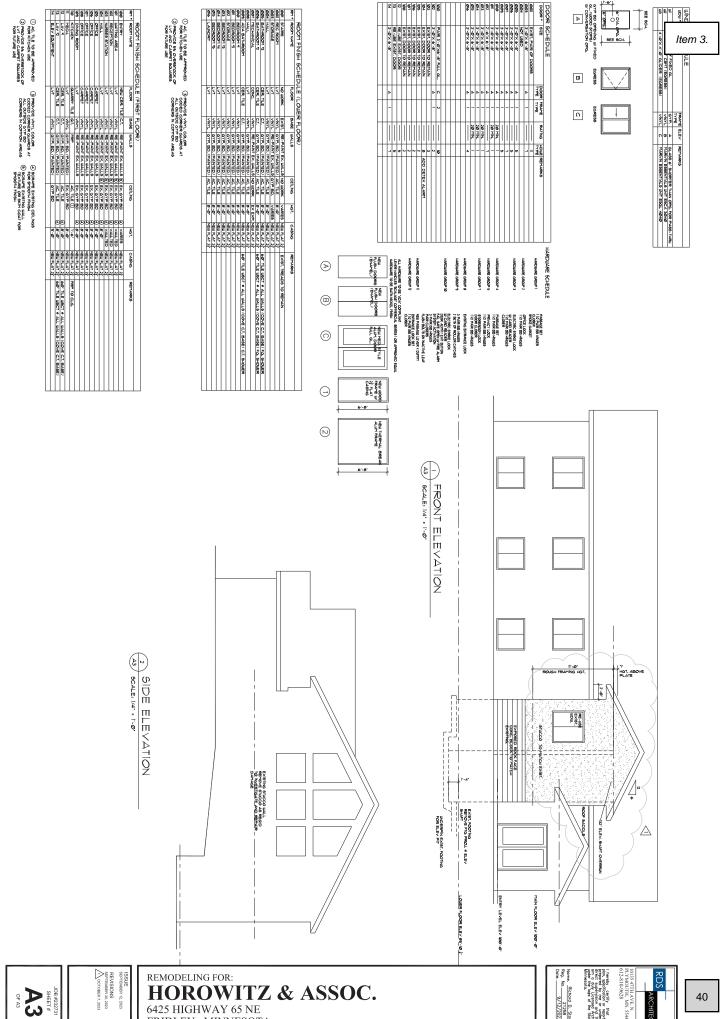
REVISIONS
SEPTEMBER 30, 2023
OCTOBER 7, 2023

REMODELING FOR:
HOROWITZ & ASSOC.

6425 HIGHWAY 65 NE FRIDLEY, MINNESOTA







FRIDLEY, MINNESOTA

Name. Richard D. Storlien Reg. No. 21258 Date. 9/12/2023 I hereby certify that this plan, specification or report test prepared forces or under my direct supervision and that I am a duly Licensed Architect under the lays of the State of Mannesota. , MN. 55442