

I NEED 6 MONTHS TO Sell everything
Due to cold weather AND SNOW COMING
ONLY 2 Trailers + Boat By DNR AND RV
will remain.

Happy THANKS GIVING
JB

John
Becker

EXHIBIT
19
16-09V

NOTICE OF APPEAL

PLEASE PRINT

Complete this form and submit it to City Hall on or before
the Compliance Date if you wish to appeal the Citation. 61

Administrative Citation Number: 59184-26062

Property Address: 9526 FOLEY BLVD 64

This form must be completed by the property owner.

I am appealing the Citation because: 1000 CATS ACROSS THE STREET

1. I NEED TIME TO Sell every-
THING OUTSIDE, I HAVE SALE
ITEMS ON INTERNET NOW
I NEED TIME TO Sell

- 1. ICE Fish house ON wheels
- 2. FORD RANGER + 100 TIRES
- 3. TWO 80 GAL AIR COMPRESSORS
- 4. JET SKI + FURNACE ETC

MLS REALTY SOLD THIS PROPERTY TO ME
AS COMMERCIAL/IND WHICH I USE. YOU

Attach additional pages if needed ARE TRYING TO
FORCE RESIDENTIAL CODE ONTO

I certify that I am the owner of the property and the
information contained herein is correct to the best of my
knowledge. ~~LEGAL BUSINESS~~

Signature: John Becker → Property

Print Name: John Becker

Phone Number: _____ Date: 11-23-15

Mailing Address: SPECIALTY MACHINE
9526 Foley Blvd.
Soo Rapids, MN 55455
(612) 780-0828

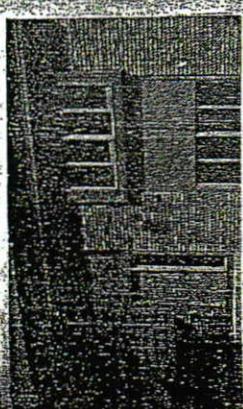
For ADCAP Staff only:

Notice rec'd date: _____ Initials _____

1 HAVE BEEN here 30 YRS

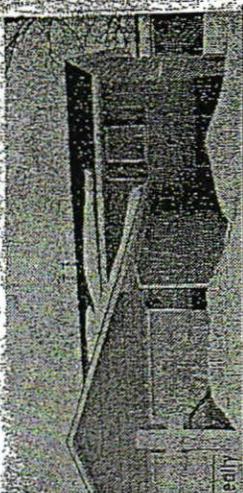
EST. 1960 55 YRS

9 KITCHEN, PARTIALLY FINISHED LOWER LEVEL AIR COND.
 10 LOCK BOX ON BACK DOOR STORAGE SHED.
 11 LOCK BOX ON BACK DOOR STORAGE SHED.
 12 LR 11X13X23Z
 13 DR 11X13X23Z
 14 D 11X13X23Z
 15 K 11X13X23Z
 16 Fm 11X13X23Z
 17 MR 11X13X23Z
 18 BR 11X13X23Z
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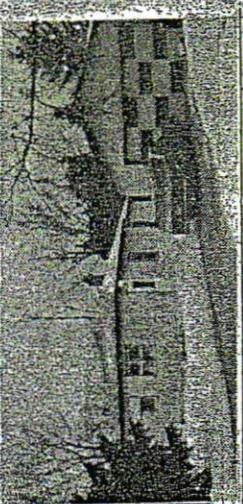
#01931 ABCFRK 2BD 1 BA 6C \$63,500
 1 1A48 8528 FOLEY BLVD NW
 2 Min COON RAPIDS
 3 DR 1872Z LI SE JUST UNDER YACRE
 4 Bk CENTURY 21-NORTHTOWN
 5 OF PH 786-8702
 6 AG JOAN WILSON
 7 THIS AREA IS ZONED FOR INDUSTRIAL USE. GREAT FOR SMALL BUSINESS OR OFFICE. VERY CLEAN. BE CLOSE TO NEW CLOSSTOWN HWY. GOOD ACCESS TO BOTH SIDES OF THE RIVER. MOTIVATED SELLER.
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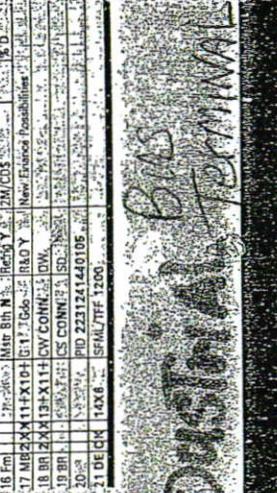
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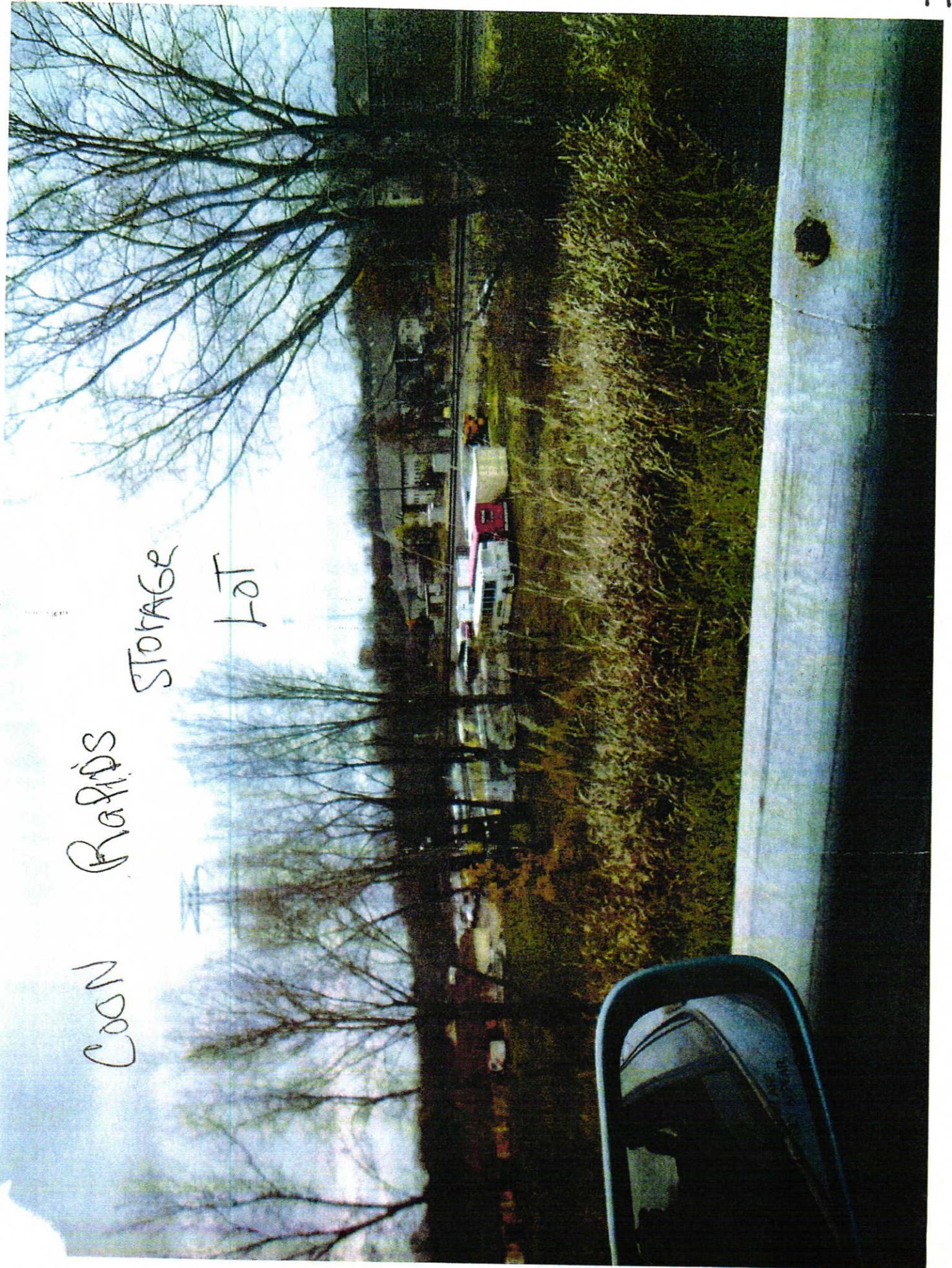
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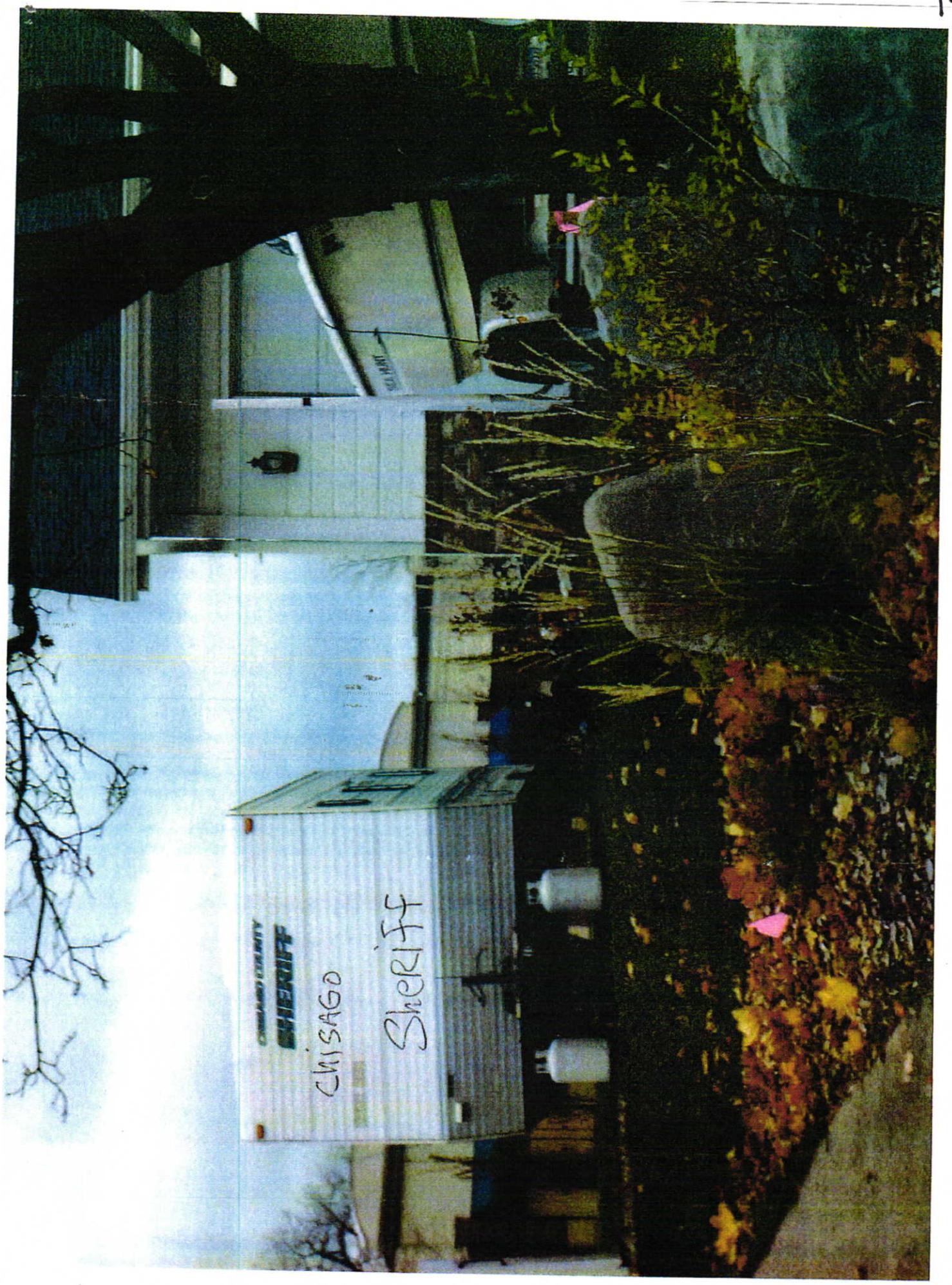
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 Backyard
 Plastics Inc
 Mls Book 1976
 Court Shown Big
 Bull Shout
 owner from making money
 from star health - become central

COON RAPIDS

STORAGE

LOT





CHISAGO

Sheriff



STATE OF MINNESOTA
OFFICE OF THE ATTORNEY GENERAL

LORI SWANSON
ATTORNEY GENERAL

November 2, 2015

102 STATE CAPITOL
ST. PAUL, MN 55155
TELEPHONE: (651) 296-6196

Mr. John Becker
Specialty Machine
9526 Foley Blvd.
Coon Rapids, MN 55433

Dear Mr. Becker:

I thank you for sending this Office a copy of your email dated October 22, 2015 to the City of Coon Rapids, which this Office received on October 26.

You state that, for years, you have had a trailer on your property that you have used to operate a business. You state that the city granted you a permit to place the trailer on the property. You report that, when you contacted the police for assistance in a matter, the responding officer identified violations of city ordinances. You state the city is threatening to rescind your permit if you do not comply with the applicable ordinances. You believe that the city is interfering with your business. You ask for any assistance this Office can provide.

Small businesses provide the economic livelihood for our communities. It must have been troubling to ask for help from the city, and then be charged with violating the city code. While this Office does not have any authority over the city or its enforcement of its city ordinances, I can tell you the following, which I hope will be helpful:

First, cities like Coon Rapids are considered autonomous when acting within their statutory or charter authority. The legislature did not give authority to this Office to inspect, supervise, or otherwise direct the actions of a municipal government. Because the legislature has delegated zoning decisions to local governments, this Office has no authority to intervene in such a matter. Accordingly, you have appropriately shared your concerns, as a resident and a local business owner, with the city council.

Second, a city has the authority to revoke a conditional use permit ("CUP") if the permit holder does not substantially comply with the conditions on the permit. The revocation, however, must be based on factual evidence after appropriate notice and an opportunity for the permit holder to be heard. See *Edling v. Isanti County*, 2006 WL 1806397 (Minn. Ct. App. 2006) (enclosed).

Third, a staff member in this Office contacted the city and was referred to Dave Brody in the city attorney's office. Mr. Brody stated that while the city issued a CUP to your property that allowed the trailer to be on the property, the city believes that you violated the terms of the CUP



Mr. John Becker
November 2, 2015
Page 2

and it is in the process of revoking the permit. I am advised that the city council will hear the matter on November 4, 2015. I strongly encourage you to attend the meeting and explain to the council what you have done to try to come back into compliance with the CUP and what you intend to do in the future to maintain compliance. You may want to include a timeline with your future plans. Prior to the meeting, you may also want to sit down and discuss your concerns with the council member who represents your neighborhood. Based on your address, I believe that you reside in Ward 5 and Brad Johnson is the City council member who represents you. You may contact council member Johnson at:

Brad Johnson, Council Member
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433
(763) 767-4684

Finally, a city council's decision to revoke a CUP is reviewable by a court. Any aggrieved person can challenge a city's action on a CUP in state district court. You may wish to ~~discuss this matter~~ with a private attorney. This Office cannot provide legal advice or legal representation to individual citizens. I recognize that retaining a private attorney is not cheap. In this case, however, I believe that a private attorney may be able to advise you as to your legal rights and potential avenues of recourse. If you cannot identify an attorney to advise you, the Minnesota State Bar Association's Attorney Referral Service is available on the Internet at www.mnfindalawyer.com. If you select an attorney through the referral service, you should ask about any initial consultation fee since the fees vary. I enclose our flyer, *Hiring an Attorney*, which has more information. In addition, you may be able to obtain assistance from Legal Services which provides legal representation to individuals who meet certain income eligibility requirements. The Legal Services Office in your area may be contacted at:

East Central Legal Services
176 N Buchanan
Cambridge, MN 55008
(763) 689-2849

I thank you again for your correspondence.

Sincerely,



LAURA FLANDERS
Legal Assistant

Enclosures: *Edling v. Isanti County*
Hiring an Attorney