



Date: 10/1/2015

To: Scott Harlicker

From: Leya Drabczak
Coon Rapids Housing
and Code Inspector

Re: 9526 Foley Blvd NW Coon Rapids, MN 55433 Owner John Delbert Becker

The following chronology relates to the actions and procedures leading to the citations issued for various violations of the Minnesota State Plumbing Code, Electrical Code, Fire Code as well as Coon Rapids City Code.

On 10/5/2014 Citations were issued to Mr. John Becker for the following violations:

- Expired tabs on various vehicles on the property.
- Property was littered with building materials, auto parts, non compliant portable toilet, individuals living in a camper and fishing house on the property.
- A compliance date of 11/12/2014 was established.

On 11/13/2014 Mr. Becker submitted a time extension requesting 360 days which was received by Cheryl Bennett. Due to winter weather conditions the case was pending review until 2015. On August 24, 2015 it was determined that existing violations at the property were more appropriately addressed through a review of the exiting conditional use permit Planning Case 88-37. Administrative Citations were rescinded although the violations were still present.

An inspection was conducted at the above property on 8/25/2015 to verify the status of the property. Leya Drabczak Housing Inspector, Trevor White and Heather Rodgers Property Maintenance Inspectors, Nick House Coon Rapids Fire Inspector and Coon Rapids Police conducted the onsite inspection. (The property is listed as a Police Escort Required address.) Staff forwarded inspection results to Cheryl Bennett who requested no additional citations be issued pending review of the Conditional Use Permit.

Contact was made with the property owner John Becker and he gave permission for staff to inspect the property. During our inspection the following violations were noted:

1. An individual was living in a fishing house on the property which is prohibited by code. There was an air conditioning unit, and noncompliant electrical cords supplying the structure with electricity. There was no smoke alarm, and structure had a portable heater inside. There is no city water or sewer services to this structure. (See Photographs 1-4)
2. A second individual was discovered living in a converted pop up camper on the rear of the property. Noncompliant electrical cords were being used supply the unit with electricity. There was no smoke alarm, and structure had a portable heater inside. There is no city water or sewer services to this structure. (See Photographs 5-9)
3. Leya Drabczak asked John Becker why he had two men living in accessory structures on his property. He stated that neither individual would pass a drug test and could not get an apartment or job. Drabczak asked if that was wise as there is a daycare across the street. Owner had no comment.
4. A portable toilet was located on the property for the two individuals to use. It had not been serviced for some time and the stench coming from the unit was overwhelming. The number on the front of the unit was called to verify the last date of service, the number was disconnected. (See Photograph 10)
5. Various vehicles on the property have expired tabs and some appear to be inoperable. (See Photographs 11,12)
6. Multiple campers and recreation vehicles on site (See Photographs 13,14)
7. Miscellaneous auto parts and motorcycle parts were found throughout the entire property including the wooded areas. (See Photographs 15-18)
8. Building materials cover the entire property into the wooded areas. (See Photographs 19-21)
9. There are over 100 tires on the property. Owner states that McArthur Krell, who resides in the fishing house on the property, is operating a tire sales/repair company from this address. (See Photographs 22-24)
10. A prohibited outdoor shower area is located on the property, the owner states it is for his tenants to use to bathe. (See Photograph 25)
11. A prohibited burn barrel is present on the property near combustible materials including tires. (See Photograph 26)

12. Electrical hazards are present in detached structures on site. Excessive use of extension cords running to various structures and trailers. Electrical appliances are not protected from weather are plugged in. (See Photographs 27-32)
13. A Prohibited temporary structure was located on the property. (See Photographs 33-36)
14. Miscellaneous junk and debris is present around the dwelling and detached garage as well as throughout the property into the backyard and wooded areas of the property. (See Photographs 39-52)
15. Six trailers were located on the property. (See Photographs 53-58)
16. At the request of Coon Rapids Fire Inspector Nick House, this property was placed on Anoka County Dispatch alert. In the event of a fire, firefighters and first responders could be injured due to the large amount of tires, vehicles, trailers and junk and debris on the property.

Coon Rapids Fire Inspector Report:

Fire Inspector Shannon Moen was on site and submitted Coon Rapids Fire Department Report # 15-0011339 to the Housing Inspector (See attached document A)

It states this is the third time he has witnessed an individual living in the fishing house on site. The inspector also lists various violations including multiple trailers on site and junk and debris throughout the property.

Coon Rapids Police Department Contacts:

Housing Staff requested contact information from Coon Rapids Police involving 9526 Foley Boulevard. The report received included 34 Police Contacts since 7/1/2005. During this time John Becker was the owner of record. (See attached document B)