BOARD OF ADJUSTMENT AND APPEALS AGENDA

(revised)
Thursday, January 5, 2017
6:30 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Oath of Office

Roll Call

Adopt Agenda

Approval of minutes from previous meeting

Public Hearing

1. PC17-14V, Answer in Jesus Slavic Mission Church, Reduce Parking Lot Setback, 10533 Foley Blvd

New Business

2. Case 17-01V, Special Assessment Objection, Phyllis Jones, 2548 103rd Ave NW, 21-31-24-42-0049

3. Case 17-02V, Special Assessment Objection, Gerald Pierce, 12236 Partridge Street NW, 10-31-24-24-0090

4. Case 17-03V, Special Assessment Objection, Paul Hines, 852 87th Ln NW, 35-31-24-41-0034

5. Case 17-04V, Special Assessment Objection, Irene Kurkowski, 591 108th Ave. NW, 24-31-24-21-0097

6. Case 17-05V, Special Assessment Objection, John Becker, 9526 Foley Blvd NW, 25-31-24-32-0007

7. Case 17-06V, Special Assessment Objection, Gloria McDougall, 11909 Wren St NW, 09-31-24-44-0079

8. Case 17-07V, Special Assessment Objection, Nathaniel Mattson, 505 120th Ln NW, 12-31-24-31-0007

9. Case 17-08V, Special Assessment Objection, Maxwell Aforo, 12255 Grouse St. NW, 10-31-24-14-0102

10. Case 17-09V, Special Assessment Objection, Asad Ali, 11440 Osage Street NW, 15-31-24-24-0105

11. Case 17-10V, Special Assessment Objection, Steve Steck, 3001 119th Ave NW, 09-31-24-31-0021

12. Case 17-11V, Special Assessment Objection, LeRoy Nohr, 10233 Mississippi Blvd NW, 21-31-24-44-0015

13. Case 17-12V, Special Assessment Objection, Chad Leach, 11648 Evergreen St. NW, 13-31-24-12-0037

14. Case 17-13V, Special Assessment Objection, Leonard Hanson, 10841 Kumquat St NW, 24-31-24-21-0100

Other Business

15. 2016 Annual Report of the Board of Adjustment and Appeals

Adjourn

Board of Adjustment and Appeals - Regular Session

Meeting Date: 01/05/2017

SUBJECT: Approval of minutes from previous meeting

Attachments

August 4, 2016, minutes

COON RAPIDS BOARD OF ADJUSTMENT AND APPEALS MEETING MINUTES OF AUGUST 4, 2016

The regular meeting of the Coon Rapids Board of Adjustment and Appeals was called to order by Chairman Vande Linde at 6:30 p.m. on Thursday, August 4, 2016, in the Council Chambers.

Members Present: Commissioners Ronald Bradley, Teri Spano-Madden, Trish Thorup, and Tracy Wigen

Members Absent: Chairman Aaron Vande Linde

Staff Present: Housing and Zoning Coordinator Cheryl Bennett, Assistant City Attorney Doug Johnson, Neighborhood Coordinator Kristin Degrande, Property Maintenance Inspector Trevor White, Property Maintenance Inspector Heather Rodgers, and Housing Inspector Leya Drabczak

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CALL TO ORDER

Commissioner Bradley called the meeting to order at 6:30 p.m.

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER WIGEN, TO APPOINT COMMISSIONER RONALD BRADLEY AS ACTING CHAIRMAN FOR THE MEETING. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE AUGUST 4, 2016, AGENDA

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO APPROVE THE AUGUST 4, 2016, AGENDA AS SUBMITTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE JUNE 2, 2016, MEETING MINUTES

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, TO APPROVE THE JUNE 2, 2016, MEETING MINUTES AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. CASE 16-10V – NATHANIEL MATTSON – 505 120TH LN NW – SPECIAL ASSESSMENT OBJECTION

Property Maintenance Inspector Heather Rodgers reviewed the background on the case. She stated that the property owner has filed an objection to the $300 special assessment associated with code enforcement activity. She stated that on May 6, 2016 an administrative citation was issue for a vehicle on residential property displaying expired registration with a compliance date of May 16, 2016 and was mailed to the owner of record at the subject address. On May 17, 2016 the property was re-inspected and remained in violation therefore the $300 penalty was charged. She stated that on May 18, 2016 a second violation administrative citation was issued for the

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continued violation of expired registration displayed on the vehicle. She stated that on May 31, 2016 the property owner submitted an appeal to the second administrative citation, noting that appeal is pending action in the administrative appeal process and is unrelated to this objection. She requested that the Board recommend that the City Council affirm the $300 special assessment in its entirety.

Neighborhood Coordinator Kristin Degrande stated that the inspectors did visit the properties on the list today to take pictures of the current conditions and distributed those photographs to the Board.

Acting Chairman Bradley opened the public hearing at 6:43 p.m.

Nathaniel Mattson stated that he was not aware expired vehicle registration tabs was a violation. He stated that he was in the process of finding a buyer to purchase the vehicle and noted that he did have a buyer lined up but that buyer was not reliable. He stated that when the first violation date passed he realized he would not be able to meet the date. He noted that he purchased a new vehicle that he was driving and stored the other vehicle. He stated that he ended up donating the vehicle to have it removed from the property and resolve the situation.

Acting Chairman Bradley noted that the photograph taken today does verify that the vehicle has been removed from the property.

Assistant City Attorney Doug Johnson reviewed the standards the Board must consider when reviewing the requests tonight.

Acting Chairman Bradley asked if Mr. Mattson received the first citation and whether he contacted City staff.

Mr. Mattson stated that he did receive the citation and was hoping the vehicle would sell prior to that date but it did not. He stated that he did not make contact with City staff until after the vehicle was removed from the property in attempt to determine how the balance could be canceled.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 6:51 p.m.

Commissioner Spano-Madden stated that while she can understand the position Mr. Mattson was in, the Board can only consider the facts and therefore could not support rescinding the penalty.

Commissioner Thorup agreed as there was a full 10-day period given for the resident to contact City staff and ask for an extension.

Acting Chairman Bradley asked if the Board would consider lowering the special assessment amount.

Commissioner Wigen stated that while she is sympathetic the facts do not support the request to rescind or lower the special assessment.

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MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-10V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

Ms. Degrande stated that regardless of the recommendation of the Board, each resident would receive a letter confirming the recommended action as well as directions for payment if necessary.

THE MOTION PASSED UNANIMOUSLY.

2. CASE 16-16V – CASSANDRA EVANS – 11417 ROUND LAKE BLVD NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 6)

Property Maintenance Inspector Trevor White reviewed the background on the case. He stated that the property owner has filed an objection to the $300 assessment associated with code enforcement activity. He stated that on January 28, 2015 a review of City records indicated there were open building permits for exterior improvements on the property. The Chief Building Official issued a letter to inform the property owner of an ordinance that places a timeline on exterior work being completed which stated that any exterior work started before the enactment of the ordinance must be completed by August 1, 2015. On June 1, 2015 the Coon Rapids Chief Building Official issued a second notice to the property owner that the property had open building permits for exterior improvements and noted that on May 27, 2015 the work was still unfinished and that work authorized under building permit #151508 must be completed by August 1, 2015. He noted that on July 28, 2015 a Coon Rapids Inspector made a file note that the owner claimed the contractor hired to do the work completed a portion of the work and had not returned, and that maybe 60 percent of the work was done. On July 29, 2015 a Coon Rapids Building Inspector made a site visit to the property and noted that most of the siding on the house was done and the garage was partially done. On August 10, 2015 the Coon Rapids Chief Building Official issued a letter notifying the property owner that the deadline to complete the exterior work had expired and noted the homeowner that an inspection of the property showed some progress had been made toward completion and therefore an additional 30 days had been granted to complete the work and if the work was completed by September 11, 2015 the City would take no further action. He stated that on September 30, 2015 the Coon Rapids Chief Building Official made files notes that the contractor never returned and the property owner would be hiring a new contractor to finish the work. He stated that on February 10, 2016 the Coon Rapids Chief Building Official made files notes that the exterior improvements were still not complete and progress had been minimal therefore on February 12, 2016 a violation notice was issued to the property which gave a compliance order to correct the conditions of the property within 30 days. He stated that because compliance was still not met City staff decided to start using administrative citations in attempt to gain compliance. On March 31, 2016 an administrative citation was issued for exterior maintenance and the completion of work being done on the property with a compliance date of April 30, 2016. On May 9, 2016 the property was re-inspected and very litter, if any, progress was made therefore on May 10, 2016 a $300 penalty was charged. On May 10, 2016 a second violation administrative citation was issued with a compliance date of June 10, 2016. On June 4, 2015 the special assessment appeal was received from the property owner objecting to the $300 penalty placed on May 10, 2016 and re-inspection of the second violation administrative citation was extended to allow the additional

time requested in the appeal. On July 5, 2016 the property was re-inspected and was still not in compliance, therefore the $600 penalty was charged and will be eligible for appeal on the next special assessment roll. H requested that the Board recommend that the City Council affirm the $300 special assessment in its entirety.

Acting Chairman Bradley opened the public hearing at 7:00 p.m.

Mr. Evans stated that he hired a contractor to complete the job and the contractor finished about half of the job and then did not come back or respond to any telephone calls. He stated that the contractor left his tools and equipment at the home. He stated that one of the workers came to his house to claim the equipment and he did not allow that. He stated that he found out that the contractor had been deported and the worker had returned to tell him that the contractor is coming back within the last month. He stated that he has done a lot of work to clean up and improve the home since he and his wife purchased it and were put in a hard spot because of this position with the contractor. He stated that he has spoken with a new contractor that has agreed to finish the job within the next month. He stated that he has wanted to improve the home but keeps finding things wrong that need to be repaired and then chose the wrong contractor for the job. He stated that there have been struggles in their family due to medical issues and he is attempting to keep up on the mortgage and utilities and the debt to income ratio is preventing him from completing the items he would like to complete on his home. He stated that they are trying to complete the job to make their home look good but are simply in a hard position.

Commissioner Spano-Madden asked if Mr. Evans has had this conversation with the City.

Mr. Evans stated that he has spoken with City staff a few times as well as people in his neighborhood. He stated that the residents in his neighborhood are very appreciative of the efforts they have placed into improving his home.

Acting Chairman Bradley stated that there are photographs of the property this morning and confirmed with Mr. Evans that the photographs are accurate representation of the property. He noted that the photographs show substantial completion of the project. He asked if the property owner has the materials to complete the job.

Mr. Evans stated that he did have a contractor out to the property today who stated that he will need one more box of siding in order to complete the job. He noted that he did try to finish the job himself but did not have the skill set to complete the job. He noted that he has received quotes of $3,000 to complete the job but the contractor today stated that he would be able to finish the job for $1,200. He stated that they have lived at the property for the past four years and have been completing improvement projects during that time to improve the property.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 7:09 p.m.

Commissioner Wigen asked if new ordinances when created are implemented or grandfathered in.

Mr. Johnson stated that when this ordinance was adopted properties that were issued permits before that date were given one year to reach compliance. He noted that the property owner did receive written notice of the upcoming deadline.

Commissioner Thorup stated that on one hand it is not the fault of the homeowner that the contractor walked out and did not complete the project but on the other hand the Board is present to determine if City staff has followed proper procedure. She stated that she is on the fence because the contractor walked out on the job.

Commissioner Wigen stated that she also has the same concerns and noted that it is her understanding that there is another compliance date coming up.

Commissioner Spano-Madden stated that she is sympathetic that the contractor walked out and the homeowner was not able to complete the job on his own and acknowledged that a penalty would seem to make the problem worse. She noted that the Board however is here to determine if the City has followed procedures, which she believed that staff had done.

Acting Chairman Bradley stated that he does have sympathy for the homeowner but noted that the citation dates back to the end of March and the property is still not in compliance. He stated that the contractor walked off the job but the homeowner was aware that this was pending and had the opportunity to hire another contractor to complete the work.

MOTION BY COMMISSIONER WIGEN, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-16V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

3. CASE 16-20V – GERALDINE NELSON – 13165 ORCHID ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 10)

Ms. Rodgers reviewed the background on the case. She stated that the property owner has filed an objection to the $600 assessment associated with code enforcement activity against the property. She stated that on Mary 16, 2016 an administrative citation was issued for the improper placement of garbage containers with a compliance date of March 26, 2016. On March 30, 2016 the property was re-inspected and remained in violation therefore a $300 penalty was charged. On March 31, 2016 a second administrative citation was issued with a compliance date on April 10, 2016. She stated that on April 7, 2016 the property owner called City staff regarding questions on the citation received. On April 7, 2016 the property was re-inspected and found to be compliant; per City Code Section 2-1104 when any subsequent citation for the same violation is found to be compliant by the compliance date, one half the penalty is waived resulting in a $300 penalty. She requested that the Board affirm the $600 special assessment in its entirety.

Acting Chairman Bradley opened the public hearing at 7:18 p.m.

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Geraldine Nelson stated that she did not receive the first notice in the mail and was unaware that the garbage can could not be placed on the driveway. She stated that when she did receive the second notice she contact staff immediately and then resolved the situation. She noted that in February she received a violently loud knock on the door late in the night from a man dressed entirely in black who had parked behind her vehicles. She stated that she did not answer the door and tried to find her telephone to call 911 but the man had left her property before she found the phone. She stated that the next day she placed the garbage can in the driveway to prevent the man from parking in the same position if he were to return home. She stated that she has had intruders in her home before and therefore she became very nervous from the situation. She stated that the man returned to her home on February 11th and her neighbors alerted her to the situation as she was not aware that he was walking around her property. She stated that she was not aware that the garbage cans could not be in the driveway but was simply attempting to protect herself from this man that came to her home on those two occasions.

Commissioner Spano-Madden asked if Ms. Nelson called the police.

Ms. Nelson replied that she was not able to call the police because the man was in and out of the property within a short amount of time each time, noting that she was not aware he was there the second time until her neighbor alerted her.

Commissioner Spano-Madden asked if there is any confirmation as to whether or not Ms. Nelson received the first notice.

Ms. Degrande stated that the notice was not returned to the City.

Commissioner Thorup stated that on April 5, 2016 Ms. Nelson spoke with City staff and advised Ms. Nelson to file a complaint with the police.

Ms. Nelson stated that the man never came back and therefore she did not call the police.

Commissioner Thorup stated that if she would have called the police the event would have been documented historically.

Ms. Nelson stated that she did not have a description of the man or vehicle and therefore would have been unable to give the police any details.

Commissioner Thorup noted that the neighbor who alerted Ms. Nelson to the man's presence on the second occasion would have been a witness.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 7:30 p.m.

Commissioner Spano-Madden stated that Ms. Nelson did react to be in compliance as soon as she was aware.

Commissioner Wigen asked if the Board would consider modification of some sort.

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Commissioner Spano-Madden stated that she would be in favor of rescinding the special assessment as there is no proof she received the first citation and she did respond once she received the second citation, therefore she is inclined to believe that the resident did respond once she was aware.

Commissioner Thorup stated that she is in favor of modifying the special assessment by half as there was time to respond to City staff and call the police to document the man.

Commissioner Wigen stated that she would be in favor of rescinding the special assessment.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-20V, TO RECOMMEND THE CITY COUNCIL RESCIND THE $600 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

4. CASE 16-21V – VALERIE KOIVU GUSTAFSON – 11442 OSAGE ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 11)

Mr. White reviewed the background on the case. He stated the property owner has filed an objection to the $300 special assessment. He stated that on November 13, 2015 a second violation administrative citation was issued for exterior storage which established a compliance date of November 23, 2015. On November 24, 2015 the boyfriend of the property owner requested a 30-day extension, however only the property owner can request a time extension and extension requests need to be made before the compliance date, and he was given a verbal agreement by staff to come into compliance by December 1, 2015. On December 9, 2015 the property was re-inspected and found to be in compliance; because this was a subsequent citation for the same violation and compliance was met by the compliance deadline, one half of the $600 penalty was waived and a $300 penalty was charged. He requested that the Board recommend that the City Council affirm the $300 special assessment in its entirety.

Acting Chairman Bradley opened the public hearing at 7:37 p.m.

Arnold Snyder stated that a contractor that was replacing sewer pipes in the street did not give proper notice to his property and another property on the street which caused sewage to backup into the homes. He stated that the contractor stated that they did not need to contact the City as they would handle the problem. He noted that this process took three to four weeks and advised that carpeting, sheetrock, and some walls were removed. He noted that a few weeks later he called the company again as they had only removed things and had not replaced them. He stated that at this time the work has been done and the property has been cleaned up.

Acting Chairman Bradley stated that there was an indication that this was a second citation and asked for information on the first citation.

Ms. Degrande stated that the information for the first citation was not included in the packet as it was not included in the assessment.

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Mr. White replied that because this was a subsequent citation for exterior storage within the six-month period from the first citation even though the property was brought into compliance half of the penalty would still be charged.

Ms. Degrande stated that she would go print off the first citation and photographs.

Mr. Snyder explained that he did have a permit for replacing his roof and had outside storage issues in the past which were resolved. He noted that he previously had a vehicle without registration. He explained that he did resolve to make payments to the City for the first round of citations from outside storage.

Acing Chairperson Bradley asked if the resident would have been more cautious of the outside storage requirements because of the first citations and penalties.

Mr. Snyder replied that during this process he married his fiancé and therefore was moving his items into the home. He noted that he has three storage units at a local storage facility.

Acting Chairperson Bradley asked if the outside storage items were due to the sewage backup in the basement that was being removed.

Mr. Snyder stated that the outside storage items were items from the basement. He stated that some items had to be thrown away but he was able to wash some items and place them outside.

Acting Chairperson Bradley asked the date of the sewage backup.

Mr. Snyder was unaware.

Acting Chairperson Bradley asked if Mr. Snyder requested a storage unit to be supplied by the contractor to store the belongings.

Mr. Snyder replied that was not offered and estimated that the items were stored outside for about four months.

Acting Chairperson Bradley asked if it would be detrimental to store indoor items outside exposed to the elements for four months.

Mr. Snyder noted that it was items such as metal filing cabinets and railings that would not be damaged by outside storage. He believed that the work was completed by January.

Acting Chairperson Bradley explained that the City's intent is not to just fine people but to prevent the situation from occurring again and asked what assurance the City would have that this would not happen again.

Mr. Snyder stated that he previously lived in the country where outside storage was not a problem. He stated that he could never provide a 100 percent guarantee that he would not place items outside again. He stated that it is his intent to not store items outside. He stated that he is

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in the process of selling and auctioning items that he can no longer use which will help alleviate the situation.

Commissioner Thorup asked if the resident had the storage units at the time of the citation.

Mr. Snyder stated that he did have the storage units in October but was limited as to what he could physically move because of his disability.

Ms. Degrande supplied the Board with copies of the citation and photographs from the first violation which occurred prior to the violation being considered tonight to provide background information as requested.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 7:56 p.m.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER WIGEN, TO BRIEFLY RECESS THE MEETING FOR FIVE MINUTES TO REVIEW THE MATERIALS.

THE MOTION PASSED UNANIMOUSLY.

Acting Chairman Bradley reconvened the meeting at 8:06 p.m.

Commissioner Thorup stated that this was a pretty lengthy amount of time for the citations which included an extension.

Commissioner Wigen noted that Mr. Snyder was advised that only the property owner could request an extension and she did not.

Ms. Degrande stated that the compliance date had passed and therefore only a short extension was granted.

MOTION BY COMMISSIONER SPANO-MADDEN, SECOND BY COMMISSIONER THORUP, IN CASE 16-21V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

5. CASE 16-23V – JOHN RUFF – 11757 WREN ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 13)

Mr. White reviewed the background on the case. He stated that the property owner has filed an objection to the $300 assessment. He stated that on January 5, 2016 an administrative citation was issued with one count for exterior storage and a second count for an accessory tent structure that did not meet code standards. He stated that on January 27, 2016 the property was re-inspected and the exterior storage items had been removed, however there was no change with the condition of the accessory tent structure therefore the $300 penalty was charged. He stated that on January 27, 2016 a second violation administrative citation was issued for the accessory

tent structure and on February 4, 2016 the property owned signed a time extension agreement for the second violation with a compliance date of May 2, 2016 which waived further rights to appeal that citation. He noted that upon re-inspection on May 3, 2016 the property was found to be in compliance and therefore no additional penalty was charged for the second violation. He requested that the Board recommend that the City Council affirm the $300 special assessment in its entirety.

Acting Chairman Bradley opened the public hearing at 8:10 p.m.

John Ruff stated that it is his understanding that he did not give up his right to appeal. He explained that he did not receive the first notice and stated that he received the second notice. He stated that his container with yard waste was not picked up and therefore he bagged the leaves. He stated that he also had a tire that resulted from a tire change. He stated that he has a lot of trash at his home. He stated that simply put the trash out and that seemed to resolve the front outside storage violation. He stated that he had car sized tents in the backyard covering items in the backyard that were being stored. He stated that he was not aware that was not allowed and he removed the tents once he was able to when the ground unfroze. He did not understand the charging of fines. He stated that the City is attacking the residents of Coon Rapids. He stated that he did not know about the violation and when he did receive the violation (the second violation) he went to the City and was given six months to clean up the property. He stated that the car is still in the backyard with a tarp over it because City staff told him that would not be a violation. He did not understand how having a functioning car tent would be a violation but placing a tarp over the vehicle would not a violation. He asked that the Board rescind the penalty and noted that if the Board did not he would continue to appeal the penalty as he did not think this is a feasible system to extort residents. He stated that the City is charging $300 for expired tabs on a vehicle but noted that if a police officer were to pull the vehicle over on the road they would not even receive a ticket of that amount.

Commissioner Spano-Madden stated that the notes state that because he signed the agreement he would therefore waive the right to appeal the first fee.

Ms. Degrande stated that the resident signed the time extension request after the second citation which is not a part of this appeal. She explained that the $300 charged was for the first citation. She noted that the time extension request does state that there is no right to appeal the violation but again noted that citation is not before the Board tonight.

Mr. Ruff stated that he did not receive the first violation. He explained that there is a problem with his address and therefore he often does not receive mail or pizza deliveries.

Commissioner Spano-Madden stated that she has driven in that area and agreed that it is not clear but noted that the mailman is probably familiar with the area.

Mr. Ruff stated that if he would have received the first notice he would have come to the City right away to request the extension as he did when he received the citation.

Acting Chairman Bradley asked if the first citation was returned to the City.

Mr. White replied that it was not.

Commissioner Thorup asked for details on the $300 special assessment.

Ms. Degrande stated that the $300 special assessment is resulting from the tent structure as the junk and debris was removed before the compliance date.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 8:24 p.m.

Commissioner Spano-Madden stated that this is not the first time that the Board has seen these tent structures. She noted that you would think that because Menards sells these you would be able to use them. She noted that the resident did move the tent structure as soon as he could and therefore she would be inclined to support rescinding the special assessment.

Commissioner Wigen stated that she would agree to support rescinding the special assessment as Mr. Ruff stated that he did not receive the first citation.

MOTION BY COMMISSIONER WIGEN, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-23V, TO RECOMMEND THE CITY COUNCIL RESCIND THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

6. CASE 16-24V – MICHAEL MORIARTY/LOFTUS CENTRE – 3931 COON RAPIDS BLVD – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 14)

Housing Inspector Leya Drabczak reviewed the background on the case. She stated that Loftus Centre is a multi-family residential property with 30 rental properties. She described the Crime-Free Rental Housing regulations and requirements noting that criminal background checks and credit checks are required prior to tenant move in. She stated that City staff requested the criminal background checks and credit checks for the roster of tenants and Mr. Moriarty did not supply that information to the City. She stated that the Coon Rapids Police Department and City Attorney met to discuss this case. She reviewed the penalties for not providing proof of these actions and requested that the Board recommend that the City Council affirm the $15,500 assessment in its entirety.

Acting Chairman Bradley opened the public hearing at 8:31 p.m.

Michael Moriarty stated that he feels this represents a personal attack from the police officer and City staff to have his rental license revoked. He referenced portions of City Code that reference false reporting of violations. He asked that the Board look at this from the perspective that some laws are being broken by City staff. He stated that City staff has reason to note that the report is false. He stated that he received the staff report that was mailed only on July 27, 2016, and therefore he did not have much time to review the information. He stated that on January 11th Officer Sharon told him that "now it is my job to figure out a way to get you shut down." He stated that statement has been made to his tenants and to other property managers. He stated that

City staff put together a large file of how bad the Loftus Centre is in attempt to get the Board to enforce the penalty against him in the amount of $15,500 and to show him who is the boss. He believed the information in the case was misleading and therefore intended to lead the Board to vote against him.

Michelle Moriarty stated that there is a lot of information that is misleading and incorrect. She stated that police officers are going into her place of business and making false accusations. She stated that courts rely on common sense and if something does not make sense people need to think about that. She asked why a woman would be giving blow jobs in the hallway, noting that the woman has her own apartment and also has keys to the storage closet and she could use those areas if she were going to conduct that type of activity. She noted that the woman is also married and therefore finds that accusation to be false. She stated that they could go through the cases one by one. She noted that the things in the case report are alleged and that those people are innocent until found guilty and therefore she could be sued if she kicked tenants out for alleged activity. She stated that if someone dropped a meth pipe then the police should have arrested her and they did not, because there was no proof.

Mr. Moriarty stated that the woman in question was never arrested on this property.

Mrs. Moriarty stated that the woman was also accused of giving blow jobs in the hallway but did not do that either.

Mr. Moriarty referenced another tenant that is referenced in alleged activity in the report noting that the weapons charge was for a bb gun and that he was never charged. He noted that the tenant has not had charges filed against him and that he has multiple children and 15 grandchildren and a picture of Jesus on his wall in his apartment and that he prays daily.

Mrs. Moriarty stated that there was no follow up to that drug raid and believed that to be a tool of the Coon Rapids Police Department to drum up cases at the apartments.

Mr. Moriarty stated that these activities are in an attempt to get his rental license taken away. He noted that a woman tenant of his is attempting to get her life together and admitted he knew that she was a prostitute for over 20 years but was trying to get her life together. He stated that he let her live in the apartments and hired her as a cleaning lady.

Mrs. Moriarty stated that they stopped by to drop off cleaning supplies for the woman tenant and that she took great pride in her job and apartment. She stated that the woman tenant has had problems with drugs and will have problems with drugs throughout her life. She noted that a background check is not going to tell you everything. She stated that some people will show clean but they may cause more problems than people that are upfront with their past problems. She stated that there are violations that can occur from not renting to someone simply because they have a criminal background, noting that one in four people have a criminal record.

Mr. Moriarty stated that the staff report states that staff requires a police escort to the property and noted that in 2013 every unit was inspected in the building with the police actively involved in the inspection, noting that cupboards were looked into and furniture was moved. He stated that was an excuse for the police to get in every unit to see what is going on. He stated that the

police stated to him that the City does not have a homeless problem because they are all at the Loftus Centre. He stated that tenants have rights and the police did not have the right to look into drawers and cupboards without having reasonable cause. He stated that over 50 percent of his tenants are disabled and 50 percent are mentally disabled and therefore they are not aware of their rights. He stated that one mentally disabled tenant told him that Officer Sharon told him to call the police to get the apartments shut down, noting that he has heard this comment from multiple tenants and property managers. He stated that he had a tree and trash enclosure that received damage noting that there was not a police report and he was not notified of the incident. He stated that he has only received copies of some police reports and not all of them through the fax system, noting that it would be helpful if the police reports identify the unit numbers. He noted that some of the police reports include names of people he does not recognize as a tenant and therefore the apartment number would be helpful to identify people. She stated that if they do not have an apartment number they cannot link the incident to the correct apartment or mark the guest as a problem guest. He continued to review incidents that were noted in the staff report and to identify items that he believed to be incorrect. He stated that Officer Sharon has stated that he wants to figure out a way to get his rental license revoked and believed that there was evidence to support this.

Mrs. Moriarty stated that it is her belief that police officers grow up wanting to help people and that it has to be distressing to see people get arrested for things and then be released the next day. She stated that she does feel for their frustration but does not believe police should focus on getting their business shut down.

Mr. Moriarty noted that page two of the fax in the report was missing and therefore believes that staff removed that in an effort to deceive the Board and get them to vote against his case tonight. He stated that the case states that many residents have fallen victim to crimes committed against them from residents of this apartment building. He noted that his residents are not committing crimes against the neighbors.

Mrs. Moriarty stated that there was no conviction in the drug raid case but did acknowledge that the resident had charges from other incidents and would not feel good taking away his place to live. She stated that background checks can be done on a computer.

Mr. Moriarty stated that people's backgrounds change. He stated that he did a current background check on the current roster and that at no time after he submitted that did the City acknowledge it and ask for background checks at the time an application process was done. He stated that the City asked for current credit checks and noted that there are state and federal laws in this country regarding privacy rights. He stated that the City was asking for private information that would be just what an identity thief would want and stated he did not want to supply that information as tenants have rights to protect their own privacy. He stated that there are many errors and misinformation in the reports. He stated he has sugarcoated the information tonight because he is afraid of retaliation. He stated the City holds the rental license and that he has a mortgage on the property he needs to protect. He stated that many tenants choose to live in his building because of the location near the hospital and noted that over 50 percent of the tenants have a physical or mental disability. He noted that tenants are encouraged to call the police in order to bring up the number of police calls and reports for the building. He noted that the staff report information referencing police calls was not necessary and was only included in

order to encourage the Board to vote against him. He stated there is nothing that requires him to provide criminal background checks and credit checks and only a current roster. He asked that the Board rescind the assessment and stated that if the Board affirms the assessment he will hire an attorney and pursue damages.

Assistant City Attorney Johnson stated that early in his presentation Mr. Moriarty stated that he received the report information fairly recently and did not have time to prepare. He noted that the City Code does allow the Board to continue the case to a future date if it feels the petitioner needs additional time to prepare. He stated that he would want to allow the property owner more time to prepare if they feel it necessary.

Acting Chairman Bradley stated that in the last hour a great deal of the material provided by the Moriartys was irrelevant to the case tonight and that the Board is dealing with 31 counts of code violation specifically and not criminal activity. He stated that in the last hour that point was only addressed for a few minutes. He asked the Moriartys if they needed more time to prepare.

Mr. Moriarty asked if the City could show him where City Code states that he must provide and maintain criminal background checks and credit checks.

Acting Chairperson Bradley asked the Moriartys if they wanted the Board to proceed at this time.

Mr. Moriarty stated he would not want additional time and that he wanted the Board to proceed. He read portions of the City Code and stated that he must provide only a current roster of tenants upon request. He stated that at no time did City staff advise him that they wanted other information or that they did not get the information that they wanted.

Commissioner Thorup asked if the Moriartys live on the property.

Mrs. Moriarty stated that they live in Dayton about 12 minutes from the property.

Commissioner Thorup asked if either of the Moriartys is on site daily and, if so, the length of time they spend on site.

Mr. Moriarty stated that he does have an office on site and conducts the lawn maintenance.

Commissioner Thorup asked if there is a security system or guard on duty.

Mr. Moriarty stated that there is not.

Commissioner Thorup asked if there is a mental health advocate on site to work with the tenants.

Mrs. Moriarty stated that some tenants have them.

Commissioner Thorup asked if there are paid staff on site.

Mr. Moriarty replied that there is a cleaning lady on site.

Draft

Commissioner Thorup asked if the Moriartys have an attorney to help guide them through these situations.

Mr. Moriarty replied that they do have an attorney.

Acting Chairperson Bradley asked and received confirmation that Mr. Moriarty did attend the required crime free class and that he understands that criminal background checks and credit checks are required for prospective tenants.

Mr. Moriarty stated that it is not required that the information be kept onsite and noted that the information can be obtained online. He noted that it is also required that the lawn be mowed and the building be kept clean and safe and he does not document that. He stated that it is in his best interest to complete the credit and background checks.

Acting Chairperson Bradley asked how the Moriartys can show compliance with the required actions if they do not keep records.

Mr. Moriarty stated that he did print out the background checks in the past.

Acting Chairperson Bradley asked if those records were provided to the City.

Mr. Moriarty stated that he did not provide them. He stated that the City asked for current background checks which he provided.

Acting Chairperson Bradley stated that the City did not request current background checks and requested the required information under the ordinance to require criminal background checks and credit checks for prospective tenants prior to them moving in. He stated that the Moriartys have spent the last hour talking about things that are irrelevant to this case and did not supply the proof that they completed the required actions.

Mr. Moriarty replied that he is the victim.

As no one further wished to speak, Acting Chairman Bradley closed the public hearing at 9:35 p.m.

Acting Chairperson Bradley stated that the allegations of police calls are not the factual background to the violations of ordinance and the ordinance violation is specifically related to documentation to tenants under the Coon Rapids rental code.

Mr. Johnson stated that he agrees that the City Code requires credit history and background checks on all prospective tenants, before the property is rented. He stated that the documentation would be kept onsite in order to show compliance. He noted that it is also required to keep a current roster of tenants noting that the roster does have discrepancies.

Mr. Moriarty stated that there is not a discrepancy in the current roster, noting that the police report shows two people that are not in the rental unit.

Draft

Acting Chairperson Bradley asked how many ordinance violation counts relate to the roster.

Ms. Drabczak replied that no violations relate to the roster. She stated that the violations relate to the required records regarding criminal background checks and credit checks. She clarified that the violations are related to the tenants.

Acting Chairperson Bradley briefly recessed the meeting at 9:39 p.m.

Acting Chairperson Bradley reconvened the meeting at 9:45 p.m.

Mr. Moriarty referred to the ordinance that explains the records that are required to be maintained, noting a revision on April 5, 2011, which states the information that must be retained onsite including applications, lease agreements and crime free lease addendums. He stated that those three items must be part of the licensee's files and upon request the licensee must show proof that the licensee is maintaining proof of those records. He stated that they have kept the three documents that the ordinance requires.

Mrs. Moriarty stated that if more information was desired that should be specified in the ordinance.

Mr. Moriarty stated that he was never asked by City staff to submit corrected information when he submitted the current background checks. He noted that some of the tenants on the roster were at the building prior to when he purchased the building and therefore he does not have that information. He stated that he does complete continued background checks.

Acting Chairman Bradley stated that in general if a duty is imposed by statute, rule or regulation, compliance with that duty is something that a party has to be able to demonstrate. He stated that in this case you must do prospective criminal background checks and prospective credit checks, which is a duty placed upon the landlord. He stated that if that is a duty imposed on you, you must be able to demonstrate that you complied. He stated that criminal history and credit history are not protected classes and that people are discriminated against on a daily basis based on credit history and criminal history. He stated that these are his observations. He stated that the Moriartys have a business they are trying to protect and believed that they can and should work with the City to comply. He stated that in his opinion the Moriartys would be hard pressed to find an attorney that would tell them they do not have to supply this type of record. He stated that crime free housing is not something unique to Coon Rapids.

Commissioner Wigen referenced the letter dated March 25, 2016, from Ms. Drabczak to the Moriartys stating that they would like to see the current background checks and asked if staff was requesting current background checks.

Ms. Drabczak stated that they were requesting the records for the current tenant roster, not the nine years prior of residents that no longer live at the apartments.

Neighborhood Reinvestment Coordinator Degrande stated that they were requesting the prospective background checks and credit checks that were done for the current rosters.

Draft

Commissioner Wigen stated that she might not interpret that language to be the same.

Ms. Drabczak stated that she did not receive any response from the Moriartys asking for clarification. She stated that credit history was missing as well and that even current background checks that were completed were missing for three tenants.

Acting Chairperson Bradley stated that perhaps staff would be willing to work with the Moriartys to allow them to provide the necessary proof of records as this is a large amount of fines for a business.

Ms. Drabczak stated that before these fines were issued staff met with the police department and the City Attorney to discuss this matter because of the high amount of the fines.

Mrs. Moriarty stated that if the wrong information was supplied perhaps staff could have contacted them or sent a letter stating that they received the wrong information.

Mr. Moriarty stated that it seems that the intent of this is to stick it to their business with a large amount of fees.

Acting Chairman Bradley stated that the role of the Board is limited to determine if the required information is supplied and compliance is met.

Mr. Moriarty stated that he has sugarcoated things the best he can and wants to have a good relationship with the City and his neighbors and is willing to work with the City. He stated that if this fine moves forward he will hire an attorney and will fight this and it will get ugly.

Acting Chairperson Bradley stated that the Board can only address the relevant facts. He stated that it would be the choice of the Moriartys whether they would like to work with the City or whether they would like to become an adversary.

Commissioner Spano-Madden stated that the report reads that the business owner did send the requested information in regard to the current background checks but acknowledged that the credit checks were missing.

Acting Chairperson Bradley stated that the City requires prospective criminal background checks and credit checks and that is the information that would be requested.

Commissioner Spano-Madden stated that perhaps the City would still be willing to allow the proof that was required to be submitted.

Acting Chairperson Bradley stated that a good portion of the requested information was not compliant. He noted that the required information would have be required at the time of application from the tenant. He stated that the Board's role would be whether the business owner was given adequate notice and whether they complied with the deadline.

Draft

Commissioner Wigen stated that she could understand how the applicant could think current background checks were being requested but acknowledged that half the information was still missing and noted that she could support modifying the assessment by half.

Commissioner Thorup stated that she could also support that modification.

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER WIGEN, IN CASE 16-24V, TO RECOMMEND THE CITY COUNCIL MODIFY THE $15,500 SPECIAL ASSESSMENT, DECREASING IT TO $7,750.

THE MOTION PASSED UNANIMOUSLY.

Acting Chairperson Bradley provided the Board with a few minutes to review the remaining cases on the docket. He referenced case #16-18V and received confirmation that the information provided only applies to this case and there is not much of a history for the property. He received confirmation that this is a second violation. He read the list of the remaining cases on the docket and stated that the Board would consider these in one action.

7. CASE 16-11V – CHRIS MILLER – 11529 YUCCA ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 2)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-11V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $1,500 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

8. CASE 16-12V – JEFFREY JOHNSON – 10640 HANSON BLVD NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 3)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-12V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $600 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

9. CASE 16-14V – ERIC MILLETTE – 9866 ILEX ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 4)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-14V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

10. CASE 16-15V – NICK BARTLETT – 12041 ROUND LAKE BLVD NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 5)

Draft

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-15V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

11. CASE 16-17V – WILLIAM HOMAN – 10030 KUMQUAT ST NW – SPECIAL ASSESSMENT OBJECTION

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-17V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $4,800 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

12. CASE 16-18V – BRANDON PATTERSON – 13194 YUKON ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 8)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-18V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

13. CASE 16-19V – SHERRY DESHAW-DEBOER – 12032 CROCUS ST NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 9)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-19V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $600 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

14. CASE 16-22V – DARLENE REVELL-BLUE – 249 102ND LN NW – SPECIAL ASSESSMENT OBJECTION (AGENDA ITEM 12)

MOTION BY COMMISSIONER THORUP, SECOND BY COMMISSIONER SPANO-MADDEN, IN CASE 16-22V, TO RECOMMEND THE CITY COUNCIL AFFIRM THE $300 SPECIAL ASSESSMENT IN ITS ENTIRETY.

THE MOTION PASSED UNANIMOUSLY.

15. ADJOURNMENT

ACTING CHAIRPERSON BRADLEY ADJOURNED THE MEETING AT 10:16 P.M.

Draft

Respectfully submitted,
Amanda Staple
Board of Adjustment and Appeals Secretary

Draft

Board of Adjustment and Appeals - Regular Session **1.**

Meeting Date: 01/05/2017

Subject: PC17-14V, Answer in Jesus Slavic Mission Church, Reduce Parking Lot Setback, 10533 Foley Blvd

From: Scott Harlicker, Planner

INTRODUCTION

Answer in Jesus Slavic Mission Church is requesting a reduced setback from 105th Lane to construct a parking lot as part of a site plan for a place of worship. The parking lot is proposed to be setback 6 feet from the public street right-of-way. Places of worship are a conditional use in the Neighborhood Commercial zoning district. Parking lots are required to be setback 20 feet from the street right-of-way. A variance of 14 feet from the required 20-foot setback is requested.

BACKGROUND & CONSIDERATIONS

Background

The applicant's property is zoned Neighborhood Commercial (NC). The proposed parking lot is part a site plan to construct an addition on to an existing structure for a place of worship. The proposed project includes construction of a 3067 square foot addition and 28 space parking lot. The proposal requires site plan approval by the Planning Commission and the granting of a variance. On November 17, the applicant was granted site plan approval by the Planning Commission for the proposed site plan and conditional use permit subject to a condition that a variance is granted to the required parking setback from 105th Lane.

The site is .85 acres in size and is bounded by Foley Boulevard to the west, 105th lane to the north and single-family residences to the east and south. At .85 acres, the lot does not meet the minimum lot size of one acre required by City Code for propert zoned Neighborhood Commerical. The lot currently has two driveways, one from Foley Boulevard and one from 105th Lane. Anoka County Highway Department is requiring the closure of the driveway from Foley Boulevard. The proposed sanctuary has 110 seats. The parking requirement for a sanctuary of that size is 28 spaces; the site plan includes 28 spaces.

Considerations

In order for a variance to be granted, the Board must make each of the following findings of City Code 11-304.9(2), Standards for Approvals in granting variances:

1. The variance is in harmony with the general purposes and intent of the ordinance from which

the variance is requested.

The purpose and intent of the setback variance is to provide appropriate distance for maneuvering at the ingress/egress of a parking lot and to provide for a landscaped buffer between the parking lot and the street right-of-way. The design of the parking provides stacking distance of 40 feet between the curb on 105th Lane and the back curbline of the adjacent peninsula. This is enough space for two cars to stack before traffic is blocked in the drive aisle of the parking lot. The twenty foot setback also provides space for the required landscaping an screening. City code requires a three-foot high hedge or berm in the parking lot setback area (between the parking lot and the street right-of-way as well as one street tree for every 40 linear foot of street frontage. With cars overhanging the curb of the parking lot by two to three feet into this setback area, it will be difficult to maintain the required screening and street trees in a six foot wide planting strip. The proposed parking lot setback of six feet does not meet the general purposes and intent of the ordinance.

2. The variance is consistent with the Comprehensive Plan.

The City's Comprehensive Plan seeks to preserve the integrity of existing single-family neighborhoods. This can be accomplished by ensuring adequate buffering from adjacent, more intense uses such as places of worship. Severely reducing the required parking setback is not consistent with the Comprehensive Plan.

3. The applicant must demonstrate there are practical difficulties in complying with the ordinance from which the variance is sought. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Economic considerations alone do not constitute practical difficulties. In determining this standard, all of the following must be met:

a. Unless the variance is granted, the property can not be used in a reasonable manner. If the property can be used in a reasonably without the granting of a variance, it can be used in a reasonable manner.

The property could be used as a place of worship with a sanctuary that has a smaller seating capacity. If the seating capacity of the sanctuary was lower, the parking lot could be designed in such a way as to not require a variance. A smaller church would still be considered a reasonable use of the property.

b. The variance requested must be the minimum to make reasonable use of the property.

There are other options available to the petitioner. As noted above, the sanctuary could be reduced in size so that parking can be accommodated on site without the need of a variance.

c. The plight of the applicant or landowner is due to circumstances unique to the property not created by the applicant or landowner.

There are no obvious circumstances unique to this property.

d. The variance, if granted, will not alter the essential character of the locality.

The variance, if granted, will alter the character of the area in that the buffer and screening typically found between the parking lot and street right-of-way will not be available.

The application for variance requires the applicant submit a narrative explaining how the variance request meets the following criteria: explain the undue hardship that exists based upon circumstances unique to the property; explain how the request allows the minimal improvement that would make possible the reasonable use of the property; explain how the request would not be detrimental to the neighborhood or public welfare and explain how the variance would not grant a special privilege not common to other property in the same zoning district. The applicant's narrative is attached.

ACTION REQUESTED

In Case 17-14V, staff recommends denial of a 14-foot setback variance from City Code 11-703.2(5)(b)(i) to locate parking spaces 6 feet from the public street right-of-way, where 20 feet is required, based on the request failing to meet the findings required of City Code Section 11-304.9(2).

Attachments

Location Map

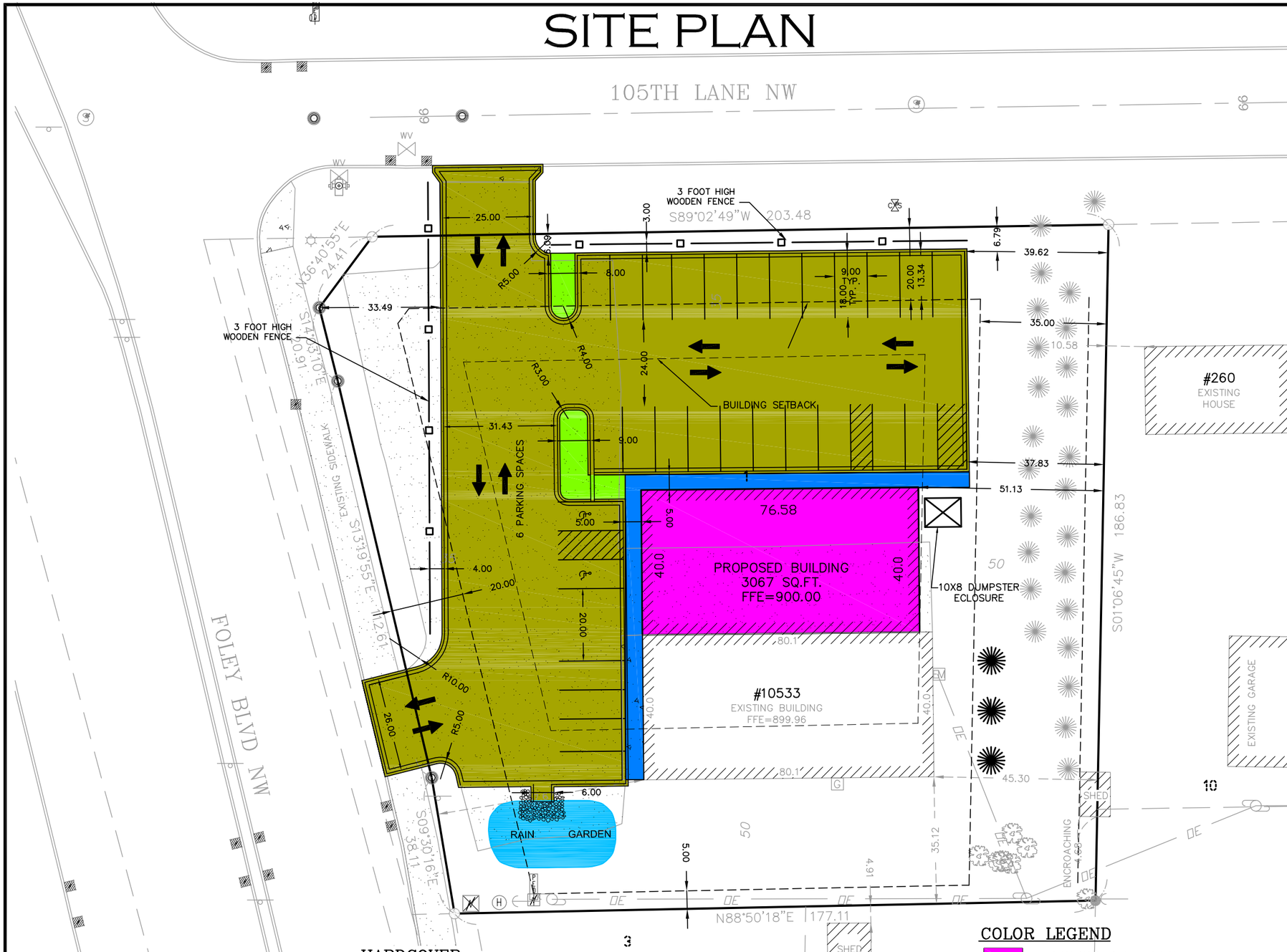
Site Plan

Applicant's Narrative

Location Map

SITE PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES COUNTY SURVEYOR MONUMENT
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- 999 DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC POWER POLE
- DENOTES GUY ANCHOR
- OE DENOTES OVERHEAD ELECTRIC
- DENOTES CHAINLINK FENCE
- H DENOTES HANDHOLE (UNKNOWN UTILITY)
- S DENOTES SANITARY MANHOLE
- DENOTES ELECTRIC TRANSFORMER
- EM DENOTES ELECTRIC METER
- G DENOTES GAS METER
- DENOTES STORM CATCH BASIN
- E DENOTES ELECTRIC PEDESTAL
- DENOTES SIGN/POST
- S DENOTES WATER CURB STOP
- DENOTES FIRE HYDRANT
- W DENOTES WATER VALVE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- FFE DENOTES FINISH FLOOR ELEVATION
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- DENOTES CONIFEROUS TREE

0 30 60
SCALE IN FEET

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

BUILDING SETBACKS

ZONING:	NC = NEIGHBORHOOD COMMERCIAL
BUILDING:	STREET = 35 FT
	ADJACENT LDR-2 = 50 FT
PARKING:	STREET=20 FT
	ADJACENT LDR-2=5 FT

HARDCOVER

EXISTING BUILDING	3,208 SQ. FT.
EXISTING PAVED SURFACE	12,081 SQ. FT.
TOTAL LOT AREA	36,989 SQ. FT.
EXISTING HARDCOVER	41.3 %
PROPOSED BUILDING	3,067 SQ. FT.
PROPOSED PAVED SURFACE	16,083 SQ. FT.
PROPOSED HARDCOVER	52 %

PARKING REQUIREMENTS

REQUIRED
110 MEMBERS = 28 PARKING STALLS
(1.4 OF 110 SEATS)
AVAILABLE
28 PARKING STALLS

COLOR LEGEND

- PROPOSED BUILDING
- PROPOSED PARKING LOT
- PROPOSED GRASS AREA
- PROPOSED SIDEWALK

PRELIMINARY NOT FOR CONSTRUCTION

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 10/19/16
VLADIMIR SIVRIVER L.S. NO. 25105

SITE PLAN	FIELD WORK DATE: 08/05/16	DRAWN BY: EP	PROJECT NO.: 16-101
LOCATION: 10533 FOLEY BLVD NW COON RAPIDS, MN 55448	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C1

ANSWER IN JESUS
SLAVIC MISSION CHURCH
PO Box 53, Anoka, MN 55303 / 763-300-6374

December 2, 2015

City of Coon Rapids, Board of Adjustment and Appeals
ATTN: Chair Aaron Vande Linde and Board Members Ronald Bradley, Teri Spano-Madden, Patricia Thorup, Tracy Wigen
11155 Robinson Drive
Coon Rapids, MN 55433
CC: Cheryl Bennett, Staff Liaison

Re: Property at 15033 Foley Boulevard (10533)
PC 16-25 Site Plan and Conditional Use Permit
Request for a variance to the required 20 foot parking setback along Foley Boulevard and 105th Lane

To the Board of Adjustment and Appeals,

In the checklist provided in the application for a variance, two typewritten narratives are requested. The following is in response to these two requests for narrative.

I. A typewritten narrative explaining what variance is being requested

We, Answer in Jesus Church, are writing to request a variance to the required 20 foot parking setback along Foley Boulevard and 105th Lane so that we may expand the number of parking spaces available.

We are requesting a variance because we would like to expand the size (and therefore capacity) of the building currently on the property. As planned, the expansion would reduce the current number of parking spaces. To allow us to maintain adequate parking availability, we would need a variance to reduce the 20 foot parking setback requirement to 8 feet along Foley and 105th.

II. A typewritten narrative explaining how the four criteria for granting a variance are met

When the property was initially reviewed by the Planning Commission Committee on November 17, 2016 it was found that it did not meet Title 11[1] and that in order for the Site Plan and Conditional Use Permit to receive approval from the Planning Commission, "[V]ariances to the required parking lot setback along Foley Boulevard and 105th Lane are needed".[2]

The following are the four criteria that must be met, and how we believe we meet them:

1. **Explain the undue hardship that exists based on circumstances unique to the subject property. (Note that these circumstances cannot be created by the applicant and that economic consideration alone does not constitute undue hardship.)**
   If we expand the building, we would lose parking capacity. We would in essence experience a double hardship in parking in that we are expanding the building so more people can come to services, etc., but then we actually would reduce the amount of parking available for people.

2. **Explain how this request allows the minimal improvement that would make possible the reasonable use of the property.**
   While there are four criteria that must be met in order for a variance to be granted, in conversations with city staff and officials we found that the main issue facing us is this

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[1]https://www.municode.com/library/mn/coon_rapids/codes/code_of_ordinances?nodeId=TIT11LADERE

[2]http://agendaquick.coonrapidsmn.gov/agenda_publish.cfm?id=&mt=ALL&get_month=11&get_year=2016&dsp=agm&seq=3914&rev=0&ag=708&ln=12548&nseq=&nrev=&pseq=&prev=#ReturnTo12548
Specifically, staff recommended that, "[I]n Planning Case 16-25…the Planning Commission deny the request for site plan approval and a conditional use permit for a place of worship because the application is not in compliance with Title 11. The site plan does not comply with the 20 foot parking setback along Foley Boulevard and 105th Lane."

criterion, which we believe comes from Title 11-304.9.[3] The issue arises specifically with section (c) (i), "unless variance is granted, property cannot be used in a reasonable manner."

If the variance is not granted, we do not believe we will have reasonable use of the property because as a church we expect to grow, and as the property is we do not have a reasonable capacity for growth. Growth is something that is part of our faith; we believe as disciples of Jesus we are to make other disciples; that is, to multiply. We are requesting a variance so we may move into this new property with a capacity to multiply.

3. **Explain how this request would not be detrimental to the neighborhood or the public welfare.**
   The request would not harm any other property as all requests for changes are on the property owned by Answer in Jesus Church. We also believe it would benefit the neighborhood and public welfare, as prior to our purchase of the property neighbors in the area (those in attendance at the Planning Commission meeting) noted that people would come to the vacant building at odd times, and in general we have the sense that this was unsettling/concerning to those individuals.
4. **Explain how this variance would not grant a special privilege not common to other property in the same zoning district.**

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[3] Variances.
(1) When used; Process. A request under Minn. Stat. 462.357 to vary from the standards of this title. A public hearing is required, and the Board of Adjustment and Appeals is the decision maker, subject to appeal to the City Council.
(2) Standards for Approval. A variance may be granted after the following findings are made:
(a) The variance is in harmony with the general purposes and intent of the ordinance from which the variance is requested.
(b) The variance is consistent with the Comprehensive Plan.
(c) The applicant demonstrates there are practical difficulties in complying with the ordinance from which the variance is sought. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Economic considerations alone do not constitute practical difficulties. In determining this standard, all the following must be met:
(i) Unless the variance is granted, the property cannot be used in a reasonable manner. If a property can be used reasonably without the granting of a variance, it can be used in a reasonable manner.
(ii) The variance requested must be the minimum to make reasonable use of the property.
(iii) The plight of the applicant or landowner is due to circumstances unique to the property not created by the applicant or landowner.
(iv) The variance, if granted, will not alter the essential character of the locality.
(d) Special exemption for earth-sheltered construction: Variances must be granted for earth sheltered construction as defined in Minn. Stat. §216C.06, subd. 14, when in harmony with the ordinance.
(3) Notice of Public Hearing. The Board of Adjustment and Appeals Chair shall cause a notice of the public hearing to be mailed, at least ten days and not more than 20 days before the day of such hearing, to each property owner of affected property and property wholly or partially within 350 feet of the property to which such action relates. The notice must include the legal description of the property and common name designation of its location. The notice must state the time, place, and purpose of the hearing and that hearing will be held before the Board of Adjustment and Appeals. Failure to give notice or any defects in the notice shall not invalidate the proceedings.
[Revised 10/15/13 Ordinance 2109]

While we have not surveyed all properties similar to ours in this zoning district, we understand that any variance that would be granted to us and not to another property for similar reasons would be considered a special privilege. We therefore hope we have made the case that we are asking for a variance in order to reasonably use the property for a purpose we believe is consistent with the proposed plans we submitted for the property (for a place of worship).

In sum, not only are we *not* altering "the essential character of the locality," we are (we believe) enhancing it.

Finally, while we believe our request is reasonable, we also understand that someone may deem it is reasonable for us to have less capacity and still perform the functions of a church and fulfill our call as Christians to make disciples (multiply). We also understand that it was indicated to us that variances are difficult to receive, and so in making our case we want to acknowledge the patience and help provided by all the city staff and officials that work with and for the Planning Commission.[4] We sincerely appreciate all of your assistance in this matter.

Thank you so much for your time and consideration. Please let us know if you have any further questions.

Sincerely,
Pastor Vasiliy Skorykh and all Answer in Jesus Church Members

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[4]These question(s) are an interpretation of state statute, which states there must be a hardship or "practical difficulty"; in that the owner would propose to use the property in a reasonable manner not permitted by the zoning ordinance, which we believe we are (the reasonable expansion of the building for a non-profit with parking to go along with it). From MN Statute 462.357-8 see: https://www.revisor.mn.gov/statutes/?id=462.357
"(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14, when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance."
See also MN Statute 462.358, Subd. 6.Variances.
Subdivision regulations may provide for a procedure for varying the regulations as they apply to specific properties where an unusual hardship on the land exists, but variances may be granted only upon the specific grounds set forth in the regulations. Unusual hardship includes, but is not limited to, inadequate access to direct sunlight for solar energy systems." https://www.revisor.mn.gov/statutes/?id=462.358.

Board of Adjustment and Appeals - Regular Session **2.**

Meeting Date: 01/05/2017

Subject: Case 17-01V, Special Assessment Objection, Phyllis Jones, 2548 103rd Ave NW, 21-31-24-42-0049

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties and fees in the amount of $891.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

City Code Section 2-1100 Administrative Procedures and Penalties outlines the Administrative Citation Process including timelines for Administrative Citations as well as abatements. City Code Section 8-1100 Abatement of Public Nuisances was not used in this case.

On 09/16/2016, Administrative Citation #66112-27071 was issued with one count for exterior storage ($300.00 penalty). The citation established a compliance date of 09/27/2016. The citation was mailed to the owner of record as well as to the property address since this property is recorded as a relative homestead and neither one was returned.

On 09/29/2016, the property was re-inspected and was found not in compliance. Abatement was scheduled.

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Although a building inspector was called to the property on the date the abatement took place to look at work being done without building permits, the Chief Building Official's office did not initiate the abatement as stated in the property owner's letter of appeal received on October 19 (copy attached). The abatement was initiated by code enforcement staff responsible for enforcing many nuisance, property maintenance and zoning related regulations of City Code.

On 10/04/2016 the items in exterior storage were abated. Items removed in abatement had the appearance of not being operational, functional, or scrap. The grill that was removed did not have a propane tank attached like the other ones found on the property and the burners were rusted out, the air conditioner unit was removed because all of the connectors had been cut and it did not

appear to be functional. The $300.00 exterior storage penalty, abatement costs of $519.00 and a $72.00 administrative fee were charged.

Fees and penalty charged: $891.00

ACTION REQUESTED

In case 17-01V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the $891.00 special assessment in its entirety.

Attachments

Supporting Documents

I, Phyllis Jones formally present to you my appeal for the fines and abatement carried out on October 4th 2016 at 2548 103rd Ave NW Coon Rapids, MN. My daughter Leslie Colline, granddaughter Jessie Shore, Jessie's boyfriend Jeremy Decoux, and great grandson Dylan Shore live at the Coon Rapids location and are responsible for the violations on the property.

I feel the fines and abatement were acted out in error because according to the **Coon Rapids Code of Ordinances, CHAPTER 8-1100 - "ABATEMENT OF PUBLIC NUISANCES" 8-1106 "Procedure for Removal of Public Nuisances"** specifically states "Whenever the Zoning Administrator or Chief Building Official finds with reasonable certainty that a public nuisance exists on any public or private property in the City of Coon Rapids, he shall notify the affected property owner by personal service or by certified mail that the nuisance must be abated within a reasonable time, **not less than 20 days from the date of service of the notice.**

The original assessment was conducted on September 16th 2016 and an **ADMINISTRATION CITATION** was issued giving a **Compliance Date of 9/27/2016, .** Nobody showed up on 9/27/2016, and no other letters or attempts to contact anybody was made. On 10/4/2016, 18 days after service of the notice, **Gregory P Brady Chief Building Official** came to the house and abated the remaining property in the back yard in a manner which is almost disturbing. They took our new gas grill that was only a few months old, but left behind the 2 old gas grills, one that was next to the garbage pile and one behind the shed. They also took our central air unit we recently purchased to have installed in the house, and 1 door to our Rubbermaid shed.

According to the **Code of Ordinances** we legally had 2 days left to finish abating the problem ourselves, now I received a bill for almost $1000 for fines and abatement charges that were conducted before they were supposed to.

Thanks,

Phyllis Jones

CITY OF COON RAPIDS RECEIVED OCT 19 2016 BUILDING INSPECTIONS DEPT. 8:28 a

21-31-24-42-0049

$891.

Property Report

Report Date: 11/22/2016

PROPERTY ADDRESS: 2548 103RD AVE

PIN: 213124420049

Work Order #66378 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/10/16	WHITE, TREVOR	Pictures taken 3:37pm
CITATION ISSUED		10/12/16	WHITE, TREVOR	Pop
CITATION REINSPECT	10/24/16	10/28/16	WHITE, TREVOR	In compliance
COMPLIANCE		10/28/16	WHITE, TREVOR	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 27155 11-603.2(7)(i) Parking and Drives.	**10/12/16** 0/22/16 compliance date	300	WHITE, TREVOR	Discontinue parking off pavement in the front and side yard. Red Jeep MN 116UNV.	PHYLLIS JONES Issue Date: 10/12/2016 13424 80TH ST MILACA, MN 56353

Work Order #66112 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/16/16	WHITE, TREVOR	Pictures taken 12:20pm
CITATION ISSUED		9/16/16	WHITE, TREVOR	Exterior storage
INSPECTION FOLLOWUP		9/29/16	WHITE, TREVOR	Some items have been moved around or removed. Will abate property 10/4/16 if remaining items are not cleaned up.
CITATION REINSPECT	9/28/16	10/4/16	WHITE, TREVOR	Not in compliance. Abated property.
ABATE		10/4/16	WHITE, TREVOR	Abated household items, grill with rusted burners/grates, air conditioner unit with all connections cut, scrap metal, boat motor pieces, tanning bed in pieces,tires, building materials, auto parts and misc. junk and debris
CITATION FEE APPLIED		10/4/16	WHITE, TREVOR	$300 exterior storage applied and fwd. to assessing dept.
ASSESSMENT		10/4/16	WHITE, TREVOR	DuAll invoice #2519 $519.00 plus $72.00 administrative fee: $591.00 applied and fwd. to assessing dept.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 27071					

Report Date: 11/22/2016

PROPERTY ADDRESS: 2548 103RD AVE

PIN: 213124420049

Work Order #66112 — Yard And Lot Issues — CLOSED

Citation # 27071

11-601.10(2) Exterior Storage.	**9/16/16** 9/27/16 compliance date	300	WHITE, TREVOR	Remove household items, auto parts, tires, building materials, scaffolding and misc. junk and debris from exterior storage.	PHYLLIS JONES Date: 9/16/2016 13424 80TH ST MILACA, MN 56353	Issue

Files attached to this work order:

\WorkOrder\66112\2548 103rd Ave.pdf

Work Order #66113 — Excessive Storage — OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
POLICE CONTACT		9/16/16	WHITE, TREVOR	CRPD, Champlin PD, staff dispatched by Anoka county drug task force.
INSPECTION 1		9/16/16	WHITE, TREVOR	Call from LD to inspect property with HR per CRPD. Clutter house, unsanitary conditions.
NOT HABITABLE		9/16/16	WHITE, TREVOR	Posted 8:00am-4:30pm. Unsanitary conditions, clutter house.
INFORMATION SENT		9/19/16	DRABCZAK, LEYA	correction orders sent to occupants of relative homestead as well of owner of record.
[illegible]	10/4/16		DRABCZAK, LEYA	10 a.m.
INSPECTION FOLLOWUP	10/4/16	10/4/16	DRABCZAK, LEYA	no answer at door ld called greg brady for consult egress window well being dug exposing drain tile, non compliant elec, egress, soffit and facia rotting kitchen window not installed per code
COMMUNICATE W OWNEF		10/11/16	DRABCZAK, LEYA	ld phoned leslie colline at 763-300-1585 to verify appt at 10 am on 10/14/16 ld stated posting must remain on dwelling for a fee of 160.00 would be charged to re post the property .
COMMUNICATE W OWNEF		10/13/16	DRABCZAK, LEYA	ld left message with leslie asking for a call back to confirm 10:00 a.m. appt on 10/14/2016.
COMMUNICATE W OWNEF		10/13/16	DRABCZAK, LEYA	ld left message with leslie asking for a call back to confirm 10:00 a.m. appt on 10/14/2016.
INSPECTION 1		10/14/16	DRABCZAK, LEYA	inspected for progress with crpd jamie jackson. some progress being made, garage is still full, still living in lower level ld advised to stop immediately. stop work posted by adam m for no permit on egress window install
INFORMATION	10/28/16	10/28/16	DRABCZAK, LEYA	PHYLLIS 320-369-3777 LESLIE 763-300-3585 JESSIE (LESLIES DAUGHTER) 763-220-0414
COMMUNICATE W OWNEF	10/28/16	10/28/16	DRABCZAK, LEYA	PHYLLIS ASKED FORA REINSPECTION IN MID NOVEMBER AS SHE NEEDS MORE TIME.

Files attached to this work order:

\WorkOrder\66113\2548 103rd ave field inspection report 09162016.pdf
\WorkOrder\66113\2548 103rd ave first inspection report 09162016.docx

Work Order #58646 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/15/14	MITLYNG, ADAM	
CITATION ISSUED		9/16/14	MITLYNG, ADAM	j/d
CITATION REINSPECT	9/24/14	10/1/14	MITLYNG, ADAM	compliant

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24601 8-109 Building Materials, Junk and Debris.	**9/15/14** 9/23/14 compliance date	300	MITLYNG, ADAM	Remove building materials, gas cans, misc junk and debris from exterior storage	PHYLLIS JONES Issue Date: 9-16-2014 13424 80TH ST MILACA, MN 56353

Report Date: 11/22/2016

PROPERTY ADDRESS: 2548 103RD AVE

PIN: 213124420049

Work Order #58646 — Yard And Lot Issues — CLOSED

Work Order #54578 — Excessive Storage — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
POLICE CONTACT		9/3/13	DRABCZAK, LEYA	police report # 13195069 to ld
INFORMATION		9/3/13	DRABCZAK, LEYA	ld emailed susan jefferson at anoka county to verify this case was assigned and try to do inspection at the same time.
INSPECTION 1		9/3/13	DRABCZAK, LEYA	es level 1 estimate of 18 cats, child protection notified. 1 pittbul, ammonia 1ppm throughout dwelling.
COMMUNICATE W OWNEF		9/3/13	DRABCZAK, LEYA	ld called owner of property and explained the current conditions.
INFORMATION SENT		9/4/13	DRABCZAK, LEYA	correction orders sent to relative homestead, owner and child protection christine o'brien.
INSPECTION FOLLOWUP		9/11/13	DRABCZAK, LEYA	owner has relocated 6 of 18 cats. progress has been made. christine o'brien was on site for the inspection
INFORMATION SENT		9/12/13	DRABCZAK, LEYA	new correction orders sent to relative homestead, owner and child protection
INSPECTION 1		9/16/13	DRABCZAK, LEYA	inspection of dwelling storage levels approved. garage is next, vents on soffit, and ul listed covers on all wires. 5 cats remain and ld forwarded to liza for mpp
INSPECTION FOLLOWUP		10/17/13	DRABCZAK, LEYA	inspection of the garage shows progress more items to remove. the dwelling remains compliant. ld will reinspect in the spring to ensure the garage is empty

Work Order #50529 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/18/12	INGVALSON, DREW	couch and desk in front yard near street.
CITATION ISSUED		9/19/12	INGVALSON, DREW	$300
CITATION REINSPECT	9/27/12	10/5/12	INGVALSON, DREW	J/D cited has been removed, but now there is a large TV and light stand in the front yard. New 1st Citation will be sent with current issues explained.
CITATION ISSUED		10/5/12	INGVALSON, DREW	$300
CITATION REINSPECT	10/15/12	10/15/12	INGVALSON, DREW	Misc j/d has been removed from exterior storage. Compliant.
COMPLIANCE		10/15/12	INGVALSON, DREW	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 21716					
08-109 Junk Cars and Building Materials.	**9/18/12** compliance date	300.00	INGVALSON, DREW	9/26/2012 Remove couch, desk and any other misc junk and debris from exterior storage.	PHYLLIS MARIE JONES ISSUED 9/19/2012 13424 80TH ST MILACA, MN 56353
Citation # 21823					
08-109 Junk Cars and Building Materials.	**10/5/12** compliance date	300.00	INGVALSON, DREW	10/12/2012 Remove television, light stand and any other misc junk and debris from exterior storage.	PHYLLIS MARIE JONES ISSUED 10/5/2012 13424 80TH ST MILACA, MN 56353

Work Order #46154 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		11/14/11	SCHREDER, ANDY	junk vehicle, automotive parts, misc junk and debris
CITATION ISSUED		11/16/11	SCHREDER, ANDY	$300

Report Date: 11/22/2016

PROPERTY ADDRESS: 2548 103RD AVE

PIN: 213124420049

Work Order #46154 — Yard And Lot Issues — CLOSED

CITATION REINSPECT	11/24/11	11/28/11	SCHREDER, ANDY	junk, debris, auto parts by garage have been removed.
COMPLIANCE		11/28/11		

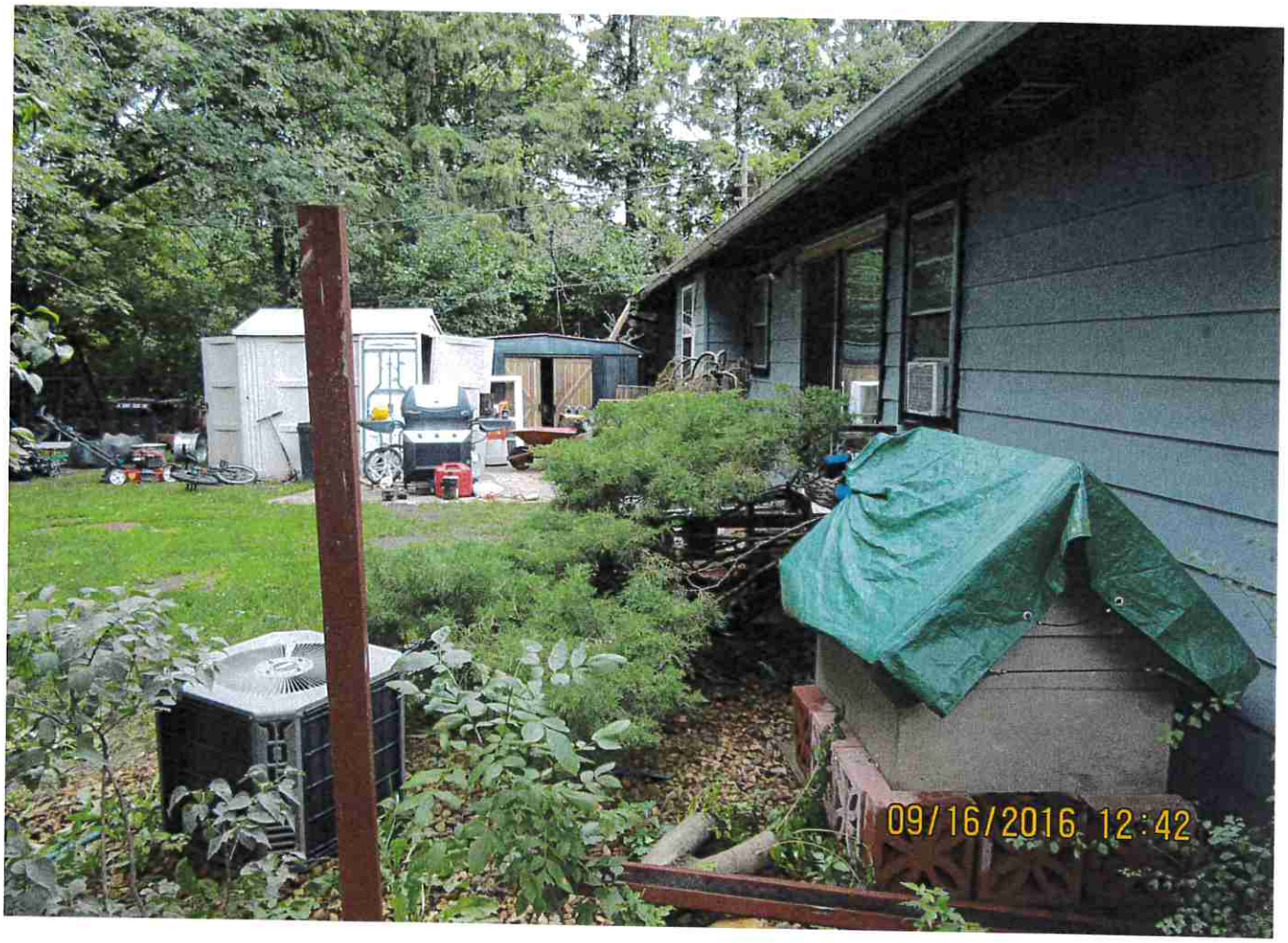
~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20015 8-109 Junk Cars and Building Materials.	**11/14/11** compliance date	300.00	SCHREDER, ANDY	11-24-2011, automotive parts, junk vehicle, misc junk and debris; dispose of or remove from exterior storage	PHYLLIS MARIE JONES issue date: 11-16-2011 13424 80TH ST MILACA, MN 56353

Work Order #40344 — Miscellaneous Housing Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Utility Disconnect		10/21/10	GAZELKA, MIKE	Occupied, gas off, electric on. Disconnect date 8-10-10. Posted water shut off.
Communicate w owner	10/22/10	10/21/10	DEGRANDE, KRISTIN	Tenant Leslie Colline called about posting. 763-300-1585. Spoke to Centerpoint and they are coming out today to turn gas back on. She had already applied for energy assistance. Follow up next week to verify gas is on.
INSPECT		6/8/12	INGVALSON, DREW	gas and elec on, occupied

End of Report for 2548 103RD AVE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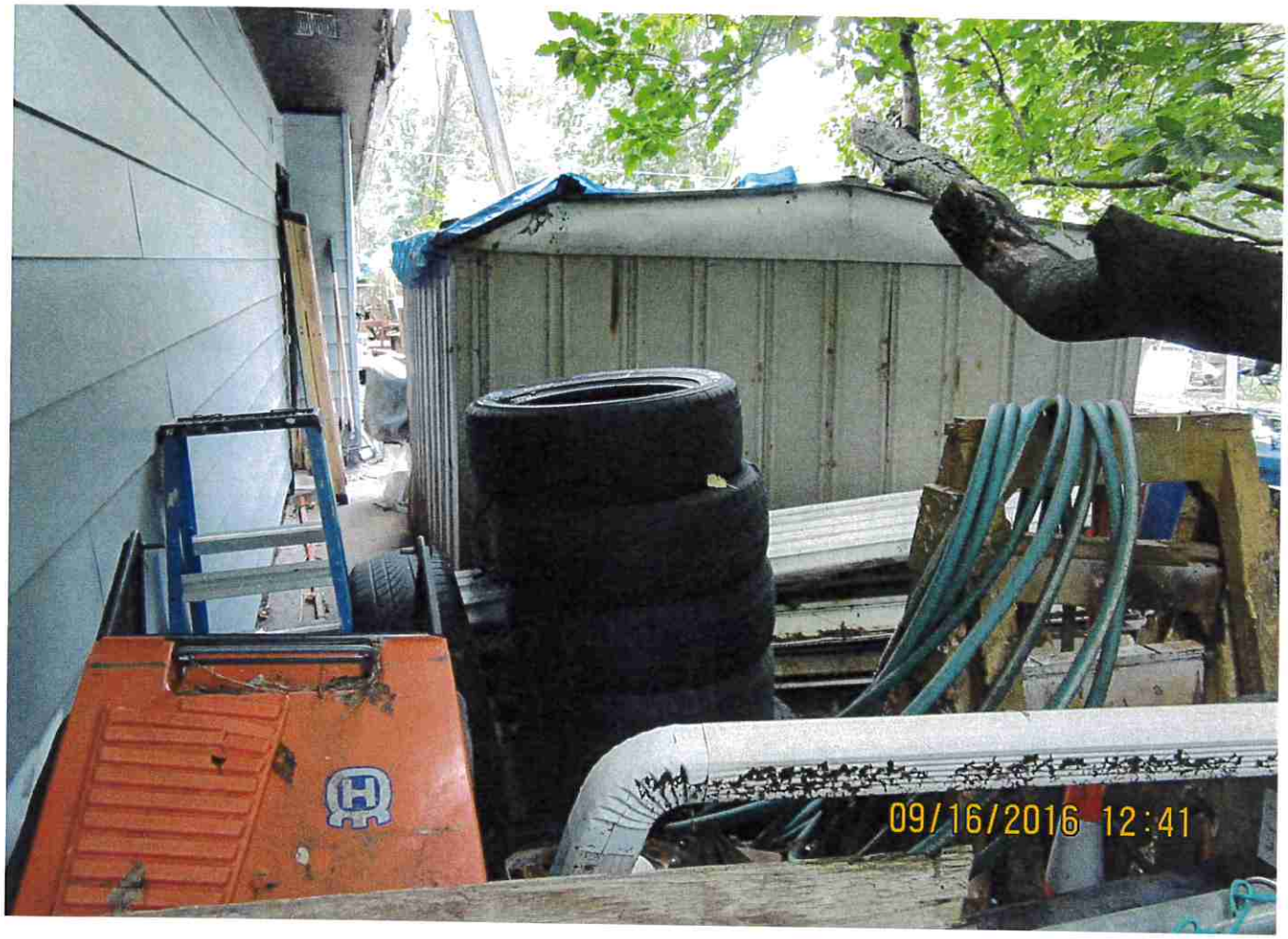
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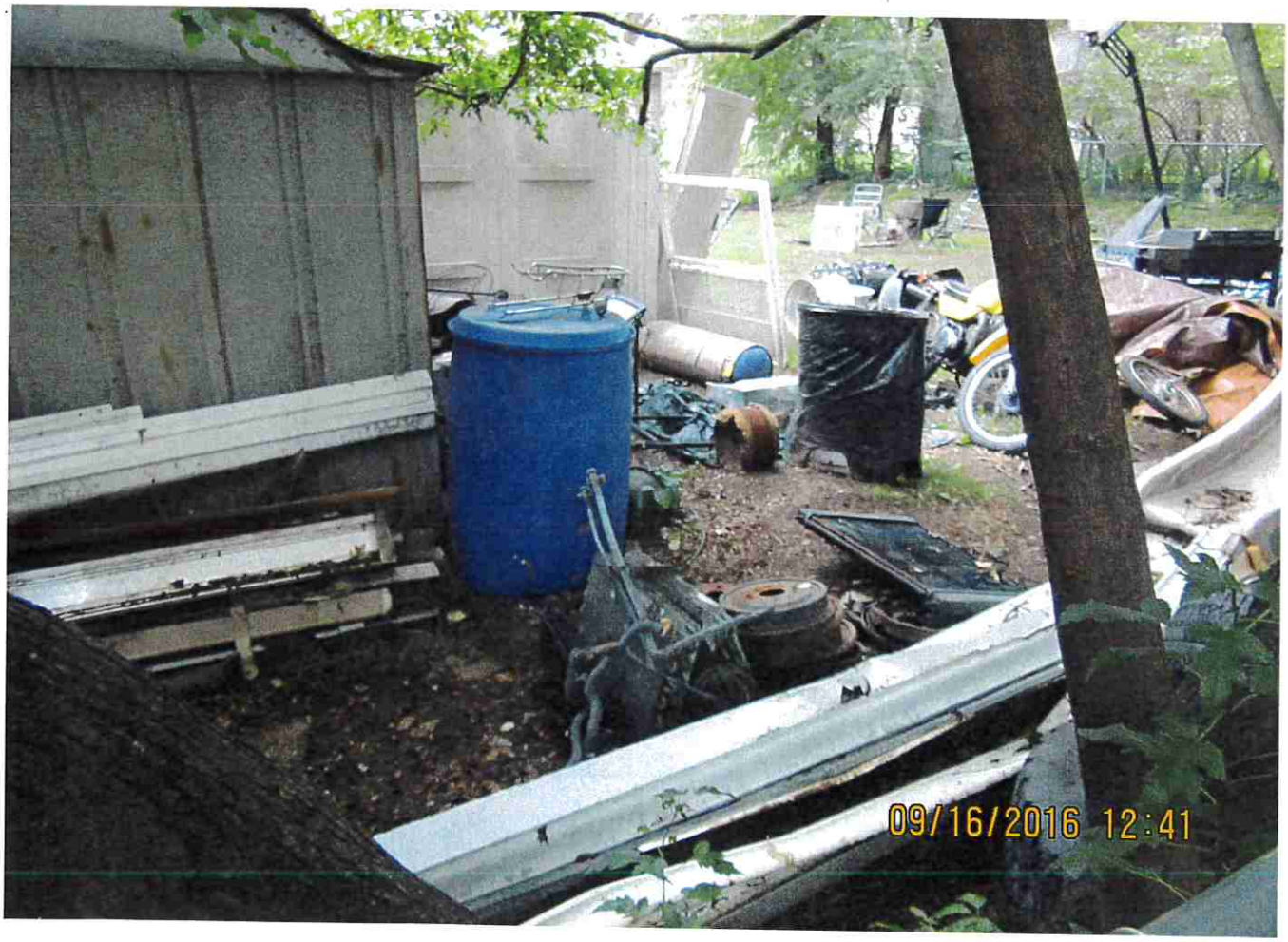
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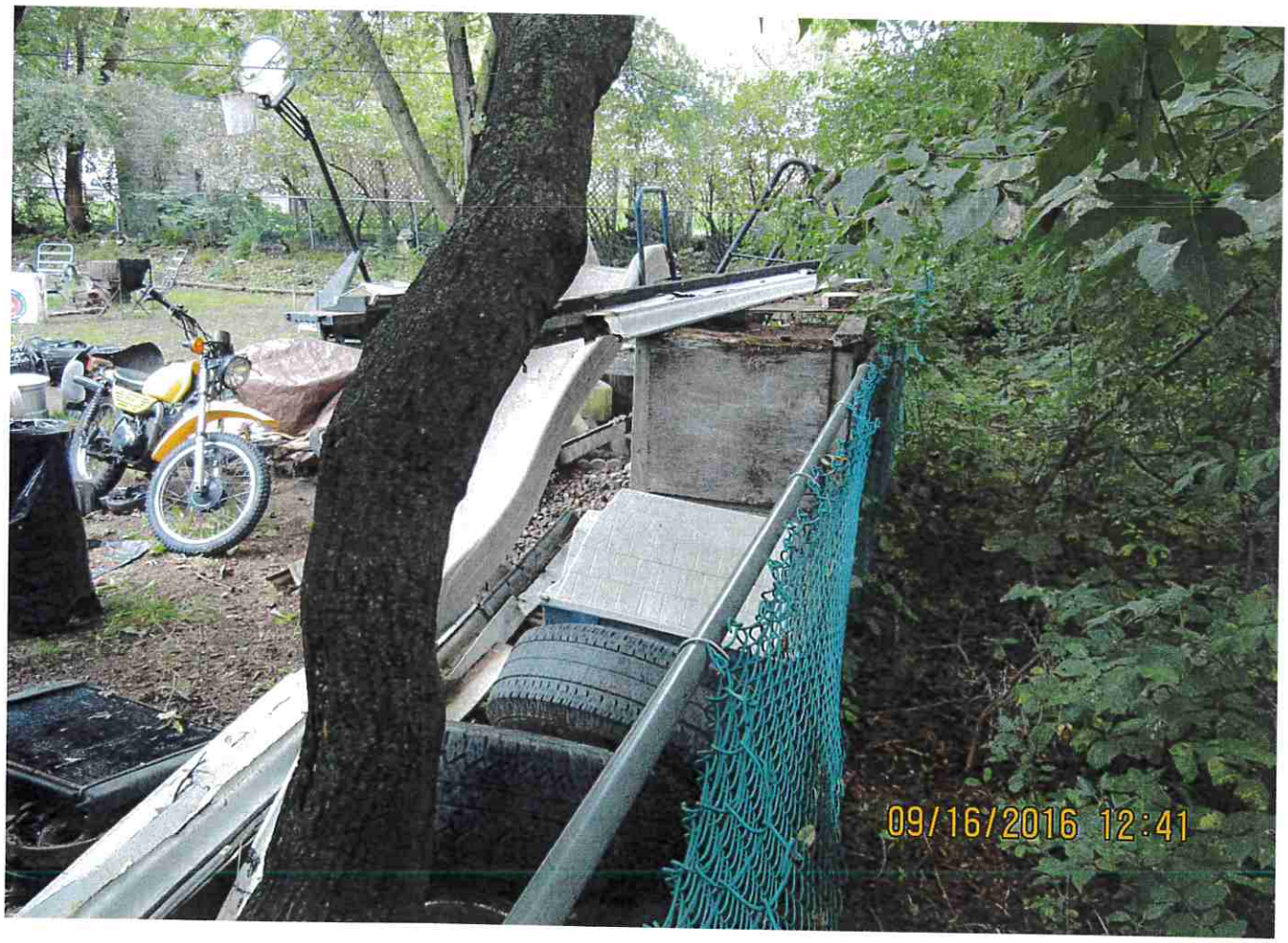
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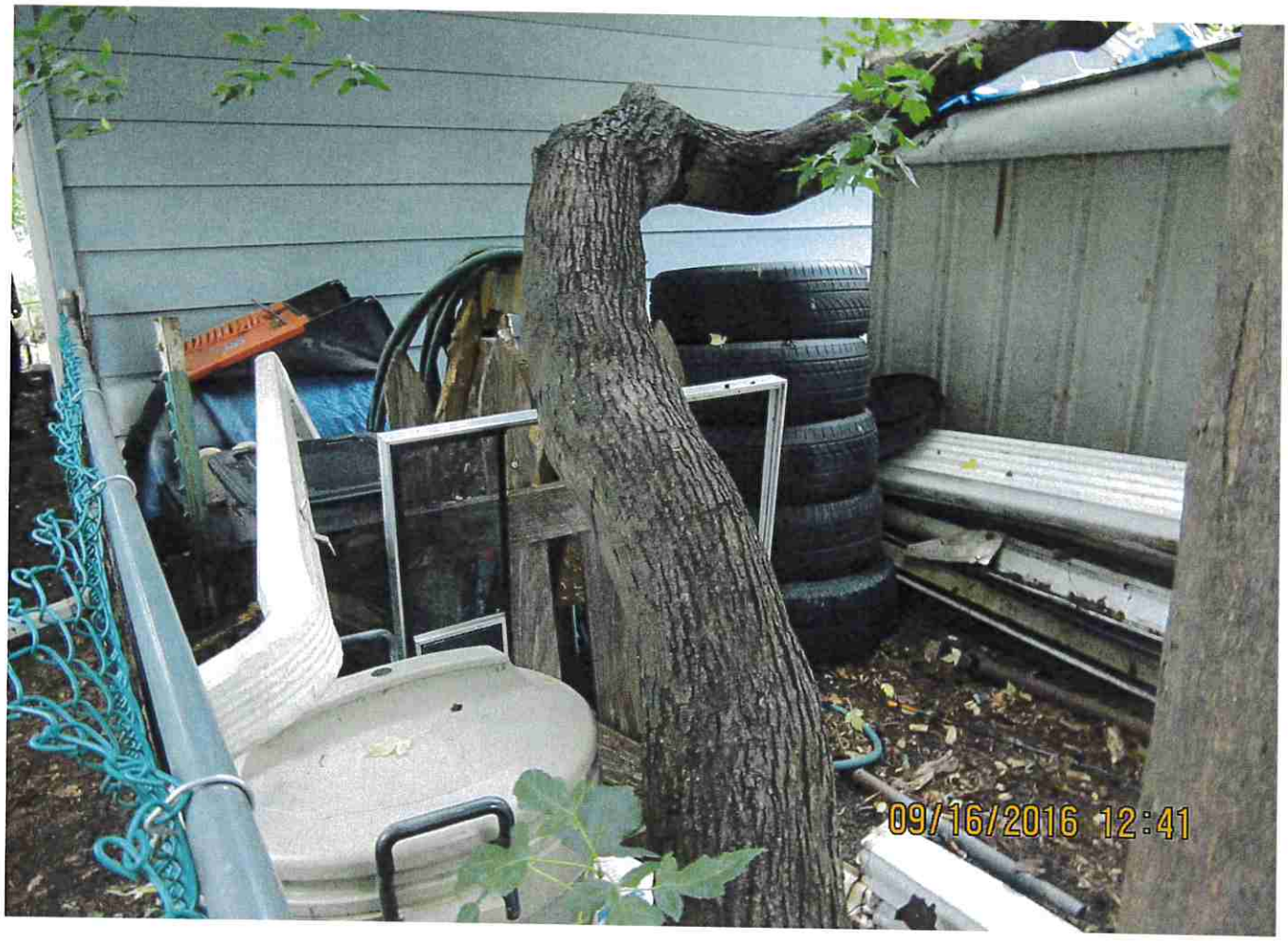
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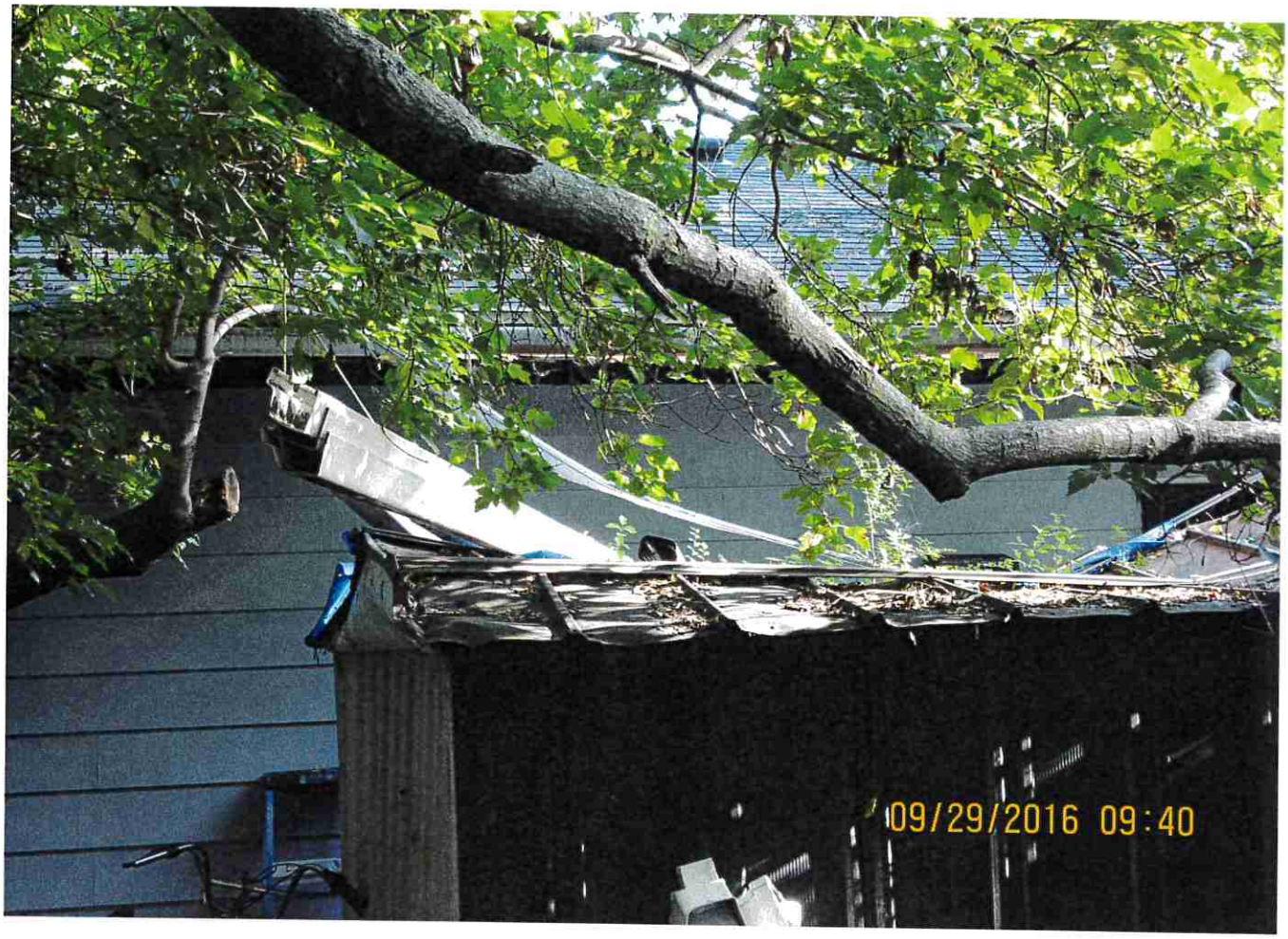
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ADMINISTRATIVE CITATION

Citation # 66112-27071

Administrative Citation Enclosed

PHYLLIS JONES
13424 80TH ST
MILACA, MN 56353

Issue Date: 9/16/2016

Property Address: **2548 103RD AVE**
COON RAPIDS, MN

PIN: 213124420049

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/16/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
09/27/2016	Remove household items, auto parts, tires, building materials, scaffolding and misc. junk and debris from exterior storage.	11-601.10(2) Exterior Storage. -- To store lumber, furniture, plastic, scrap metal, debris, steel machinery, or similar materials including material and equipment used in conjunction with a business outside on residential property including storage on an open trailer is prohibited.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

Continued on next page

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Trevor White
Property Maintenance Inspector
763-767-6427
TWhite@coonrapidsmn.gov

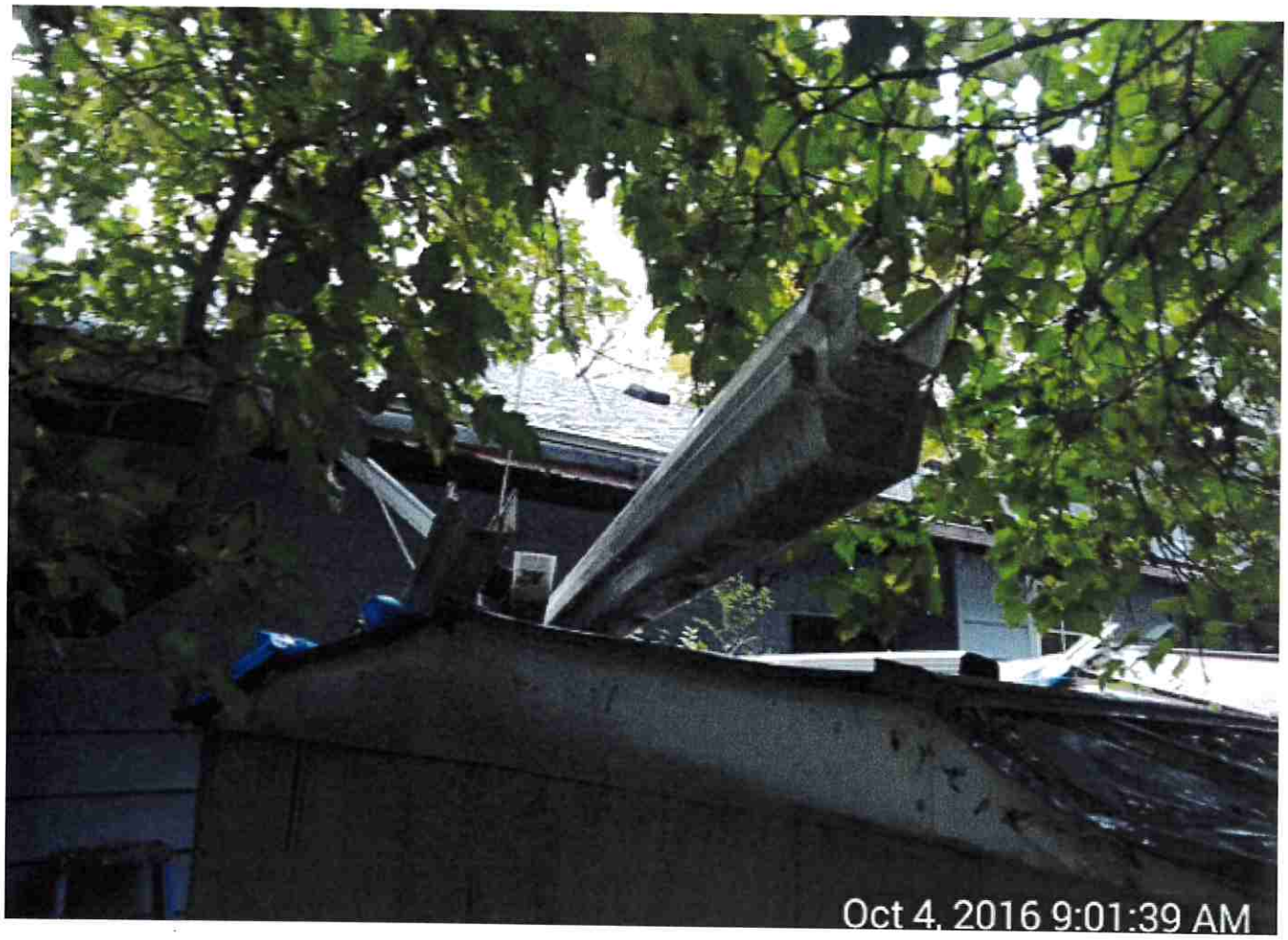
cc:

Oct 4, 2016 9:00:31 AM

Oct 4, 2016 9:01:01 AM

Oct 4, 2016 9:01:18 AM

Oct 4, 2016 9:01:28 AM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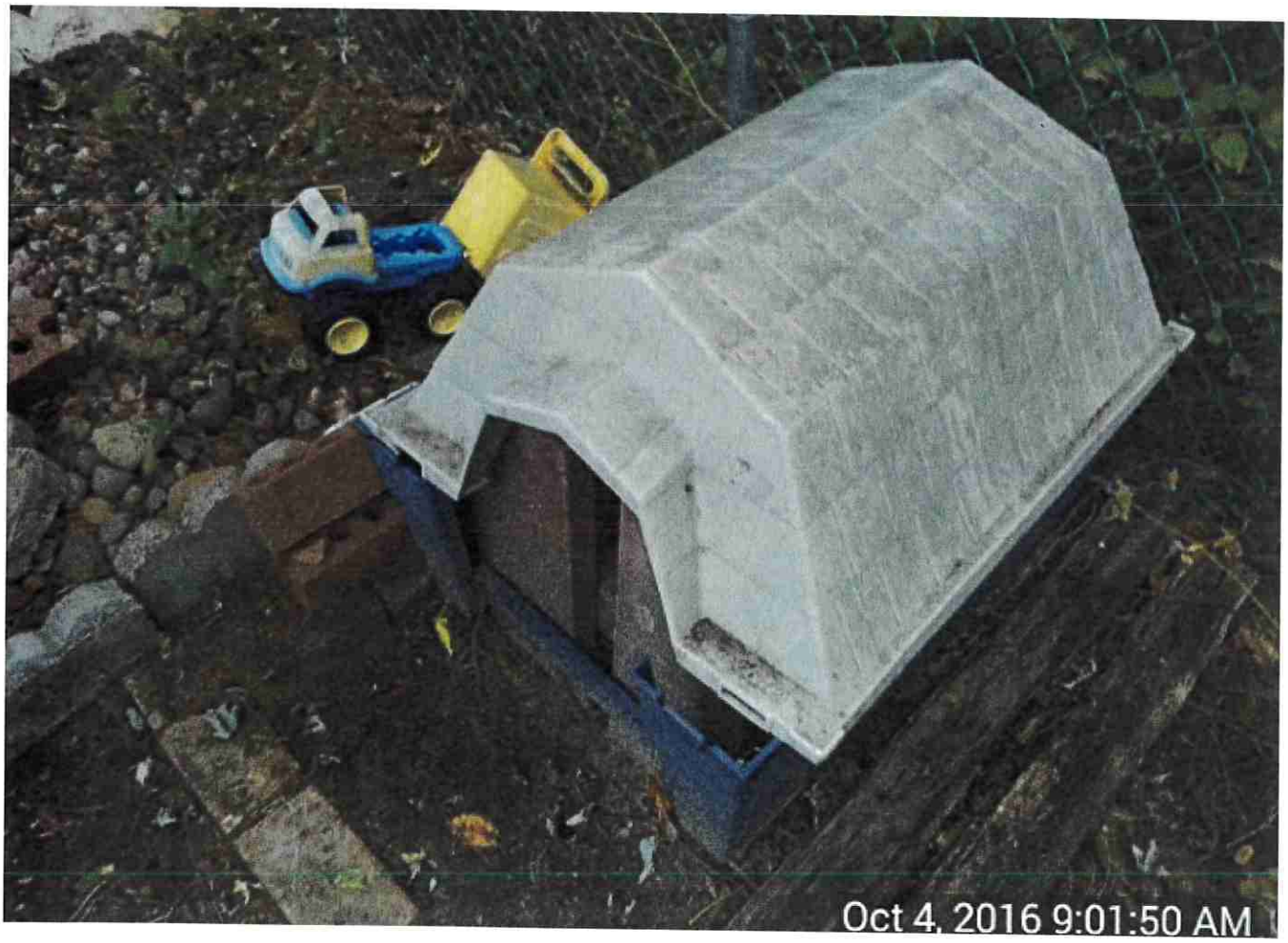
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Oct 4, 2016 9:39:05 AM

Board of Adjustment and Appeals - Regular Session **3.**

Meeting Date: 01/05/2017

Subject: Case 17-02V, Special Assessment Objection, Gerald Pierce, 12236 Partridge Street NW, 10-31-24-24-0090

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid penalty in the amount of $300.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 5/24/2016, an Administrative Citation was issued for long grass and/or weeds exceeding eight inches in height, the maximum allowed by City Code. The front yard had been found to be partially mowed but the grass in the side and back yards were not mowed at all and exceeded the height allowed. The citation established a compliance date of 5/31/2016. The citation was posted at the property and a courtesy letter was mailed to the owner of record (same address).

On 5/26/2016, the property owner came in to City Hall and claimed that he had not received the posted citation, only the mailed courtesy letter. Photos indicate that the citation was posted on the sidelight window next to the front door.

On 5/31/2016, the property owner came back in to City Hall stating that he was not going to cut his grass but instead, install boards on his fence limiting access to his backyard.

On 6/1/2016, the property was re-inspected. The piece of wood that the property owner had propped up against his fence had blown down and the inspector was able to see into the backyard. The yard was not mowed and remained in violation of City Code. Since compliance was not achieved, the $300 penalty was charged and an abatement order was issued for the City's mowing crew to mow the property.

On 6/8/2016, the City's mowing crew arrived at the property to find that the entire yard had been mowed and was in compliance.

Regardless of whether the City abates the violation of long grass, the citation fee is charged if

compliance is not met by the date of re-inspection.

Penalty charged: $300.00

ACTION REQUESTED

In Case 17-02V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $300 special assessment in it's entirety.

Attachments

Supporting Documents

COON RAPIDS
Minnesota

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: GERALD PIERCE

ADDRESS OF PROPERTY BEING ASSESSED: 12236 PARTRIDGE ST
COON RAPIDS MN 55448

PROPERTY IDENTIFICATION NUMBER: YOU TELL ME
10-31-24-24-0090

YOUR HOME ADDRESS (if different than above):

HOME PHONE: CELL PHONE:

AMOUNT OF ASSESSMENT: UNCONSCIONABL $300.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation): SINCE YOU ARE ASSESSING ME I WOULD BELIEVE YOU KNOW THE ANSWER

REASON FOR APPEAL: BECAUSE I HAVE THAT RIGHT TO EXPLAIN THAT CITY STAFF TRESPASSED BEYOND MY FENCE AREA IN ORDER TO EVALUATE GRASS LENGTH.

MY GRASS WAS CUT AND THE PERSON WHO PERFORMED WILL WITNESS THE EFFORT.

I ALSO OBJECT TO THE UNCONSCIONABL AMOUNT OF $300 AND FORMALLY REQUEST AN ACCOUNTING OF CITY COSTS TO TRESPASS AND DETERMINE GRASS LENGTH

Signature: Oct 15/2016 ~~Aug 14 2016~~

ACTION BY THE BOARD:

OUTCOME OF MOTION:

WELLS FARGO

Acknowledgment by Individual

State of Minnesota

County of Hennepin

On this 15TH day of October, 20 16. before me, ERICA W. CARVER
Name of Notary Public

the undersigned Notary Public, personally appeared
Gerald W. Pierce

Name of Signer(s)

○ Proved to me on the oath of _____

○ Personally known to me

☒ Proved to me on the basis of satisfactory evidence MN DL
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

ERICA W CARVER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/19

Notary Seal

(Signature of Notary Public)

My commission expires 01-31-2019

Optional: *A thumbprint is only needed if state statutes require a thumbprint.*

Right Thumbprint of Signer

Top of thumb here

Description of Attached Document

Type or Title of Document
City of Coon Rapids Assessment Appeal Form

Document Date
N/A

Number of Pages
1

Signer(s) Other Than Named Above
N/A

Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations

DSG5350 (Rev01-01/15)

FO01-00000DSG5350-01

Property Report

Report Date: 12/7/2016

PROPERTY ADDRESS: 12236 PARTRIDGE ST PIN: 103124240090

Work Order #64592 Weeds / Long Grass CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/24/16	GAZELKA, MIKE	Citation posted at property. Front somewhat cut. Back & Sides 8-14".
INFORMATION SENT		5/24/16	JAROMBEK, REBECCA	Courtesy letter sent.
COMMUNICATE W OWNEF		5/26/16	SMALL, MATT	Owner, Jerry Pierce, came in to city hall upset that he didn't get the posting; just the courtesy letter. Photos were provided showing citation on front door.
COMMUNICATE W OWNEF	5/31/16	5/31/16	DRABCZAK, LEYA	owner came into city hall and spoke to ld telling her he was not going to cut the rear yard and he was going to nail boards to the fence to limit entry to the back yard.
CITATION REINSPECT	6/1/16	6/1/16	GAZELKA, MIKE	Not cut; abate. Took photos.
ORDER ABATEMENT		6/1/16	JAROMBEK, REBECCA	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/1/16	JAROMBEK, REBECCA	$300
INFORMATION		6/8/16	ENGLE, GREGG	Gate was open and backyard was cut prior to mowing crew's arrival.
COMMUNICATE W OWNEF		10/14/16	HINTZE, CINDY	Jerry Pierce came into city hall and spoke with City Clerk wondering why he received the assessment letter.

Files attached to this work order:

\WorkOrder\64592\Long Grass_0002.pdf

End of Report for 12236 PARTRIDGE ST

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel. 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Complaint

Weeds, Unkept Lawn And Landscape, Etc

SR:53959

Address: 12236 PARTRIDGE ST

PIN: 103124240090

Scheduled Insp Date: 05/25/2016

Inspector Notes

☐ Unfounded

☒ Posted Property

Fine $_____ Date: 5-24-16 Time: 10:53

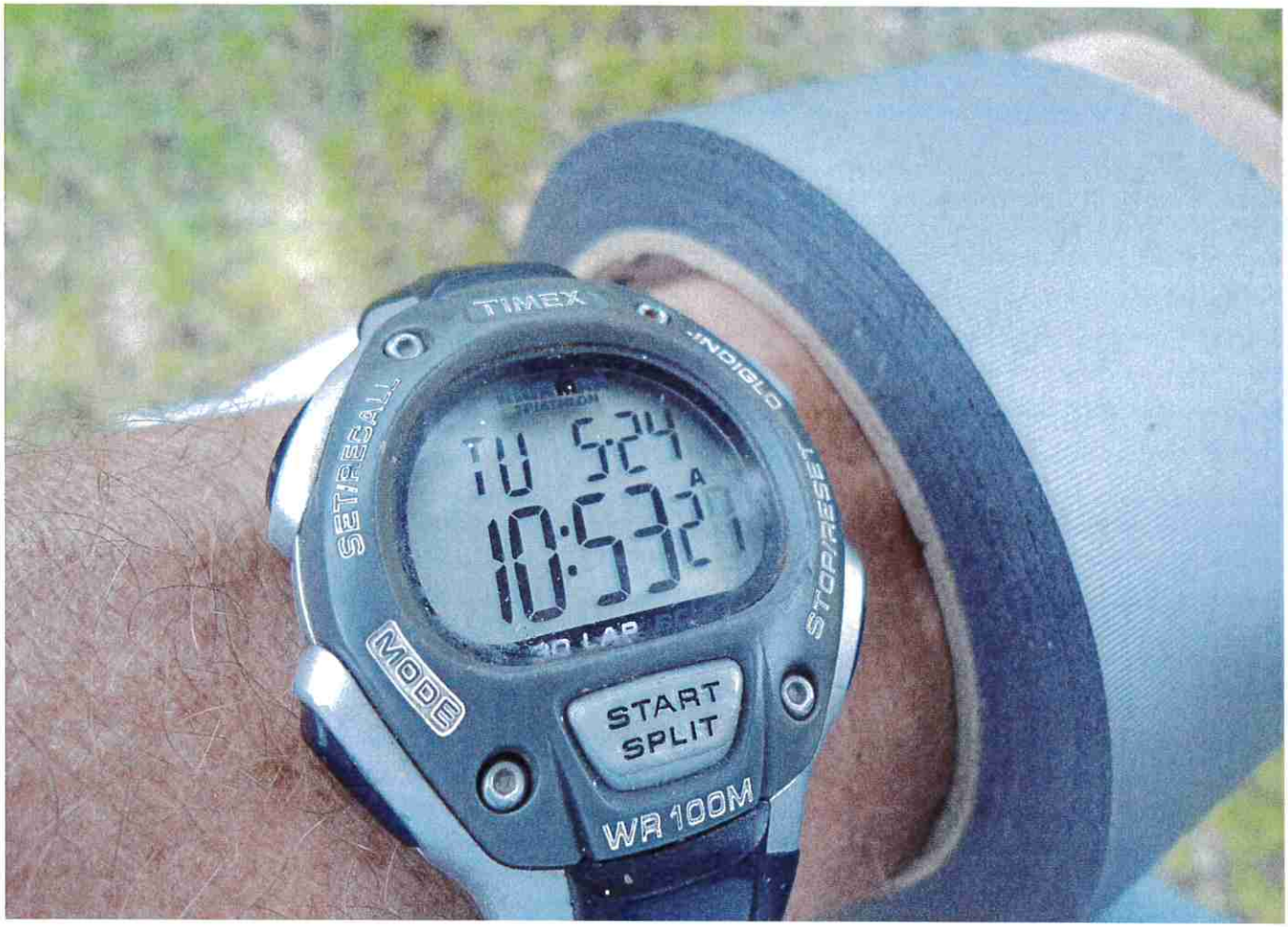
Additional Info:

FRONT SOMEWHAT Cut
SIDE & BACK NOT Cut
8"–14"

For Office Use Only

Owner Occupied **Vacant** **Rental WO#**_____

# of Weeds this Season:_____ **Previously Abated date:** _____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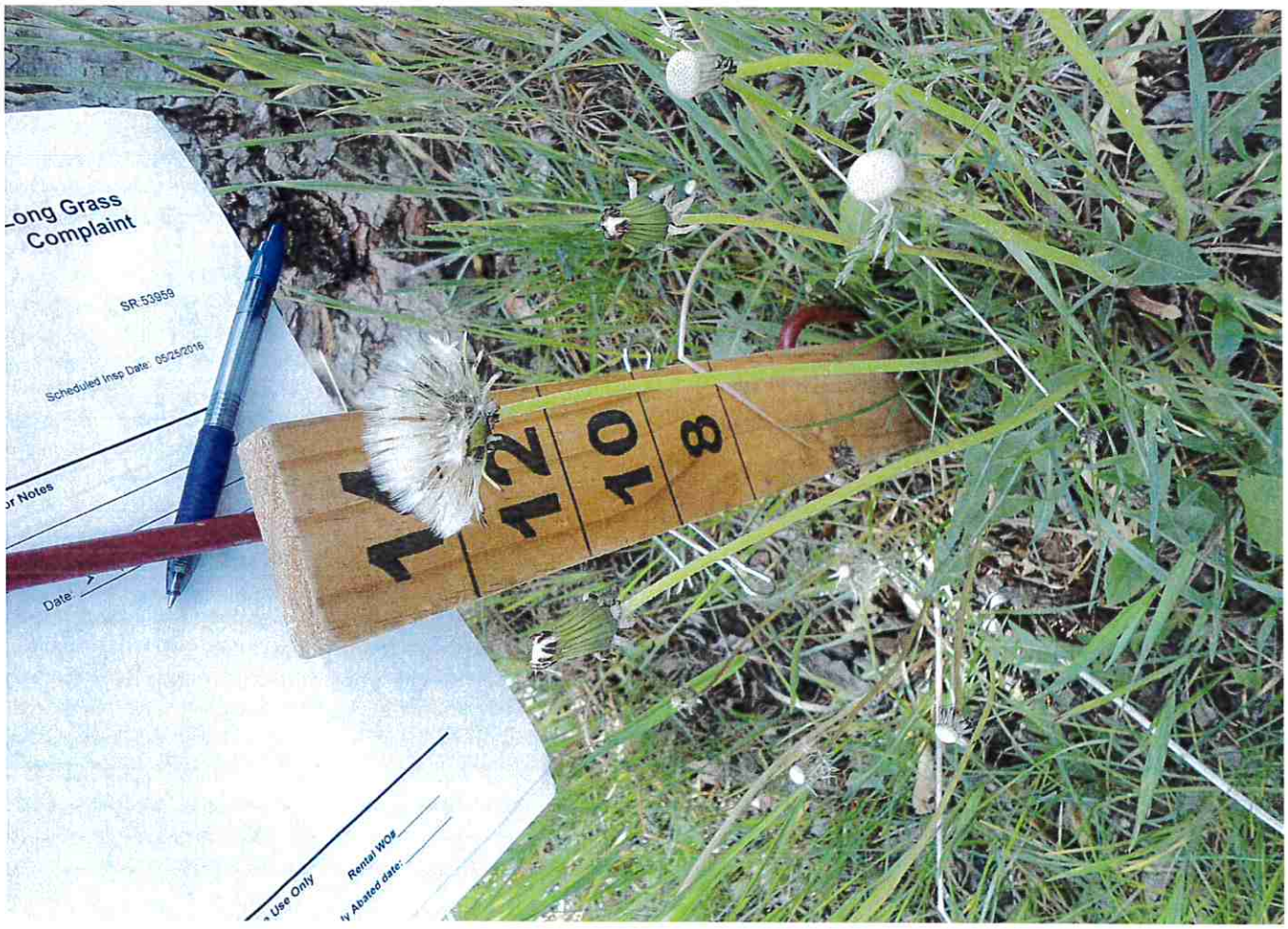
Long Grass
Complaint
SR 53959
Scheduled Insp Date: 05/25/2016
Notes
Date:
Use Only
Rental WO#
Abated date:
12
10
8

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATIO
Long Grass & Weed

Property Posted: _____

o: Owner/Occupant
Address: 12236 PARTRIDGE ST
Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.

On 5-24-16 at 1055 AM/PM, the grass and/or weeds at your property were too long and in violation of City Code

Compliance Date (deadline)	Violation & Corrective Action	City Code Section & Summary	Penalty
5-31-16		8-503. Prohibited Activities and Nuisances - Weeds and grass over eight (8) inches are a nuisance and must be mowed.	$300.00

To avoid the $300 penalty, you must do one of the following:

1. Mow your grass **on or before** the Compliance Date noted above. You are responsible to mow all areas of your yard, including the front, back and side yards, in landscaped areas, and any boulevard areas.
2. Call to request a time extension for compliance. You must sign a time-extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date noted above.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, $300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued this season, even if you mow prior to the Compliance Date, a penalty of $150 will be charged.

f you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The rogram does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal uggested donation with subsidy for those in need. Call 763-783-4767 for more information.

ou can view the full City Code online at www.coonrapidsmn.gov or you can obtain the City Code Section regarding wn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

spectors are often not in the office. Please call the number below if you would like to speak with, schedule an appointment with, the inspector regarding this citation.

PLEASE cut BACKYARD & SIDE

ng Grass Inspector
-951-7202

ong Grass
Complaint
SR:53959
14
12

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATIO
Long Grass & Weed

Property Posted: _____

o: Owner/Occupant
Address: 12236 PARTRIDGE ST
Coon Rapids, MN

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PLEASE cut BACKYARD & SIDE

g Grass Inspector
-951-7202

COON RAPIDS
Minnesota

May 24, 2016

PIERCE GERALD W & PAULINE S
12236 PARTRIDGE ST NW
COON RAPIDS, MN 55448-0000

Address:	**12236 PARTRIDGE ST** COON RAPIDS, MN 55448-0000
Administrative Citation:	**#64592**
PIN:	103124240090

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 12236 PARTRIDGE ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by May 31, 2016, the $300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of $150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

OWNER OCCUPIED

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel. 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Reinspection

12236 PARTRIDGE ST

12236 PARTRIDGE ST OWNER OCCUPIED

PIN:103124240090 Work Order # 64592

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		5/24/16	**Citation posted at property. Front somewhat cut. Back & Sides 8-14".**
INFORMATION SENT		5/24/16	Courtesy letter sent.
[illegible]	6/1/16		
COMMUNICATE W OWNI		5/26/16	Owner, Jerry Pierce, came in to city hall upset that he didn't get the posting; just the courtesy letter. Photos were provided showing citation on front door.
COMMUNICATE W OWNI	5/31/16	5/31/16	owner came into city hall and spoke to ld telling her he was not going to cut the rear yard and he was going to nail boards to the fence to limit entry to the back yard.

FRONT CUT / BACK NOT 8"-20"

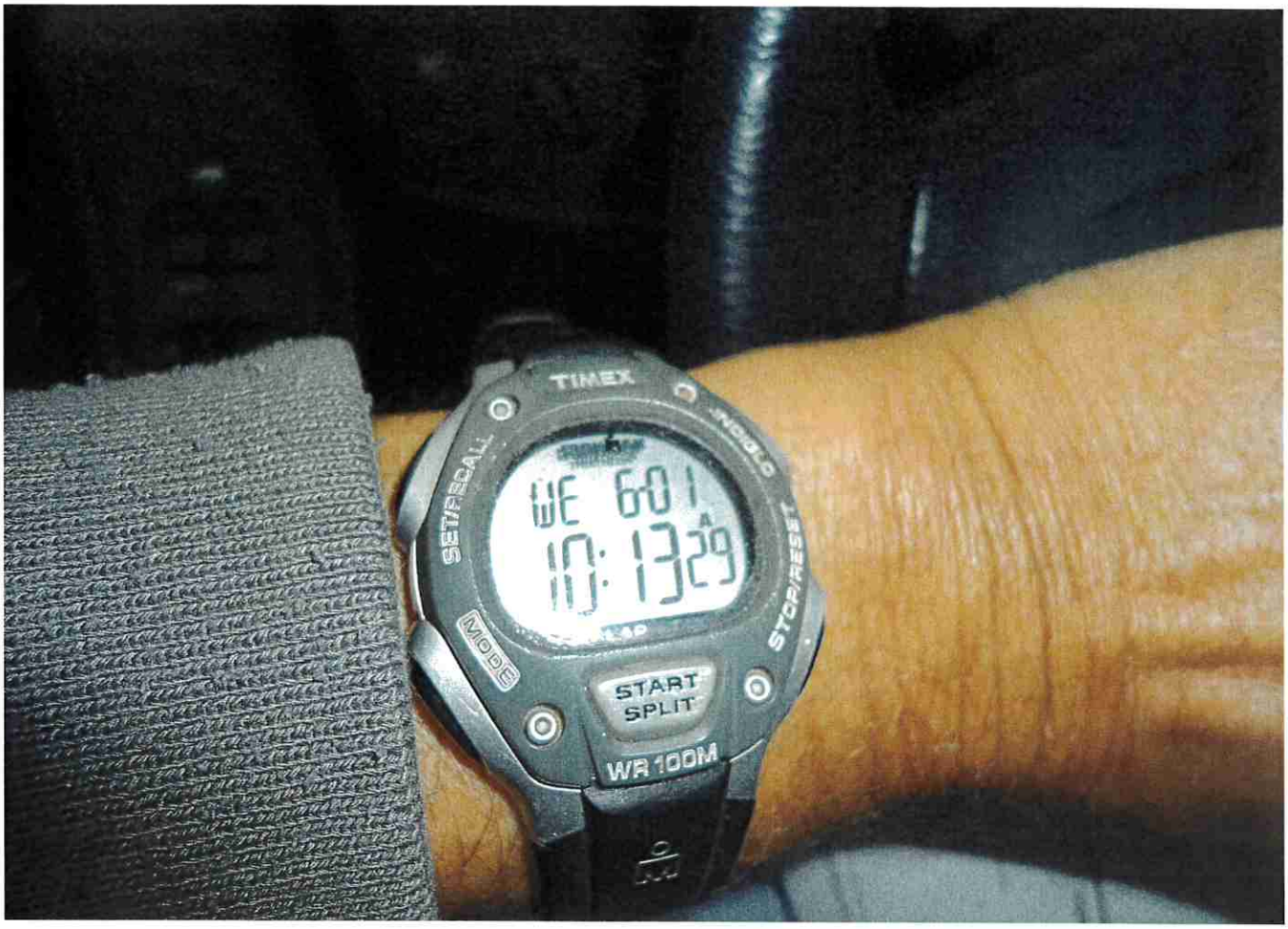
Inspector Notes

Reinspected by: MIKE Date: 6-1-16 Time: 1013

Grass has been mowed

Order Abatement (photos taken)

Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404


TIMEX
SET/RECALL
STOP/RESET
MODE
START
SPLIT
WR 100M

12236

12236

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Abatement Order

Date Ordered: 6/1/2016

12236 PARTRIDGE ST

12236 PARTRIDGE ST

OWNER OCCUPIED

PIN:103124240090

Work Order # 64592

Task Name	Proj. Start	Date	COMMENTS
CITATION ISSUED		5/24/16	Citation posted at property. Front somewhat cut. Back & Sides 8-14".
INFORMATION SENT		5/24/16	Courtesy letter sent.
CITATION REINSPECT	6/1/16	6/1/16	Not cut; abate. Took photos.
ORDER ABATEMENT		6/1/16	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/1/16	$300
COMMUNICATE W OWNI		5/26/16	Owner, Jerry Pierce, came in to city hall upset that he didn't get the posting; just the courtesy letter. Photos were provided showing citation on front door.
COMMUNICATE W OWNI	5/31/16	5/31/16	owner came into city hall and spoke to ld telling her he was not going to cut the rear yard and he was going to nail boards to the fence to limit entry to the back yard.

Gate was open, back yard was cut by owner.

Abatement Notes

Staff: ICWC CREW

Date: 6/8/16 Time: 0958

Mowing crew cut & bagged

Grass was mowed prior to crew's arrival

Could not mow - reason:

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING

Board of Adjustment and Appeals - Regular Session **4.**

Meeting Date: 01/05/2017

Subject: Case 17-03V, Special Assessment Objection, Paul Hines, 852 87th Ln NW, 35-31-24-41-0034

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties in the amount of $900.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 05/19/2016, Administrative Citation #64513-26692 was issued with one count for a vehicle with expired registration ($300.00 penalty). The citation established a compliance date of 05/19/2016, which was an error. The citation was mailed to the owner of record as well as to the property address of this licensed rental addressed to occupant and neither were returned.

On 06/07/2016, the property was re-inspected and was found not in compliance. The vehicle still had expired registration and had not moved. The $300.00 penalty for a vehicle with expired registration was applied.

Penalty charged: $300.00

On 06/07/2016, a Second Violation Administrative Citation #64513-26759 was issued with one count for a vehicle with expired registration in ($600.00 penalty). The citation established a compliance date of 06/17/2016. The citation was mailed to the owner of record as well as to the property address and neither were returned.

On 06/28/2016, the property was re-inspected and the vehicle still had expired registration displayed and had not been moved. The vehicle was abated from the property. The $600 penalty for the second administrative citation for a vehicle with expired registration was applied.

Penalty charged: $600.00

Total Penalties Charged: $900.00

ACTION REQUESTED

In case 17-03V, it is requested that the Board of Adjustment and Appeals recommend the City Council amend the $900.00 special assessment down to $300.00 due to the error with the compliance date on the first Administrative Citation.

Attachments

Supporting Documents

COON RAPIDS
Minnesota

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

CITY OF COON RAPIDS RECEIVED OCT 25 2016 BUILDING INSPECTIONS DEPT.

1:00 P

Complete the following information (PLEASE PRINT):

YOUR NAME: Paul Hines

ADDRESS OF PROPERTY BEING ASSESSED: 852 87th Lane Coon Rapids Mn

PROPERTY IDENTIFICATION NUMBER: 35-31-24-41-0034

YOUR HOME ADDRESS (if different than above):

HOME PHONE: CELL PHONE: 612-269-5575

AMOUNT OF ASSESSMENT: $900—

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):

REASON FOR APPEAL:

Attached

Signature:

ACTION BY THE BOARD:

OUTCOME OF MOTION:

Paul Hines
4550 Central Ave Lot Ne 1628
Columbia Heights MN 55421

Date: 10/25/2016

City of Coon Rapids
Board of Adjustment and Appeals

This letter is in response to the two proposed special assessments against the property of 852 87th Lane NW, Coon Rapids, MN 55433. The proposed violations are dated of 5/19/2016. This property has been occupied by Genova Luric since 5/31/2013. Copies of relevant components of the lease are provided as supplementary material. The proposed special assessment is regarding vehicles registered to my tenant, Genova Luric. Furthermore, as stated in the provided lease; 36. ADDITIONAL TERMS, 11.J TENANT'S PROMISES, the tenant is the responsible party for this proposed assessment. It is undisputed that the vehicles in question are registered to Genova Luric, who lives at 852 87th Lane NW, Coon Rapids, MN 55433, and is the responsible party.

As soon as I was given notice to this special assessment, I followed up with my tenant and had the vehicle in question removed from the premises.

In conclusion, the fees associated with the proposed special assessment should be waived. I was not given fair notice to this issue and I am not the responsible party. I intend on attending the appeal so that I can answer any questions that you may have and hope that we can resolve this quickly and fairly.

Thank you,

Paul Hines

LEASE ADDENDUM FOR CRIME-FREE/DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia (MN Statute 152.092)

2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises.

3. Resident or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless or whether the individual engaging in such activity is a member of the household.

4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

5. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety, or welfare of the landlord, his agent(s) or tenants.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. *A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease.*

> It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

MANAGEMENT

Northwest Cornerstone LLC

by: [signature]

Date signed: 31 May 2013

[signature] 31 May 2013
(Resident)

(Resident)

(Resident)

Date Signed:

Resident(s) acknowledges receipt of this addendum by signature of this document.

36. ADDITIONAL TERMS.

Tenant to be responsible for all fees due to citations issued.

No business activities conducted on premises.

Yard and snow plowing for 852 87th Lane NW to be maintained by lessee.

Laundry room is shared with tenants of 850 87th Lane NW and to be maintained by both.

Tenant agrees to make unit available to be shown by Real Estate Agents if given 24 hours prior notice.

Should property be sold and buyer or family member of buyer is to reside in the property tenant will be given 60 days notice to vacate the premises and the lease will terminate.

The first months rent of $850. and the Security Deposit of $850. are paid by Randall Conaway. The Security Deposit shall be returned to Randall Conaway according the the terms of this lease.

Landlord and Tenant agree to the terms of this Lease.

LANDLORD		TENANTS	
	Date 5/31/13		Date 5-31-13
	Date		Date
	Date		Date
	Date		Date

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

	Date: 5-31-13		Date:
	Date:		Date:

CHECK APPLIANCES INCLUDED

X REFRIGERATOR
X KITCHEN STOVE
___ MICROWAVE
___ DISHWASHER
___ TRASH COMPACTER
X CLOTHES WASHER
X CLOTHES DRYER
___ WINDOW UNIT AIR CONDITIONER
___ GAS GRILL
___ OTHER

The person authorized to manage the Premises is
Name David Nordquist
Street Address, (not P.O. Box) 623 W River Pky
City, State, Zip code Champlin, MN 55316 Telephone 612-860-6100
The Landlord or agent authorized to accept service of process and receive and give receipts for notices is
Name David Nordquist
Street Address, (not P.O. Box) 623 W River Pky
City, State, Zip code Champlin, MN 55316 Telephone 612-860-6100
List any additional agreements here. Attach a copy of each additional agreement to each copy of the Lease.

TERMS OF THIS LEASE.

1. OCCUPANCY AND USE. Only the Tenants and Occupants listed above may live in the Premises, except as allowed by law. The Premises, Utilities and Services shall be used only for common residential uses.

2. RENT. Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall pay the Rent at 623 W River Pky, Champlin, MN 55316 or other reasonable place requested by Landlord.

3. LATE FEE AND RETURNED CHECK FEE. If Landlord does not receive the rent by the fifth day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by Landlord. Tenant shall also pay $20.00 for each unpaid check returned by Tenant's bank. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

4. SECURITY DEPOSIT. Landlord may use the security deposit
A. To cover Tenant's failure to pay rent or other money due Landlord.
B. To return the Premises to its condition at the start of the tenancy except for ordinary wear and tear.

Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full security deposit with interest or send a letter explaining what was withheld and why.

5. EACH TENANT RESPONSIBLE. Each Tenant is responsible for all money due to Landlord under this Lease, not just a proportionate share.

6. TENANT PAYS FOR DAMAGE. Tenant shall pay for all loss, cost, or damage (including plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's direction or control.

7. LANDLORD'S NON-WAIVER. Payments other than rent are due when Landlord demands them from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand payments before or after Tenant vacates the Premises.

8. ATTORNEY'S FEES. The court may award reasonable attorney's fees and costs to the party who prevails in a lawsuit about the tenancy.

9. PREMISES INSPECTION. Landlord and Tenant inspected the Premises together and signed an inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant shall inspect again and complete a second inspection sheet.

10. LANDLORD'S PROMISES.
A. The Premises and all common areas are fit for the use intended by Landlord and Tenant.
B. Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.
C. Landlord shall keep the Premises up to code unless a violation of the codes has been caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

11. TENANT'S PROMISES.
A. Tenant shall not allow damage to the Premises.
B. Tenant shall not allow waste of the Utilities or Services provided by Landlord.
C. Tenant shall make no alterations or additions.
D. Tenant shall remove no fixtures.
E. Tenant shall not paint the Premises without Landlord's written consent.
F. Tenant shall keep the Premises clean and tidy.
G. Tenant shall not unreasonably disturb the peace and quiet of others.
H. Tenant shall not interfere with the management of the property and shall not allow Tenant's guests to do so.
I. Tenant shall use the Premises only as a private residence.

J. Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.
K. Tenant shall not use the Premises in any way that would cause a cancellation, restriction or increase in premium in Landlord's insurance.
L. Tenant shall not use or store in or near the Premises any inflammable or explosive substances in an unsafe manner.
M. Tenant shall notify Landlord in writing of any repairs to be made.
N. Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.

12. **TENANT'S TELEPHONE.** Tenant shall give Landlord the Tenant's home phone number within 2 days after service is started or the phone number is changed.

13. **RESTRICTIONS.**
A. **WATERBEDS.** Tenant shall not have water beds or other water-filled furniture on the Premises.
B. **PETS.** Tenant shall not have animals or pets on the Premises without Landlord's prior written approval.
C. **LOCKS.** Tenant shall not add or change locks. At Tenant's request, Landlord will change the locks or have the lock cylinders re-keyed at Tenant's expense. If the locks do not meet current municipal codes or regulations, Landlord shall change the locks at Landlord's expense.
D. **VEHICLES.** Tenant shall have no motor home, camper, trailer, boat, recreational vehicle, unlicenced vehicle, inoperable vehicle, vehicle on blocks, or commercial truck on the Premises or on the common area or curtilage of the Premises, except in a garage. ["Curtilage" means the grounds surrounding the building in which the Premises is located.] A commercial truck is any truck in commercial service or larger than a pickup truck. Permitted vehicles shall be parked in designated areas only. Three days after giving notice to Tenant, Landlord may remove and store the offending vehicles. Tenant shall pay reasonable removal and storage expenses as additional Rent.

14. **LANDLORD'S RIGHT TO ENTER.** Landlord may enter the Premises for a reasonable business purpose. Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter. Landlord may enter the Premises in an emergency. Landlord must disclose the date, time and purpose of the emergency entry in writing. The writing must be left in a conspicuous place in the Premises.

15. **DAMAGE OR INJURY TO TENANT OR TENANT'S PROPERTY.** Landlord is not responsible for any injury or damage that was not caused by a willful or negligent act or failure to act of Landlord. Tenant may obtain Renter's Insurance

16. **NOTICE OF DANGEROUS CONDITIONS.** Tenant shall promptly notify Landlord of any conditions that might cause damage to the Premises or waste Utilities or Services provided by Landlord. The notice may be oral or in writing.

17. **SUBLETTING.** Tenant shall not sublet part or all of the Premises without Landlord's written consent. Tenant shall not assign this Lease without Landlord's written consent. The consent shall not be unreasonably withheld or delayed.

18. **MOVING OUT OR HOLDING OVER.** Tenant must move out not later than 11:59 p.m. on the Ending Date. If Tenant occupies the Premises after the Ending Date with Landlord's permission and this Lease has not been renewed nor a new Lease made, this Lease becomes a month-to-month lease under its original terms.

19. **NOTICE IF LEASE BECOMES MONTH-TO-MONTH** If this Lease is or becomes month-to-month, written notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and must be received before the first day of that month. For example, to end a month-to-month lease on April 30, the notice must be received on March 31 or earlier.

20. **VACATING.** When moving out, Tenant must:
A. Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear and tear and fire or casualty loss.
B. Completely vacate the Premises, including storage units, garage and parking stalls.
C. Give Landlord a forwarding address.
D. Give Landlord all keys and personal property issued to Tenant for Tenant's use such as garage door openers, and tools. If Tenant does not return all keys within 24 hours of vacating, Landlord may change the locks and charge reasonable costs to Tenant.

21. **PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.**
A. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through no fault or neglect of Tenant or a person under Tenant's direction or control, either Landlord or Tenant may end this Lease. To end the lease, Tenant or Landlord shall give prompt written notice to the other. Rent shall be prorated as of the date the Premises became unfit for occupancy.
B. If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through the fault or neglect of Tenant or a person under Tenant's direction or control, Landlord may end this Lease. Landlord shall give prompt written notice to Tenant.

22. **BREACH OF LEASE[RE-ENTRY CLAUSE].** If Tenant materially breaches this lease, Landlord may do these things.
A. Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does not give up possession, Landlord may bring an eviction action (unlawful detainer action).
B. Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date in the future. If Tenant does not give up possession on that date, Landlord may bring an eviction action (unlawful detainer action). Landlord may accept rent for the period up to the date possession is to be transferred without giving up Landlord's right to evict.
C. Bring an eviction action immediately (unlawful detainer action).

23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER. Rent is due under this Lease even if Tenant surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to mitigate damages.

24. SUBORDINATION. This lease is subordinate to any mortgage against the Premises. No new owner or lender shall disturb Tenant's occupancy, but shall have Landlord's remedies if Tenant defaults. Tenant shall sign documents reasonably requested by Landlord. Tenant appoints Landlord as attorney-in-fact to sign such documents for any mortgagee.

25. EXERCISE OF RIGHTS AND REMEDIES. Either party may use any or all of its legal rights and remedies. The use of one or more rights or remedies is not an election of remedies.

26. SUBROGATION. Tenant and Landlord give up all rights of subrogation against the other for loss or damage covered by insurance.

27. TERMS. Where appropriate, singular terms include the plural and plural terms include the singular.

28. MISREPRESENTATIONS. Any materially false statement made by either Landlord or Tenant to the other that induces the signing of this Lease is a breach of this Lease.

29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS. Attachments to this Lease, such as Landlord's building rules, if any, are a part of this Lease. No oral agreements have been made. This Lease with its attachments is the entire agreement between Landlord and Tenant.

30. NOTICES. A notice or demand mailed to or handed to any one of the Tenants named above is notice to all Tenants.

31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.

A. Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the common area or curtilage of the Premises. The Premises will not be used by Tenant or persons under Tenant's control to manufacture, sell, give away, barter, deliver, exchange, distribute or possess with the intent to sell, give away, barter, deliver, exchange, or distribute a controlled substance in violation of any local, state or federal law.

B. Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in MINN. STAT. §617.80, Subdivision 4, to occur on the Premises or in the common area and curtilage of the Premises.

C. Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of MINN. STAT. §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or common area.

The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for which there is not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.

32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally-approved pamphlet on lead poisoning prevention.

A. Hazards Disclosed. Landlord knows of the following lead-based paint or lead-based paint hazards on the Premises (If none, state "none.") none known

B. Reports Disclosed. Landlord has provided Tenant with the following, which are all records and reports available to Landlord pertaining to lead-based paint or lead-based paint hazards on the Premises. (If no such records or reports are available to Landlord, state "none.") none

C. Tenant's Acknowledgment. Tenant has received the records or reports noted in paragraph B., above and a copy of the pamphlet, *Protect Your Family from Lead in Your Home*, EPA publication EPA747-K-94-001.

Tenants' initials _____

D. Agent's Acknowledgment. Agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852(d) and is aware of agent's responsibility to ensure compliance.

Agent's initials _____

By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the above paragraph.

5/31/13 5-31-13

Landlord Date Tenant Date Agent Date

33. CHANGES TO LEASE. Landlord and Tenant may change the terms of this Lease in writing.

34. SMOKING. (check one) [X] Tenant may allow smoking on the Premises.
[ ] Tenant shall not allow smoking on the Premises.

35. UTILITIES SERVICE NOTICE. If any of the utilities or services on Page 1 of this Lease is rebilled (Tenant

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 852 87TH LN PIN: 353124410034

Work Order #64513 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/19/16	WHITE, TREVOR	Pictures taken 9:47am
CITATION ISSUED		5/19/16	WHITE, TREVOR	$300 Junk vehicle. Citation mailed to owner of record; Paul at 850 87th Ln as well as addressed to Occupant at 852 87th Ln.
CITATION REINSPECT	6/1/16	6/7/16	WHITE, TREVOR	Not in compliance.
INSPECTION FOLLOWUP		6/7/16	WHITE, TREVOR	Property not in compliance. Pictures taken 6/3/16 and 6/7/16. $600 citation being issued.
CITATION FEE APPLIED		6/7/16	WHITE, TREVOR	$300 junk vehicle applied and fwd. to assessing dept.
CITATION ISSUED		6/7/16	WHITE, TREVOR	$600 junk vehicle. Citation mailed to owner of record; Paul at 850 87th Ln as well as addressed to Occupant at 852 87th Ln.
CITATION REINSPECT	6/20/16	6/28/16	WHITE, TREVOR	No citations returned, no communication from property owner. Property not in compliance. Abated property.
ABATE		6/28/16	WHITE, TREVOR	Junk vehicle with expired registration; red Ford MN 833MDX towed from property.
COMMUNICATE W OWNEF		6/28/16	WHITE, TREVOR	Renters at 852 87th Ln stated Paul was the property owner that lived at 850 87th Ln. They claimed to have talked with him and they thought he was going to contact the city regarding the citations.
CITATION FEE APPLIED		6/28/16	WHITE, TREVOR	$600 applied and fwd. to assessing dept.
COMMUNICATE W OWNEF	10/19/16	10/19/16	DEGRANDE, KRISTIN	Owner Paul Hines 612-269-5575 called regarding pending special assessment letter. He claims he never received the citations. They were sent to the address on Anoka Cty records. Explained appeal process. He will appeal.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26692					
11-601.5 Junk Vehicles on Residential Property.	**5/19/16** 5/19/16 compliance date	300	WHITE, TREVOR	Display current registration on red Ford MN 833MDX or remove from exterior storage.	PAUL HINES Issue Date: 5/19/2016 850 87TH LN NW COON RAPIDS, MN 55433
Citation # 26759					
11-601.5 Junk Vehicles on Residential Property.	**6/7/16** 6/17/16 compliance date	600	WHITE, TREVOR	Display current registration on red Ford MN 833MDX or remove from exterior storage.	PAUL HINES Issue Date: 6/7/2016 850 87TH LN NW COON RAPIDS, MN 55433

Work Order #56408 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS

Report Date: 11/28/2016

PROPERTY ADDRESS: 852 87TH LN PIN: 353124410034

Work Order #56408 Yard And Lot Issues CLOSED

INSPECTION 1		5/2/14	MITLYNG, ADAM	
CITATION ISSUED		5/9/14	MITLYNG, ADAM	j/d
CITATION REINSPECT	5/19/14	5/22/14	MITLYNG, ADAM	Compliant

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23922					
8-109 Building Materials, Junk and Debris.	**5/2/14** 5/16/14 compliance date	300	MITLYNG, ADAM	Remove couch, misc junk and debris from exterior storage	Paul Hines Issue Date: 5-08-2014 4550 Central Ave #1628 Columbia Heights, MN 55421

End of Report for 852 87TH LN

ADMINISTRATIVE CITATION

Citation # 64513-26692

Administrative Citation Enclosed
PAUL HINES Issue Date: 5/19/2016
850 87TH LN NW
COON RAPIDS, MN 55433

Property Address: **852 87TH LN**
COON RAPIDS, MN

PIN: 353124410034

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/19/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/19/2016	Display current registration on red Ford MN 833MDX or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

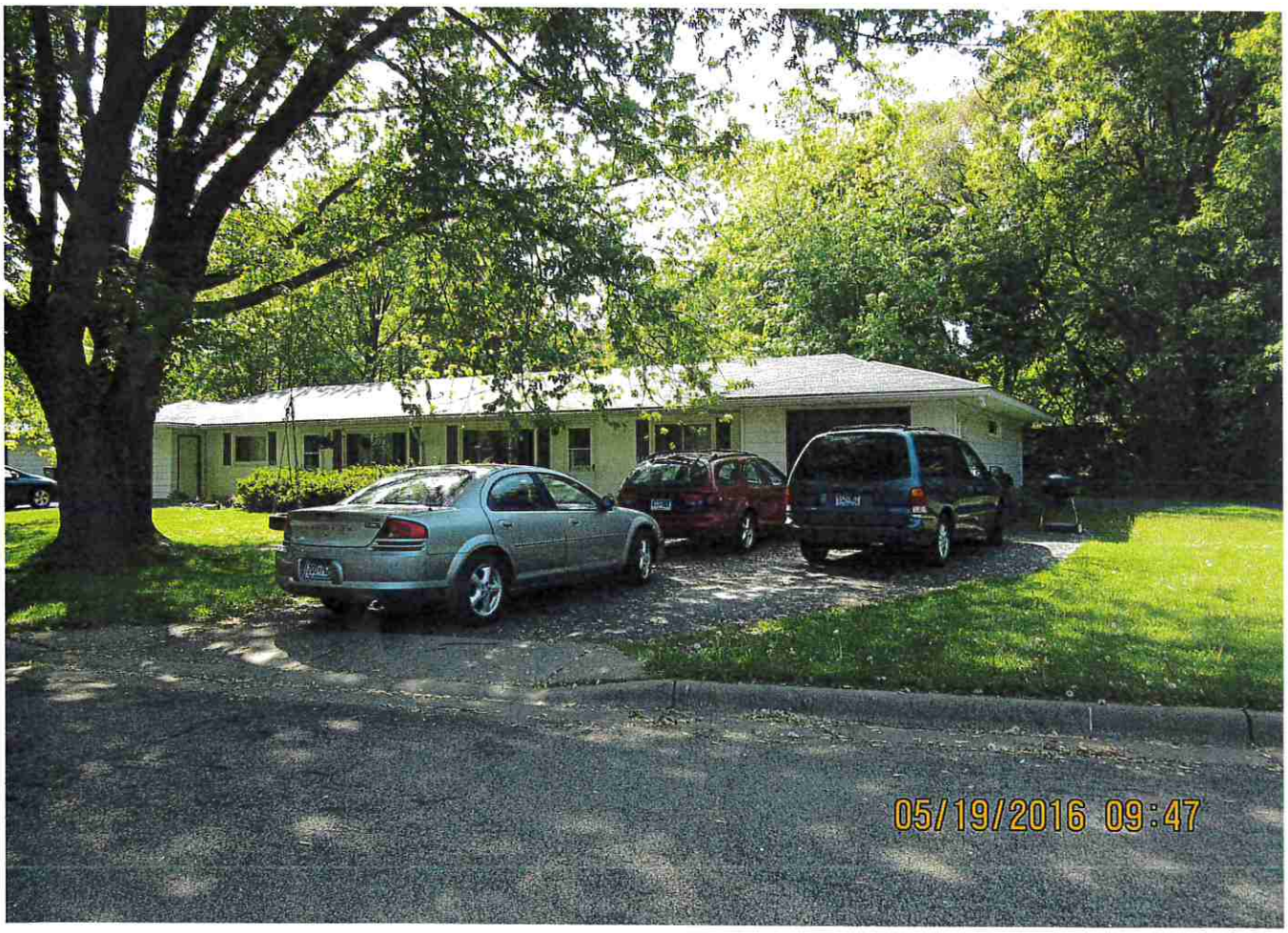
Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

EXPLORE Minnesota.com
833 MDX
SEP 10,000 lakes 14
Ford
05/19/2016 09:48


05/19/2016 09:47

852
833 MDX
06/03/2016 11:03

Minnesota
833 MDX
SEP 10,000 lakes 14
TAURUS SE
Ford
06/03/2016 11:02

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64513-26759

Administrative Citation Enclosed

PAUL HINES Issue Date: 6/7/2016
850 87TH LN NW
COON RAPIDS, MN 55433

Property Address: **852 87TH LN**
COON RAPIDS, MN

PIN: 353124410034

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/7/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/17/2016	Display current registration on red Ford MN 833MDX or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration..	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

833 MDX
TAURUS SE
06/07/2016 10:21

06/07/2016 10:21

Board of Adjustment and Appeals - Regular Session **5.**

Meeting Date: 01/05/2017

Subject: Case 17-04V, Special Assessment Objection, Irene Kurkowski, 591 108th Ave. NW, 24-31-24-21-0097

From: Heather Rodgers, Property Maintenance Inspector

INTRODUCTION

An unpaid penalty in the amount of $300.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to the actions and procedures leading to the special assessment in this matter.

On 04/22/2016, city staff was at the property to re-inspect a previous citation and viewed a code violation of exterior storage, staff informed the property owner the exterior storage needed to be removed or an administrative citation would be issued.

On 05/18/2016, a Second Violation Administrative Citation #64483-26674 ($600.00 penalty) was issued for exterior storage. A compliance date of 5/28/2016 was established. The citation was mailed to the owner of record (same address). The citation was not returned by mail.

On 5/20/2016, property owner Irene Kurkowski called City staff regarding the citation she received and stated the televisions (exterior storage items) had been removed and the property could be re-inspected.

On 5/20/2016, the property was re-inspected. The exterior storage had been removed and the property was found to comply with City Code. Per City Code Section 2-1104, when any subsequent citation for the same violation is found to be compliant by the compliance date, one-half of the penalty is waived, resulting in a $300.00 penalty.

Penalty charged: $300.00

ACTION REQUESTED

In Case, 17-04V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $300.00 special assessment in its entirety.

Attachments

Supporting Documents

Oct 26, 2016

Dear Assessment Clerk,

I am appealing this pending assessment on the following grounds:

Never received notice of citation on May 28, 2016. If I did receive a citation, I would have asked for an extention at the time to correct violation.

Why did it take 5 months to get this letter of violation for May 28, 2016 that I never received?

$300-

Sincerely,

591-108th Ave NW CR. 55448

24-31-24-0097

-21-

CITY OF COON RAPIDS RECEIVED OCT 27 2016 BUILDING INSPECTIONS DEPT.

CITY OF COON RAPIDS RECEIVED OCT 28 2016 BUILDING INSPECTIONS DEPT.

9:52am

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE PIN: 243124210097

Work Order #66510 — Yard And Lot Issues — OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/25/16	RODGERS, HEATHER	vehicle with exp tabs
CITATION ISSUED	10/25/16	10/25/16	RODGERS, HEATHER	$300.00 junk vehicle
TIME EXTENSION		11/2/16	RODGERS, HEATHER	30 day time extension received and approved-no further right to appeal. Property owner states vehicle is not her and needs additional time to remove the vehicle.
CITATION REINSPECT	12/8/16		RODGERS, HEATHER	30 day time extension- original reinspections date was 11/06/2016

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 27191 11-601.5 Junk Vehicles on Residential Property.	**10/25/16** 11/4/16 compliance date	300	RODGERS, HEATHE	Display current registration/tabs on MN ic plate 579LMJ(Cadillac) or remove from exterior storage. Vehicle is displaying Jan/2016 tabs.	IRENE KURKOWSKI ISSUE DATE:10/25/2016 591 108TH AVE NW COON RAPIDS, MN 55448

Files attached to this work order:
\WorkOrder\66510\591 108th Ave Time Extension Agreement.pdf

Work Order #64483 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/18/16	RODGERS, HEATHER	2 T.V.'s in rear yard. I told Stephen Kurkowski on 04/22/2016 he needed to remove the T.V.'s or I would have to issue a citation, they are still sitting in the same place.
CITATION ISSUED		5/18/16	RODGERS, HEATHER	$600.00 exterior storage- second citation issued within 180 days same/similar violation. ($300.00 wo#63334 issued on 01/06/2016)
COMMUNICATE W OWNEF		5/20/16	RODGERS, HEATHER	Irene called regarding citation, TV's have been removed.
CITATION REINSPECT	5/28/16	5/20/16	RODGERS, HEATHER	Televisions have been removed
CITATION FEE APPLIED		5/20/16	RODGERS, HEATHER	1/2 of the $600.00 citation fee applied, second violation within 180 days, property is compliant by compliance date. Total charged $300.00
COMPLIANCE		5/20/16	RODGERS, HEATHER	
COMMUNICATE W OWNEF	10/14/16	10/14/16	DEGRANDE, KRISTIN	Irene Kurkowski , - called with questions about her pending $300 special assessment. I returned call but she was not at home. Male who answered the phone said she would be home after 5:30 pm.
COMMUNICATE W OWNEF	10/18/16	10/18/16	DEGRANDE, KRISTIN	Irene left another vm and I returned her call. She claims she never received the citation but did say that the tvs were moved inside. I explained the subsequent citation fee - 1/2 waived, 1/2 charged and how to appeal.

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE PIN: 243124210097

Work Order #64483 — Yard And Lot Issues — CLOSED

COMMUNICATE W OWNEF		10/27/16	DRABCZAK, LEYA	Irene Kurkowski came into City Hall regarding her $300.00 assessment letter. LD explained the process and reviewed all cityworks notes with her. She stated she did not want to appeal, she kept changing her story and contradicting herself.
APPEAL SUBMITTED		10/28/16	RODGERS, HEATHER	Special Assessment appeal submitted. Irene stated her son Stephen told her to get documentation regarding the citation, which was given to her.
INFORMATION	10/28/16	10/28/16	RODGERS, HEATHER	CR PD officer Alyssa N. spoke to Irene regarding the location of Stephen, he has a warrant out for his arrest. Irene was uncooperative answering any questions W/Officer Alyssa N.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26674					
11-601.10(2) Exterior Storage.	**5/18/16** 5/28/16 compliance date	600	RODGERS, HEATHE	Remove televisions(2) located in rear yard, behind dwelling from exterior storage.	IRENE KURKOWSKI ISSUE DATE: 5/18/2016 591 108TH AVE NW COON RAPIDS, MN 55448

Work Order #63326 — Excessive Storage — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION		1/6/16	DRABCZAK, LEYA	ld notified by crpd and crfd of excessive storage and hazardous living conditions.
NOT HABITABLE		1/6/16	DRABCZAK, LEYA	dwelling posted and letter of notice left taped to door for owner who was arrested and not on site.
INFORMATION SENT		1/6/16	DRABCZAK, LEYA	SECURE LETTER SENT TO OWNER, UPON ARRIVAL SEVERAL WINDOWS COULD NOT BE SECURED. OWNER OF RECORD WAS STILL IN JAIL. LD CALLED VENDOR TO SECURE WINDOWS AS THERE WERE 2 INDIVIDUALS INSIDE WHO ARE NOT OWNER OF RECORD.
INFORMATION		1/6/16	DRABCZAK, LEYA	roll call notification to crpd
INFORMATION		1/7/16	DRABCZAK, LEYA	ld dave b kristin d and john s crpd agreed upon 8-8 daily for owner to clean up property postings were changed
COMMUNICATE W OWNEF		1/7/16	DRABCZAK, LEYA	phone numbers irene home 07 irene at susan days vincent "jimmy" kurkowski cel
COMMUNICATE W OWNEF		1/7/16	DRABCZAK, LEYA	ld met with tw and crpd ky and cg owner irene kurkowski was notified of new posting and hours of 8-8 daily. she stated she understood the limitations and had no questions
INFORMATION		1/7/16	DRABCZAK, LEYA	owner is staying with friends at 858 109th ave they will be helping her to clean out the dwelling.
INSPECTION 1		1/6/16	DRABCZAK, LEYA	level 1 no animal waste upper level with exception to area over garage is compliant. garage 95%, area above 95% and basement 90-95% full. no egress from basement no sleeping in lower level
INSPECTION 1		1/7/16	DRABCZAK, LEYA	met with owner and crpd. no changes noted, owner says she will be working with friends to clean out the dwelling.
INFORMATION SENT		1/8/16	DRABCZAK, LEYA	ld mailed field inspecton report and correction orders
ASSESSMENT		1/12/16	DRABCZAK, LEYA	FLOS INVOICE # 1281 FOR $160.00 FORWARDED TO FINANCE DEPT. ADDITIONAL ADMIN FEES MAY BE APPLIED.
COMMUNICATE W OWNEF		1/26/16	DRABCZAK, LEYA	irene called regarding today's inspection. we decided to reschedule as she is working on issues regarding exteriors storage that she received an admin citation for.
COMMUNICATE W OWNEF		2/9/16	DEGRANDE, KRISTIN	Owner's daughter in law Kris (and son Jeff) called from Key West. They want to help but need more information. I answered some questions. Will have Leya call them back with more information.
INSPECTION 1		2/18/16	DRABCZAK, LEYA	ld noticed front patio door open and truck in back yard that was not there the day before,at 7:10 a.m. property is posted entry only 8 am to 8 pm ld called crpd for assistance.
INSPECTION 1		2/23/16	DRABCZAK, LEYA	ld spoke to owners son steven regarding procedure on cleaning out the dwelling. exterior storage issues have been abated

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE

PIN: 243124210097

Work Order #63326 — Excessive Storage — CLOSED

POLICE CONTACT	3/10/16	DRABCZAK, LEYA	report from crpd m blair # ka 16005775 owners on property past the posted time of 430 pm
FIRE CONTACT	3/10/16	DRABCZAK, LEYA	todd williams assisted and stated area above garage (enclosed bonus room) must be cleaned out, lower level bedroom must be removed and garage is compliant.
INSPECTOR CONSULT	3/10/16	DRABCZAK, LEYA	steve smith on site with todd williams after code cleared the property. ss states that shared wall in bonus room and dwelling must be rocked to the ceiling, lid in garage does not need to be repaired.
INFORMATION SENT	3/11/16	DRABCZAK, LEYA	inspection follow up letter sent to owner of record. Copy given to Todd Williams and Steve Smith.
INSPECTOR CONSULT	4/4/16	BRADY, GREG	Drywall is in place separating the 3 season porch from the house.
COMMUNICATE W OWNEF	4/14/16	DRABCZAK, LEYA	LD CALLED OWNER JEFF KURKOWSKI IN FLORIDA AT [illegible] ND DISCUSSED RECENT DEVELOPMENTS AT THE PROPERTY. cel [illegible]
INSPECTOR CONSULT	4/21/16	BRADY, GREG	Electrical corrections are completed and were approved on 4/18/16
INSPECTION 1	4/22/16	DRABCZAK, LEYA	property inspected and no issues present. posting removed. ld notified crpd and task force.

Files attached to this work order:

\WorkOrder\63326\591 108th ave crpd 03102016.pdf
\WorkOrder\63326\591 108th ave field report 01062016.pdf
\WorkOrder\63326\591 108TH AVE INVOICE 01062016.jpg

Work Order #63334 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		1/6/16	RODGERS, HEATHER	Receive report from CR police dept. exterior & interior storage, junk vehicles, junk & debris. Property posted uninhabitable(never/never) by Leya D. Homeowner is incarcerated, property swept & cleared.
EXCESSIVE USE		1/7/16	RODGERS, HEATHER	$160.00 charged- Same or similar violation with/in 180-365 days Junk Vehicles/Junk & Debris
COMMUNICATE W OWNEF		1/7/16	RODGERS, HEATHER	Irene Kurkowski L/M regarding have access to the property. Foward call to Leya D.
CITATION ISSUED		1/11/16	RODGERS, HEATHER	$300.00 junk vehicles- exp. registration, flat tires, on carjacks. $300.00 number of vehicles, can only have 5 currently has 10 $300.00 exterior storage
TIME EXTENSION		1/21/16	RODGERS, HEATHER	30 day time extension granted- no further right to appeal.
COMMUNICATE W OWNEF		1/21/16	RODGERS, HEATHER	Had conversation with Irene to make sure she understands the time extension agreement- reiterated the abatement process if compliance is not achieved. The $300.00 x 6 citation fee would be charged plus whatever the cost of the abatement is. CONT>>
COMMUNICATE W OWNEF		1/21/16	RODGERS, HEATHER	I asked Irene continuously if 30 days is enough time to comply with the citations. She said she only needed 30 days and did not want to go through the hearing examiner to request additional time.
COMMUNICATE W OWNEF		2/16/16	RODGERS, HEATHER	Spoke with Irene- she is requesting a longer time extension. I explained to her it is too late for that now, it need to be requested by compliance date & the signed agreement was for 30 days. I also explained the property will be abated on 02/23 CONT
COMMUNICATE W OWNEF		2/16/16	RODGERS, HEATHER	if the property is not brought into compliance. Explained the abatement process and how the fees are charged as a special assessment. Asked if she could keep snowmobile, I told her only if it's operable She said she will get done as much as possible.
CITATION REINSPECT	2/23/16	2/23/16	RODGERS, HEATHER	30 day time extension granted- original inspection date was 01/25/2016, new reinspect date is 02/23/2016. Non-compliant w/junk & debris/exterior storage-property will be abated by city vendor (Flo) Vehicles & # of vehicles are all compliant
CITATION FEE APPLIED		2/23/16	RODGERS, HEATHER	$300.00 #8-109 junk & debris $300.00 #11-601.10(2) Exterior Storage
ABATE		2/23/16	RODGERS, HEATHER	City vendor abated property not compliant, 30 day time extension expired on 02/22/2016

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE PIN: 243124210097

Work Order #63334 Yard And Lot Issues CLOSED

COMPLIANCE	2/23/16	RODGERS, HEATHER	
ASSESSMENT	2/25/16	RODGERS, HEATHER	Flo's invoice # 1290 Total: $780.00

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26148					
8-109 Building Materials, Junk and Debris.	**1/6/16** 1/22/16 compliance date	300	RODGERS, HEATHE	Remove tires, vehicle parts, building material(including material on top of vehicles/truck beds) furniture, garbage bags, all containers, any other misc junk & debris located in driveway, under deck, behind shed and fence from outdoor storage.	IRENE KURKOWSKI ISSUE DATE: 01/11/2016 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.10(2) Exterior Storage.		300	RODGERS, HEATHE	Remove lawnmowers, grilles, snowblowers, propane tanks, gas cans, lumber, tires, any other materials/equipment from exterior storage including items in truck beds and trailers.	
11-601.5 Junk Vehicles on Residential Property.		300	RODGERS, HEATHE	Display current registration on MN lic plate 450 MDY (white Ford) and make operable or remove from exterior storage. All vehicles MUST have current registration and MUST be operable.	
Citation # 26149					
11-601.5 Junk Vehicles on Residential Property.	**1/6/16** 1/22/16 compliance date	300	RODGERS, HEATHE	Make MN lic plate 226 RMC (Green Taurus) operable or remove from exterior storage, vehicle is currently missing tires. All vehicles MUST have current registration and MUST be operable in exterior storage.	IRENE KURKOWSKI ISSUE DATE: 01/11/2016 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.5 Junk Vehicles on Residential Property.		300	RODGERS, HEATHE	Make MN lic plate 870 GWT(gold Cadillac) operable, or remove from exterior storage, vehicle currently has flat tires. All vehicles MUST have current registration and MUST be operable.	
11-601.4(1) Number of Vehicles.		300	RODGERS, HEATHE	Remove vehicles which are not registered to property-MN lic plates 154MYC(CADI),758CVY(CHRY),503MVE(MERC),240RMB(STRN) plus one additional vehicle. Total vehicles allowed at the property is five. One per valid license driver plus two.	

Files attached to this work order:

\WorkOrder\63334\591 108th Ave Flo's Invoice.pdf
\WorkOrder\63334\Time Extension Agreement.pdf

Work Order #60650 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/19/15	RODGERS, HEATHER	
CITATION ISSUED		5/21/15	RODGERS, HEATHER	exp. tabs, misc junk and debris, inoperable vehicle, shed no siding
TIME EXTENSION		6/1/15	RODGERS, HEATHER	30 day time extension granted; no further right to appeal
CITATION REINSPECT	7/2/15	7/10/15	RODGERS, HEATHER	Time extension granted reinspect date originally scheduled for 06/02/2015; new reinspect date is 07/02/2015.
COMPLIANCE		7/10/15	RODGERS, HEATHER	siding on shed, vehicles w/exp tabs gone, Cadillac has inflated tire(made operable) Junk & debris removed

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE PIN: 243124210097

Work Order #60650 Yard And Lot Issues CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 25264					
8-109 Building Materials, Junk and Debris.	**5/19/15** 6/1/15 compliance date	300	RODGERS, HEATHE	REMOVE WHEELBARREL,SNOW BLOWER,LADDERS,CARPET,TIRES, BUILDING SUPPLIES(BEHIND SHED)MISC JUNK AND DEBRIS FROM EXTERIOR STORAGE	VINCENT E & IRENE KURKOWSKI ISSUED DATE: 05/21/2015 591 108TH AVE NW, COON RAPIDS, MN 55448
11-601.5 Junk Vehicles on Residential Property.		300	RODGERS, HEATHE	REMOVE/REPAIR INOPERABLE VEHICLE, GOLD CADILLAC MN LIC PLATE 870GWT FLAT TIRES,DAMAGED WINDOW.	
11-601.5 Junk Vehicles on Residential Property.		300	RODGERS, HEATHE	DISPLAY CURRENT REGISTRATION ON WHITE DODGE, MN LIC PLATE 869GWT EXP. 02/2015.	
Citation # 25265					
11-601.5 Junk Vehicles on Residential Property.	**5/19/15** 6/1/15 compliance date	300	RODGERS, HEATHE	DISPLAY CURRENT REGISTRATION ON GREEN FORD MN LIC. PLATE SRP751 EXP. 04/2015.	VINCENT E & IRENE KURKOWSKI ISSUE DATE: 05/21/2015 591 108TH AVE NW, COON RAPIDS, MN 55448
11.603.2(6) Garage/Storage and Accessory Structures in LDR-2.		300	RODGERS, HEATHE	STORAGE STRUCTURE ON EAST SIDE OF DWELLING NEEDS FACING MATERIAL (SIDING)COMPATIBLE WITH THE PRINCIPLE STRUCTURE	

Files attached to this work order:
\WorkOrder\60650\591 108th Ave.pdf

Work Order #56415 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/2/14	MITLYNG, ADAM	
CITATION ISSUED		5/9/14	MITLYNG, ADAM	j/d, skid steer
CITATION REINSPECT	5/19/14	6/27/14	MITLYNG, ADAM	skid steer and trailer full of junk still here
EXCESSIVE USE		5/9/14	MITLYNG, ADAM	multiple violations in 12 month period
CITATION FEE APPLIED		6/27/14	MITLYNG, ADAM	2x $300 for non-compliance
CITATION ISSUED		7/8/14	MITLYNG, ADAM	j/d, special mobile equipment
CITATION REINSPECT	7/16/14	9/11/14	MITLYNG, ADAM	compliant
TIME EXTENSION		7/14/14	MITLYNG, ADAM	30 day ext, new date 8-16-2014
CITATION FEE APPLIED		9/11/14	MITLYNG, ADAM	2x $300 half of $600 citations

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23929					

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE

PIN: 243124210097

Work Order #56415 — Yard And Lot Issues — CLOSED

Citation # 23929

8-109 Building Materials, Junk and Debris.	**5/2/14** 5/16/14 compliance date	300	MITLYNG, ADAM	Remove tires, building materials, bags of yard waste, misc junk and debris including items stored on trailer from exterior storage	VINCENT & IRENE KURKOWSKI Issue Date: 5-09-2014 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.2(1) Truck and Trailer Storage.		300	MITLYNG, ADAM	Remove special mobile equipment (front end loader/ skid steer) from property	

Citation # 24289

8-109 Building Materials, Junk and Debris.	**6/27/14** 7/15/14 compliance date	600	MITLYNG, ADAM	Remove tires, misc junk and debris including all the items on the trailer from exterior storage	VINCENT & IRENE KURKOWSKI Issue Date: 7-08-2014 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.2(1) Truck and Trailer Storage.		600	MITLYNG, ADAM	Remove special mobile equipment (front end loader/skid steer) from property	

Files attached to this work order:

\WorkOrder\56415\20140714091325727.pdf
\WorkOrder\56415\591 108th ave.doc

Work Order #54478 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/23/13	BUCHANAN, PAUL	Car tires, plastic garbage bins, indoor furniture, mattress, plastic bins, tarp, miscellaneous junk and debris at side of house, in driveway.
CITATION ISSUED		8/26/13	BUCHANAN, PAUL	J/D. Junk vehicle
CITATION REINSPECT	9/2/13	9/4/13	BUCHANAN, PAUL	Non-Compliant
CITATION FEE APPLIED		9/4/13	BUCHANAN, PAUL	$300x2
CITATION ISSUED		9/4/13	BUCHANAN, PAUL	Non-Compliant on initial order
CITATION REINSPECT	9/11/13	10/29/13	BUCHANAN, PAUL	Compliant
TIME EXTENSION		9/9/13	BUCHANAN, PAUL	Owner needs time to get parts for vehicle. 40 Day ext to 19-October-2013. Agreement signed.
COMPLIANCE		10/29/13	BUCHANAN, PAUL	Closing order

~ ADMINISTRATIVE CITATION INFORMATION ~

Citation # 23312

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Building Materials, Junk and Debris.	**8/23/13** 9/2/13 compliance date	300		Car tires, plastic garbage bins, indoor furniture, mattress, plastic bins, tarp, miscellaneous junk and debris at side of house, in driveway. Remove from exterior storage and/or dispose of properly.	KURKOWSKI VINCENT E & IRENE Issued 8-26-2013 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.5 Junk Vehicles on Residential Property.		300		Vehicle at driveway on blocks. Make vehicle operational or remove from exterior storage.	

Citation # 23353

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE

PIN: 243124210097

Work Order #54478 — Yard And Lot Issues — CLOSED

Citation # 23353

8-109 Building Materials, Junk and Debris.	**9/4/13** 9/11/13 compliance date	600	Car tires, plastic garbage bins, indoor furniture, mattress, plastic bins, tarp, miscellaneous junk and debris at driveway, side of house. Remove from exterior storage and/or dispose of properly.	KURKOWSKI VINCENT E & IRENE Issued 9-4-2013 591 108TH AVE NW COON RAPIDS, MN 55448
11-601.5 Junk Vehicles on Residential Property.		600	Vehicle at driveway on blocks. Make vehicle operational or remove from exterior storage.	

Files attached to this work order:
\WorkOrder\54478\20130909104201421.pdf

Work Order #50252 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		8/28/12	INGVALSON, DREW	Expired Tabs on KAU-291, MKE-271, XVE-922, and LUT-832
CITATION ISSUED		8/29/12	INGVALSON, DREW	$300
CITATION REINSPECT	9/6/12	9/24/12	INGVALSON, DREW	All vehicles now have current registration or have been removed from the property. Compliant.
COMPLIANCE		9/24/12	INGVALSON, DREW	
COMMUNICATE W OWNEF		10/1/12	DEGRANDE, KRISTIN	Homeowner Irene 763-757-3307 called regarding pending assessments. She asked why she is being charged then they resolved the issues. I tried explaining the $150 penalty (out to property 2x for same reason) but she just didn't seem to understand.

~ ADMINISTRATIVE CITATION INFORMATION ~

Citation # 21601

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
11-1831(2) Expired Tabs on Residential Property.	**8/28/12** compliance date	300.00	INGVALSON, DREW	9/5/2012 Expired Tabs (KAU-291), display current registration or remove vehicle from outdoor storage.	VINCENT E & IRENE KURKOWSKI ISSUED 8/29/2012 591 108TH AVE NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.		300.00	INGVALSON, DREW	9/5/2012 Expired Tabs (MKE-271), display current registration or remove vehicle from outdoor storage.	
11-1831(2) Expired Tabs on Residential Property.		300.00	INGVALSON, DREW	9/5/2012 Expired Tabs (XVE-922), display current registration or remove vehicle from outdoor storage.	
11-1831(2) Expired Tabs on Residential Property.		300.00	INGVALSON, DREW	9/5/2012 Expired Tabs (LUT-832), display current registration or remove vehicle from outdoor storage.	

Work Order #48851 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/19/12	INGVALSON, DREW	brush, tires, refrigerator, j/d in yard and driveway
CITATION ISSUED		6/21/12	INGVALSON, DREW	$300
APPEAL SUBMITTED		6/26/12	MITLYNG, ADAM	Received appeal from Vincent Kurkowski 76 ‾ equesting 60 days.
EXCESSIVE USE		6/21/12	INGVALSON, DREW	previous violation on 11/2011

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE

PIN: 243124210097

Work Order #48851 — Yard And Lot Issues — CLOSED

HEARING	7/24/12	7/24/12	BENNETT, CHERYL	Hearing scheduled for 7/24/12 at 11 a.m. Met with Vincent Kurkowski.
TIME EXTENSION		7/24/12	BENNETT, CHERYL	Agreement to have property in compliance by midnight 8/27/12. Original compliance date 6/28/12.
CITATION REINSPECT	8/28/12	8/28/12	INGVALSON, DREW	J/D has been removed from exterior storage. Compliant.
COMPLIANCE		8/28/12	INGVALSON, DREW	
COMMUNICATE W OWNER		10/1/12	DEGRANDE, KRISTIN	Homeowner Irene ' ' called regarding pending assessments. She asked why she is being charged then they resolved the issues. I tried explaining the $150 penalty (out to property 2x for same reason) but she just didn't seem to understand.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20852 08-109 Junk Cars and Building Materials.	**6/19/12** compliance date	300.00	INGVALSON, DREW	6/28/2012 Remove brush, tires, refrigerator, building materials, and all misc junk and debris from exterior storage.	VINCENT E & IRENE KURKOWSKI issued 6/21/2012 591 108TH AVE NW COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\48851\591 108TH AVE AGREEMENT 07242012.pdf
\WorkOrder\48851\591 108TH AVE APPEAL 06262012.pdf
\WorkOrder\48851\591 108th Ave Hearing Date 07172012.pdf
\WorkOrder\48851\591 108TH AVE PHOTOS 06202012.pdf
\WorkOrder\48851\591 108th Ave.docx

Work Order #46006 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/28/11	MITLYNG, ADAM	
CITATION ISSUED		11/1/11	MITLYNG, ADAM	junk and debris, exp/inop veh
CITATION REINSPECT	11/9/11	2/17/12	MITLYNG, ADAM	compliant
TIME EXTENSION		11/8/11	MITLYNG, ADAM	extension until 12-1-2011

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 19975 8-109 Junk Cars and Building Materials.	**10/28/11** compliance date	300.00	MITLYNG, ADAM	11-08-2011 LUT832 expired tabs/ no tires, display current registration and repair to an operable condition or remove from outdoor storage	VINCENT & IRENE KURKOWSKI Issue Date: 11-01-2011 591 108TH AVE NW COON RAPIDS, MN 55448
8-109 Junk Cars and Building Materials.		300.00	MITLYNG, ADAM	11-08-2011 remove building materials, tires, misc junk and debris from exterior storage	

Files attached to this work order:

\WorkOrder\46006\20111108111619922.pdf
\WorkOrder\46006\Appeal.pdf

Report Date: 11/28/2016

PROPERTY ADDRESS: 591 108TH AVE PIN: 243124210097

Work Order #30606 Yard and Lot issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1	6/5/09	6/5/09	MITLYNG, ADAM	Initial Inspection
Inspection followup		7/20/09	MITLYNG, ADAM	notice sent, no change
Citation Issued		7/20/09	MITLYNG, ADAM	
Appeal Submitted		7/27/09	MITLYNG, ADAM	appeal for extension from Irene Kurkowski
HEARING	8/25/09	8/25/09	BENNETT, CHERYL	Hearing scheduled for 8/25/09 at 11 a.m. Met with Irene Kurkowski.
TIME EXTENSION		8/25/09	BENNETT, CHERYL	Agreement to have property in compliance by 8/27/09.
Citation Reinspect	7/27/09	9/30/09	MITLYNG, ADAM	
Compliance		9/30/09		

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 17021					
8-109 Junk Cars and Building Materials.	**7/20/09** compliance date	300.00	MITLYNG, ADAM	07-27-2009 household furniture, appliances, lots of building materials, tires, misc junk and debris	Vincent & Irene Kurkowski
11-1827 Truck and Trailer Storage.		300.00	MITLYNG, ADAM	07-27-2009 remove skidsteer from property	
11-1831 Junk Vehicles on Residential Property.		300.00	MITLYNG, ADAM	07-27-2009 expired registration	

Files attached to this work order:

\Code Enforcement Files\adams letters\home occ\bobcat\591 108th ave.doc
\Code Enforcement Files\adams letters\junk\591 108th ave.doc
\WorkOrder\30606\591 108TH AVE AGREEMENT 08252009.pdf
\WorkOrder\30606\591 108TH AVE APPEAL 07272009.pdf
\WorkOrder\30606\591 108TH AVE HEARING DATE 08182009.pdf
\WorkOrder\30606\591 108TH AVE PHOTOS 08032009.pdf

End of Report for 591 108TH AVE

05/18/2016 10:04

05/18/2016 10:04

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64483-26674

Administrative Citation Enclosed

IRENE KURKOWSKI
591 108TH AVE NW
COON RAPIDS, MN 55448

ISSUE DATE: 5/18/2016

Property Address: **591 108TH AVE**
COON RAPIDS, MN

PIN: 243124210097

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/18/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/28/2016	Remove televisions(2) located in rear yard, behind dwelling from exterior storage.	11-601.10(2) Exterior Storage. -- To store lumber, furniture, plastic, scrap metal, debris, steel machinery, or similar materials including material and equipment used in conjunction with a business outside on residential property including storage on an open trailer is prohibited.	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

Continued on next page

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

Board of Adjustment and Appeals - Regular Session **6.**

Meeting Date: 01/05/2017

Subject: Case 17-05V, Special Assessment Objection, John Becker, 9526 Foley Blvd NW, 25-31-24-32-0007

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

Unpaid fees in the amount of $658.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

Three of the items on this special assessment roll are not eligible for appeal (two for citation fees and one related abatement cost). Administrative Citation #63043-26061 ($300.00 tent structure) and Administrative Citation #59148-26062 ($300.00 unfit living structure) were appealed by Mr. Becker to the Board of Adjustments and Appeals on 03/14/2016. On 06/02/2016, the Board of Adjustments and Appeals heard this appeal, affirmed these Administrative Citations and established a new compliance date of 07/11/2016. Documentation was mailed to Mr. Becker notifying him of the Board of Adjustment and Appeals decision and establishing a new compliance date. Mr. Becker was also notified of his right to appeal this decision if he so chose. The re-inspection took place on 07/12/2016 and the property was still not in compliance. The $300.00 Citation fee for the tent structure and the $300.00 Citation fee for the unfit living structure were charged. There were also $721.00 in abatement costs for the removal and clean up of the tent and contents. Again, these special assessments are not eligible for appeal.

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 07/13/2016, staff and Coon Rapids Police Department personnel (CRPD) were notified by the property owner that an individual was using a sledge hammer to break into the structure unfit for living that had been secured on 07/12/2016.

On 07/13/2016, the structure unfit for living had been broken into and was no longer secure. It was then secured by the city contractor. Invoice submitted by contractor in the amount of $586.00 plus a $72.00 administrative fee were charged.

Fees charged: $658.00

ACTION REQUESTED

In case 17-05V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the $658.00 special assessment in its entirety.

Attachments

Supporting Documents

25-31-24-32-0007 $1,979—

Ryan

From: CenturyLink Customerjohn becker <nitroman@q.com>
Sent: Tuesday, October 11, 2016 7:40 PM
To: brian@kelseylawer.com; j hanvik; Kirk Schnitker; rep jerry newton; Kirk Schnitker; jon morphew; 'Ryan'
Subject: Fwd: AS PAUL HARVEY WOULD SAY.....NOW YOU'VE HEARD THE REST OF THE STORY. 4 COPIES RYAN THANKS
Attachments: xl chameleions.JPG; city theives here to steal boat tent 003.JPG; ME IN SHOP best 002.JPG; SEMI trailer in residential area now 011 (2).JPG; toilet dumped over IN CR PARKcr (5) - Copy.JPG; ME W CUSTOM hd.JPG; REALESTATE IN TROUBLE 038 (2).JPG; CITY STEALING MY AXELS good.JPG; xl chameleions.JPG; semi before stolen (4).JPG

RECEIVED
OCT 26 2016
CITY OF COON RAPIDS

----- Forwarded Message -----
From: CenturyLink Customerjohn becker <nitroman@q.com>
To: peter bodley <peter.bodley@ecm-printing.com>
Sent: Tue, 11 Oct 2016 06:38:34 -0400 (EDT)
Subject: AS PAUL HARVEY WOULD SAY.....NOW YOU'VE HEARD THE REST OF THE STORY.

WHY DON'T YOU PRINT MY SIDE OF THE STORY? JOHN BECKER OWNER OF THE TWIN CITIES OLDEST CUSTOM MOTORCYCLE SHOP. AS YOU DRIVE BY, YOU CANNOT SEE ANYTHING THE CITY HAS ACCUSED ME OF.....I HAVE HAD THE PROPERTY FENCED PLUS HAVE BEEN LOCATED ON A HILL IN FRONT OF A PLASTICS PLANT WITH NO NEIGHBORS OTHER THAN BUSINESSES WHO CLOSE AT 6:00 PM EVERY WEEKDAY NITE. THE CITY HAS NO COMPLAINTS AGAINST ME. WHEN I TOLD THE CITY THIS THEY ALL DECREED BY HAND VOTE THAT THEY WERE ALL NEIGHBORS OF MINE EVEN THO SOME OF THEM MAY LIVE TEN MILES AWAY. THE CITY BROKE THROUGH MY FENCE WITH A COP WITH BOLT BOLT CUTTER RUN BY A PRESSURE BOTTLE WHICH I SAW HIM BING ONTO MY PROPERTY SO THE TOW TRUCKS GET THROUGH MY BACK FENCE. I ALSO HAVE PICTURES OF THE CITY WORKERS TRYING TO HIDE IN THE WOODS SO I COULD NOT GET THEIR PICTURES. (WHICH I HAVE ANYWAY)

I HAVE BEEN IN THIS WORLD 80 YEARS AND I USED THE PARTS AND FRAMES ETC INSIDE THE SEMI TO BUILD CUSTOM MOTORCYCLES AND USED THE MONEY I GENERATED FROM THE USE OF THESE PARTS TO SUBSIDIZE MY SOCIAL SECURITY INCOME SO AS TO KEEP MYSELF AND THREE OTHEROS OFF GOVERNMENT WELFARE.....LIVING ON SSI ALONE IS NOT EASY BUT THE CITY INSISTS ON FORCING A SPECIAL ASSESSMENT AGAINST MY PROPERTY TO FORCE ME INTO DEBT AT THE RATE OF $70 PER DAY ACCORDING TO NORTHSTAR TOWING IN ANOKA.....THEY WILL NOT ALLOW ME INTO THE SEMI TRAILER BECAUSE THEY ARE HOLDING THE PARTS AND $6,000 WORTH OF DEHYDRATED LONG LIFE FOOD STORAGE FROM THE MORMON CHURCH AS HOSTAGE AND I CANNOT AFFORD THE $4800 TOWING BILL PLUS $25,550 PER YEAR STORAGE FEES WHICH WILL GO AGAINST MY LAND AND AFTER 3 YEARS WILL RENDER THIS PROPERTY USELESS.....I ASK YOU ALL .....IS THIS NAZI GERMANY 1942 ? See Another Paper Supplied here
LAND OF THE FREE ?? WHATS FREE ABOUT A CITY NOT ALLOWING ME INTO A COURT AND A JUDGE THAT IS NOT A KANGAROO COURT SYSTEM? THE ANSWER IS SIMPLE.....MY LAWYER SAID THE CITY DOES NOT GO BY LAWS JUST WHIMS AND ORDINANCES AND ABATEMENTS NOT TRIED IN COURT TO SEE IF THEY VIOLATE MY PRIVACY RIGHTS OR NOT. SO ALL THIS WAS DONE WITHOUT ANY COURT ORDER.....ENCROACHMENT UPON POSTED PROPERTY WITH SIGNS "KEEP OUT" AND THEY HAD NO WARRENTS OF ANY KIND AND YET STOLE MY SEMI-LOAD OF PARTS AND THE SEMI TRAILER ILLEGALLY WHICH THE MINN D.O.T. TRANSPORTATION BOARD HAD TOLD ME COULD NOT BE MOVED BECAUSE THE TRAILER HAD NO STICKER ON IT SHOWING THE TIRES WHICH WERE 40 YEARS OLD AND THE BRAKES WERE WORKING .....WHICH THEY WERE NOT. THEY SAID IT WAS A CRIMINAL OFFENCE TO MOVE IT.....YET THE CITY AND NORTHSTAR DID IT ANYWAY.
I HADN'T MOVED IT BECAUSE I THOUGHT I HAD TIME YET AND I HAD POSTED OFFERS TO PAY ANY TRUCKER WHO HAD A SEMI TRACTOR $600 TO MOVE IT TO MY SONS PROPERTY NORTH OF MORA, MINN. THEY ALL THREE TURNED DOWN THE OFFER AFTER SEEING THE SEMI TRAILER WITH NO DOT APPROVAL STICKER ON IT. THE CITY ALSO STOLE MY TABLE SAW AND BANDSAW I WAS USING OUTSIDE TO BUILD THINGS, SUCH AS A 12 FOOT FLATBED TRAILER WITH OUTSIDE STEEL FRAME AND WOODEN DECK. THEY ALSO STOLE ANOTHER SET OF WHEELS AND AXELS I WAS GOING TO USE TO BUILD ANOTHER ONE. SEE PHOTO'S I CAN HAUL A CAR ON THE ONES I BUILD BECAUSE THEY ARE TRAILER HOUSE AXELS. SEE PIX. HEAVY DUTY WITH ELECTRIC BRAKES. THEY ALSO STOLE MY WIFES PICNIC TABLE FROM THE BACK YARD AND ALSO MY FIRE EXTINGUISHERS AND OTHER TOOLS ALONG WITH MY WASTE OIL BARRELS AND SOLVENT TANKS WITH LIDS I USE IN CHANGING MY CUSTOMERS OIL. NOW I MUST TAKE THE OIL ALL THE TIME TO THE SERVICE STATIONS BECAUSE I DON'T HAVE A BARREL TO PUT IN. THE CITY IS TRYING TO PUT ME OUT OF BUSINESS SO THEY CAN TAKE THE PROPERTY WITHOUT PAYING ME FOR THE LOSS OF

BUSINESS AND RELOCATION FEES.....AGAIN IS THIS NAZI GERMANY? WHY ARE THERE SO MANY SMALL BUSINESSES OUT OF BUSINESS ALONG COON RAPIDS BLVD FROM THE HOSPITAL TO NORTHTOWN SHOPPING CENTER ?? I CAN BUY A BANK, A FEW RESTAURANTS AND MOST OTHER BUSINESSES HAVE BEEN BULLDOZED.....AND NOW REQUIRE THE GRASS TO BE CUT INSTEAD OF PAYING TAXES.....WE LOST DOWNTOWN COON RAPIDS WIHT THE BOWLING ALLEY, SPORTSMEN BAR. LIQUOR STORE [redacted] AND ALSO THE CARPET SHOP AND DRUG STORE ALONG WITH THE PLUMBING SHOP AND PET STORE ETC. IT'S ALL GRASS NOW REQUIRING MOWING AND NOT PAYING TAXES. MAYBE THE CITY HAS TOO MANY PEOPLE IN IT AND TOO MUCH MONEY.....MAYBE THE STATE DOESN'T KNOW THIS ?? 61,000 People
COON RAPIDS WANTS TO HAVE IT'S OWN COURT SYSTEM WITH THEIR OWN JUDGES. I SEE IT IN THEIR CHARGES AGAINST ME AND HOW THEY FORCE IT THROUGH THE DIFFERENT STAGES LIKE A COURT WOULD, BUT WITHOUT A JURY.....THEY ALWAYS HOLD MY HEARINGS AFTER 6 OCLOCK AFTER DINNER AND EVERYONE HAS GONE HOME AT THE CITY COUNCILS.
AGAIN THE CITY HAS TOO MUCH MONEY AND TOO MANY WORKERS, DOING NOTHING IF YOU WALK IN THE CITY HALL ON ANY GIVEN WEEKDAY. WHO BENEFITS IN THIS CITY BY THE ACTIONS OF THE CITY DESTROYING MY BUSINESS? I OFFER SERVICE TO MANY POOR CYCLE RIDERS ALONG WITH TIRES FOR THEIR CYCLES AS GREATLY REDUCED PRICES.....SOMETIMES FOR FREE. I GET PARTS FROM MY TEN DEALERSHIPS I HAVE HAD FOR OVER 55 YEARS. I CAN FIX MOTORCYCLES THAT OTHER SHOPS DON'T HAVE THE QUALIFITED MECHANICES TO REPAIR.....THEY ONLY HIRE PARTS REPLACERS NOT MECHANICS WHO UNDERSTAND THE CUSTOM BUSINESS. I CAN BUILD CYCLES OTHER PEOPLE ONLY DREAM ABOUT. I HAVE OVER 100 TROPHIES AND USED TO DO CUSTOM PAINTING USING THE BEST PAINT.....HOUSE OF KOLOR. SEE PIX MY SEMI TRAILER HAD CHROME MOLY TUBING FOR FRAME BUILDING AND THE FRAME JIG WAS IN THE BACK YARD AND THE CITY STOLE THAT TOO. I HAD A BUM LIVING IN THE BACK YARD AND I CALLED 9=11 7 SSEVEN TIMES OVER A YEAR TO GET RID OF HIM AND THE COPS WOULD COME AND CHASE HIM AWAY AND FINALLY ONE COP SAID.....WE CAN PUT HIM IN JAIL BUT IT WONT DO ANY GOOD BECAUSE HE CONSIDERS IT A VACATION WITH A BED TO SLEEP ON AND THREE MEALS A DAY.....HE WILL JUST COME BACK AFTER HE GETS OUT AFTER A COUPLE DAYS.....SO I WENT TO COURT AND PAID $450 TO THE COURT FOR EVICTION AND THE ANOKA COURT SAID.....WHERE IS THE ACCUSED ? ? AND I SAID.....NOT HERE YOUR HONOR.....AND HE SAID.....I CANNOT VIOLATE HIS CIVIL RIGHTS YOU MAY OWE HIM MONEY OR ? AND SO I CANNOT TRY A CASE WITHOUT CROSS EXAMINING THE WITNESS SO CASE DISMISSED BASED UPON INSUFFICIENT EVIDENCE.....AS I LEFT THE COURT I WAS WONDERING BUT WHAT ABOUT THE LAND OWNERS RIGHTS IN THIS NATION ? ?? IN THE MEAN TIME I CLEANED UP ALL THE WHISKEY BOTTLES WHICH I NOW SHOW IN A WHEELBORROW WHICH IS ONLY A FEW OF THEM. I DON'T DRINK NOR SMOKE....I GOT INTOT THIS BUSINESS WHILE YOU HAD A GOOD DRAGSTRIP OFF MAIN STREET 242 AND IS NOW THE ENTRANCE TO THE DOG AND CAT CONTAINMENT CENTER. I WAS A RACER.....I ALSO GOT A REALESTATE LICENSE AT ANOKA RAMSEY SCHOOL AND FOUND OUT THAT THE MINN STATE LEGISLATURE DECREEED THAT THE GOVERNMENT HAS NO RIGHT TO CONFISCATE THE BENEFITS OF PRIVATE LAND OWNership.....SEE FITZGERALD VS MINNN SANITARY SEWER DISTRICT. THE LOOPHOLE WAS ENABLING ACTS. THE CONSTITUTION SAYS I HAVE A RIGHT TO JUST COMPENSATION PRIOR TO A "TAKING " OF MY LAND.....WHAT IS JUST HERE ? ? ASSESSMENTS AGAINST MY LAND BY THE CITIES THEFT OF MY PROPERTY? THEY EVEN HAD THE GALL TO STEAL MY "ONSITE" OUT HOUSE THAT MY CUSTOMERS USED AND I HAD A PRIVATE DUMP PUMPING TRUCK COME HERE ONCE A MONTH TO DUMP..... THE CITY SOMEHOW CLAIMS I HAD A HOLE IN IT BUT IT NEVER LEAKED IN OVER TEN YEARS OF USE. THE CITY CHARGED ME FOR STEALING IT. I HAVE PICS SHOWING THE COMPANY DUMPING AND CLEANING IT THIS IS ONLY A SMALL PICTURE OF MY SIDE OF THE STORY.....SEE PIX STEALING MY CANNED MORMON FOOD IS ALSO A VIOLATION OF MY RELIGEOUS RIGHTS. IT IS INSIDE THE SEMI TRAILER WHICH IS HELD AS RANSOM. THE SEMI TRAILER IS NOW AMONGST FIVE HOUSES CLOSER TO THE SEMI THAN WHEN IT WAS HERE RELATIVE TO THE PLASTIC PLANT.

and these 5 Homes would Like to Know a Semi is sitting Next To them with 200 LBS of explosive Gas inside it.

All of this could Have Been Avoided if = The City would Have Given me a Permit To Build a Larger Shop Than I Built at 1224 Hwy 10 NE '40x70' which is why I came here in the First Place in 1986 see MLS Listing

John Becker

ATTENTION PROPERTY OWNER

COON RAPIDS
Minnesota

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.cooonrapidsmn.gov

Specialty Machine
Custom Cycle Engineering Since 1962
New and Used Parts
4216 Brookside ave SLP
• Machine Shop Service
• [redacted]
• Harley Davidson
• Triumph
Velocette DLR
JOHN DMC/99
(763) 780-0828

John Delbert Becker
9526 Foley Blvd. NW
Coon Rapids, MN 55433

RE: **9526 Foley Blvd. NW, Coon Rapids, MN 55433** (25-31-24-32-0007)

You are receiving this letter because you have one or more proposed special assessments against your property at this time (itemized below). Pending special assessments are often a result of property maintenance violations such as, but not limited to, expired vehicle tabs, parking a vehicle off of your driveway, exterior storage of items, long grass, rental license violations, other code violations, or for other outstanding fees.

Does NOT apply To me

At this time, you must do one of the following:

1. **Pay the proposed pending assessment (listed below).**
2. **Submit a written objection appealing the pending assessment. The owner of record (not a tenant) may submit a written objection to the City Clerk prior to 7:00 p.m. on Tuesday November 1, 2016.** All written objections will be considered at the Board of Adjustment and Appeals meeting on January 5, 2017 at 6:30 p.m. You are not required to attend this meeting but it will be your only opportunity to provide additional information regarding your appeal. Appeals will be heard on January 5 in the order in which the written objections were received. The Board's recommendations will then be forwarded to the City Council for final approval.
3. **If you do nothing, the assessment will be collected with the property taxes.**

The pending special assessments to your property include:

Description(s):	*Amount(s):	Abatement/Violation Date(s):
Citation Penalty-Exterior Storage (Tent Structure) BOAT TENT	$300.00	12/1/15
Removal & Disposal SOLD By K-MART	$721.00	7/14/16 OUTDOOR TOILET STOLEN
Citation Penalty-Unfit Living Structure CAMPER	$300.00	12/1/15
Security Vacant Structure BOARDING UP TOOL SHED	$658.00	7/15/16

*A certification fee of $35.00 will be added (for each assessment) if unpaid prior to the levy date of November 1, 2016.

This City is Violating The Rights of The Landowners (Taxpayer) Beware! When Servants Become The Masters!

Notice is hereby given that the Coon Rapids City Council will consider adoption of proposed assessments on properties within the corporate limits of the City of Coon Rapids, Anoka County, Minnesota.

When: 7:00 p.m. on November 1, 2016. At this hearing the City Council will refer any appeals to the Board of Adjustment and Appeals on January 5, 2017 at 6:30 p.m., which is where you will be heard.

NONE

What: Assessment for items such as, but not limited to, expired vehicle tabs, parking a vehicle off of your driveway, exterior storage of items, long grass, rental license violations, other code violations, or for other outstanding fees. The proposed assessment roll is available for public inspection in the City Assessor's Office. NONE

Where: Council Chambers, Coon Rapids City Center, 11155 Robinson Drive NW

Minnesota Statutes, Section 429.061, Subdivision 1, provides, "No appeal may be taken as to the amount of any assessment adopted pursuant to Subdivision 2 unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. No appeal of your assessment will be accepted by the District Court unless this written objection is properly filed."

An owner who has properly filed a written objection as provided in the preceding paragraph may further appeal an assessment to District Court, pursuant to Section 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the District Court within 10 days after service upon the Mayor or Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize the City, upon application, to defer the payment of special assessments against homestead properties owned by persons older than 65 years of age or disabled persons for whom it would be a hardship to make the payments. The City Council adopted Resolution 75-64 which implements the deferral program. The assessment will not be forgiven, but payment of it delayed. Additional interest will accrue. For information about the deferral program, call 763-767-6446.

The City of Coon Rapids Do Not Represent The Desires of My Neighborhood Nor have Any Legal Right To encroach upon Posted Private Property Paid in Full By me! If I Violated The Law then why Didn't I Recieve a Court Sumons signed By a Judge. I Protest all Charges as illegal.

You can pay your assessments either in person or by mail. Cash, check and credit cards are accepted. Checks must be paid to the City of Coon Rapids Treasurer. If you are mailing payment, please include your property address and property identification number (25-31-24-32-0007) on your check and send to:

City of Coon Rapids Assessing Department
11155 Robinson Drive
Coon Rapids, MN 55433

The amount you are responsible to pay is as follows:

Paying for Theft of My Goods = $2,000 is illegal See Attachment

On or before November 1, 2016: $1,979.00
After November 1, but on or before December 1, 2016: $2,119.00

If paid after December 1, 2016, interest will be charged from the date of adoption of the assessment through December 31, 2017, and the assessment will be certified to the 2017 property taxes at an interest rate of **1.66%** for **3** year(s). Thereafter, if it is a multi-year assessment the balance may be paid in full on or before **November 14** of each year.

If you are appealing your assessment, certification fees and interest will not be charged until after the City Council affirms the Board of Adjustment and Appeal's recommendations, so you will have the opportunity to pay your assessments before additional fees are incurred.

No additional notice or invoice will be sent regarding this assessment.

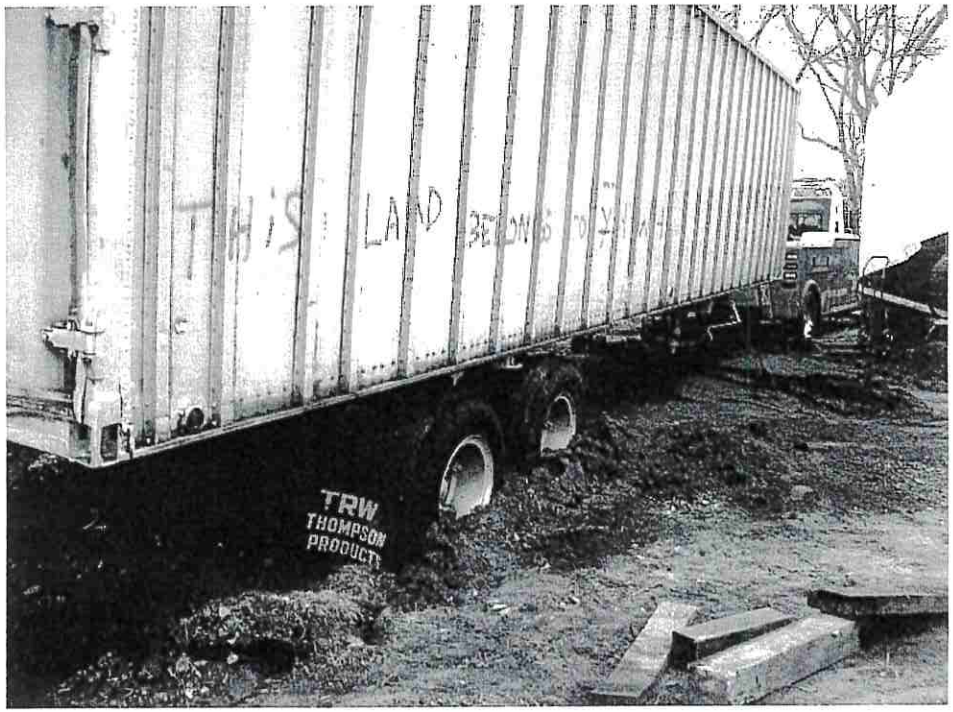
If you are unsure about how much you owe contact the Assessment Department at 763-767-6446. For questions regarding *details on assessments*, please leave a message on the Assessment Information Line at 763-767-4685 and someone will get back to you as soon as possible.

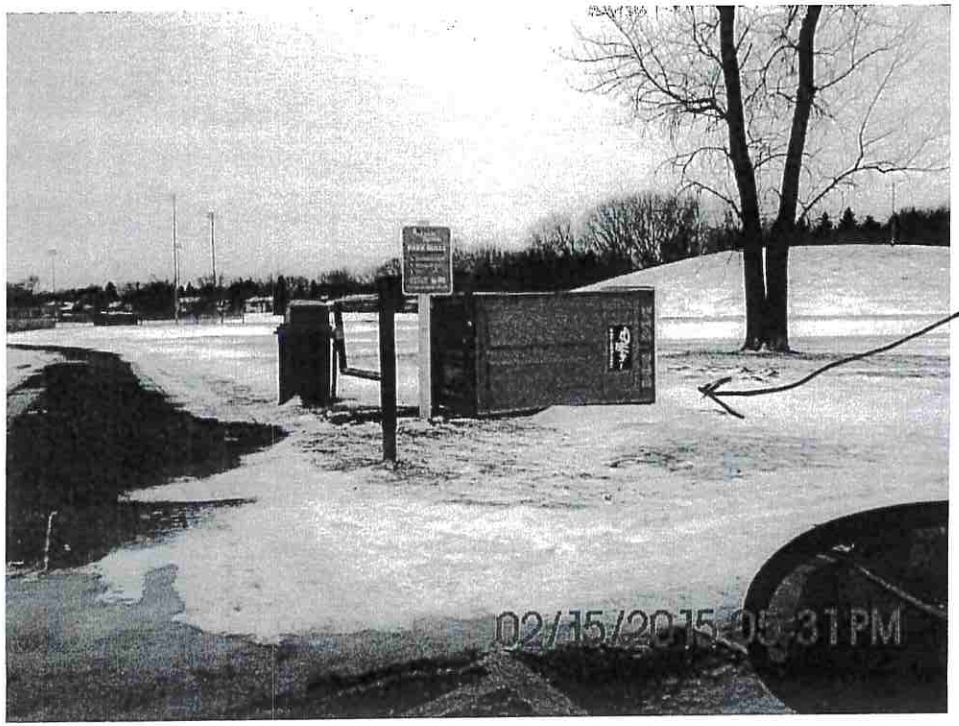
Sincerely,

Assessment Clerk, City of Coon Rapids

This proves to me that all the theives of 55 yrs in business have never equalled the cities thefts, therefore I will never ever call for help from the cops again. I will call the motorcycle gangs for help. The semi can be worth over $100,000 in time. I have never had trouble with the motorcycle riders

NOTICE OF PUBLIC HEARING





AT LEAST MY OUTHOUSE LIKE THIS ONE NEVER GOT DUMPED OVER

RECEIVED
OCT 26 2016
CITY OF COON RAPIDS

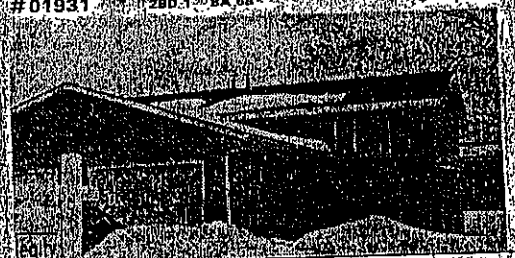
LIVING SPACE AND QUIET AREA OF
NOW IS READY TO BE SHOWN INTO JOB TRANSFER DOG
TO 1 BLK-S TO 97TH LN NW
Mgt$ 39,558.070/1 Type CONV
202200182 ASM Y
W.T.C.F. DD DV
PI $ 410.00 R $ INCLD
FP Y
CW/CDS
RAO Y New Finance Possibilities
DW N SUBMIT
SO ASSUME EXISTING ARM WITH 9%
PID 123124220044 QUALIFICATONS
SFML/TFF 800

8 EARTHTONES, LARGE W/TILEOUT IN MASTER BATHROOM
8 KITCHEN, PARTIALLY FINISHED LOWER LEVEL, AIR COND
9 HUMIDIFIER & HOT WATER HEATER, FREEZER, NEW CERAMIC BATH,
10 LOCK BOX ON BACK-DOOR STORAGE SHED

	L	CD	Ab. Rm Sz	Dir: HANSON BLVD TO 110TH LN, TO SWALLOW			
11							
12 LR	1	XX	15X12.8	WSO NO	Heat GAS	Mgt$:49,673	Type FHA
13 DR				Ext WOOD	AE$	# 197731	ASM Y
14 ID	1		12.7X8	Bsmt Y / WO	AC CENT	W	DD DV
15 Kit	1		8.1X8.5	Bsmt Bth NO	Fpl N	PI $ 535	R $ 13.1 %
16 Fm				Mstr Bth NO	Refrig Y	2M/CD$	
17 MB	1	XX	11X11.7	G 2A Gdo	R&O Y	New Finance Possibilities	
18 BR	2	XX	13.7X9	CW Y	DW Y	VA; FHA, CONV, CASH	
19 BR				CB Y	SO 11		
20 U				PID 163124330041			
21				SFML/TFF			

	L	CD	Ab. Rm Sz	Dir:			
11							
12 LR	1	YY	12X23	WSO N	Heat GFA	Mgt$ 20,000 APPRO	Type VA
13 DR				Ext SHAKE	AE$	# 07-22-92920	ASM
14 ID				Bsmt Y - WO	AC N	W ALLSTATE	DD DV %
15 Kit	1	NY	9X13	Bsmt Bth N	Fpl N	PI $	R $ %
16 Fm				Mstr Bth N	Refrig Y	2M/CD$	
17 MB	1	YY	11X12	G 3 Gdo N	R&O Y	New Finance Possibilities	
18 BR	1	YY	11X10	CW Y	DW Y		
19 BR	1	YY	9.6X11	CS Y	SO 11		
20 BR	L	YN	10X9	PID 0320242200048			
21				SFML/TFF 802			

#01931 2BD 1 BA GR $62,900



1 Add 10665 HUMINGBIRD ST NW				HS Tax $ 452		Map 4-68
2 Mun COON RAPIDS	Zip 55433	City ANK		Tax W Sec $ 452		Lake NO
3 Dist 667	Lt Sz 46X136X65X136			HS Fled Y	19 86	
4 Brk EDINA REALTY			# 3127	Unpd Spec $ NONE		Poss ARRG
5 Of Ph 559-2894	Apt Ph 559-2894			Pnd Spec $ NONE		Yr Bit 982
6 Agt LARRY MANDLE	Hm Ph 545-8625			Key CLB	C 3.15	# 372376

7 SUPER MAINTENANCE FREE TWIN HOME - WOOD RAKING
8 LARGE KITCHEN & GOOD SIZE BEDROOMS GREAT FOR INVESTOR
9 CAN PURCHASE ONE SIDE OR BOTH UNITS ZERO LOT LINE

	L	CD	Ab. Rm Sz	Dir: EGRET BLVD, TO ROBINSON DR, TO 106TH			
11							
12 LR	1	XX	16+X12+	WSO YES	Heat FA	Mgt$ 52,272	Type FHA
13 DR	1	XX	10X8	Ext ALUM	AE$ 450	# 083106-2	ASM Y
14 ID				Bsmt Y, WO	NAC N	W KNUTSON	DD K82 DV 986
15 Kit	1		X15X9.10	Bsmt Bth Y	Fpl N	PI $ 639	R $ 12.5 %
16 Fm				Mstr Bth N	Refrig Y	2M/CD$	
17 MB	2	XX	11-FX10+	G 1 Gdo	R&O Y	New Finance Possibilities	
18 BR	2	XX	13+X11+	CW CONN	DW		
19 BR				CS CONN	SO		
20				PID 223124140105			
21 DE	CN		14X6	SFML/TFF 1200			

#01934 ABCFRK 2BD 1 BA 6C $83,500

1 Add 9525 FOLEY BLVD NW				HS Tax $ 438		Map 5-1C
2 Mun COON RAPIDS	Zip 55433	City ANK		Tax W Sec $		Lake NO
3 Dist 667	Lt Sz JUST UNDER 1 ACRE			HS Fled YES	9 87	
4 Brk CENTURY 21-NORTHTOWN			# 8060	Unpd Spec $		Poss ARRG
5 Of Ph 786-8702	Apt Ph 786-8702			Pnd Spec $		Yr Bit 60S
6 Agt JOAN WILSON	Hm Ph 784-3388			Key CLB	C 3.15	# 058004

7 THIS AREA IS ZONED FOR INDUSTRIAL USE. GREAT FOR SMALL
8 BUSINESS OR OFFICE. VERY CLEAN. BE CLOSE TO NEW CROSSTOWN
9 HWY. GOOD ACCESS TO BOTH SIDES OF THE RIVER. MOTIVATED
10 SELLER

	L	CD	Ab. Rm Sz	Dir: CN RPDS BLVD SOUTH ON FOLEY 2ND HSE			
11							
12 LR	N	Y	16X12	WSO YES	Heat GFA	Mgt$ 30,987.50	Type FHA
13 DR				Ext MASS	AE$	#	ASM
14 ID				Bsmt Y - WO	NAC NO	W FBS MORTGAGEOD	DV
15 Kit	N		14X11	Bsmt Bth N	Fpl NO	PI $	R $ %
16 Fm	L	Y	18X11	Mstr Bth N	Refrig Y	2M/CD$	
17 MB	N	Y	10X13	G DBL Gdo Y	R&O Y	NEW Finance Possibilities	
18 BR	N	Y	9X12	CW Y	DW	ABCFRK	
19 BR				CS Y	SO 11		
20 U	L	Y	11X10	PID R3124320007			
21				SFML/TFF 8047121			

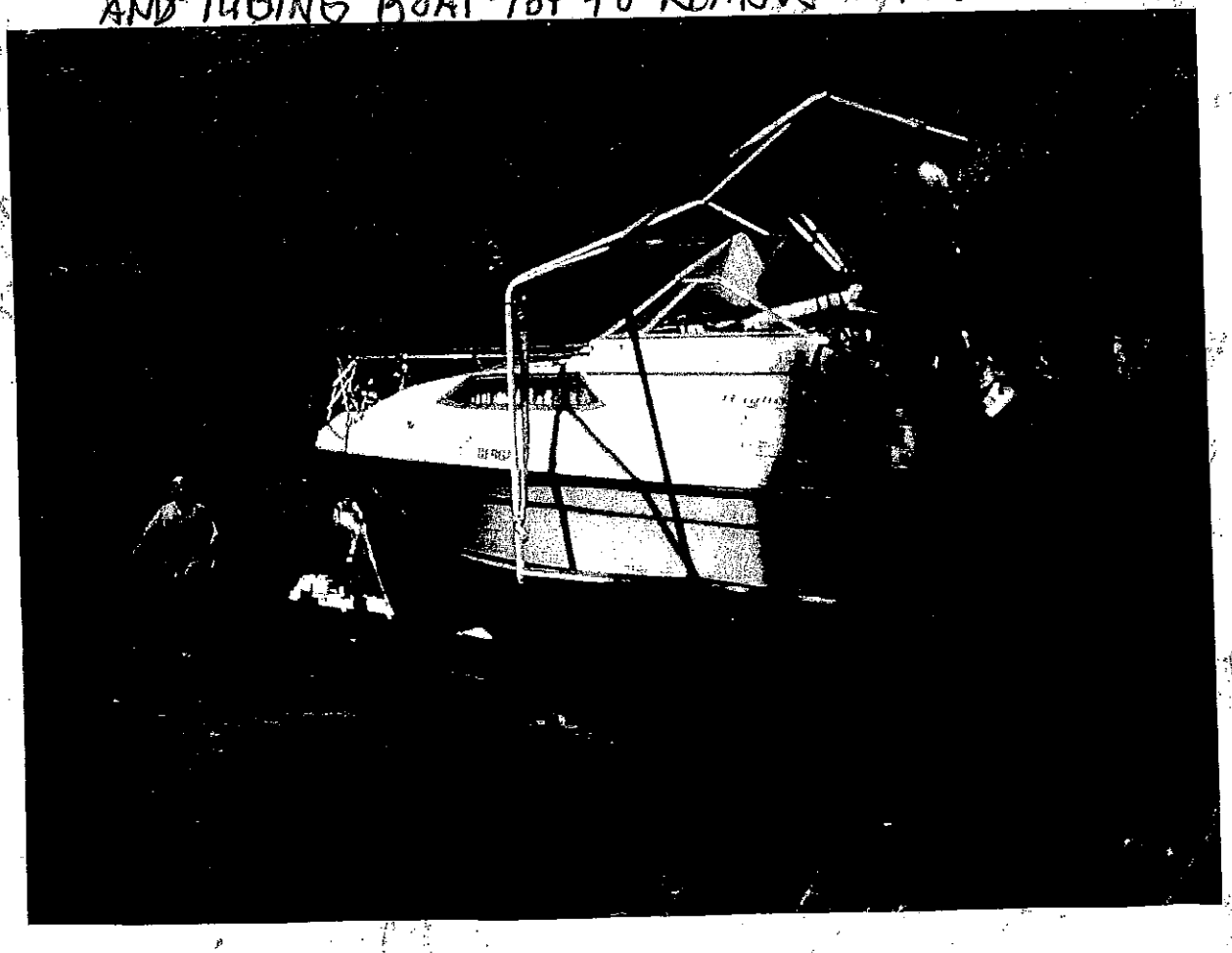
MLS Book 1985

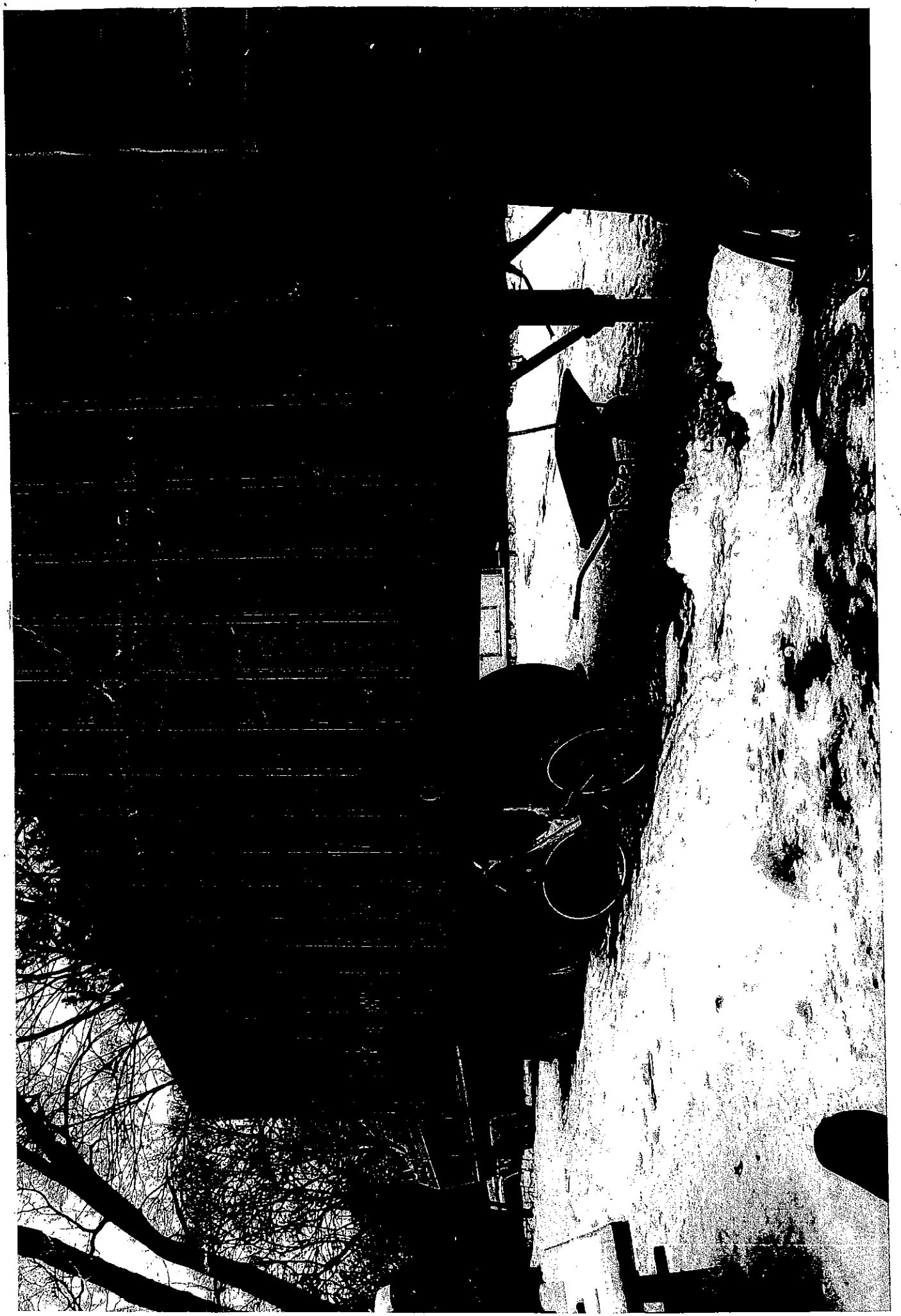
ZONED INDUSTRIAL

NO Disclosure Prior to RE-SALE

Central

City Workers Destroyed Canvas $3,000
AND TUBING BOAT TOP TO REMOVE TENT BOAT GARAGE





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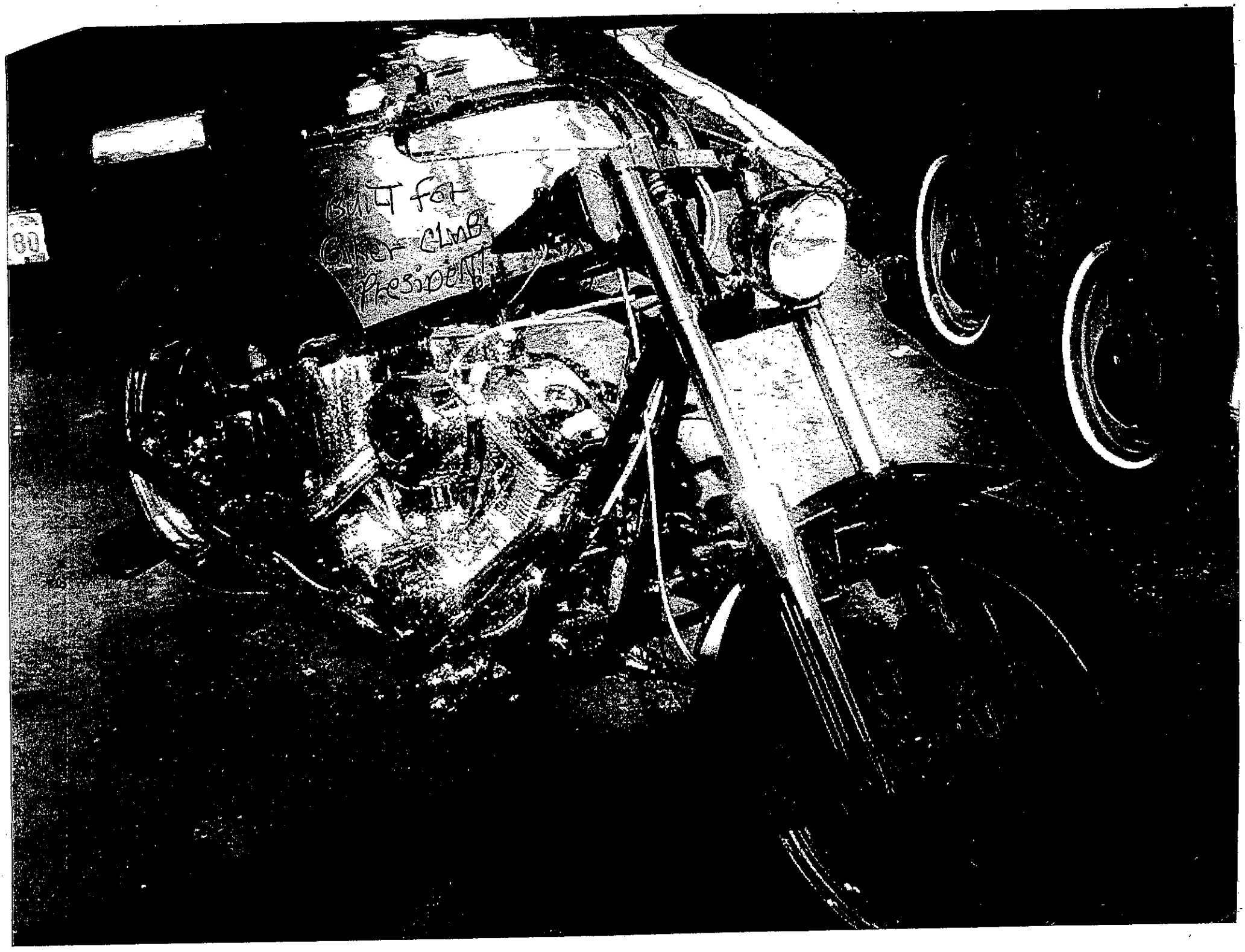

80
Built for
Biker CLUB
President!

Modern Real Estate Practice

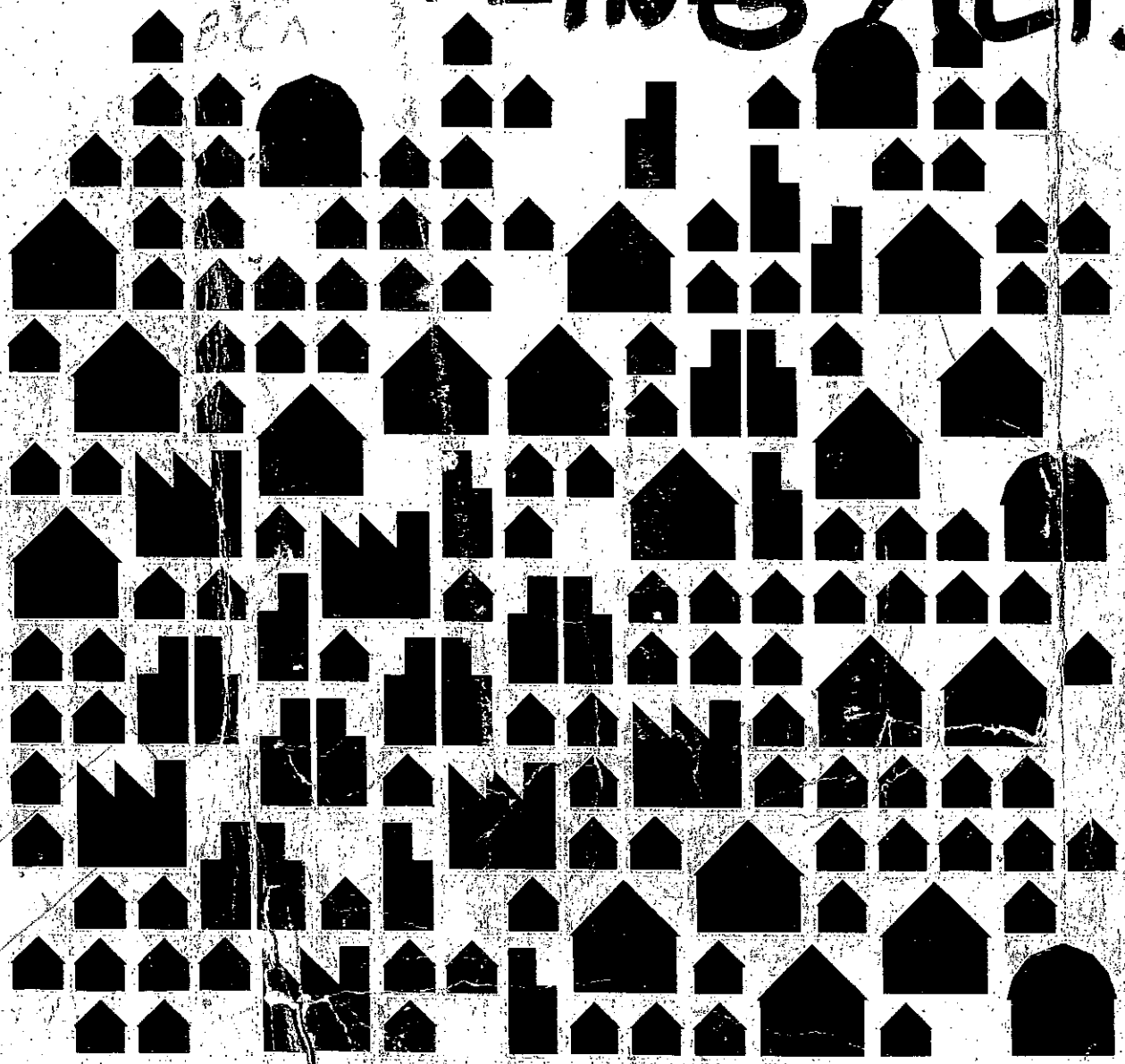
anoka/Ramsey teacher

Fillmore W. Galaty
Wellington J. Allaway
Robert C. Kyle

Tenth Edition

Sidney Wiseberg

ENABLING ACTS



units, walk-up apartments, high-rise apartments, and so forth. In addition, some communities require the use of **buffer zones**—such as landscaped parks and playgrounds —to separate and screen residential areas from nonresidential areas. Some special types of zoning are listed in table 19.1.

Table 19.1
Special Types of Zoning

Type of Zoning	Primary Purpose
Bulk Zoning	To control density and avoid overcrowding through restrictions on setback, building height, and percentage of open areas
Aesthetic Zoning	To require that new buildings conform to specific types of architecture
Incentive Zoning	To require that street floors of office buildings be used for retail establishments
Directive Zoning	To use zoning as a planning tool to encourage use of land for its highest and best use

LATches

Residential R1 R2 R3

Commercial C1 C2

Industrial

PUD MULTI-USE

Requirements of city about zoning laws

Adoption of zoning ordinances. Today, approximately 98 percent of all cities with populations in excess of 10,000 have enacted comprehensive zoning ordinances governing the utilization of land located *within corporate limits.* Many states have enacted legislation that provides that the use of land located *within one to three miles* of an incorporated area must receive the approval and consent of the incorporated area, even if the property is not contiguous to the village, town, or city.

LOOK → CITY OF COON RAPIDS

Zoning ordinances must not violate the rights of individuals and property holders (as provided under the due process provisions of the Fourteenth Amendment of the U.S. Constitution) or the various provisions of the state constitution of the state in which the real estate is located. If the means used to regulate the use of property are destructive, unreasonable, arbitrary, or confiscatory, the legislation is usually considered void. *Tests* usually applied in determining the validity of ordinances require that:

1. The power must be exercised in a reasonable manner.
2. The provisions must be clear and specific.
3. The ordinance must be free from discrimination.
4. The ordinance must promote public health, safety, and general welfare under the police power concept.
5. The ordinance must apply to all property in a similar manner.

When *down zoning* occurs in an area—for instance, when land zoned for residential construction is rezoned for conservation or recreational purposes only—the state is not usually responsible for compensating property owners for any resulting loss of value. However, if the courts find that a "taking" has occurred, then the down zoning will be held to be an unconstitutional attempt to use the power of eminent domain without providing fair compensation to the property owner.

Zoning laws are generally enforced through local requirements that building permits must be obtained before property owners can build on their land. A permit

In Practice . . .

Purchasers of property must be aware of zoning requirements—zoning regulations do not render the title unmarketable if they differ from what the purchaser thought they were. Licensees, too, should determine whether or not a buyer's proposed use for the property conforms to existing zoning ordinances. However, existing violations of zoning regulations do render the title unmarketable. If either the seller or a licensee misrepresents the actual permitted zoning use, the buyer may be able to rescind the transaction on the basis of the misrepresentation.

Me

Subdivision Regulations

Most communities have adopted **subdivision regulations,** often as part of a master plan. These will be covered in detail in Chapter 20. Subdivision regulations usually provide for the following:

1. location, grading, alignment, surfacing, and widths of streets, highways, and other rights of way.
2. installation of sewers and water mains.
3. minimum dimensions of lots and length of blocks.
4. building and setback lines.
5. areas to be reserved or dedicated for public use, such as parks or schools.
6. easements for public utilities.

Subdivision regulations, like all other forms of zoning or building regulations, cannot be static. They must remain flexible to meet the ever-changing needs of society.

Building Codes

Most cities and towns have enacted ordinances to specify construction standards that must be met when repairing or erecting buildings. These are called **building codes,** and they set the requirements for kinds of materials, sanitary equipment, electrical wiring, fire prevention standards, and the like.

Most communities require the issuance of a **building permit** by the city clerk or other official before a person can build a structure or alter or repair an existing building on property within the corporate limits of the municipality. Through the permit requirement, city officials are made aware of new construction or alterations and can verify compliance with building codes and zoning ordinances by examining the plans and inspecting the work. Once the completed structure has been inspected and found satisfactory, the city inspector issues a *certificate of occupancy.*

If the construction of a building or an alteration violates a deed restriction (discussed later in this chapter), the issuance of a building permit will *not* cure this violation. A building permit is merely evidence of the applicant's compliance with municipal regulations. Rights of adjoining owners in a subdivision to enforce subdivision restrictions usually prevail over the police power legislation of the community when there is a conflict if the restrictions are more limiting.

The subject of city planning, zoning, and restriction of the use of real estate is extremely technical, and the interpretation of the law is not altogether clear. Questions concerning any of these subjects in relation to real estate transactions should be referred to legal counsel.

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD PIN: 253124320007

Work Order #63043 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		11/19/15	WHITE, TREVOR	
CITATION ISSUED		11/19/15	WHITE, TREVOR	Junk and debris, exterior storage, junk vehicles, too many major recreation vehicles, too many trailers, portable bathroom, exterior storage, tent accessory structure. $300X8
INFORMATION		11/19/15	WHITE, TREVOR	Site visit to property today with crpd, crfd, Leya, Heather and Scott Harlicker, many code violations exist. Citations issued. Also see original work order 59184 for additional information.
APPEAL SUBMITTED		11/24/15	WHITE, TREVOR	Appeal submitted for citations 26061, 26062, 26064 only. See work order 59184 for additional information.
HEARING		1/13/16	BENNETT, CHERYL	
CITATION REINSPECT	12/2/15	7/18/16	WHITE, TREVOR	Re-inspect 7/12/16 (appeal submitted for citations 26061,26062,26064 only). Abated tent accessory structure 7/12/16.
INFORMATION		1/6/16	DRABCZAK, LEYA	Id called becky from on site sanitation to change scheduled time of abatement to noon and asked for call back confirmation.
INFORMATION		1/7/16	WHITE, TREVOR	Abatement of property scheduled for 1/14/2016. Abatement will consist of items that have not been appealed. Junk and debris, exterior storage and removal of portable bathroom. Dumpster to be placed in the street. Warning Lights to provide barricade
INFORMATION		1/13/16	WHITE, TREVOR	Appeal hearing with John Becker and his attorney. Cheryl Bennett to make determination and send notice to Mr. Becker.
ABATE		1/14/16	WHITE, TREVOR	Abated tires, rims, scrap metal, building materials, paint, helium tanks, fire extinguishers, household items, auto parts, broken bike parts, 55 gal drums, portable bathroom and misc. junk and debris.
CITATION FEE APPLIED		1/14/16	WHITE, TREVOR	$300 junk and debris applied, $300 exterior storage applied, $300 removal of portable bathroom applied and fwd. to assessing dept.
ASSESSMENT		1/19/16	WHITE, TREVOR	Scene Clean invoice #16000 $1933.03 fwd to assessing dept. $72 administrative fee added.
ASSESSMENT		1/19/16	WHITE, TREVOR	Flo's Remodeling invoice #1284 $1305.00 fwd to assessing dept. $72 administrative fee added.
INFORMATION		1/26/16	DRABCZAK, LEYA	Id took call from on site sanitation who abated the portable toilet Mr. Becker has been calling the company constantly and harassing the staff. I stated she should inform Mr. Becker to call the city directly, if he persists to call police
ASSESSMENT		2/22/16	WHITE, TREVOR	Warning Lights invoice #154010 $160.00 fwd to assessing dept. $72 administrative fee added.
INFORMATION		3/1/16	WHITE, TREVOR	Notice of determination from Cheryl Bennett affirming all citations that were appealed. Mr. Becker has until 3/14/15 at 4:30pm to appeal this decision to the Board of Adjustments and Appeals. If the decision is not appealed, property will be abated.
INFORMATION		3/9/16	WHITE, TREVOR	Letter from Scott Harlicker to Mr. Becker stating that the semi-trailer that the CUP was revoked for must be removed immediately.
INSPECTION FOLLOWUP		3/11/16	WHITE, TREVOR	Pictures taken from street observing that the semi-trailer has not been removed. Tent structure also remains in violation.

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD PIN: 253124320007

Work Order #63043 Yard And Lot Issues CLOSED

INFORMATION	3/14/16	WHITE, TREVOR	Appeal to the Board of Appeals from Mr. Becker appealing the decision of Hearing Examiner Cheryl Bennett affirming the citations that were appealed.
APPEAL - BOA	3/14/16	WHITE, TREVOR	Appeal to the Board of Adjustments and Appeals Citations 63403-26061, 63403-26064 and 59148-26062.
INFORMATION	3/14/16	WHITE, TREVOR	Mackarthur Krell stopped by the inspections counter, asked for Cheryl Bennett and asked if she had received a letter from Mr. Becker.
ABATE	3/15/16	WHITE, TREVOR	Semi-trailer was removed from the property by Northstar Towing. See attached document named 3-15-16 Abatement Information
COMMUNICATE W OWNEF	4/1/16	WHITE, TREVOR	Ben, a friend of Mr.Becker called asking if there was anything he could do to help Mr. Becker. I advised him its an open file, Mr. Becker has all information pertaining to the appeal hearing 4/7/16. City will not inspect property until after hearing
INFORMATION	4/4/16	WHITE, TREVOR	Mr. Becker came into city hall asking for an additional 60 days for the hearing. He did not get the notification with enough time to get representation and and witnesses prepared. Board of appeals hearing will be June 2.
COMMUNICATE W OWNEF	5/26/16	WHITE, TREVOR	Letter from Mr. Becker asking for an inspection before the June 2 Board of Appeals meeting. Called him to schedule inspection 9am 5/27.
INSPECTION FOLLOWUP	5/27/16	WHITE, TREVOR	Inspected property. Still a large number of tires in the tent structure. Junk on property. Trailers and vehicles have current registration, 1 boat, 2 trailers. Mr. Becker admitted that people still live in the accessory structure.
COMMUNICATE W OWNEF	6/1/16	WHITE, TREVOR	Conversation with Mr Becker about the appeal hearing. He asked if he had to be there, I advised him that he did not have to be there, however it is in his best interest to attend to give the board his side of the story and so he knows their decistion
INFORMATION	6/10/16	WHITE, TREVOR	Board of Appeals decision mailed to Mr. Becker. Board affirmed all citations and established a compliance date of July 11, 2016.
COMMUNICATE W OWNEF	6/15/16	WHITE, TREVOR	Email from John Becker asking for a report on my last inspection. Responded to him advising him the tent accessory structure is still in violation and needs to be removed by 7/11/16. Also gave him LD's contact info regarding her citation.
COMMUNICATE W OWNEF	6/16/16	WHITE, TREVOR	Email from John Becker asking for an additional 90 days. I replied to let him know he can not get an extension on the Board of Appeals decision.
ABATE	7/12/16	WHITE, TREVOR	Abated tent style accessory structure and pallets, building materials misc. junk and debris from inside tent structure.
CITATION FEE APPLIED	7/12/16	WHITE, TREVOR	$300 illegal temporary structure applied and fwd. to assessing dept.
COMMUNICATE W OWNEF	7/13/16	WHITE, TREVOR	Email form Mr. Becker showing a picture of Krell using a sledge hammer to break the boards securing the fish house shack. Site visit to re-secure with HR, LD and CRPD. DuAll re-secured with plexiglass and plywood.
SECURE PROPERTY	7/13/16	WHITE, TREVOR	Secured accessory structure again. DuAll secured with plexi material and plywood over door and window.
ASSESSMENT	7/14/16	WHITE, TREVOR	DuAll invoice #2347 $649.00 and $72.00 administrative fee: $721.00 applied and fwd. to assessing dept.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26060					

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD PIN: 253124320007

Work Order #63043 Yard And Lot Issues CLOSED

Citation # 26060					
8-109 Building Materials, Junk and Debris.	**11/19/15** 12/1/15 compliance date	300	WHITE, TREVOR	Remove building materials, household items, garbage, auto parts, furnace, car doors, car batteries, wire, mattress, sleeping bags, junk bicycles/bicycle parts, scrap metal, 55 gal drums, oil containers and misc. junk and debris from outdoor storage.	JOHN BECKER Issue Date: 11/19/2015 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
11-601.10(2) Exterior Storage.		300	WHITE, TREVOR	Remove tires, auto parts, oxy-acetylene/propane tanks, lumber, air compressors, motorcycle lifts/carts and any other items not intended for exterior storage from outdoor storage.	
8-103 Permitting Unhealthful Waste Disposal System.		300	WHITE, TREVOR	Remove portable bathroom from property.	
Citation # 26061					
12-309(5) Accessory Structures.	**11/19/15** 12/1/15 compliance date	300	WHITE, TREVOR	Remove accessory tent structure, accessory structures shall be of a weather resistant material or covering, structurally sound and maintained in good repair and appearance. Tent type accessory structures are prohibited.	JOHN BECKER Issue Date: 11/19/2015 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
11-601.5 Junk Vehicles on Residential Property.		300	WHITE, TREVOR	Display current registration on red truck MN 112JLC or remove from exterior storage.	
11-601.3(1)(c) Number of Recreational Equipment.		300	WHITE, TREVOR	Remove two major recreation vehicle from property, currently there is a boat, jet-ski, camper and RV. Only two major recreation vehicles are allowed.	
Citation # 26063					
11-601.3(1)(e) Major Recreational Equipment.	**11/19/15** 12/1/15 compliance date	300	WHITE, TREVOR	Display current registration on RV 47523F	JOHN BECKER Issue Date: 11/19/2015 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
11-601.3(1)(e) Major Recreational Equipment.		300	WHITE, TREVOR	Display current registration on starcraft camper with no registration.	
11-601.3(1)(e) Major Recreational Equipment.		300	WHITE, TREVOR	Display current registration on Bayliner 917HG or remove from exterior storage.	
Citation # 26064					
11-601.4(d) Number of Vehicles.	**11/19/15** 12/1/15 compliance date	300	WHITE, TREVOR	Only two trailers are allowed on property. Currently two enclosed trailers and four utility trailers. Remove excess trailers.	JOHN BECKER Issue Date: 11/19/2015 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
11-601.5 Junk Vehicles on Residential Property.		300	WHITE, TREVOR	Display current registration on utility trailer MN B23-381 or remove from exterior storage.	
11-601.5 Junk Vehicles on Residential Property.		300	WHITE, TREVOR	Display current registration on enclosed trailer MN T1097F or remove from exterior storage.	

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD

PIN: 253124320007

Work Order #63043 — Yard And Lot Issues — CLOSED

Citation # 26065

11-601.5 Junk Vehicles on Residential Property.	**11/19/15** 12/1/15 compliance date	300	WHITE, TREVOR	Display current registration on all trailers that do not have registration or remove from exterior storage.	JOHN BECKER Issue Date: 11/19/2015 9526 FOLEY BLVD NW COON RAPIDS, MN 55433

Files attached to this work order:

\WorkOrder\63043\3-15-16 Abatement information.docx
\WorkOrder\63043\9526 Foley Blvd - DuAll Invoice.pdf
\WorkOrder\63043\9526 Foley Blvd.pdf
\WorkOrder\63043\9526 Foley Blvd-Board of Appeals.pdf
\WorkOrder\63043\9526 Foley Blvd-Notice of Determination.pdf
\WorkOrder\63043\Abatement 7-12-16.pdf
\WorkOrder\63043\Appeal.pdf
\WorkOrder\63043\Becker letter 05262016.pdf
\WorkOrder\63043\Becker Letter 06012016.pdf
\WorkOrder\63043\Board of Appelas Order.pdf
\WorkOrder\63043\Continuance.pdf
\WorkOrder\63043\Flo's Invoice.pdf
\WorkOrder\63043\John Becker Email 2.pdf
\WorkOrder\63043\John Becker Email.pdf
\WorkOrder\63043\Notice of Hearing.pdf
\WorkOrder\63043\Police Report 9526 Foley Blvd.pdf
\WorkOrder\63043\Removal of semi trailer.pdf
\WorkOrder\63043\Scene Clean invoice-16000-01.pdf
\WorkOrder\63043\scopesheet-16000.pdf
\WorkOrder\63043\Semi-trailer removal.pdf
\WorkOrder\63043\WarningLightsInvoice.pdf

Work Order #59184 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
POLICE CONTACT		10/5/14	DRABCZAK, LEYA	CRPD report # 14217820 dated 10/05/2014 states people are living in accessory structures at above property one in a fish house and one in a camper. Report states property is littered with tires, portable toilet, cars,trailers, boat and misc. debris.
INSPECTION 1		10/23/14	DRABCZAK, LEYA	Field inspection made. Staff attempted to make contact owner. Staff identified person living in fish house on property.
FIRE CONTACT		10/23/14	DRABCZAK, LEYA	Fire Inspector/Firefighter Shannon Moen of CRFD assisted staff in identifying hazards on site with regard to fire and rescue. Large amount of tires as well as junk and debris in yard identified as hazards in the event of a fire.
INSPECTOR CONSULT		10/28/14	DRABCZAK, LEYA	Chief Building Official Greg Brady to inspect property for violations of the building code/electrical code at the request of the housing department.
INFORMATION		10/29/14	DRABCZAK, LEYA	Leya Drabczak and Adam Mitlyng spoke to Dave Brodie about the enforcement plan for this property.
CITATION ISSUED		11/5/14	MITLYNG, ADAM	$300.00 citation issued for junk and debris, exp tabs, portable toilet, graffiti, Conditional Use Permit violation.
CITATION ISSUED		11/5/14	DRABCZAK, LEYA	$300.00 Administrative Citation issued for allowing a person to live in fish house/shed on property. Staff has given this person 7 days to vacate the structure.

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD PIN: 253124320007

Work Order #59184				Yard And Lot Issues	CLOSED
INSPECTOR CONSULT		11/6/14	BRADY, GREG	Letter sent to owner detailing code violations present in the back yard.	
INFORMATION		11/7/14	DRABCZAK, LEYA	Staff discussed posting options of enforcement. We have never posted a plackard on an accessory structure in the past. We feel the uninhabitable clause is intended for only the primary residence, as we cannot alter shed to make it compliant.	
APPEAL SUBMITTED		11/9/14		from John Becker requesting one year	
CITATION REINSPECT	11/13/14	11/13/14	MITLYNG, ADAM		
COMMUNICATE W OWNEF	11/12/14	11/12/14	DEGRANDE, KRISTIN	Received a letter from property owner's attorney requesting more time to comply, among other comments. I called attorney back and left a vm explaining time extension requests - form that needs to be filled out by tomorrow.	
HEARING		8/24/15	BENNETT, CHERYL	See attached letter of determination. Citations 24802, 24803, and 24812 are rescinded. Conditional use permit will be reviewed formally.	
POLICE CONTACT		8/25/15	DRABCZAK, LEYA	CRPD report # 150011339 dated 8/25/2015 states 2 people living in the yard one in a camper the other in a fish house. Police state this is the 3rd time they have witnessed a person living in the fish house.	
INFORMATION		8/25/15	DRABCZAK, LEYA	continued. Report states junk and debris in yard, trailers. Electrical extension cords to fish house. Owner was told how to get people trespassed from his property	
INFORMATION		8/25/15	DRABCZAK, LEYA	Leya spoke with Cheryl Bennet regarding this case. Cheryl stated the citations will be rescinded and staff will examine the compliance of the conditional use permit. We cannot process the CUP and Administrative Citations together.	
911 ESCORT REQUIRED		9/30/15	DRABCZAK, LEYA	owner is very combative with staff. police escort required. 2 or 3 individuals living in campers and fishing houses on site.	
INFORMATION		10/15/15	HARLICKER, SCOTT	Conditional use permit reviewed by the Planning Commission. PC recommended revocation of CUP. PC 88-37	
INFORMATION		11/4/15	HINTZE, CINDY	City Council revoked Conditional Use Permit.	
INSPECTION FOLLOWUP		11/19/15	DRABCZAK, LEYA	on site with crfd,crpd scott harlicker and code enforcement. many violations remain. The same person is still living in the fish house on property. Id to issue citation for uninhabitable dwelling on site. No change from previous inspections.	
INFORMATION		11/19/15	WHITE, TREVOR	Work order 63043 opened for additional citations being issued.	
INFORMATION		11/24/15	HINTZE, CINDY	John Becker submitted appeal requesting 6 months. Appeal for citations 26061, 26062, and 26064 only.	
HEARING			BENNETT, CHERYL		
INSPECTION FOLLOWUP		12/2/15	WHITE, TREVOR	(appeal submitted for 3 of 6 citations - 26061, 26062, 26064)	
INFORMATION		4/4/16	WHITE, TREVOR	Mr. Becker came into city hall asking for an additional 60 days for the hearing. He did not get the notification with enough time to get representation and and witnesses prepared. Board of appeals hearing with be June 2.	
INSPECTOR CONSULT		6/30/16	BRADY, GREG	Met Mr Becker for an inspection. This has revealed that the electrical code violations are no longer present. Cords that are in use are temporarily being used to remove membrane structure. Reduced the hazardous materials stored on the property.	
INSPECTOR CONSULT		7/7/16	BRADY, GREG	The mailbox on Foley Boulevard does have the address written on it in a contrasting color and is legible from the street.	
CITATION FEE APPLIED		7/20/16	DRABCZAK, LEYA	300.00 citation fee forwarded to finance dept.	
ASSESSMENT		7/20/16	DRABCZAK, LEYA	duall services invoice # 2351 forwarded to finance dept.	
INSPECTION 1		7/13/16	DRABCZAK, LEYA	property secured with plexi glass after trevor received email from owner showing a mac krell breaking into the fish house.	
SECURE PROPERTY		7/12/16	DRABCZAK, LEYA	fish house secured invoice located on same as abatement	
SECURE PROPERTY		7/13/16	DRABCZAK, LEYA	property secured for a 2nd time as owner informed crpd that mac krell broke into the fish house city staff had to secure property again.	

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD

PIN: 253124320007

Work Order #59184 — Yard And Lot Issues — CLOSED

INFORMATION	8/1/16	DRABCZAK, LEYA	all invoices process by trevor white with abatement invoice.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24802					
12-313 Buildings Unfit for Human Habitation.	**10/5/14** 1/12/14 compliance date	300	DRABCZAK, LEYA	NO ONE MAY LIVE IN OUT BUILDINGS OR CAMPERS ON PROPERTY .	JOHN DELBERT BECKER ISSUE DATE 11/5/2014 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
Citation # 24803					
8-109 Building Materials, Junk and Debris.	**10/5/14** 1/12/14 compliance date	300	MITLYNG, ADAM	Remove building materials, tires, household furniture, auto parts, appliances, misc junk and debris from exterior storage	JOHN DELBERT BECKER Issue Date: 11-5-2014 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
8-103 Permitting Unhealthful Waste Disposal System.		300	MITLYNG, ADAM	Remove portable bathroom from property	
11-801.6 Junk Vehicles.		300	MITLYNG, ADAM	112JLC expired tabs, display current registration or remove from outdoor storage	
Citation # 24812					
11-801.6 Junk Vehicles.	**10/5/14** 1/12/14 compliance date	300	MITLYNG, ADAM	RV72610 expired tabs, display current registration or remove from outdoor storage	JOHN DELBERT BECKER Issue Date: 11-05-2014 9526 FOLEY BLVD NW COON RAPIDS, MN 55433
Citation # 26062					
12-313 Buildings Unfit for Human Habitation.	**11/19/15** 12/1/15 compliance date	300	DRABCZAK, LEYA	Vacate accessory structures that are being occupied by tenants. No one may live in any structure other than the homesteaded dwelling.	John Becker Issue Date 11/19/2015 9526 Foley Blvd NW Coon Rapids, MN 55433

Files attached to this work order:

\WorkOrder\59184\20141112113923716.pdf
\WorkOrder\59184\9526 Foley Blvd-Notice of Determination.pdf
\WorkOrder\59184\Appeal 11-24-2015.pdf
\WorkOrder\59184\Inv_2351_from_DuAll_Services_Inc._9996.pdf
\WorkOrder\59184\John Becker Appeal.pdf
\WorkOrder\59184\Letter of Determination.pdf
\WorkOrder\59184\Notice of Hearing.pdf

Work Order #43605 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		6/21/11	SCHREDER, ANDY	Motorhome parking off pavement, enclosed trailer parking off pavement, junk and debris in front and side yard
Citation Issued		6/27/11	SCHREDER, ANDY	junk and debris located in side and side and rear yard

Report Date: 11/28/2016

PROPERTY ADDRESS: 9526 FOLEY BLVD

PIN: 253124320007

Work Order #43605 — Yard And Lot Issues — CLOSED

Citation Reinspect	7/6/11	7/6/11	SCHREDER, ANDY	I inspected the property and found the junk and debris has been removed. I also learned the location of the motor home and trailer are in an approved location because of lot configuration. Cleared
Compliance		7/11/11	SCHREDER, ANDY	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 18805 8-109 Junk Cars and Building Materials.	**6/21/11** compliance date	300.00	SCHREDER, ANDY	7-5-2011 Remove metal framework and other junk and debris from exterior storage.	JOHN DELBERT BECKER issue date: 6-27-2011 9526 FOLEY BLVD NW COON RAPIDS, MN 55433

Work Order #39113 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		8/11/10	CAMERER, CALVIN	Posted Property. Weeds along sidewalk & stone retaining wall 24".
Inspection followup	8/17/10	8/17/10	GAZELKA, MIKE	Grass cut

Work Order #17486 — Yard and Lot issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1	10/16/08	10/16/08	MITLYNG, ADAM	Initial Inspection Posted Property
INFORMATION		10/16/08	MITLYNG, ADAM	appliances, auto parts, tires, building materials, misc junk & debris, expired tabs on 4 vehicles, unregistered trailers
Inspection followup		11/13/08	MITLYNG, ADAM	nov sent, compliant

Files attached to this work order:

\Code Enforcement Files\adams letters\junk\9526 foley blvd.doc

End of Report for 9526 FOLEY BLVD

My Copy

City of Coon Rapids
Board of Adjustment and Appeals

In re:

Appeal of John Becker 9526 Foley Blvd. Coon Rapids, MN 55433	16-09V File Numbers: 59184-26062 63403-26061 63403-26064

Notice of Filing of Order

TO: The above-named appellant:

Please take note that, on June 2, 2016 the Board of Adjustment and Appeals for the City of Coon Rapids filed its Findings of Fact, Conclusions of Law, and Order in the above-reference matter, a true and correct copy of which is attached hereto and made a part hereof.

This notice is being served to begin the appeal period time limits established by the Minnesota Rules of Civil Procedure.

Date: June 2, 2016

CITY OF COON RAPIDS

By: [signature]

David J. Brodie, City Attorney
11155 Robinson Drive NW
Coon Rapids, MN 55433
763-767-6495
Attorney I.D. 0256912

City of Coon Rapids
Board of Adjustment and Appeals

In re Appeal of John Becker 9526 Foley Boulevard Coon Rapids, MN	16-09V File Numbers: 59184-26062 63043-26061 63043-26064

The above matter came before the Board on June 2, 2016, for hearing pursuant to the appeal of the above citations under Coon Rapids City Code sections 12-309(5), 11-601.5, 11-601.3(1)(c), 12-313, and 11-601.4(d). Melissa A. Westervelt, Assistant City Attorney, appeared on behalf of the City of Coon Rapids, Mr. Becker did not appear. Based on the files and proceedings herein, the Board, being duly advised in the premises, makes the following:

Findings of Fact

Following is a table of elements the City intends to prove, the source of the information, and a notation whether an exhibit is involved. The final column is also a place for Board members' notes.

Element	Source	Notes/Exhibit
1. The property that is the subject of this hearing is located at 9526 Foley Blvd in Coon Rapids, MN	Matt Brown Trevor White	Exhibit 1- Anoka County aerial photo of property.
2. Matt Brown is the city Economic Development Coordinator and familiar with how the City is Zoned and how Mr. Becker's property has been zoned and treated.	Matt Brown	
3. At all relevant times, the subject property was zoned industrial according to the city's zoning code, however, has always been treated as a non-conforming residential in use because Mr. Becker lives on the property,	Matt Brown Leya Drabczak Trevor White	
4. The property is subject to the requirements of City Code 11-600, and 12-300.	Matt Brown Leya Drabczak Trevor White	

5. At all relevant times, the owner and occupant of the subject property was Mr. John Becker.	Trevor White Matt Brown Leya Drabczak	
6. The property is and at all relevant times has been listed as a classification 1-A Residential Homestead.	Matt Brown Trevor White	Exhibit 2- Anoka County Property Account Summary
7. One property cannot have two principal uses on one property.	Matt Brown	
8. Mr. Becker's principal use is residential.	Matt Brown Leya Drabczak Trevor White	
9. Leya Drabczak is the Housing Inspector employed by the City of Coon Rapids. In that capacity it is her duty to inspect residences where code violations are inspected.	Leya Drabczak	
10. There has been a history of code enforcement issues over the years with this property. The city has been aware of the property.	Matt Brown Leya Drabczak Trevor White	Exhibit 3- Coon Rapids Property Report/Staff Notes.
11. On November 19, 2015, code officials along with the Coon Rapids planner set up on inspection at 9526 Foley Blvd. to meet with the property owner regarding code violations and a conditional use permit that had been revoked.	Leya Drabczak Trevor White	
12. Several citations were issued on November 19, 2015. Leya Drabczak issued #59184-26062 in violation 12-313, Buildings Unfit for Human Habitation, with a penalty of $300 and a compliance date of 12/1/15/.	Leya Drabczak	Exhibit 4- Administrative Citation #59184-26062.
13. There was a person who was residing in a fish house on the property.	Leya Drabczak	Exhibit 5(a)- photo of living quarters set up in a fish house.

14. The fish house did not have a bathroom in it, nor did it have basic illumination, heat or ventilation facilities without the help of several cords and an outhouse.	Leya Drabczak	Exhibit 5(b)- photo of living quarters set up in a fish house.
15. The set up in the fish house or multiple electric cords poses a health, safety and welfare risk to the occupant.	Leya Drabczak	
16. The outhouse has since been abated and there is no bathroom facility. A bucket is currently being used as a bathroom facility.	Leya Drabczak	
17. Coon Rapids City Code Section 12-313 deals with Buildings Unfit for Human Habitation. Section (1) indicates: Any building or portion thereof that is damaged, decayed, dilapidated, unsanitary, unsafe, pest infested, or that lacks basic illumination, heat, ventilation, or sanitary facilities to the extent that the defects create a hazard to the health, safety, or welfare of the occupants or of the public, may be declared unfit for human habitation. The Compliance Official is authorized to order the building or affected dwelling unit or units vacated within a reasonable time and placard the building or dwelling units. A rental license, if any, previously issued for such building, dwelling, or occupancy is subject to revocation. An order issued pursuant to this Section may be served on the owner, operator, or owner's agent and upon any occupants in the same manner as the notice under 12-315(3). The appeal process for Section 12-315(4) applies to orders issued under this Section except	Leya Drabczak	Exhibit 6- Certified City Code Section 12-313.

that the Compliance Official may order the vacation of the building pending an appeal upon the Chief Building Official's finding that continued occupancy poses an immediate threat to health and safety.		
18. Trevor White is the Property Maintenance Inspector employed by the City of Coon Rapids. In that capacity it is his duty to inspect all properties where code violations are identified.	Trevor White	
19. On November 19, 2015, code officials along with the Coon Rapids planner set up on inspection at 9526 Foley Blvd. to meet with the property owner regarding code violations and a conditional use permit that had been revoked.	Trevor White	
20. Several code violations were issued to the property owner on that day. Trevor White issued several citations including #63043-26061 in violation of city codes 12-309(5), 11-601.5, 11-601.3(1)(c), and #63043-26064 in violation of city codes 11-601.4(d), and 11-601.5. A total of $2100 in fines were issued with a compliance date of 12/1/15.	Trevor White	Exhibit 7- Administrative Citation #63043-26061. Exhibit 8- Administrative Citation # 63043-26064
21. An accessory tent structure was located on the property made out of a tent type structure and material. In violation of 12-309(5)	Trevor White	Exhibit 9(a), Exhibit9(b) and; Exhibit 9(c)- photos of the tent structure.
22. A red truck (MN License Plate 112 JLC) was located outside on the property with outdated registration in violation of 11-601.5.	Trevor White	Exhibit 10(a), and Exhibit 10(b)- photos of red truck and expired registration.
23. More than two major recreation vehicles were located on the property. Major	Trevor White	Exhibit 11(a), Exhibit 11(b), Exhibit 11(c),

recreation vehicles located on the property included; a boat, jet ski, camper and an RV in violation of 11-601.3(1)(c).		Exhibit 11(d), Exhibit 11(e), Exhibit 11(f), and Exhibit 11(g)- photos of multiple recreation vehicles.
24. More than two trailers were located on the property, there were two enclosed trailers and four utility trailers in violation of 11-601.4(d).	Trevor White	Exhibit 12(a), Exhibit 12(b), Exhibit 12(c), Exhibit 12(d), Exhibit 12(e), Exhibit 12(f), and Exhibit 12(g)- photos of multiple trailers.
25. An utility trailer was located outside on the property (MN license plate B23-381) without current registration in violation of 11-601.5	Trevor White	Exhibit 13(a), and Exhibit 13(b)- photos of utility trailer stored outside with expired registration.
26. An enclosed trailer was located outside on the property (MN license plate T1097F) without current registration in violation of 11-601.5.	Trevor White	Exhibit 14-Photo of expired registration on the enclosed trailer located outside.
27. Mr. Becker was given until December 1, 2015, to comply with the citations or appeal them.	Leya Drabczak Trevor White	Exhibit 4 Exhibit 7, Exhibit 8
28. Coon Rapids City Code 12-309(5) deals with accessory structures. It indicates: Accessory structures or buildings must be structurally sound and be maintained in good repair and appearance. The exterior of such structures must be made weather resistant through the use of decay resistant materials such as paint or other preservatives. Paint must be maintained consistent with Section 12-306(1).	Trevor White	Exhibit 15- Certified City Code Section 12-309(5).
29. Coon Rapids City Code 11-601.3(1)(c) deals with the maximum number of major recreational equipment allowed on residential property. It reads: Maximum Number: Major Recreational Equipment is	Trevor White	Exhibit 16- Certified City Code Section 11-601.3(1)(c).

limited to two per residential dwelling unit, whether stored inside or outside a building.		
30. Coon Rapids City Code 11-601.4(1)(d) deals with number of vehicles. It reads: Trailers, trucks and other vehicles used in loading, unloading, maintenance, or construction on the premises. The total number of trailers allowed stored outside on a residential property is two.	Trevor White	Exhibit 17- Certified City Code Section 11-601.4(1)(d).
31. Coon Rapids City Code 11-601.5 deals with Junk Vehicles on residential property. It reads: The parking, storage, repairing, dismantling, demolition, or abandonment of junk vehicles or part thereof on a residential property is prohibited.	Trevor White	Exhibit 18- Certified City Code Section 11-601.5
32. On November 24, 2015, Mr. Becker filed an appeal on seven of the code violations, specifically listed on 3 citations, 63043-26061, 63043-26062, and 63043-26064.	Leya Drabczak Trevor White	Exhibit 19- Copy of the packet Mr. Becker submitted regarding his appeal of the citations.
33. On January 13, 2016, Hearing was held regarding Mr. Becker's appeal of the citations.	Trevor White	Exhibit 20- Copy of the letter sent to Mr. Becker regarding his appeal hearing to the hearing officer.
34. On March 1, 2016 a notice of determination was sent to Mr. Becker affirming the appealed citations, 59184-26062, 63043-26061, , and 63043-26064, in their entirety. The determination letters advised Mr. Becker of his right to appeal the decision no later than 4:30pm on March 14, 2016.	Trevor White	Exhibit 21(a), Exhibit 21(b), and Exhibit 21(c)- copies of the hearing officers determination letters affirming the citations.
35. Mr. Becker filed his written appeal on March 14, 2016, pursuant to City Code section 2-1106(2), and the matter was placed on before this Board on	Leya Drabczak Trevor White	Exhibit 22- copy of the packet Mr. Becker submitted regarding his appeal to the board of adjustment.

April 7, 2016, which was the next available meeting date		

Conclusions of Law

1. The property located at 9526 Foley Boulevard, Coon Rapids 55433 is a Non- Conforming Residential Use in an Industrial District.

2. As of the violation date, Mr. Becker maintained an accessory structure, mainly a fish house, on the property that was being occupied by a person in violation of Coon Rapids City Code Section 12-313.

3. As of the violation date, Mr. Becker maintained an accessory tent structure on the property in violation of Coon Rapids City Code 12-309(5).

4. As of the violation date, Mr. Becker maintained a truck on the property with Minnesota license plate 112JLC displaying expired registration in violation of Coon Rapids City Code Section 11-601.5

5. As of the violation date, Mr. Becker maintained four major recreation vehicles on the property, a boat, jet-ski, camper and an RV in violation of Coon Rapids City Code 11-601.3(1)(c), which permits only two major recreation vehicles on the property.

6. As of the violation date, Mr. Becker maintained six trailers on the property in violation of Coon Rapids City Code 11-601(4)(d), which only allows two trailers on the property.

7. As of the violation date, Mr. Becker maintained a utility trailer on the property with Minnesota license plate B23-381 displaying expired registration in violation of Coon Rapids City Cody 11-601.5.

8. As of the violation date, Mr. Becker maintained an enclosed trailer on the property with Minnesota license plate T1097F displaying expired registration in violation of Coon Rapids City Cody 11-601.5.

Order

1. Citation 59184-26062 is hereby affirmed in its entirety.

2. Citation 63043-26061 is hereby affirmed in its entirety.

3. Citation 63043-26064 is hereby affirmed in its entirety.

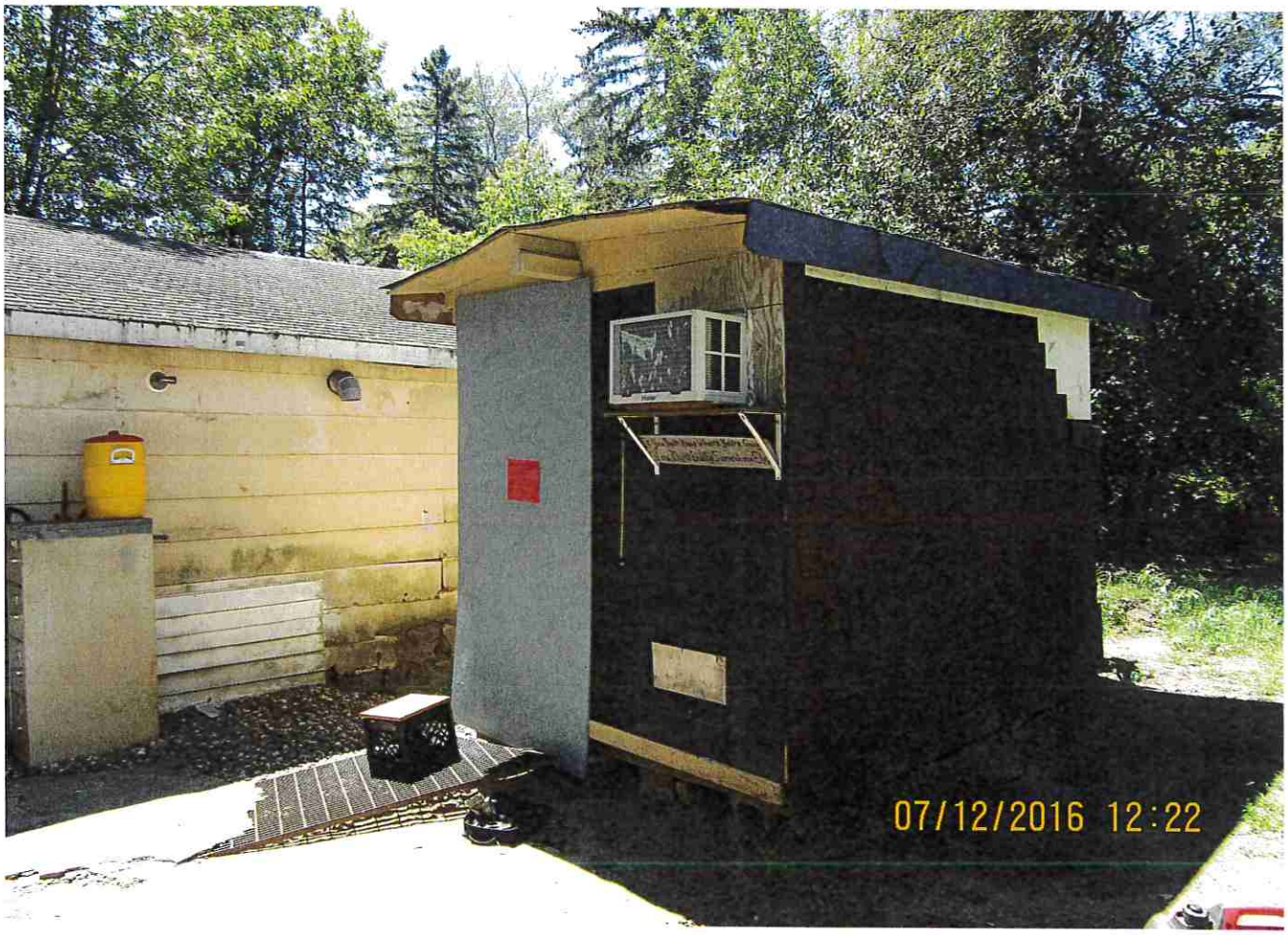
4. Mr. Becker is granted until July 11, 2016, to come into compliance with this Order and pay any associated fines, OR ANY EXTENSION GRANTED BY THE CITY OF COON RAPIDS IN ITS SOLE DISCRETION.

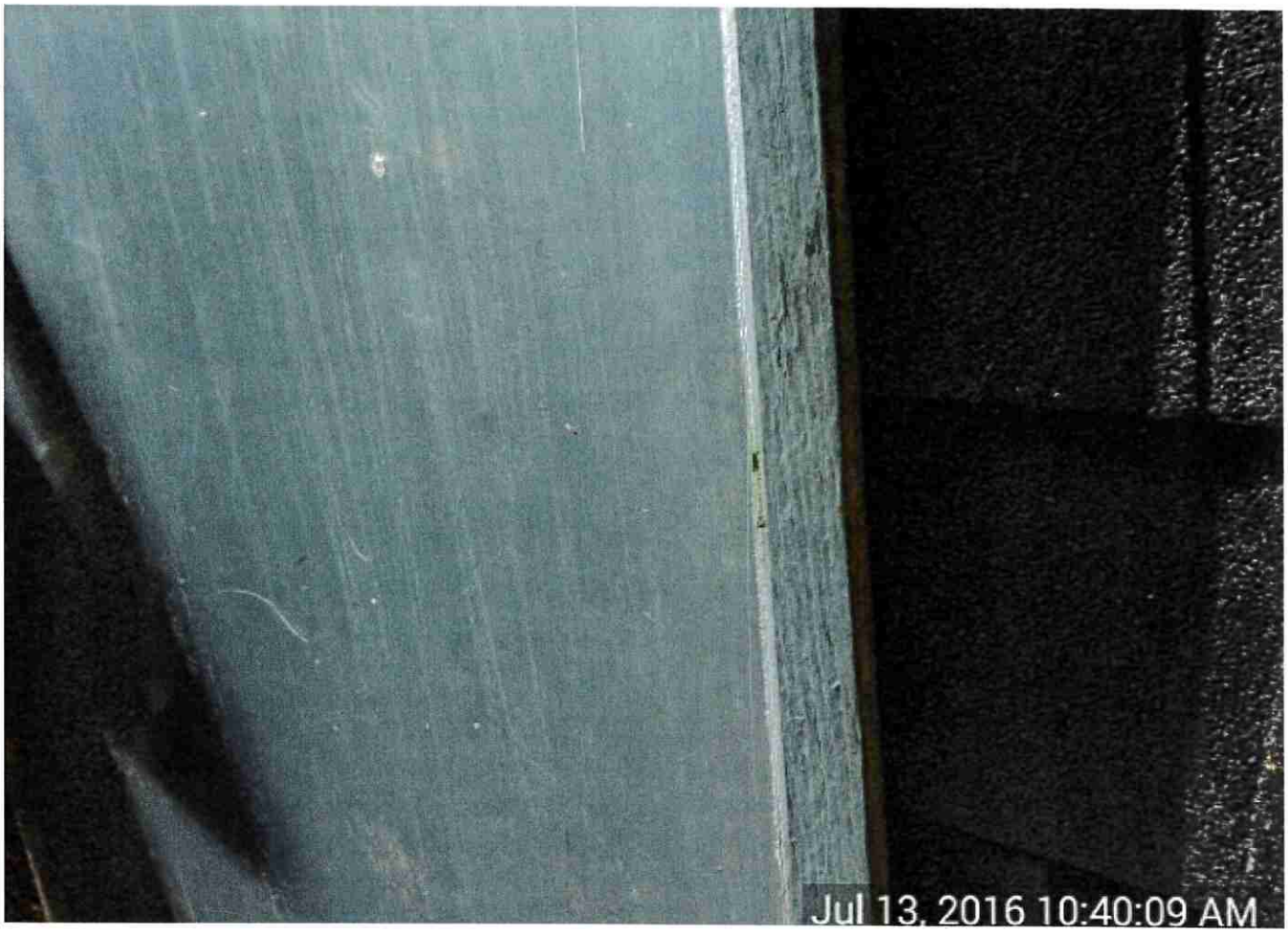
By the Board:

Date: JUNE 2, 2016

Its Chair:

07/12/2016 12:24


07/12/2016 12:22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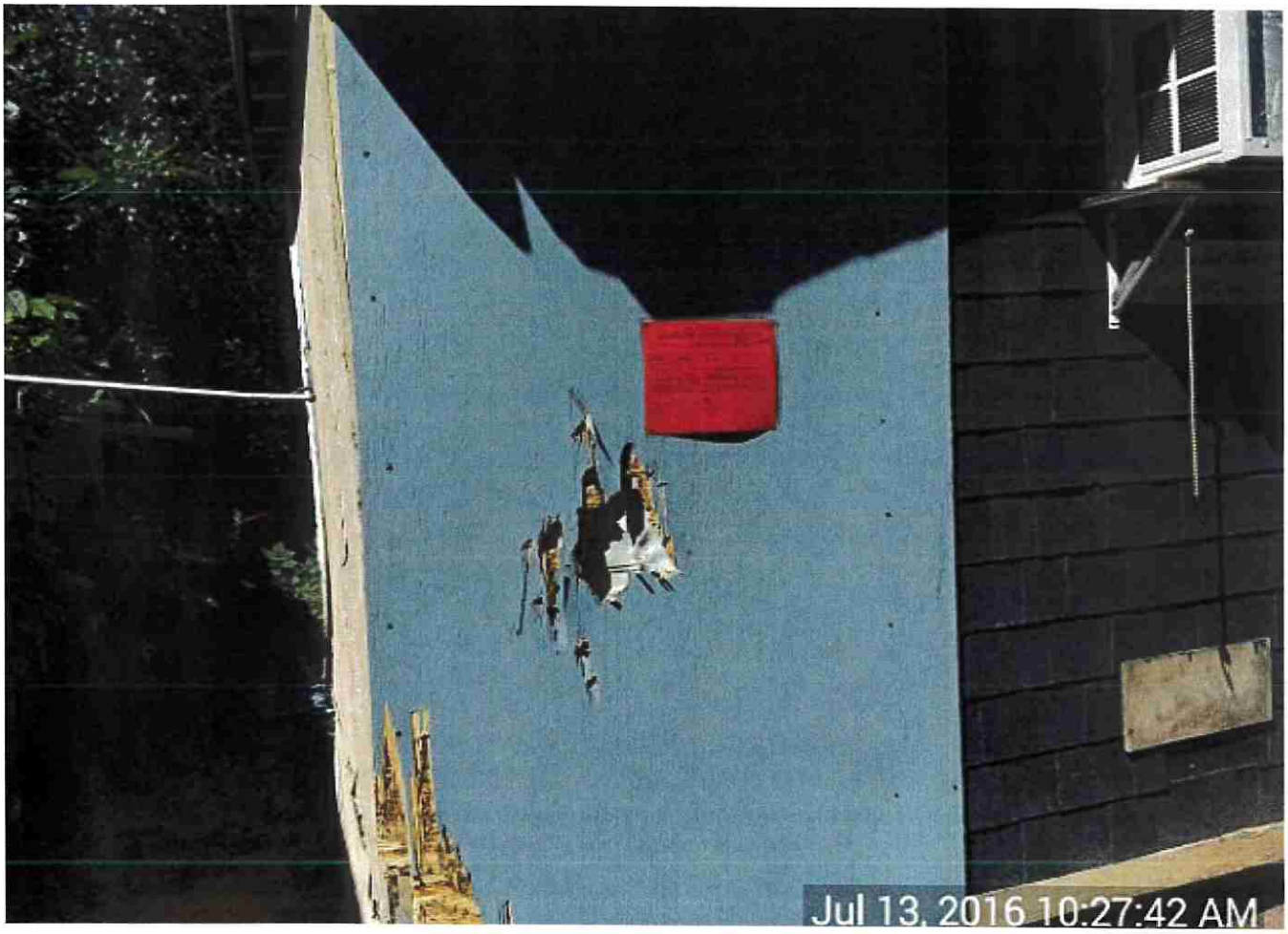
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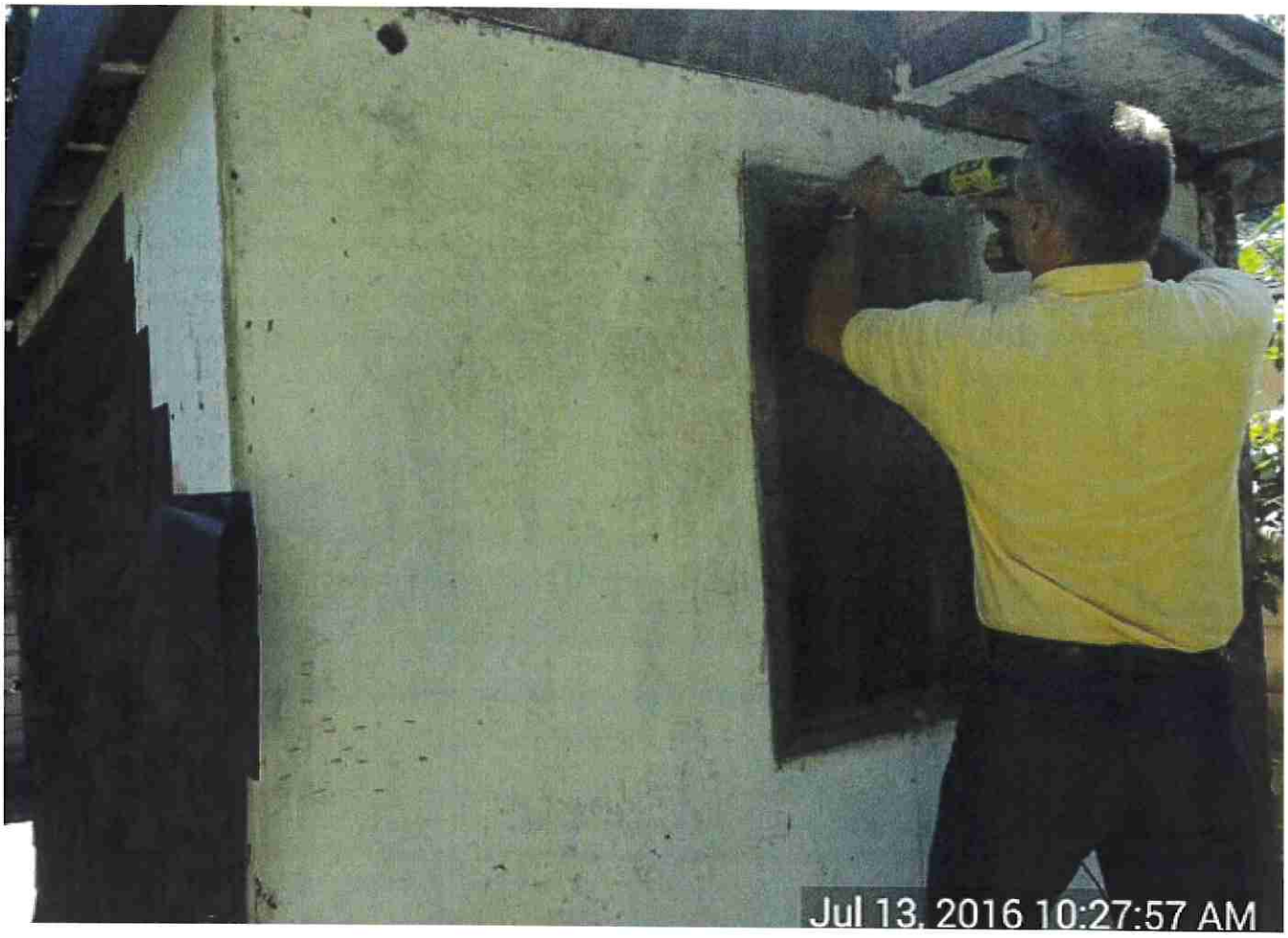

Jul 13, 2016 10:27:57 AM

Jul 13, 2016 10:28:59 AM

Jul 13, 2016 10:33:57 AM

Jul 13, 2016 10:34:25 AM

Jul 13, 2016 10:40:04 AM

DuAll Services Inc.

636 39th Avenue NE
Columbia Heights, MN 55421

Phone # 763-788-9411
Fax # 763-788-8007

Invoice

Date	Invoice #
7/15/2016	2351

Bill To
City of Coon Rapids 11155 Robinson Drive Coon Rapids, MN 55433-3761

Terms	County
Due on receipt	

Quantity	Description	Rate	Amount
1	Board-Up of Fish House (Door and Window) with SecureView Added - 2 tech - 2 Man Hours @ $57 per hour - Service Date - 7.13.16	114.00	114.00
1	Board-Up of Fish House (Door and Window) with SecureView Added - Materials - Service Date - 7.13.16	472.00	472.00
	Service Address: 9526 Foley Blvd NW Coon Rapids, MN 55433		
	Reference #72726		

The above prices include all applicable sales tax.

Total $586.00

Board of Adjustment and Appeals - Regular Session **7.**

Meeting Date: 01/05/2017

Subject: Case 17-06V, Special Assessment Objection, Gloria McDougall, 11909 Wren St NW, 09-31-24-44-0079

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

An unpaid penalty in the amount of $300.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 06/15/2016, a Second Violation Administrative Citation #64330-26798 was issued with one count for exterior storage ($600.00 penalty). This was a subsequent citation within 180 days so the penalty was doubled. The citation established a compliance date of 06/26/2016. The citation was mailed to the owner of record (same address) and was not returned.

On 06/28/2016, the property was re-inspected and the items in exterior storage were removed. Per City Code chapter 2-1104, because this was a subsequent citation for the same violation and compliance was met by the compliance deadline, one-half of the $600.00 penalty is waived. Half of the penalty, $300.00, for exterior storage was charged.

Penalty charged: $300.00

ACTION REQUESTED

In case 17-06V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the $300.00 special assessment in its entirety.

Attachments

Supporting Documents

COON RAPIDS
Minnesota

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: Gloria McDougall

ADDRESS OF PROPERTY BEING ASSESSED: 11909 Wren St. NW
Coon Rapids Mn 55433

PROPERTY IDENTIFICATION NUMBER: 09 31 24 44 0079

YOUR HOME ADDRESS (if different than above): Same

HOME PHONE: —— CELL PHONE: 763-777-0486

AMOUNT OF ASSESSMENT: ~~$335~~ $300

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Items in Yard

REASON FOR APPEAL:

CITY OF COON RAPIDS RECEIVED
OCT 31 2016
10:15AM
BUILDING INSPECTIONS DEPT.

Signature: Gloria McDougall

ACTION BY THE BOARD:

OUTCOME OF MOTION:

CITY OF COON RAPIDS RECEIVED OCT 31 2016 BUILDING INSPECTIONS DEPT.

To whom this May Concern:

I am submitting this written objection appealing the pending assessment of Exterior storage on my property at 11909 Wren St. N.W. Coon Rapids. all storage was removed at the date specified on citation.

Property ID # 09-31-24-44-0079

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 11909 WREN ST PIN: 093124440079

Work Order #64330 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/5/16	WHITE, TREVOR	
CITATION ISSUED		5/5/16	WHITE, TREVOR	$300 exterior storage
CITATION REINSPECT	5/16/16	5/17/16	WHITE, TREVOR	In compliance
COMPLIANCE		5/17/16	WHITE, TREVOR	
COMPLAINT		6/15/16	WHITE, TREVOR	Property now has couch and night stand/end table outside.
INSPECTION 1		6/15/16	WHITE, TREVOR	Pictures taken 3:17pm
CITATION ISSUED		6/16/16	WHITE, TREVOR	$600 exterior storage for same/similar within 180 days.
CITATION REINSPECT	6/27/16	6/28/16	WHITE, TREVOR	In compliance
CITATION FEE APPLIED		6/29/16	WHITE, TREVOR	Half of $600 fee ($300) applied and fwd. to assessing dept.
COMPLIANCE		6/29/16	WHITE, TREVOR	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26625					
11-601.10(2) Exterior Storage.	**5/5/16** 5/15/16 compliance date	300	WHITE, TREVOR	Remove household items, garbage bags, tires, building materials, scrap lumber, scrap metal, pallets and misc. junk and debris from exterior storage.	GLORIA MCDOUGALL Issue Date: 5/5/2016 11909 WREN ST NW COON RAPIDS, MN 55433
Citation # 26798					
11-601.10(2) Exterior Storage.	**6/15/16** 6/26/16 compliance date	600	WHITE, TREVOR	Remove couch, household items and misc. junk and debris from exterior storage.	GLORIA MCDOUGALL Issue Date: 6/16/2016 11909 WREN ST NW COON RAPIDS, MN 55433

Work Order #61113 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/17/15	WHITE, TREVOR	
CITATION ISSUED		6/18/15	WHITE, TREVOR	pop, junk and debris
CITATION REINSPECT	7/27/15	7/27/15	WHITE, TREVOR	In compliance
COMPLIANCE		7/27/15	WHITE, TREVOR	
COMMUNICATE W OWNEF		6/24/15	WHITE, TREVOR	Deon Terrell called asking about citation and how to apply for an extension. I advised him the homeowner would need to come in and fill out some paperwork. He stated someone would be in before the end of the day 6/25.

Report Date: 11/28/2016

PROPERTY ADDRESS: 11909 WREN ST

PIN: 093124440079

Work Order #61113 — Yard And Lot Issues — CLOSED

COMMUNICATE W OWNEF	6/25/15	WHITE, TREVOR	Gloria McDougall submitted a 30 day time extension. She stated she needed more time to get rid of the mattresses and get tabs on the car. I told her she could call me if everything was taken care of before the 30 days.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 25400					
11-601.5 Junk Vehicles on Residential Property.	**6/17/15** 6/25/15 compliance date	300	WHITE, TREVOR	Display current registration on white Mitsubishi and repair to operable condition or remove from exterior storage.	GLORIA MCDOUGALL Issue Date: 6/18/2015 11909 WREN ST NW COON RAPIDS, MN 55433
8-109 Building Materials, Junk and Debris.		300	WHITE, TREVOR	Remove mattresses, household furniture, building materials and misc. junk and debris from outdoor storage.	

Work Order #41501 — Yard and Lot issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1	1/20/11	1/20/11	MITLYNG, ADAM	Initial Inspection.
Citation Issued		1/21/11	MITLYNG, ADAM	junk and debris
Citation Reinspect	1/28/11	2/10/11	MITLYNG, ADAM	items still here
Abate		2/11/11	MITLYNG, ADAM	removed junk and debris
Citation Fee Applied		2/15/11	MITLYNG, ADAM	300

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 17982					
8-109 Junk Cars and Building Materials.	**1/20/11** compliance date	300.00	MITLYNG, ADAM	1-28-2011 remove bags of trash, misc junk and debris from exterior storage	Ocwen Loan Servicing LLC

Files attached to this work order:

\Code Enforcement Files\adams letters\Assessing memo\2011 assessments\11909 wren st.doc
\Code Enforcement Files\adams letters\Assessing memo\invoices\2011\20110215122044064.pdf
\Code Enforcement Files\adams letters\citations\2011 citations\11909 wren st.doc

Work Order #41368 — Vacant monitor — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Communicate w owner	1/12/11	1/12/11	DEGRANDE, KRISTIN	Owner Clifford Schmidt 763-208-0774 called with questions about foreclosure. Sheriff's sale was 7/20/10 so he needs to move out by 1/20/11.
Inspection 1		1/20/11	MITLYNG, ADAM	posted water shut off
Close curb stop	1/26/11	1/31/11	DORAN, BOB	Closed curbstop. No access to meter.
INSPECTION FOLLOWUP		5/10/11	GAZELKA, MIKE	Still vacant.
INFORMATION		5/25/11	POSCH, MICHELLE	VMF NOT CHARGED; NEW OWNER 2/2011
INSPECT		6/29/11	WHITNEY, DOUG	PASSED. Meter installed. Realtor: Real Home Svc 866-952-6514 x 2971.

Report Date: 11/28/2016

PROPERTY ADDRESS: 11909 WREN ST PIN: 093124440079

Work Order #41368 Vacant monitor CLOSED

COMMUNICATE W OWNEF		6/30/11	MEVISSEN, KARI	John Krause w/ Real Home Svcs 320-267-4771 called to schedule the water turn on for 9 am tomorrow. Lockbox code: 1190.
OPEN CURB STOP	7/1/11	7/1/11	MURSCHEL, KEITH	Turned on water. Reading: 07208859, serial# 82874414, id# 1810146240.
VACANT REGISTRATION		7/27/11	HINTZE, CINDY	JASBIR CHAWDHARY jasbir.chawdhary@altisource.com See custom fields and attachment.
VACANT MONITOR FEE		7/27/11	HINTZE, CINDY	Paid $600 check 3214
INSPECTION FOLLOWUP		9/15/11	GAZELKA, MIKE	occupied

Files attached to this work order:

\WorkOrder\41368\11909 WREN ST VAC REG 07272011.pdf

End of Report for 11909 WREN ST

DEAD END
06/15/2016 15:17

END
NO PARKING
7:30 AM
TO 3:30 PM
MON - FRI
SEPT 1 - JUNE 15
WALTERS
763-780-8464
06/15/2016 15:17

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64330-26798

Administrative Citation Enclosed

GLORIA MCDOUGALL
11909 WREN ST NW
COON RAPIDS, MN 55433

Issue Date: 6/16/2016

Property Address: **11909 WREN ST**
COON RAPIDS, MN

PIN: 093124440079

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/15/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/26/2016	Remove couch, household items and misc. junk and debris from exterior storage.	11-601.10(2) Exterior Storage. -- To store lumber, furniture, plastic, scrap metal, debris, steel machinery, or similar materials including material and equipment used in conjunction with a business outside on residential property including storage on an open trailer is prohibited.	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

Continued on next page

Board of Adjustment and Appeals - Regular Session **8.**

Meeting Date: 01/05/2017

Subject: Case 17-07V, Special Assessment Objection, Nathaniel Mattson, 505 120th Ln NW, 12-31-24-31-0007

From: Heather Rodgers, Property Maintenance Inspector

INTRODUCTION

An unpaid penalty in the amount of $300.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to the actions and procedures leading to the special assessment in this matter.

On 05/17/2016, a Second Violation Administrative Citation #64347-26667 ($600.00 penalty) was issued for a vehicle on residential property displaying expired registration. A compliance date of 05/28/2016 was established. The citation was mailed to the owner of record, (same address) and was not returned by mail.

On 05/30/2016, the property owner submitted an appeal to his citation. The notice of Appeal was submitted to the Hearing Examiner, Cheryl Bennett.

On 07/14/2016, a notification of Appeal Hearing was sent to the property owner.

On 07/25/2016, the appeal was stricken by Hearing Examiner Cheryl Bennett for failure to appear at the hearing.

On 07/28/2016, the property was re-inspected. The property was found to comply with City Code. Per City Code Section 2-1104, when any subsequent citation for the same violation is found to be compliant by the compliance date, one-half of the penalty is waived, resulting in a $300.00 penalty.

Penalty charged: $300.00

ACTION REQUESTED

In the Case of 17-07V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $300.00 special assessment in its entirety.

Attachments

Supporting Documents

I am appealing the citation because:

We got a letter saying that we have untill the 28th of this month to get rid of the vehical. The vehical is fully operational and is not junk. The only issue was that it needed new tabs. The vehical is no longer on my driveway as of yesterday the 26th of May. We did not know that we had to call an inspecter right away, had we known we would have called right away to avoid the 2nd citation letter. The second citation came saying that we now have to pay $300. We didn't expect the $300 fee thinking that we had until the 28th of this month to get rid of the vehical.

Thankyou for your time,

Nate Mattson

12-31-24-31-0007 $300

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.

Administrative Citation Number: 64347-26667

Property Address: 505 120th LN NW
Coon Rapids MN 55448

This form must be completed by the property owner.

I am appealing the Citation because:
the vehicle was removed from my property befor the 2nd compliance date. It said that I had until the 28th of May and the vehicle was removed on the 27th May. Thank you so much for your time.

CITY OF COON RAPIDS RECEIVED OCT 31 2016 BUILDING INSPECTIONS DEPT.

Attach additional pages if needed.

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

Signature: Nathaniel Mattson

Print Name: Nathaniel Mattson

Phone Number: 763-458-3324 Date: 10/29/16

Mailing Address:
505 120th LN NW
Coon Rapids MN 55448

****

For ADCAP Staff only:

Notice rec'd date: _____ Initials _____

****

From: Nate Mattson
505 120th LN NW
Coon Rapids MN 55448

☐ Please check box if address has changed

Coon Rapids
Administrative Citation
Notice of appeal

picked up from
drop box on 5/31 @ 7:40 a.m.
CBA

Received
City of
Coon Rapids
MAY 31 2016
Building
Inspections

SV
8:52am

PLEASE
PLACE
STAMP
HERE

POSITION ADDRESS
IN THIS WINDOW!

11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov

Cheryl Bennett
Hearing Examiner
Administrative Citations Program
(763)767-6422

COON RAPIDS
Minnesota

Acknowledgment of Receipt of Appeal and Notice of Hearing

July 14, 2016

Nathaniel J. Mattson
505 120th Lane NW
Coon Rapids, MN 55448

Re: 505 120th Lane NW, Coon Rapids
Citation Numbers: 64347-26667
Issue Date: 5/18/2016

To the above referenced party:

The City of Coon Rapids received your written Notice of Appeal in the above referenced matter on May 31, 2016.

Your Notice of Appeal has been accepted and your case has been set for hearing as indicated below. This is an informal procedure for you to meet with a City hearing examiner to view the information that caused your property to be cited, and to provide any evidence you wish to show why a Citation was in error or in support of a request for extending the compliance period.

Hearing Date: **Monday, July 25, 2016**
Hearing Time: **4:00 p.m.**
Hearing Location: **Coon Rapids City Hall, Planning/Inspections Service Counter**

If you fail to appear on the above date and time, your appeal will be stricken. Uncorrected violations are subject to the original fine, plus costs of abatement, which amounts, if not paid, may be subject to penalty and collected and/or levied against the property under Coon Rapids City Code Section 2-1107.

Please contact me at 763-767-6422 if you have questions regarding this Notice of Hearing.

Cheryl Bennett
Cheryl Bennett
Hearing Examiner

cc: file

11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov

Cheryl Bennett
Hearing Examiner
Administrative Citations Program
(763)767-6422

COON RAPIDS
Minnesota

July 26, 2016

Re: Nathaniel J. Mattson, Petitioner
505 120th Lane NW
Coon Rapids, MN 55448

In the Matter of: 505 120th Lane NW, Coon Rapids
Citation Number – 64347-26667
Issue Date Date – 5/18/2016
Hearing Date – July 25, 2016

Appeal Stricken

To the above-referenced party:

You are being notified that your appeal in the above-referenced matter has been stricken because of your failure to appear at the scheduled hearing at 4:00 p.m. on July 25, 2016. The original Administrative Citation remains in force. Uncorrected violations are subject to the original fine(s) plus all costs of abatement, if any. These amounts, if not paid, are subject to late payment penalties and assessed against the property under Coon Rapids City Code Section 2-1107. Each day a violation exists constitutes a separate offense subject to additional civil penalty.

Please contact me if you have questions regarding this notice. If you have questions regarding the original violation of City Code or the corrective action required, please contact Property Maintenance Inspector Heather Rodgers at 763-767-6596.

Cheryl Bennett
Hearing Examiner

cc: Heather Rodgers, Property Maintenance Inspector

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 505 120TH LN PIN: 123124310007

Work Order #64347 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/6/16	RODGERS, HEATHER	Vehicle- MN lic plate 316 EXG expired registration.
CITATION ISSUED		5/6/16	RODGERS, HEATHER	$300.00 11-601.5 Junk Vehicle- vehicle MN lic plate 316 EXG, expired registration, December 2015 displayed.
CITATION REINSPECT	5/17/16	5/17/16	RODGERS, HEATHER	Non-compliant-MN lic plate 316 EXG still has exp. registration, need to issue second $600.00 citation.
CITATION FEE APPLIED		5/18/16	RODGERS, HEATHER	$300.00 citation fee applied- property is non-compliant
CITATION ISSUED		5/18/16	RODGERS, HEATHER	$600.00 second citation issued for Junk Vehicle MN lic plate 316 EXG (expired registration) December 2015 displayed
COMMUNICATE W OWNEF		5/25/16	RODGERS, HEATHER	Spoke with property owner Wendy Mattson regarding citations and special assessment letter. Explained appeal process and applied citation fees.
COMMUNICATE W OWNEF	5/26/16	5/26/16	DEGRANDE, KRISTIN	Owner Nate Mattson called w/?s about citations & assessments. He feels the forms are confusing. I explained he can write a letter to appeal the assess. by 6/7 and submit the appeal form to appeal the 2nd citation by 5/28. ok.
APPEAL SUBMITTED		5/31/16	BENNETT, CHERYL	Citation appeal received, submitted to Cheryl Bennett
HEARING		7/25/16	BENNETT, CHERYL	Appeal stricken due to failure to appear at scheduled hearing at 4:00pm 7/25/2016. Original Administrative Citation remains in force.
CITATION REINSPECT		7/28/16	RODGERS, HEATHER	Vehicle has been removed from the property
CITATION FEE APPLIED		7/28/16	RODGERS, HEATHER	1/2 of $600.00 citation fee applied, compliant on or before compliance date of 05/28/2016. Total charged $300.00. Vehicle has been removed from the property.
COMPLIANCE		7/28/16	RODGERS, HEATHER	
APPEAL - BOA	8/12/16	5/31/16	DEGRANDE, KRISTIN	Property owner Nathaniel Mattson submitted an appeal for his pending special assessment ($300 -for the first $300 that resulted in an assessment).
HEARING - BOA	8/12/16	8/4/16	DEGRANDE, KRISTIN	Homeowner appeared at BOA meeting. Board voted 4-0 to affirm $300 special assessment.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26639					
11-601.5 Junk Vehicles on Residential Property.	**5/6/16** 5/16/16 compliance date	300	RODGERS, HEATHE	display current registration on MN lic plate 316 EXG(Cadillac) or remove from exterior storage. Vehicle is currently displaying 12/2015 registration.	NATHANIEL J MATTSON ISSUE DATE:5/6/2016 505 120TH LN NW COON RAPIDS, MN 55448
Citation # 26667					

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 505 120TH LN PIN: 123124310007

Work Order #64347 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/6/16	RODGERS, HEATHER	Vehicle- MN lic plate 316 EXG expired registration.
CITATION ISSUED		5/6/16	RODGERS, HEATHER	$300.00 11-601.5 Junk Vehicle- vehicle MN lic plate 316 EXG, expired registration, December 2015 displayed.
CITATION REINSPECT	5/17/16	5/17/16	RODGERS, HEATHER	Non-compliant-MN lic plate 316 EXG still has exp. registration, need to issue second $600.00 citation.
CITATION FEE APPLIED		5/18/16	RODGERS, HEATHER	$300.00 citation fee applied- property is non-compliant
CITATION ISSUED		5/18/16	RODGERS, HEATHER	$600.00 second citation issued for Junk Vehicle MN lic plate 316 EXG (expired registration) December 2015 displayed
COMMUNICATE W OWNEF		5/25/16	RODGERS, HEATHER	Spoke with property owner Wendy Mattson regarding citations and special assessment letter. Explained appeal process and applied citation fees.
COMMUNICATE W OWNEF	5/26/16	5/26/16	DEGRANDE, KRISTIN	Owner Nate Mattson called w/?s about citations & assessments. He feels the forms are confusing. I explained he can write a letter to appeal the assess. by 6/7 and submit the appeal form to appeal the 2nd citation by 5/28. ok.
APPEAL SUBMITTED		5/31/16	BENNETT, CHERYL	Citation appeal received, submitted to Cheryl Bennett
HEARING		7/25/16	BENNETT, CHERYL	Appeal stricken due to failure to appear at scheduled hearing at 4:00pm 7/25/2016. Original Administrative Citation remains in force.
CITATION REINSPECT		7/28/16	RODGERS, HEATHER	Vehicle has been removed from the property
CITATION FEE APPLIED		7/28/16	RODGERS, HEATHER	1/2 of $600.00 citation fee applied, compliant on or before compliance date of 05/28/2016. Total charged $300.00. Vehicle has been removed from the property.
COMPLIANCE		7/28/16	RODGERS, HEATHER	
APPEAL - BOA	8/12/16	5/31/16	DEGRANDE, KRISTIN	Property owner Nathaniel Mattson submitted an appeal for his pending special assessment ($300 -for the first $300 that resulted in an assessment).
HEARING - BOA	8/12/16	8/4/16	DEGRANDE, KRISTIN	Homeowner appeared at BOA meeting. Board voted 4-0 to affirm $300 special assessment.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26639					
11-601.5 Junk Vehicles on Residential Property.	**5/6/16** 5/16/16 compliance date	300	RODGERS, HEATHE	display current registration on MN lic plate 316 EXG(Cadillac) or remove from exterior storage. Vehicle is currently displaying 12/2015 registration.	NATHANIEL J MATTSON ISSUE DATE:5/6/2016 505 120TH LN NW COON RAPIDS, MN 55448
Citation # 26667					
11-601.5 Junk Vehicles on Residential Property.	**5/17/16** 5/28/16 compliance date	600	RODGERS, HEATHE	Display current registration on MN lic plate 316 EXG(Cadillac) or remove from exterior storage. Vehicle is currently displaying 12/2015 registration.	NATHANIEL J MATTSON ISSUE DATE:5/18/2016 505 120TH LN NW COON RAPIDS, MN 55448

Report Date: 11/28/2016

PROPERTY ADDRESS: 505 120TH LN

PIN: 123124310007

Work Order #64347 — Yard And Lot Issues — CLOSED

Files attached to this work order:

\WorkOrder\64347\505 120th Lane Appeal.pdf
\WorkOrder\64347\505 120th Ln Hearing Documents.pdf

Work Order #7307 — No Longer A Rental — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
License Renewal Due		2/22/10		
Communicate w owner	1/28/10	1/28/10	DRABCZAK, LEYA	RENEWAL SENT; FEE $ 170
Applications		2/22/10	POSCH, MICHELLE	RECVD RENTERS APPL & LEASE W/ADDEN
Fee Paid		2/22/10	POSCH, MICHELLE	PD $170, CK NO 8433, 02/18/09
Crime Free Training	2/17/10	2/17/10	POSCH, MICHELLE	THOMAS HUGHES 612-619-9775 completed training on 02/17/10
Reinspection	3/11/10	3/11/10	POSCH, MICHELLE	NO SHOW, TENANT STATES HE WAS NOT NOTIFIED OF INSPECTION. ARRIVAL 9:50 A.M. DEPART 10:10 A.M. 03/22/10 PD $65 FOR NO SHOW. CK NO 1653
Rental Inspection	3/30/10	4/1/10	POSCH, MICHELLE	INSPECTION 03/30/10 @ 10AM - BS - 0 PTS
License issued		4/1/10	POSCH, MICHELLE	NEXT INSPECTION 05/01/2013
License Renewal Due		4/13/11	HINTZE, CINDY	NEXT INSPECTION 05/01/2013
Next Inspection Due		4/10/12		NO LONGER RENTAL
FEE PAID		4/12/11	HINTZE, CINDY	PAID $100 BY CHECK 8606 4/12/11. UPDATED CONTACT INFO.
LICENSE ISSUED		4/13/11	HINTZE, CINDY	
LICENSE RENEWAL DUE		4/10/12		
INFORMATION SENT		4/6/12	DRABCZAK, LEYA	renewal sent $100.00
INFORMATION		4/10/12	HINTZE, CINDY	Renewal application returned and the owner indicated house is currently for sale. Renters will be moving out at the end of April.
NO LONGER RENTAL		8/1/12	POSCH, MICHELLE	Spoke to owner James Ruder and he said house is vacant and will be back on the market for sale next week. Close file no longer rental.

Files attached to this work order:

\Rental Database\rental insp letter\505 120TH LN.doc
\Rental Database\rental licenses\505 120TH LN CERT.doc
\Rental Database\rental licenses\505 120TH LN LIC.doc
\WorkOrder\7307\505 120TH LN LIC 2011.pdf
\WorkOrder\7307\505 120TH LN NO LONGER RENTAL.pdf

Work Order #32571 — Rental Complaint — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Information Sent	8/12/09	8/12/09	DEGRANDE, KRISTIN	rental letter sent to RUDER JAMES R & MARY C, 9770 NORWAY ST NW, COON RAPIDS MN 55433
Information		11/9/09	HINTZE, CINDY	Paid to date per utility billing. Jon Erickson moved in 4/30/08. Owner listed as James Ruder in Coon Rapids. Active tenant account.
Application Received	8/12/09	8/12/09	POSCH, MICHELLE	

Report Date: 11/28/2016

PROPERTY ADDRESS: 505 120TH LN PIN: 123124310007

Work Order #32571 Rental Complaint CLOSED

End of Report for 505 120TH LN

05/17/2016 09:48

MAIN MOTORS
316 EXG
ANOKA
DEVILLE
05/17/2016 09:48

05/17/2016 09:48

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64347-26667

Administrative Citation Enclosed

NATHANIEL J MATTSON
505 120TH LN NW
COON RAPIDS, MN 55448

ISSUE DATE:5/18/2016

Property Address: **505 120TH LN**
COON RAPIDS, MN

PIN: 123124310007

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/17/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/28/2016	Display current registration on MN lic plate 316 EXG(Cadillac) or remove from exterior storage. Vehicle is currently displaying 12/2015 registration.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration..	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

Board of Adjustment and Appeals - Regular Session **9.**

Meeting Date: 01/05/2017

Subject: Case 17-08V, Special Assessment Objection, Maxwell Aforo, 12255 Grouse St. NW, 10-31-24-14-0102

From: Heather Rodgers, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties in the amount of $600.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 5/19/2016, Administrative Citation #64516-26687 ($300.00 penalty) was issued for a vehicle on residential property displaying expired registration and in an inoperable condition. A compliance date of 5/29/16 was established. The citation was mailed to the owner of record and to the property address, since this is a licensed rental property. The Citation was not returned by mail.

On 05/27/2016, the property owner Maxwell Aforo and the tenant Yvonne Cane called City staff regarding the citation.

On 06/03/2016, the property was re-inspected and remained in violation; the vehicle still displayed expired registration. City Staff called the property owner and the tenant to notify them of the remaining code violation.

On 06/13/2016, the property was re-inspected and remained in violation; the vehicle continued to display expired vehicle registration. The $300.00 penalty was charged.

Penalty Charged: $300.00

On 06/14/2016, a Second Administrative Citation #64516-26780 ($600.00 penalty) was issued for a vehicle on a residential property displaying expired registration. A compliance date of 06/24/2016 was established. The citation was mailed to the owner of record and to the property address and was not returned by mail.

On 06/27/2016, the property was re-inspected and found compliant. Per City Code 2-1104, because this was a subsequent citation for the same violation and compliance was met by the compliance date, one-half of the $600.00 penalty is waived, resulting in a $300.00 penalty.

Penalty Charged: $300.00

Total penalties charged: $600.00

ACTION REQUESTED

In Case 17-08V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $600.00 special assessment in its entirety.

Attachments

Supporting Documents

Maxwell Aforo

2654 146th Ave NE

Ham Lake, MN 55304

October 31, 2016

RE: 12255 Grouse Street NW, Coon Rapids, MN 55448 (10-31-24-14-0102)

I object to the pending special assessment to the property mentioned above on the following grounds:

A. The said vehicle does not belong to me or my wife. It belongs to the tenant, Yvonne L. Cain.
B. The tenant tells me the said violation was fixed and the vehicle was removed from the driveway and parked in the garage.
C. The tenant is responsible for renewing her tabs and not me hence the citation should go to her.

Based on the above reasons the tenant should be responsible for this assessment

Thank you.

$600—

Sincerely,

Maxwell Aforo

Maxwell Aforo
2654 146th Ave NE
Ham Lake, MN 55304

Received
City of
Coon Rapids
OCT 31 2016
Building
Inspections

4:12pm
SV

City of Coon Rapids Assessing Dep
11155 Robinson Drive
Coon Rapids, MN 55433

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 12255 GROUSE ST PIN: 103124140102

Work Order #64516 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/19/16	RODGERS, HEATHER	Exp tabs/flat tires
CITATION ISSUED		5/19/16	RODGERS, HEATHER	$300.00 junk vehicle Rental- citation sent to tax payer & to the property
COMMUNICATE W OWNEF		5/27/16	RODGERS, HEATHER	Property owner Maxwell(. L/M 5/27 @1:13pm. Returned called 5/27/2016 @1:23pm left message on voice mail stating- if property is compliant on 5/31/16 at reinspect no penalties will be charged and will close citation.
COMMUNICATE W OWNEF		5/27/16	RODGERS, HEATHER	Tenant Yvonne Cane (- left message on 5/27/2016 @2:29pm stating violations on citation have been corrected. I called her back 5/27/2016 @3:14pm received V/M but could not leave a message- V/M box is full.
CITATION REINSPECT	5/31/16	6/3/16	RODGERS, HEATHER	Non-compliant, still displaying expired registration. Called both tenant & owner(left message w/owner). Will check back on Tuesday, will issue 2nd citation if no communication received.
COMMUNICATE W OWNEF		6/3/16	RODGERS, HEATHER	Reinspected property- registration is not current. Called both tenant & property owner 6/3/2016 1:07pm received V/M for both. L/M with owner, couldn't leave message for tenant V/M is full. Told owner if not compliant 2nd violation will be issued.
COMMUNICATE W OWNEF		6/3/16	RODGERS, HEATHER	Property owner Maxwell called 06/03/2016 @2:04pm L/M. He stated he will contact tenant to make sure she has current registration on vehicle or has it removed. He did not leave a phone number, stated he would call me back.
INSPECTION FOLLOWUP		6/13/16	RODGERS, HEATHER	Vehicle still has expired registration- issued second citation
CITATION FEE APPLIED		6/13/16	RODGERS, HEATHER	$300.00 junk vehicle citation fee applied
CITATION ISSUED		6/14/16	RODGERS, HEATHER	$600.00 junk vehicle issued- vehicle has expired registration
CITATION REINSPECT	6/27/16	6/27/16	RODGERS, HEATHER	Vehicle has been removed from the property
CITATION FEE APPLIED		6/27/16	RODGERS, HEATHER	1/2 of $600.00 citation fee applied. Total charged $300.00
COMPLIANCE		6/27/16	RODGERS, HEATHER	
COMMUNICATE W OWNEF		10/31/16	RODGERS, HEATHER	Returned called to Maxwell (L/M on VM. He called Kristin 10/31/2016 with questions regarding special assessment letter.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26687 11-601.5 Junk Vehicles on Residential Property.	**5/19/16** 5/29/16 compliance date	300	RODGERS, HEATHE	Display current registration and make vehicle operable- MN lic plate 866 LWD (Red Jeep) or remove from exterior storage. Vehicle is currently displaying 09/2015 registration and has flat tires.	MAXWELL & ESTHER D AFORO ISSUE DATE:5/19/2016 2654 146TH AVE NE HAM LAKE, MN 55304
Citation # 26780					

Report Date: 11/28/2016

PROPERTY ADDRESS: 12255 GROUSE ST

PIN: 103124140102

Work Order #64516 — Yard And Lot Issues — CLOSED

Citation # 26780

11-601.5 Junk Vehicles on Residential Property.	**6/13/16** 6/24/16 compliance date	600	RODGERS, HEATHE	Display current registration on MN lic plate 866 LWD(red Jeep) or remove from exterior storage. Vehicle is currently parked in the driveway, displaying 09/2015 registration.	MAXWELL & ESTHER DAFORO ISSUE DATE:06/14/2016 2654 146TH AVE NE HAM LAKE, MN 55304

Work Order #58018 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
EDUCATIONAL MATERIAL		8/1/14	GAZELKA, MIKE	Left a boulevard flyer to mow boulevard of Hanson.
CITATION ISSUED		8/7/14	GAZELKA, MIKE	Citation posted at property. Blvd not mowed 8-18"
INFORMATION SENT		8/7/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	8/15/14	8/15/14	CAMERER, CALVIN	
COMPLIANCE		8/15/14	DRABCZAK, LEYA	grass has been mowed

Work Order #57932 — Education — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Educational Material		8/1/14	GAZELKA, MIKE	Long grass/weeds along Hanson Blvd. Left blvd posting - rental property.

Work Order #44967 — Rental Renewal — OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
APPLICATIONS		8/23/11	POSCH, MICHELLE	RECVD
CONVERSION FEE RCVD		8/23/11	POSCH, MICHELLE	PD $580 CK NO 7046
RENTAL INSPECTION	10/13/11	10/13/11	POSCH, MICHELLE	7 POINTS
LICENSE ISSUED		10/13/11	POSCH, MICHELLE	
LICENSE RENEWAL DUE		5/28/13		
NEXT INSPECTION DUE		10/8/13		
BACKGROUND CHECK		8/31/11	TONINATO, DESIREE	background completed on Maxwell Aforo. nothing found to prevent licensing.
FOLLOW-UP INSPECTION	10/13/11	10/13/11	POSCH, MICHELLE	
INFORMATION	4/10/12	4/10/12	POSCH, MICHELLE	emailed regarding cft
CITATION ISSUED		5/7/12	POSCH, MICHELLE	CIT 300 CFT 2012
CITATION REINSPECT	6/5/12	6/4/12	POSCH, MICHELLE	IN COMPLIANCE - REGISTERED FOR 6/5/2012 TRAINING
CRIME FREE TRAINING	1/10/13	1/29/13	POSCH, MICHELLE	OWNER COMPLETED
INFORMATION SENT		8/9/12	DRABCZAK, LEYA	renewal sent 100.00
CITATION ISSUED		11/29/12	DRABCZAK, LEYA	COMPLIANCE DATE 12/17/2012 OBTAIN RENTAL LICENSE 300.00
INFORMATION SENT		1/24/13	POSCH, MICHELLE	CRIME FREE CERTIFICATE REMINDER LETTER - CLASS HAS BEEN COMPLETED, NO CERTIFICATE HAS BEEN SUBMITTED.
CITATION ISSUED		2/12/13	DRABCZAK, LEYA	600.00 NO RENTAL LICENSE
COMMUNICATE W OWNEF		2/14/13	DRABCZAK, LEYA	owner called and stated he sent in application and check in august. Id asked him to fax over front and back side of cancelled check.
INFORMATION		2/15/13	DRABCZAK, LEYA	Id received check but could not read it as it is very small (see attached) Id called owner and asked him to resubmit and to enlarge the images so then can be clearly seen.
EDUCATIONAL MATERIAL		3/7/13	HINTZE, CINDY	Background Check letter sent. See attachments for letter.
COMMUNICATE W OWNEF		4/25/13	DRABCZAK, LEYA	Id sent email to owner asking for canceled check in a larger readable format to be submitted.
COMMUNICATE W OWNEF		5/6/13	DRABCZAK, LEYA	max called Id and stated he has requested a larger print copy of the canceled check from his bank

Report Date: 11/28/2016

PROPERTY ADDRESS: 12255 GROUSE ST PIN: 103124140102

Work Order #44967 Rental Renewal OPEN

INFORMATION		5/9/13	POSCH, MICHELLE	called and spoke to Maxwell. sent email to Diane Nelson in Finance to see if she can fine the canceled check in deposits made 8/2012 after the 9th. Waiting to hear back from her.
POLICE CONTACT		5/15/13	TONINATO, DESIREE	C/N 3717 date 5-14-13 unwanted guest. DK renter.
INFORMATION		5/20/13	POSCH, MICHELLE	spoke to Finance regarding missing check they are looking for it. emailed Cathy Angel regarding it and she will look also.
FEE PAID		5/28/13	POSCH, MICHELLE	RECVD COPY OF CK DATED 8/20/2012, ISSUED LICENSE
LICENSE ISSUED		5/28/13	POSCH, MICHELLE	
LICENSE RENEWAL DUE		10/8/13		
POLICE CONTACT		7/25/13	TONINATO, DESIREE	C/N 13-103717 may and 13-164217 July 24, 2013. D
INFORMATION SENT		8/12/13	HINTZE, CINDY	Renewal Sent $170
FEE PAID		10/7/13	POSCH, MICHELLE	PD $170 CK NO 7082
RENTAL INSPECTION	10/23/13	10/23/13	POSCH, MICHELLE	1 POINT
LICENSE ISSUED		10/24/13	POSCH, MICHELLE	
LICENSE RENEWAL DUE		10/16/14		
NEXT INSPECTION DUE		10/19/16		
INFORMATION SENT		9/10/14		Renewal sent $100
FEE PAID		10/16/14	HINTZE, CINDY	No updates to contact info. Paid $100 check 7098
LICENSE ISSUED		10/16/14	DEVRIES, CHIP	
LICENSE RENEWAL DUE		9/15/15		
INFORMATION SENT		8/5/15	HINTZE, CINDY	Renewal Scanned to P: drive. Renewal sent $100
FEE PAID		9/2/15	BERCIER, ROSANNA	Pd $100 check #7164.
LICENSE ISSUED		9/15/15	BERCIER, ROSANNA	
LICENSE RENEWAL DUE		10/19/16		
INFORMATION SENT		8/5/16	HINTZE, CINDY	Renewal form scanned into P: drive. Renewal Sent $185
FEE PAID		9/22/16	JAROMBEK, REBECCA	No changes to contact information. Paid $185 ck 7188.
RENTAL INSPECTION	10/10/16	10/19/16	SMALL, MATT	Scheduled by letter. Owner "no-show" on 10.10.16 left phone msg same day requesting that inspection be re-scheduled. Completed 3 points - 3 year inspection cycle.
INFORMATION SENT		10/27/16	SMALL, MATT	Written report sent to owner via US Mail.
FOLLOW-UP INSPECTION	11/28/16	11/16/16	SMALL, MATT	Repairs Completed? Completed and passed.
LICENSE ISSUED		11/17/16	JAROMBEK, REBECCA	
NEXT RENEWAL DUE	10/4/17			
NEXT INSPECTION DUE	10/5/19			

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20347					
12-915 Crime Free Housing Program.	**5/7/12** compliance date	300.00	POSCH, MICHELLE	06/05/2012 - SUBMIT A CERTIFICATE OF COMPLETION OR REGISTRATION FORM/PAYMENT FOR THE REQUIRED CRIME FREE TRAINING.	MAXWELL AFORO ISSUED DATE: 05/07/2012 2654 146TH AVE NE HAM LAKE, MN 55304
Citation # 22007					

Report Date: 11/28/2016

PROPERTY ADDRESS: 12255 GROUSE ST

PIN: 103124140102

Work Order #44967 — Rental Renewal — OPEN

Citation # 22007 12-900 Rental Dwelling License Required.	**11/29/12** compliance date	300.00	DRABCZAK, LEYA	COMPLIANCE DATE 12/17/2012 OBTAIN RENTAL LICENSE	MAXWELL AFORO DATE 11-29-2012 2654 146TH AVE NE HAM LAKE, MN 55304	ISSUE
Citation # 22075 12-900 Rental Dwelling License Required.	**2/12/13** compliance date	600.00	DRABCZAK, LEYA	COMPLIANCE DATE 3/1/2013 OBTAIN RENTAL LICENSE	MAXWELL AFORO ISSUE DATE 2/12/2013 2654 146TH AVE NE HAM LAKE, MN 55304	

Files attached to this work order:

\WorkOrder\44967\20110823090729918.pdf
\WorkOrder\44967\20111013123329719.pdf
\WorkOrder\44967\20120507130015911.pdf
\WorkOrder\44967\20121127142741218.pdf
\WorkOrder\44967\20130124084740728.pdf
\WorkOrder\44967\20130528071903696.pdf
\WorkOrder\44967\20130528072356778.pdf
\WorkOrder\44967\20131008105522782.pdf
\WorkOrder\44967\20131024072811217.pdf
\WorkOrder\44967\2014 license_012.pdf
\WorkOrder\44967\2015 license-3.pdf
\WorkOrder\44967\2016 Insp Letter_0002.pdf
\WorkOrder\44967\2016 Insp Rprt.pdf
\WorkOrder\44967\2016 License_0007.pdf
\WorkOrder\44967\background letter_0007-14.pdf

Work Order #33893 — Vacant monitor — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Utility Disconnect		10/23/09	HINTZE, CINDY	On CenterPoint's disconnection list. Disconnected 5/4/09.
Inspection 1		10/23/09	CAMERER, CALVIN	Gas off. Vacant. Posted for water shut off.
Communicate w owner	10/28/09	10/28/09	DEGRANDE, KRISTIN	Owner Maxwel alled about water posting. No gas right now. Space heaters. New furnace will be installed in 2 weeks and gas turned back on. Trying to sell house. Will sign waiver because no one is living in house. Don't shut off yet
Communicate w owner	12/23/09	12/23/09	DEGRANDE, KRISTIN	Spoke to Maxwell/owner. New furnace installed. I forwarded him to Bldg Insp to schedule final inspection. Checked with Centerpoint and gas is back on. Don't shut off water.
Inspection followup		7/14/10	CAMERER, CALVIN	occupied

Work Order #32472 — Rental Complaint — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Information Sent	8/12/09	8/12/09	DEGRANDE, KRISTIN	rental letter sent to AFORO MAXWELL & ESTHER D, 2654 146TH AVE NE, HAM LAKE MN 55304
Information		11/9/09	HINTZE, CINDY	$157.91 due 11/20/09 per utility billing system. Maxwell Aforo in Andover. Active tenant account.
Information	8/12/09	8/12/09	POSCH, MICHELLE	STILL VACANT. MECH AND ELECT PERMITS STILL OUT, NOT FINALED.

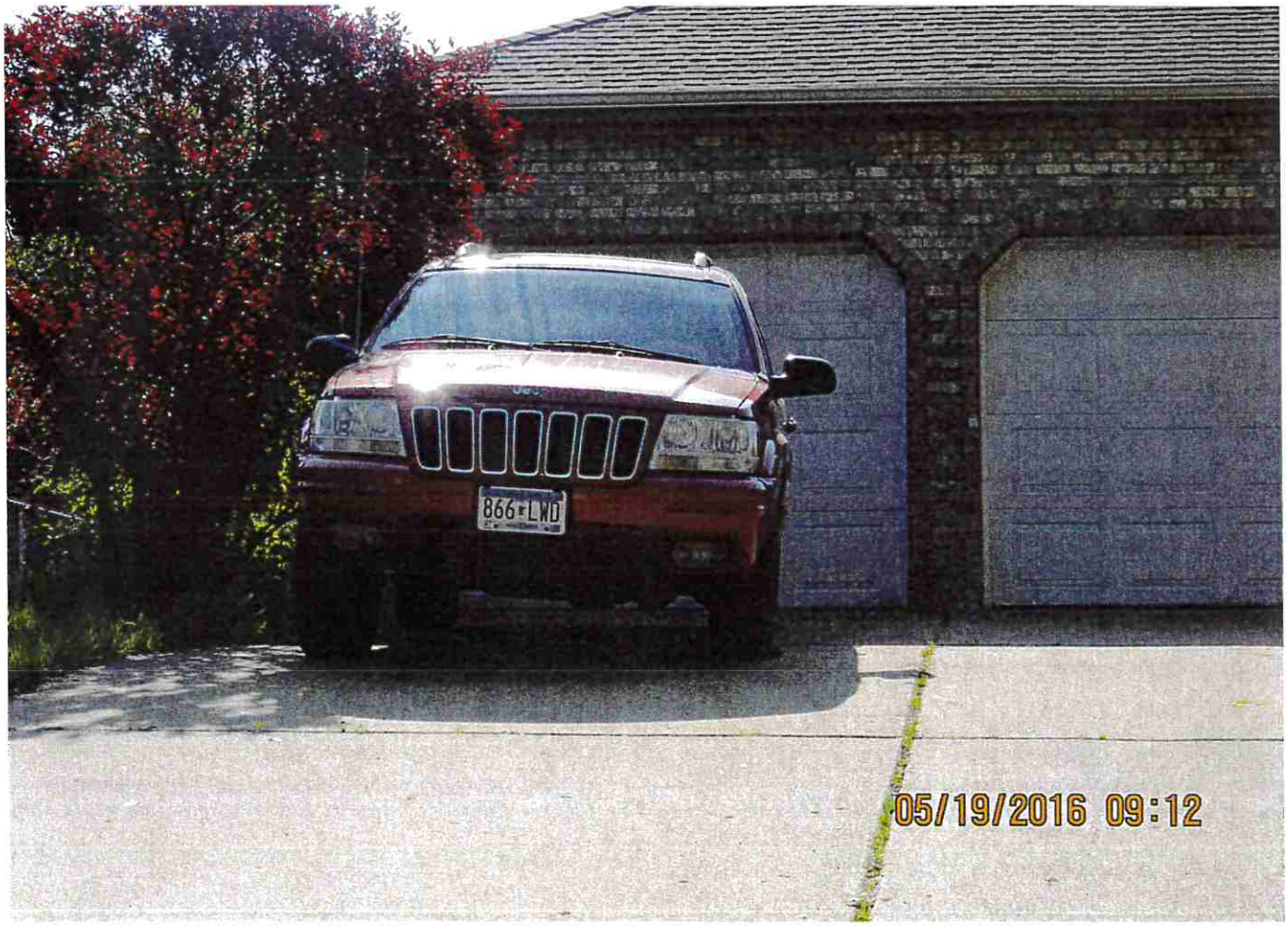
Report Date: 11/28/2016

PROPERTY ADDRESS: 12255 GROUSE ST PIN: 103124140102

Work Order #32472 Rental Complaint CLOSED

End of Report for 12255 GROUSE ST

05/19/2016 09:12


866 LWD
05/19/2016 09:12

05/19/2016 09:12

ADMINISTRATIVE CITATION

Citation # 64516-26687

Administrative Citation Enclosed
MAXWELL & ESTHER D AFORO
2654 146TH AVE NE
HAM LAKE, MN 55304

ISSUE DATE:5/19/2016

Property Address: **12255 GROUSE ST**
COON RAPIDS, MN

PIN: 103124140102

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/19/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/29/2016	Display current registration and make vehicle operable- MN lic plate 866 LWD (Red Jeep) or remove from exterior storage. Vehicle is currently displaying 09/2015 registration and has flat tires.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

06/13/2016 13:56

Jeep
Minnesota
866 LWD
10,000 lakes
06/13/2016 13:56

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64516-26780

Administrative Citation Enclosed

MAXWELL & ESTHER DAFORO
2654 146TH AVE NE
HAM LAKE, MN 55304

ISSUE DATE:06/14/2016

Property Address: **12255 GROUSE ST**
COON RAPIDS, MN

PIN: 103124140102

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/13/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/24/2016	Display current registration on MN lic plate 866 LWD(red Jeep) or remove from exterior storage. Vehicle is currently parked in the driveway, displaying 09/2015 registration.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration..	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

Board of Adjustment and Appeals - Regular Session **10.**

Meeting Date: 01/05/2017

Subject: Case 17-09V, Special Assessment Objection, Asad Ali, 11440 Osage Street NW, 15-31-24-24-0105

From: Kristin DeGrande, Neighborhood Coordinator

INTRODUCTION

An unpaid penalty in the amount of $150.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 6/1/2016, an Administrative Citation was issued for long grass and/or weeds exceeding eight inches in height, the maximum allowed by City Code. The citation established a compliance date of 6/8/2016. The citation was posted at the property and a courtesy letter was mailed to the owner of record (different address in Coon Rapids). This is a licensed rental property.

On 6/9/2016, the property was re-inspected and found to be in compliance so the citation fee was not charged.

Penalty charged: $0.00

On 8/24/2016, a second Administrative Citation was issued for long grass and/or weeds exceeding eight inches in height. The citation established a compliance date of 8/31/2016. The citation was posted at the property and a courtesy letter was mailed to the owner of record.

On 9/1/2016, the property was re-inspected and found to be in compliance. Since this was a subsequent violation, one-half the penalty was waived resulting in a $150.00 penalty.

Penalty charged: $150.00

ACTION REQUESTED

In Case 17-09V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $150 special assessment in its entirety.

Attachments

Supporting Documents

COON RAPIDS
Minnesota

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

SY 8:22am

CITY OF COON RAPIDS RECEIVED NOV - 1 2016 BUILDING INSPECTIONS DEPT.

Complete the following information (PLEASE PRINT):

YOUR NAME: Asad Ali

ADDRESS OF PROPERTY BEING ASSESSED: 11440 Osage St. NW
COON RAPIDS

PROPERTY IDENTIFICATION NUMBER: 15-31-24-24-0105

YOUR HOME ADDRESS (if different than above): 1317 130th LN NW CR MN 55448

HOME PHONE: [illegible] 2CELL PHONE [illegible]

AMOUNT OF ASSESSMENT: 150.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Long Grass.

REASON FOR APPEAL: I have been living in Coon Rapids Since Sept 2000 I never come ~~across~~ across this kind of situation. I always keep my lawn in compliance. I am a single Dad and my other house was vacant. I was overwhelmed this summer and I tried to cut the grass as soon as I can. I did not know the rule that I still have to pay if I ~~get~~ spoke twice. Otherwise I ~~will~~ would not let it happen. So I am asking if this time I can be excused for paying.
Thank You

Signature: _____

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____

Property Report

Report Date: 12/7/2016

PROPERTY ADDRESS: 11440 OSAGE ST PIN: 153124240105

Work Order #51419 Rental Renewal OPEN

Report Date: 12/7/2016

PROPERTY ADDRESS: 11440 OSAGE ST Rental Renewal PIN: 153124240105

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
APPLICATIONS		1/2/13	POSCH, MICHELLE	RECVD
CONVERSION FEE RCVD		1/2/13	POSCH, MICHELLE	PD $580 VISA
CRIME FREE TRAINING	1/10/13	1/31/13	POSCH, MICHELLE	OWNER COMPLETED
RENTAL INSPECTION	1/16/13	1/16/13	POSCH, MICHELLE	0 POINTS
LICENSE ISSUED		1/17/13	POSCH, MICHELLE	
LICENSE RENEWAL DUE		12/9/13		
NEXT INSPECTION DUE		1/14/16		
BACKGROUND CHECK		1/4/13	TONINATO, DESIREE	C/N 13-001815. Completed on Asad Ali dob . Nothing found to prevent licensing.
POLICE CONTACT		10/12/12	TONINATO, DESIREE	C/N 's 523,772, 715, 960 13-44. All domestic related. Usually parties are DK. Reports emailed to owner. First was October 12.
INFORMATION SENT		1/24/13	POSCH, MICHELLE	CRIME FREE CERTIFICATE REMINDER LETTER - CLASS HAS BEEN COMPLETED, NO CERTIFICATE HAS BEEN SUBMITTED.
POLICE CONTACT		2/4/13	TONINATO, DESIREE	C/N 13-025256 and 13-025285 was sent. 285 not included because of domestic assault. Arrest part is included because renter is the suspect not victim. Need one more report at property before April and send letter. It will make 7.
COMMUNICATE W OWNEF		2/4/13	TONINATO, DESIREE	Spoke at length with owner. He admitted to not doing any backgrounds because he did not know. Need to check on his application if he checked the box indicating his knowledge about the background.
EDUCATIONAL MATERIAL		3/7/13	HINTZE, CINDY	Background Check letter sent. See attachments for letter.
POLICE CONTACT		7/3/13	TONINATO, DESIREE	C/N 13-147214 domestic loud enough to disturb neighbors. Numerous domestics at this property. Did check application and owner did initial ppw acknowledging that he had to do a background on tenants.
INFORMATION SENT		11/4/13	POSCH, MICHELLE	renewal $100
FEE PAID		12/9/13	POSCH, MICHELLE	PD $100 CK NO 3533
LICENSE ISSUED		12/9/13	POSCH, MICHELLE	
LICENSE RENEWAL DUE		1/13/15		
INFORMATION SENT		11/6/14	HINTZE, CINDY	Renewal Sent $100
FEE PAID		1/13/15	HINTZE, CINDY	No updates to contact info. Paid $100 check 6566
LICENSE ISSUED		1/13/15	HINTZE, CINDY	
LICENSE RENEWAL DUE		1/14/16		
COMMUNICATE W OWNEF	1/13/15		HARMONING, TANYA	Spoke with owner regarding the # of calls since 3/14 (24) and informed him that a male was living there in violation of the lease). Owner advised tenant is behind on rent and he is looking to evict by end of Feb 2015.
INFORMATION SENT		1/14/15	DRABCZAK, LEYA	roster request letter sent
POLICE CONTACT		1/14/15	DRABCZAK, LEYA	CRPD REPORT # 15008839 LD SENT ROSTER REQUEST IN RESPONSE TO THIS REPORT AND FORWARDED COPY OF REQUEST TO TOM HAWLEY CRPD
CITATION ISSUED		2/11/15	DRABCZAK, LEYA	300.00 FAILURE TO SUBMIT ROSTER
COMMUNICATE W OWNEF		2/17/15	HARMONING, TANYA	Spoke with owner who stated he gave the renters notice to vacate by Feb 28.
COMMUNICATE W OWNEF		2/20/15	DRABCZAK, LEYA	owner called regarding roster request
INFORMATION		2/25/15	DRABCZAK, LEYA	roster request mailed 2/18/2015. submitted roster received 2/25/2015 and attached
INFORMATION SENT		11/4/15	HINTZE, CINDY	Renewal scanned to P: drive. Renewal sent $170
FEE PAID	12/2/15	12/2/15	BERCIER, ROSANNA	No updates made. Owner paid $170. check #6573
RENTAL INSPECTION	1/6/16	1/14/16	SMALL, MATT	Completed and passed 0 points - 3 year inspection cycle.
LICENSE ISSUED		3/1/16	SMALL, MATT	

Report Date: 12/7/2016

PROPERTY ADDRESS: 11440 OSAGE ST PIN: 153124240105

LICENSE RENEWAL DUE	12/1/16		
INFORMATION SENT	11/2/16	JAROMBEK, REBECCA	Renewal form scanned into P: drive. Renewal Sent $110.
FEE PAID	12/1/16	JAROMBEK, REBECCA	No changes to contact information. Paid $110 ck 3552.
LICENSE ISSUED	12/1/16	JAROMBEK, REBECCA	
LICENSE RENEWAL DUE	12/1/18		
RE-INSPECTION DUE	1/1/19		

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24960 12-908 Tenant Background Checks and Roster.	**2/11/15** 2/25/15 compliance date	300	DRABCZAK, LEYA	SUBMIT REQUESTED ROSTER INFORMATION	ASAD ALI ISSUE DATE 2/11/2015 1317 130TH LN NW COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\51419\11440 osage st roster 2015.pdf
\WorkOrder\51419\20130102105527092.pdf
\WorkOrder\51419\20130117114700315.pdf
\WorkOrder\51419\20130124084740728.pdf
\WorkOrder\51419\20131209123609642.pdf
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\WorkOrder\51419\2015-16 rental inspect letter.pdf
\WorkOrder\51419\2016 License and Insp Rprt.pdf
\WorkOrder\51419\2017 License.pdf
\WorkOrder\51419\background letter_0053-11.pdf

Work Order #60629 Weeds / Long Grass CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		5/20/15	GAZELKA, MIKE	Citation posted at property. 8-13"
INFORMATION SENT		5/20/15	DRABCZAK, LEYA	Courtesy letter sent.
CITATION REINSPECT	5/28/15	5/28/15	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		5/28/15	HINTZE, CINDY	

Report Date: 12/7/2016

PROPERTY ADDRESS: 11440 OSAGE ST PIN: 153124240105

Work Order #61332 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/6/15	WHITE, TREVOR	
CITATION ISSUED		7/7/15	WHITE, TREVOR	Junk and debris
CITATION REINSPECT	8/17/15	8/18/15	WHITE, TREVOR	In compliance
COMPLIANCE		8/18/15	WHITE, TREVOR	

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 25482 8-109 Building Materials, Junk and Debris.	**7/6/15** 7/14/15 compliance date	300	WHITE, TREVOR	Remove boxes, tv's, household items, treadmill and misc. junk and debris from outdoor storage.	ALI ASAD Issue Date: 7/7/2015 1317 130TH LANE NW COON RAPIDS, MN 55448

Work Order #64707 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/1/16	GAZELKA, MIKE	Citation posted at property. 7-16"
INFORMATION SENT		6/1/16	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	6/9/16	6/9/16	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		6/9/16	JAROMBEK, REBECCA	

Work Order #65778 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		8/24/16	GAZELKA, MIKE	Citation posted at property. Grass 7-10" front & back, weeds under deck 8-14".
INFORMATION SENT		8/24/16	JAROMBEK, REBECCA	Courtesy letter sent.
CITATION REINSPECT	9/1/16	9/1/16	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		9/1/16	GAZELKA, MIKE	
CITATION FEE APPLIED		9/1/16	JAROMBEK, REBECCA	$150
INFORMATION		8/24/16	JAROMBEK, REBECCA	Previously cited 06/01/16 wo: 64707.

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

Long Grass Complaint

Posted Address: 11440 OSAGE

Date: 6-1-16 Time: 8:18

Fine: $ Inspector: Mike

Note: GRASS 7" - 16"

For Office Use Only

Owner Occupied Vacant Rental WO# 5719

# of Weeds this Season: Previously Posted date:

COON RAPIDS
Minnesota

ADMINISTRATIVE CITA
Long Grass & We

Property Posted: _____

Owner/Occupant Address: 11440 OSAGE S
Coon Rapids, MN

s is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.

6-1-16 at 8:18 AM/PM, the grass and/or weeds at your property were too lon
ation of City Code.

Compliance Date (deadline)	Violation & Corrective Action	City Code Section & Summary	P
6-8-16		8-503. Prohibited Activities and Nuisances - Weeds and grass over eight (8) inches are a nuisance and must be mowed.	$

avoid the $300 penalty, you must do one of the following:

Mow your grass **on or before** the Compliance Date noted above. You are responsible to mow all are yard, including the front, back and side yards, in landscaped areas, and any boulevard areas.

Call to request a time extension for compliance. You must sign a time-extension agreement **on or** Compliance Date noted above.

Appeal the inspector's decision **on or before** the Compliance Date noted above.

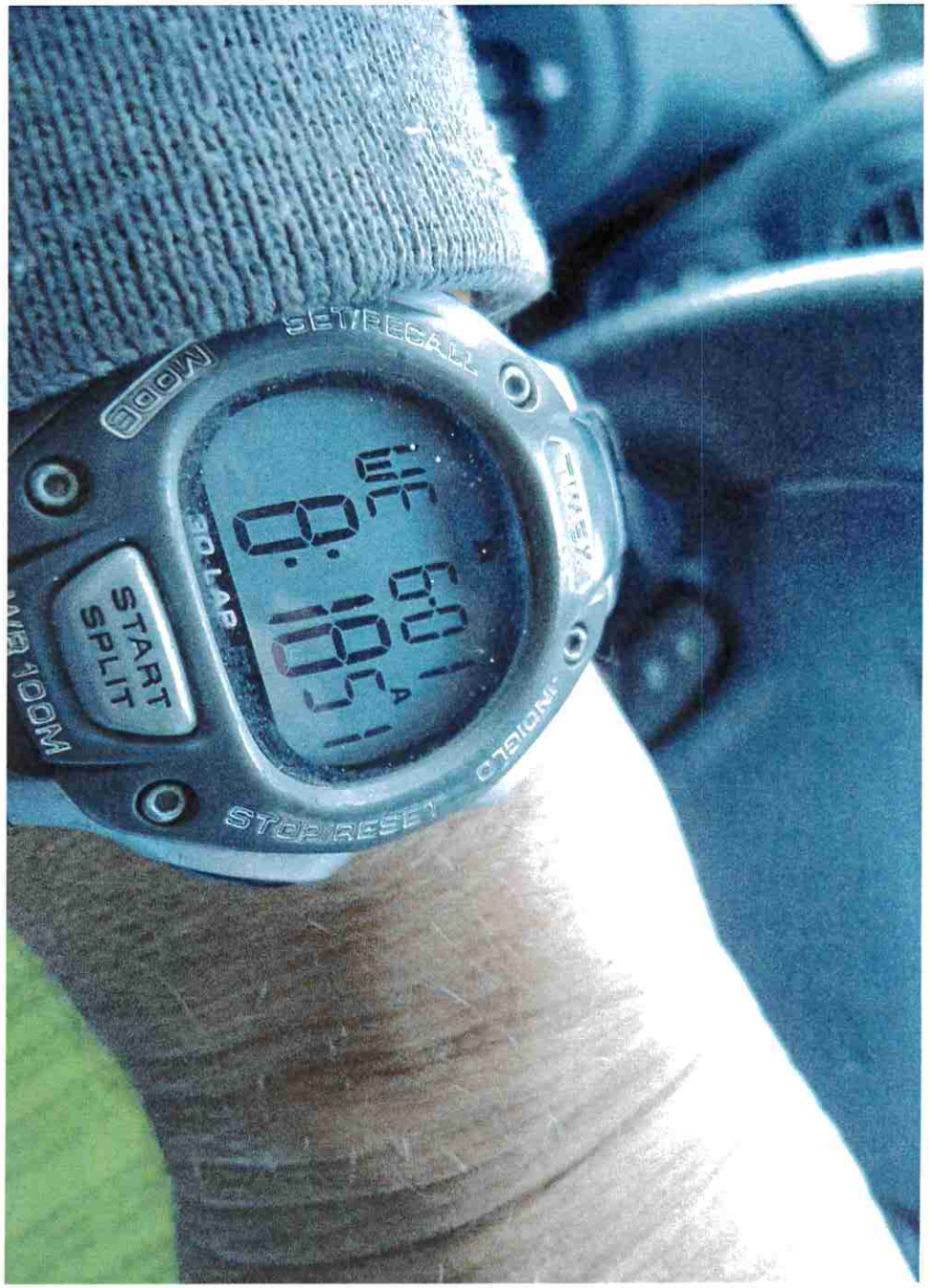
efer to the attached Administrative Citation Program brochure for the Notice of App cluding instructions for requesting a time extension, and additional information.

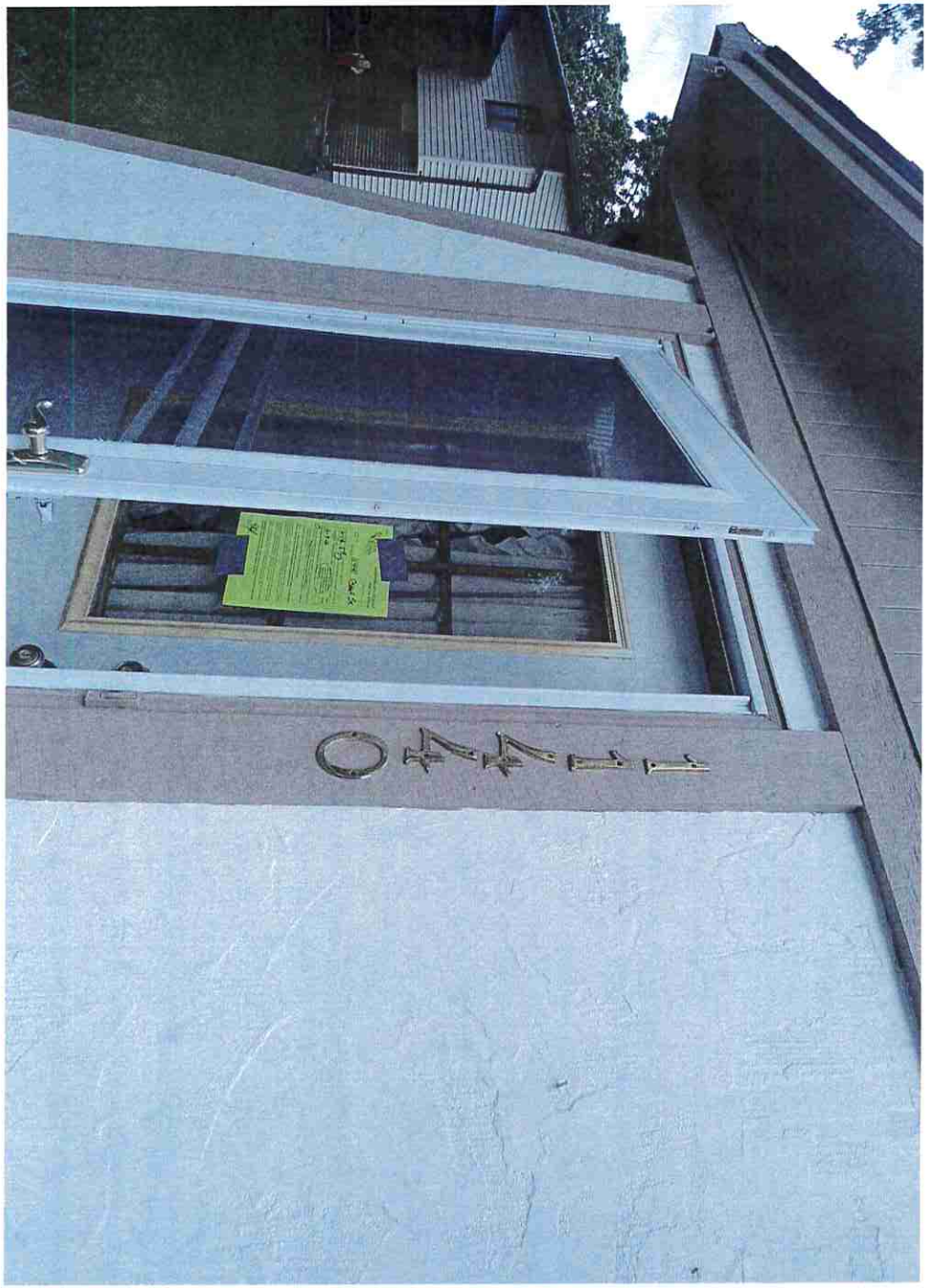
ease note that if your property is not mowed by the Compliance Date listed above, $300 will be char operty taxes in the form of a Special Assessment and the City will mow your property. If a second or ng Grass & Weeds Citation is issued this season, even if you mow prior to the Compliance Date, a pena ll be charged.

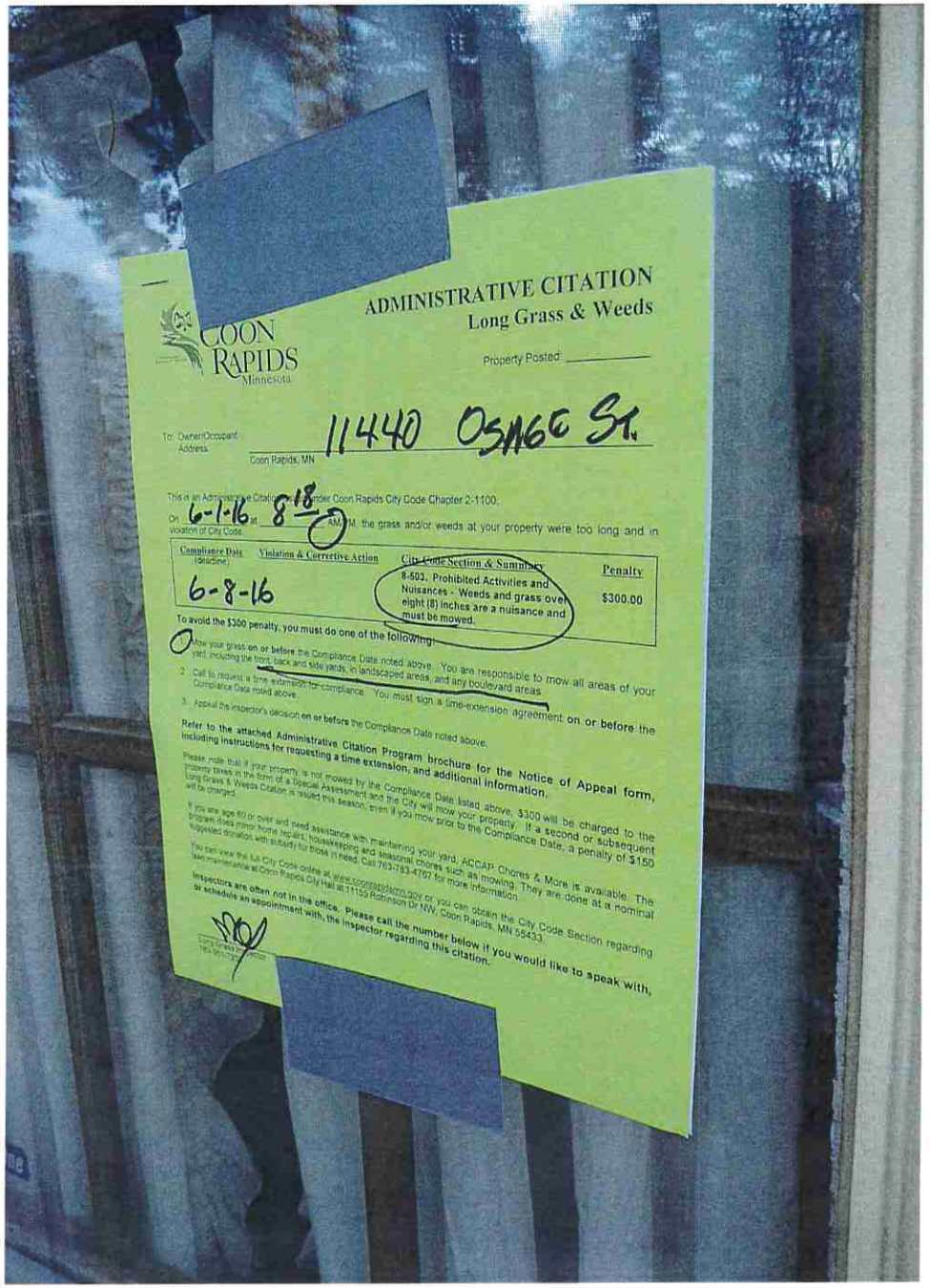
you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is ava rogram does minor home repairs, housekeeping and seasonal chores such as mowing. They are done a uggested donation with subsidy for those in need. Call 763-783-4767 for more information.

ou can view the full City Code online at www.coonrapidsmn.gov or you can obtain the City Code Sectio wn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

nspectors are often not in the office. Please call the number below if you would like to s r schedule an appointment with, the inspector regarding this citation.







COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: _____

To: Owner/Occupant
Address: 11440 OSAGE ST.
Coon Rapids, MN

This is an Administrative Citation under Coon Rapids City Code Chapter 2-1100.

On 6-1-16 at 8:18 AM/PM, the grass and/or weeds at your property were too long and in violation of City Code.

Compliance Date (deadline)	Violation & Corrective Action	City Code Section & Summary	Penalty
6-8-16		8-503, Prohibited Activities and Nuisances - Weeds and grass over eight (8) inches are a nuisance and must be mowed.	$300.00

To avoid the $300 penalty, you must do one of the following:

1. Mow your grass **on or before** the Compliance Date noted above. You are responsible to mow all areas of your yard, including the front, back and side yards, in landscaped areas, and any boulevard areas.
2. Call to request a time extension for compliance. You must sign a time-extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date noted above.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, $300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued this season, even if you mow prior to the Compliance Date, a penalty of $150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call 763-783-4767 for more information.

You can view the full City Code online at www.coonrapidsmn.gov or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. Please call the number below if you would like to speak with, or schedule an appointment with, the inspector regarding this citation.

Long Grass Inspector
763-[illegible]

14
12
10
8

NISTRATIVE CITAT
Long Grass & Weeds
Property Posted

COON RAPIDS
Minnesota

June 01, 2016

ALI ASAD
1317 130TH LANE NW
COON RAPIDS, MN 55448-0000

Address:	**11440 OSAGE ST** COON RAPIDS, MN 55433-0000
Administrative Citation:	**#64707**
PIN:	153124240105

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 11440 OSAGE ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by June 8, 2016, the $300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of $150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

RENTAL
51419

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Reinspection

11440 OSAGE ST

11440 OSAGE ST RENTAL

PIN:153124240105

Work Order # 64707

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		6/1/16	**Citation posted at property. 7-16"**
INFORMATION SENT		6/1/16	Courtesy letter sent.
CITATION REINSPECT	6/9/16		
COMPLIANCE			
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWN			

Inspector Notes

Reinspected by: Rico

Date: 6-9-16 Time: 7:29

Grass has been mowed

Order Abatement (photos taken)

Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

Long Grass Complaint

Posted Address: 11440 OSAGE

Date: 8-24-16 Time: 11:05

Fine: $ Inspector: MIKE

Note: GRASS 7" - 10" FRONT & BACK
WEEDS UNDER DECK 8"-14"

For Office Use Only

Owner Occupied Vacant Rental WO# 51419

# of Weeds this Season: Previously Posted date:

64707 Cited 8/01/16. Complied 8/09.

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: _____

To: Owner/Occupant
Address: 11440 OSAGE
Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.

On 8-24-16 at 11:05 AM/PM, the grass and/or weeds at your property were too long and in violation of City Code.

Compliance Date (deadline)	Violation & Corrective Action	City Code Section & Summary	Penalty
8-31-16		8-503. Prohibited Activities and Nuisances - Weeds and grass over eight (8) inches are a nuisance and must be mowed.	$300.00

To avoid the $300 penalty, you must do one of the following:

1. Mow your grass **on or before** the Compliance Date noted above. You are responsible to mow all areas of your yard, including the front, back and side yards, in landscaped areas, and any boulevard areas.
2. Call to request a time extension for compliance. You must sign a time-extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date noted above.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, $300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued this season, even if you mow prior to the Compliance Date, a penalty of $150 will be charged.

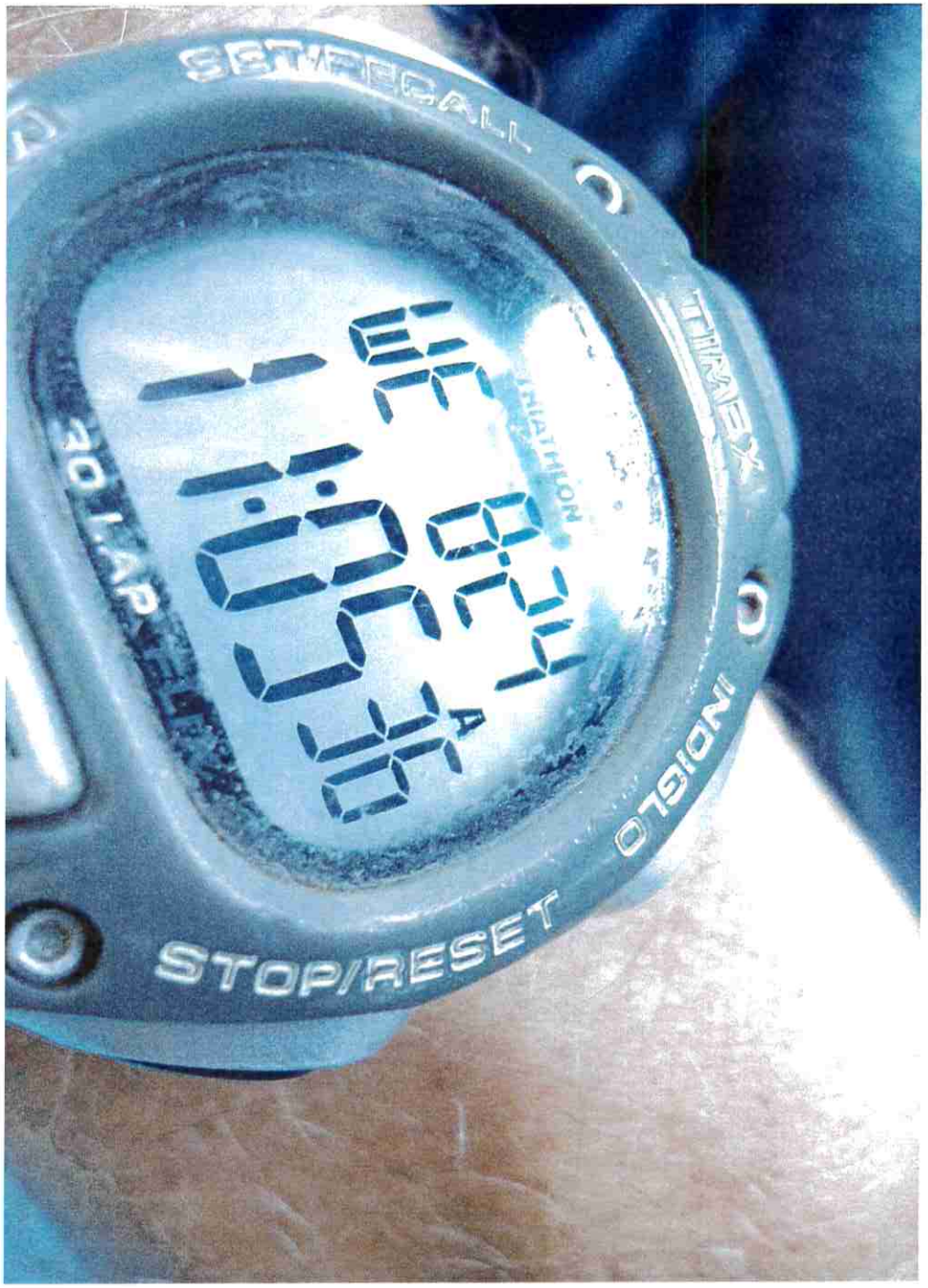
If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call 763-783-4767 for more information.

You can view the full City Code online at www.coonrapidsmn.gov or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. Please call the number below if you would like to speak with, or schedule an appointment with, the inspector regarding this citation.

PLEASE cut WEEDS UNDER DECK —

Long Grass Inspector
763-951-7202



14
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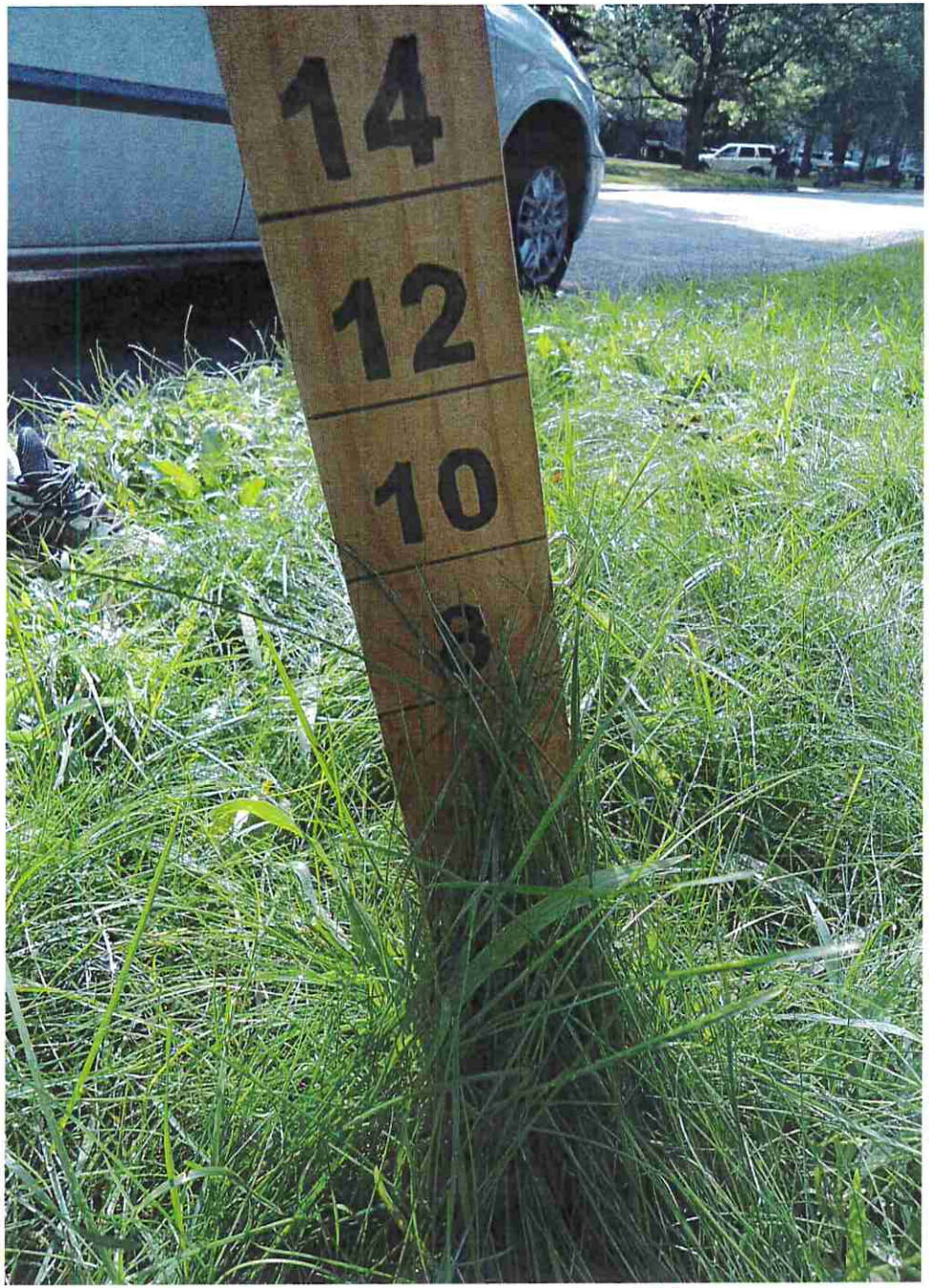

14
12
10

14

COON RAPIDS
Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: _____

To: Owner/Occupant
Address: 11440 OSAGE
Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.

On 8-24-16 at 11:05 AM/PM, the grass and/or weeds at your property were too long and in violation of City Code.

Compliance Date (deadline)	Violation & Corrective Action	City Code Section & Summary	Penalty
8-31-16		8-503. Prohibited Activities and Nuisances - Weeds and grass over eight (8) inches are a nuisance and must be mowed.	$300.00

To avoid the $300 penalty, you must do one of the following:

1. Mow your grass **on or before** the Compliance Date noted above. You are responsible to mow all areas of your yard, including the front, back and side yards, in landscaped areas, and any boulevard areas.
2. Call to request a time extension for compliance. You must sign a time-extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date noted above.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, $300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued this season, even if you mow prior to the Compliance Date, a penalty of $150 will be charged.

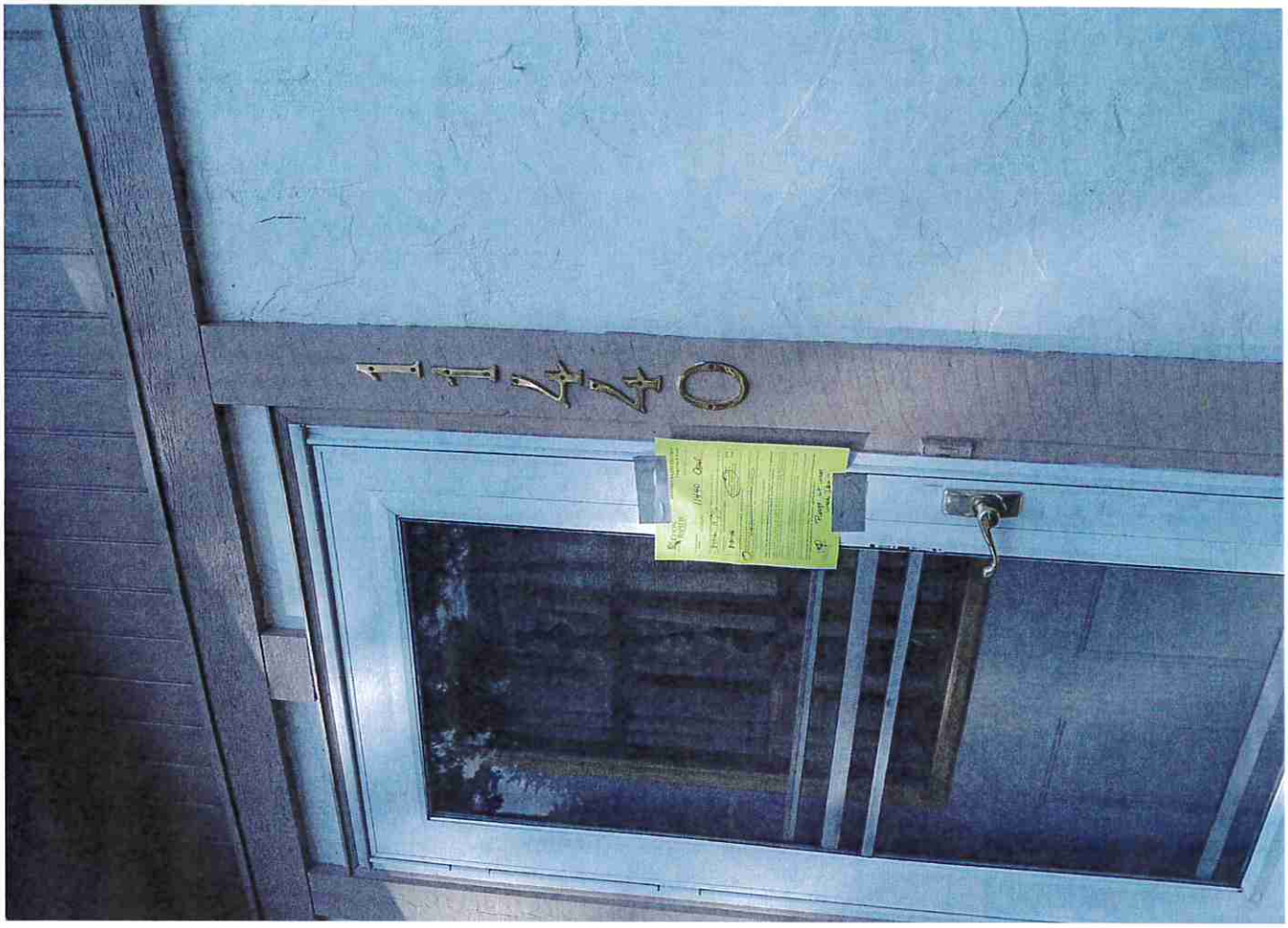
If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those in need. Call 763-783-4767 for more information.

You can view the full City Code online at www.coonrapidsmn.gov or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. Please call the number below if you would like to speak with, or schedule an appointment with, the inspector regarding this citation.

PLEASE cut WEEDS UNDER DECK —

Long Grass Inspector
763-951-7202



COON RAPIDS
Minnesota

August 24, 2016

ALI ASAD
1317 130TH LANE NW
COON RAPIDS, MN 55448-0000

Address:	**11440 OSAGE ST** COON RAPIDS, MN 55433-0000
Administrative Citation:	**#65778**
PIN:	153124240105

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 11440 OSAGE ST, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by August 31, 2016, the $300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of $150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

RENTAL
51419

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS Minnesota

Long Grass Reinspection

11440 OSAGE ST

11440 OSAGE ST RENTAL

PIN:153124240105

Work Order # 65778

Task Name	Proj. Start	Actual Start	COMMENTS
CITATION ISSUED		8/24/16	**Citation posted at property. Grass 7-10" front & back, weeds under deck 8-14".**
INFORMATION SENT	9/1/16	8/24/16	Courtesy letter sent.
INFORMATION		8/24/16	Previously cited 06/01/16 wo: 64707.

Inspector Notes

Reinspected by: MIKE Date: 9-1-16 Time: 10:26

Grass has been mowed

Order Abatement (photos taken)

Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404

Board of Adjustment and Appeals - Regular Session **11.**

Meeting Date: 01/05/2017

Subject: Case 17-10V, Special Assessment Objection, Steve Steck, 3001 119th Ave NW, 09-31-24-31-0021

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties in the amount of $600.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 07/19/2016, Administrative Citation #65250-26889 was issued with one count for two vehicles with expired registration ($300.00 penalty). The citation established a compliance date of 07/29/2016. The citation was mailed to the owner of record (same address) and was not returned.

On 08/03/2016, the property was re-inspected and found not in compliance. One of the vehicles in exterior storage still had expired registration displayed. The $300.00 penalty for a vehicle with expired registration was applied.

Penalty charged: $300.00

On 08/04/2016, a Second Violation Administrative Citation #65250-26939 was issued with one count for a vehicle with expired registration ($600.00 penalty). The citation established a compliance date of 8/14/2016. The citation was mailed to the owner of record (same address) and was not returned.

On 8/26/2016, the property was re-inspected and found in compliance. Per City Code 2-1104, because this was a subsequent citation for the same violation and compliance was met by the compliance deadline, one-half of the $600.00 penalty is waived. Half of the penalty, $300.00, was charged.

Penalty charged: $300.00

Total penalties charged: $600.00

ACTION REQUESTED

In case 17-10V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the $600.00 special assessment in its entirety.

Attachments

Supporting Documents

CITY OF COON RAPIDS RECEIVED
NOV - 1 2016
BUILDING INSPECTIONS DEPT.

11:15

1 The letters my son sent about the cars is Right & they complaied with the citiation was

Steve Reed

10-2-16

3001 119th Ave NW

09-31-24-31-0021

$600.

CITY OF COEUR D'ALENE RECEIVED
OCT 3, 2016
BUILDING INSPECTIONS DEPT.

10:45

A few months ago my brother received a notice because his tabs were expired a long time before the inspector came over. I only glanced at the letter because it was not addressed to me. Plus only his vehicle was listed on it. My van's tabs had just expired and I was ~~driving~~ driving my car. So a bit later, I can't remember the dates, I got one. I called & talked to Heather and was given an extension. I called the inspector, Trevor, and I asked if it would be ok if I moved it that day (of compliance) but at night when I got off work. He said that was ok. So I did move it that night. I had a friend with a car dolly tow it to store at my grandpa's. When I called in I was told that he drove past and the vehicle was still there. That is completely untrue. If he meant after my brother's van was moved mine was still there that is true. But as soon I

OCT 2 1 2019

received one about my van I called and got an extension. On the date of compliance I called Trevor & asked if it would be ok to move it when I got off work and he said that would be fine. The other day I talked with someone & she said that it didn't list my van but it said all vehicles. I didn't know that because it wasn't sent to me or have my van on there. As soon as I got a letter I called right away. And from what Heather & Trevor said I was told I was ok. But then I just got a fine for $300. But everything was done on Time according to what I was told.

Sincerely,
Tim Steck

Tim Steck

3001 119th Ave NW
Coon Rapids, MN 55433
763-742-0197

On the date of 7-19-16 a citation was issued to the property adress of 3001 119th Ave Coon Rapids stating The vehichle on the property didn't have the current tabs on it. It needed to be removed by 7-29-16 in order to not recieve a penality. It only listed the one vehicle and it was removed by the compliance date. Then my brothers van had just expired then he recieved a citation shortly after but was a seperate incident. An extension was given by Heather. Also he called and talked to the inspector Trevor and asked if it could be moved on the date of compliance but at night when he got off work. Trevor said it would be ok. That vehicle was removed that night. ~~He th~~ my brother Tim then called in after that night and was told his vehicle was still on the property which is untrue. He may have meant it was there after my van was removed which is true. The minute a second citation was issued Tim called and recieved an extension. He then was told the citation listed all vehicles were to be moved but he had never seen that on the letter. As soon as Tim recieved the letter and he talked with Heather and also with Trevor which they both said it was ok and no fines should be issued. Both vehicles were off the property by the compliance date and the compliance date of the extension

Sincerly

Christopher Steck

owner of the vehicle of the first citation

The Plymouth which was off the property

by the compliance date.

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 3001 119TH AVE PIN: 093124310021

Work Order #65250 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/19/16	WHITE, TREVOR	Pictures taken 10:19am
CITATION ISSUED		7/19/16	WHITE, TREVOR	$300 Junk vehicle. 2 vehicles with exp. tabs
CITATION REINSPECT	8/1/16	8/3/16	WHITE, TREVOR	Dodge van MN 143DRK still not in compliance
CITATION FEE APPLIED		8/4/16	WHITE, TREVOR	$300 junk vehicle applied and fwd. to assessing dept.
CITATION ISSUED		8/4/16	WHITE, TREVOR	$600 junk vehicle for expired tabs
COMMUNICATE W OWNEF		8/15/16	RODGERS, HEATHER	Spoke with Property owners son Tim(763)742-0197, he gets paid on 08/19/2016 will have tabs on the vehicle by 08/22/2016, which I hold him was when Trevor would be out for re-inspection.
CITATION REINSPECT	8/15/16	8/26/16	WHITE, TREVOR	In compliance. Half of $600 citation charged
COMPLIANCE		8/26/16	WHITE, TREVOR	
CITATION FEE APPLIED		8/26/16	WHITE, TREVOR	Half of $600 citation charged. $300 applied and fwd. to assessing dept.
COMMUNICATE W OWNEF	10/14/16	10/14/16	DEGRANDE, KRISTIN	Son (Tim 763-742-0197) of owner called with questions about pending special assessment. I returned call and spoke with him for 20 minutes. I explained appeal process.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26889					
11-601.5 Junk Vehicles on Residential Property.	**7/19/16** 7/29/16 compliance date	300	WHITE, TREVOR	Display current registration on Plymouth van MN 163GWT and Dodge van MN 143DRK or remove from exterior storage.	STEVEN & KAREN STECK Issue Date: 7/19/2016 3001 119TH AVE NW COON RAPIDS, MN 55433
Citation # 26939					
11-601.5 Junk Vehicles on Residential Property.	**8/3/16** 8/14/16 compliance date	600	WHITE, TREVOR	Display current registration on Dodge van MN 143DRK or remove from exterior storage.	STEVEN & KAREN STECK Issue Date: 8/4/2016 3001 119TH AVE NW COON RAPIDS, MN 55433

Work Order #44199 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/20/11	GAZELKA, MIKE	Posted property. Grass & weeds 6"-10"+ high.
CITATION ISSUED		7/20/11	HINTZE, CINDY	
CITATION REINSPECT	7/28/11	7/28/11	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		7/28/11	HINTZE, CINDY	

Report Date: 11/28/2016

PROPERTY ADDRESS: 3001 119TH AVE PIN: 093124310021

Work Order #44199 Weeds / Long Grass CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 19117 8-502 & 8-503 Noxious Weeds and Growing Grass.	**7/20/11** compliance date	300.00	GAZELKA, MIKE	7/27/11 Grass & weeds 6"-10"+ high.	

Files attached to this work order:

\WorkOrder\44199\3001 119TH AVE CIT 07202011.pdf

Work Order #39083 Weeds / Long Grass CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		8/9/10	CAMERER, CALVIN	Posted Property. Grass/weeds 8" high.
Inspection followup	8/16/10	8/16/10	CAMERER, CALVIN	Grass/weeds cut

End of Report for 3001 119TH AVE

07/19/2016 10:19

Minnesota
163 GWT
10,000 lakes
PLYMOUTH
GRAND
VOYAGER
07/19/2016 10:19

Minnesota
143 DRK
MAY
10,000 lakes
DODGE
FOREST LAKE
GRAND CARAVAN SE
07/19/2016 10:19

07/19/2016 10:18

ADMINISTRATIVE CITATION

Citation # 65250-26889

Administrative Citation Enclosed
STEVEN & KAREN STECK
3001 119TH AVE NW
COON RAPIDS, MN 55433

Issue Date: 7/19/2016

Property Address: **3001 119TH AVE**
COON RAPIDS, MN

PIN: 093124310021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 7/19/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
07/29/2016	Display current registration on Plymouth van MN 163GWT and Dodge van MN 143DRK or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

Minnesota
143 DRK
MAY
10,000 lakes
DODGE
FOREST LAKE
GRAND
CARAVAN SE
08/03/2016 15:03

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 65250-26939

Administrative Citation Enclosed
STEVEN & KAREN STECK
3001 119TH AVE NW
COON RAPIDS, MN 55433

Issue Date: 8/4/2016

Property Address: **3001 119TH AVE**
COON RAPIDS, MN

PIN: 093124310021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 8/3/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
08/14/2016	Display current registration on Dodge van MN 143DRK or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration..	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

Board of Adjustment and Appeals - Regular Session **12.**

Meeting Date: 01/05/2017

Subject: Case 17-11V, Special Assessment Objection, LeRoy Nohr, 10233 Mississippi Blvd NW, 21-31-24-44-0015

From: Trevor White, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties in the amount of $600.00 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to actions and procedures leading to the special assessment in this matter.

On 09/06/2016, Administrative Citation #65953-27033 was issued with three counts. One for major recreation equipment with expired registration ($300.00 penalty), one for a vehicle with expired registration ($300.00 penalty) and one for exterior storage ($300.00 penalty). The citation established a compliance date of 09/16/2016. The citation was mailed to the owner of record (same address) and was not returned.

On 09/20/2016, the property was re-inspected and the vehicle with expired registration was removed, but compliance had not been achieved on the major recreation vehicle with expired registration or the items in exterior storage. The $300.00 penalty for major recreation vehicle with expired registration and the $300.00 penalty for exterior storage were applied.

Penalties charged: $600.00

On 09/20/2016, a Second Violation Administrative Citation was issued for a major recreation vehicle with expired registration and for exterior storage. Penalties associated with this citation are not on this special assessment roll.

ACTION REQUESTED

In case 17-03V, it is requested that the Board of Adjustment and Appeals recommend the City Council affirm the $600.00 special assessment in its entirety.

Attachments

Supporting Documents

COON RAPIDS
Minnesota

CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

CITY OF COON RAPIDS RECEIVED
NOV - 1 2016
BUILDING INSPECTIONS DEPT.

Complete the following information (PLEASE PRINT):

YOUR NAME: LeRoy Nohr M.B.S. 1:20pm

ADDRESS OF PROPERTY BEING ASSESSED: 10233 Mississippi Blvd NW
Coon Rapids, MN 55433

PROPERTY IDENTIFICATION NUMBER: 21-31-24-44-0015

YOUR HOME ADDRESS (if different than above):

HOME PHONE: 763-427-1158 CELL PHONE:

AMOUNT OF ASSESSMENT: $600.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Expired tabs & Exterior storage

REASON FOR APPEAL:
I feel my Son Brian Nohr should be charged for this. I have told him time and time again he cannot have a mess like this in the yard. It troubles me deeply that he will not listen to anything I tell him. My wife and I are 86 yrs old, I am legally blind and my wife has severe dementia. My daughter is helping me write this letter. The vehicle with expired tabs is Brians as well. I fear another citation because of him. Please take this in consideration. Thank you

Signature: LeRoy H Nohr

ACTION BY THE BOARD:

OUTCOME OF MOTION:

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 10233 MISSISSIPPI BLVD PIN: 213124440015

Work Order #65953 Yard And Lot Issues OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/6/16	WHITE, TREVOR	Pictures taken 11:17am
CITATION ISSUED		9/6/16	WHITE, TREVOR	Exterior storage, expired registration on major rec, junk vehicle (exp. tabs)
CITATION REINSPECT	9/19/16	9/20/16	WHITE, TREVOR	Not in compliance with exterior storage or expired registration on major rec. Limited access to abate exterior storage items, $600 citation issued for exterior storage and RV with expired registration.
CITATION FEE APPLIED		9/20/16	WHITE, TREVOR	$300 exterior storage and $300 RV with exp. registration applied and fwd. to assessing dept.
CITATION ISSUED		9/20/16	WHITE, TREVOR	$600 exterior storage and $600 major rec with expired registration
COMMUNICATE W OWNEF		9/22/16	WHITE, TREVOR	Leroy Nohr called asking about the citations. He said the RV and all of the items in exterior storage are his sons and he can't get him to clean it up. I advised Leroy on how to file for a time extension if needed.
COMMUNICATE W OWNEF		9/30/16	WHITE, TREVOR	Property owners son Brian Nohr came in and asked for a 5 day time extension. Request was signed by Leroy Nohr.
TIME EXTENSION		9/30/16	WHITE, TREVOR	Time extension request for 5 days signed by LeRoy Nohr. Agreement signed by LeRoys son, Brian Nohr.
CITATION REINSPECT	10/6/16	10/11/16	WHITE, TREVOR	In compliance
CITATION FEE APPLIED		10/11/16	WHITE, TREVOR	Half of $600 for exterior storage ($300) and half of $600 for major rec with exp. tabs ($300) charged for subsequent citation. $600 applied and fwd. to assessing dept.
COMPLIANCE		10/11/16	WHITE, TREVOR	
COMMUNICATE W OWNEF		10/20/16	WHITE, TREVOR	VM from Leroy Nohr regarding special assessment letter. Called back and spoke with his daughter Brenda? Explained the appeal process and let her know Nov 1 is the deadline to appeal. She will give him this information.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 27033					
11-601.3(1)(e) Major Recreational Equipment.	**9/6/16** 9/16/16 compliance date	300	WHITE, TREVOR	Display current registration on Pace Arrow RV MN RVD8702 or remove from exterior storage.	LEROY NOHR Issue Date: 9/6/2016 10233 MISSISSIPPI BLVD NW COON RAPIDS, MN 55433
11-601.5 Junk Vehicles on Residential Property.		300	WHITE, TREVOR	Display current registration on Dodge truck MN 903DUB or remove from exterior storage.	
11-601.10(2) Exterior Storage.		300	WHITE, TREVOR	Remove household items, building materials, garbage bags, buckets, brush and misc. junk and debris from exterior storage.	
Citation # 27077					

Report Date: 11/28/2016

PROPERTY ADDRESS: 10233 MISSISSIPPI BLVD PIN: 213124440015

Work Order #65953 — Yard And Lot Issues — OPEN

Citation # 27077

11-601.3(1)(e) Major Recreational Equipment.	**9/20/16** 9/30/16 compliance date	600	WHITE, TREVOR	Display current registration on Pace Arrow RV MN RVD8702 or remove from exterior storage.	LEROY NOHR Issue Date: 9/20/2016 10233 MISSISSIPPI BLVD NW COON RAPIDS, MN 55433
11-601.10(2) Exterior Storage.		600	WHITE, TREVOR	Remove household items, tires, building materials, scrap, buckets, sink , furniture and misc. junk and debris from exterior storage.	

Files attached to this work order:
\WorkOrder\65953\10233 Mississippi Blvd.pdf

Work Order #57494 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/2/14	LANGHOLZ, ANDREW	
CITATION ISSUED		7/7/14	LANGHOLZ, ANDREW	Junk vehicle - tabs
CITATION REINSPECT	7/16/14	7/18/14	LANGHOLZ, ANDREW	compliant

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24280					
11-601.5 Junk Vehicles on Residential Property.	**7/2/14** 7/15/14 compliance date	300	LANGHOLZ, ANDRE	Attain current registration for RVD8702 or remove from exterior storage.	LEROY NOHR Issue Date: 7/8/14 10233 MISSISSIPPI BLVD NW, COON RAPIDS, MN 55433
Citation # 24360					
11-601.5 Junk Vehicles on Residential Property.	**7/16/14** 7/25/14 compliance date	600	LANGHOLZ, ANDRE	Attain current registration for RVD8702 or remove from exterior storage.	LEROY NOHR Issue Date: 7/18/14 10233 MISSISSIPPI BLVD NW, COON RAPIDS, MN 55433

Work Order #55055 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/17/13	BUCHANAN, PAUL	Junk and debris at front of property; lumber, building materials, air compressors, plastic buckets, plastic barrels. Vehicle with expired tabs. Ice house at driveway
CITATION ISSUED		10/17/13	BUCHANAN, PAUL	J/D. Junk Vehicle. Ice house storage.
CITATION REINSPECT	10/25/13	10/29/13	BUCHANAN, PAUL	Mostly compliant. Re-issuing $300 citation for J/D.
CITATION ISSUED		10/29/13	BUCHANAN, PAUL	For J/D from initial citation
CITATION REINSPECT	11/6/13	11/8/13	BUCHANAN, PAUL	Compliant
COMPLIANCE		11/8/13	BUCHANAN, PAUL	Closing order

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23590					

Report Date: 11/28/2016

PROPERTY ADDRESS: 10233 Mississippi Blvd

PIN: 213124440015

Work Order #55055 — Yard And Lot Issues — CLOSED

Citation # 23590

8-109 Building Materials, Junk and Debris.	**10/17/13** 0/25/13 compliance date	300	BUCHANAN, PAUL	Building materials, lumber, air compressors, plastic barrels, plastic buckets, draping tarps, miscellaneous junk and debris at drive and side of house. Remove from exterior storage and/or dispose of properly.	LEROY H NOHR Issued 10-17-2013 10233 MISSISSIPPI BLVD NW COON RAPIDS, MN 55433
11-601.5 Junk Vehicles on Residential Property.		300	BUCHANAN, PAUL	Vehicle with expired tabs at front of property. MN License plate UEH 074. Update and display current registration or remove vehicle from exterior storage.	
11-601.10(1) Ice House Storage.		300	BUCHANAN, PAUL	Remove ice house from driveway.	

Citation # 23603

8-109 Building Materials, Junk and Debris.	**10/29/13** 11/6/13 compliance date	300	BUCHANAN, PAUL	Building materials, lumber, plastic containers, cardboard boxes, tarps, plastic buckets, plastic sheets, miscellaneous junk and debris at side of garage. Remove from exterior storage and/or dispose of properly.	LEROY H NOHR Issued 10-29-2013 10233 MISSISSIPPI BLVD NW COON RAPIDS, MN 55433

Work Order #45724 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/13/11	SCHREDER, ANDY	misc junk and debris in and around boat. automotive parts (tire)
CITATION ISSUED		10/14/11	SCHREDER, ANDY	$300
CITATION REINSPECT	10/24/11	10/25/11	SCHREDER, ANDY	violation cleared
COMPLIANCE		10/25/11	SCHREDER, ANDY	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 19910 8-109 Junk Cars and Building Materials.	**10/13/11** compliance date	300.00	SCHREDER, ANDY	10-24-2011, misc junk and debris, building materials, auto tire in yard; dispose of or remove from exterior storage	LEROY H NOHR issue date: 10-14-2011 10233 MISSISSIPPI BLVD NW COON RAPIDS, MN 55433

End of Report for 10233 MISSISSIPPI BLVD

09/06/2016 11:19

PACE ARROW
WALTERS
510 PMG
09/06/2016 11:19

09/06/2016 11:17

09/06/2016 11:17

DODGE
DAKOTA
SXT
Minnesota
903 DUB
10,000 lakes
09/06/2016 11:18

09/06/2016 11:18

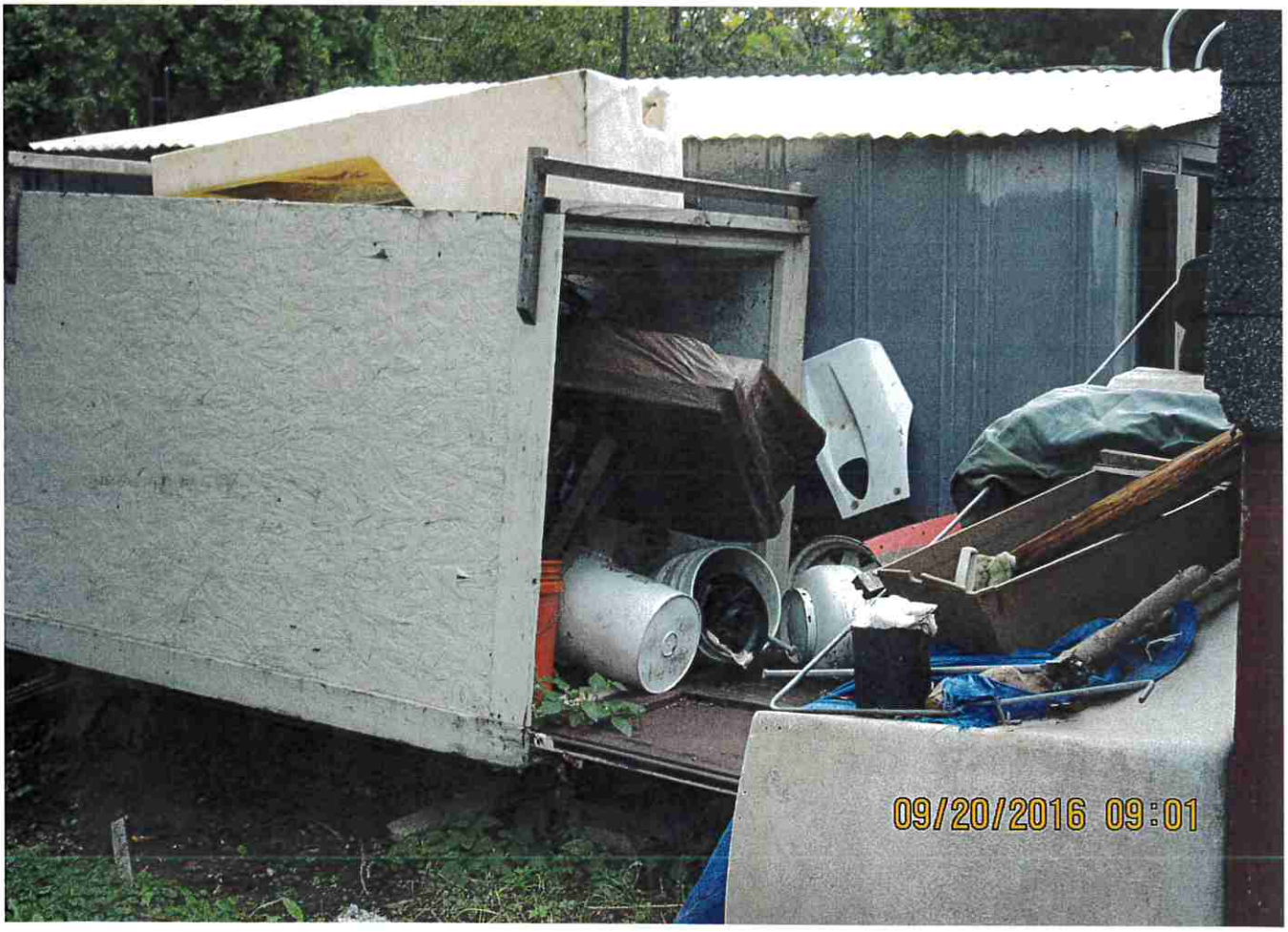
09/20/2016 09:00

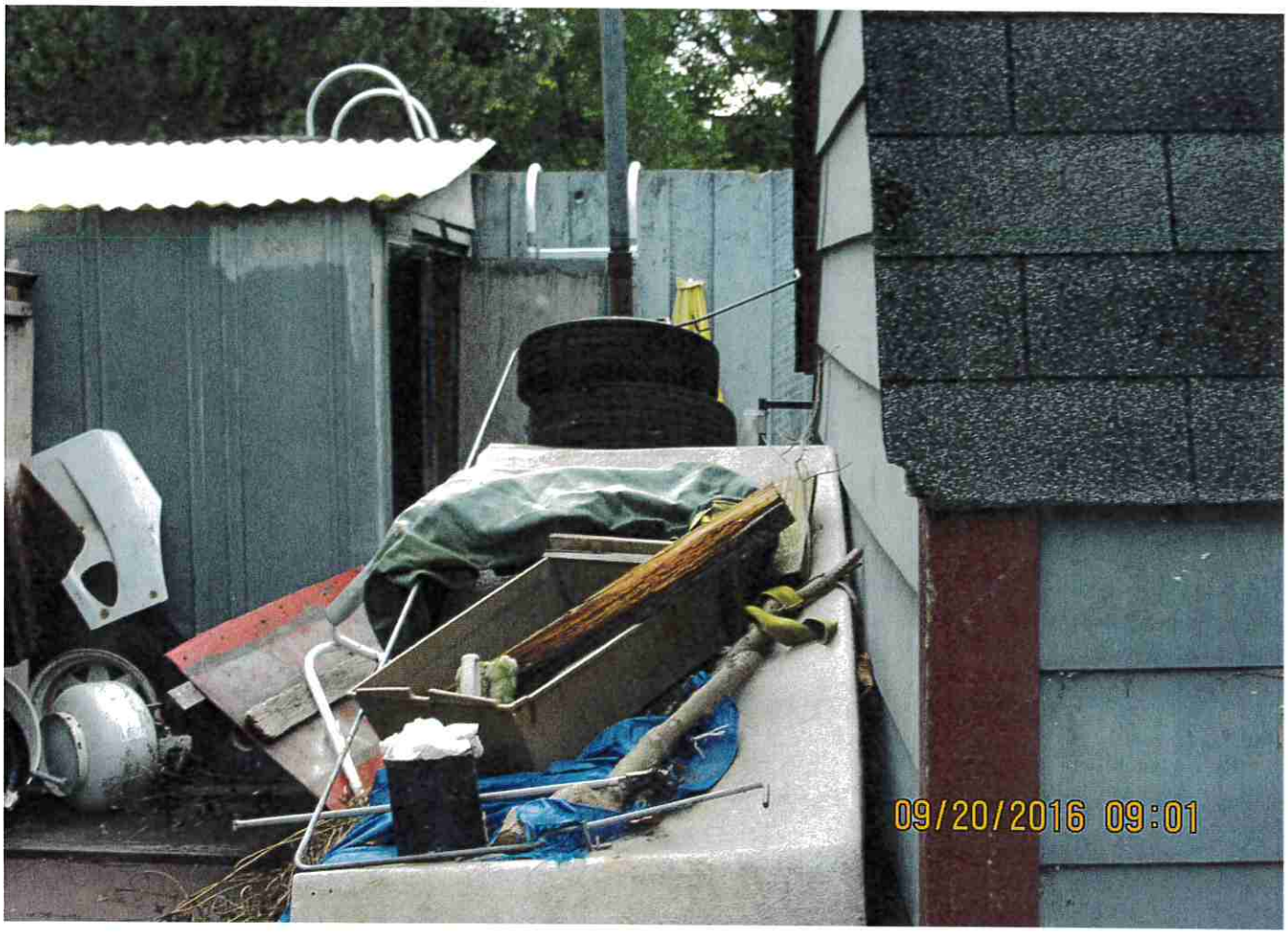
09/20/2016 09:01

HVD8702
09/20/2016 09:01

09/20/2016 09:01

09/20/2016 09:01


09/20/2016 09:01


09/20/2016 09:01

09/20/2016 08:59

RVD8702
09/20/2016 08:59

09/20/2016 09:00

09/20/2016 09:00

ADMINISTRATIVE CITATION

Citation # 65953-27033

Administrative Citation Enclosed

LEROY NOHR Issue Date: 9/6/2016
10233 MISSISSIPPI BLVD NW
COON RAPIDS, MN 55433

Property Address: **10233 MISSISSIPPI BLVD**
COON RAPIDS, MN

PIN: 213124440015

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 9/6/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
09/16/2016	Display current registration on Pace Arrow RV MN RVD8702 or remove from exterior storage.	11-601.3(1)(e) Major Recreational Equipment. -- Vehicles must be both operable and currently registered.	$300
09/16/2016	Display current registration on Dodge truck MN 903DUB or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- The parking, storage, repairing, dismantling, demolition, or abandonment of junk vehicles on a residential property is prohibited. "Junk vehicle" Includes any motor vehicle or trailer which is not currently licensed and is not in operable condition.	$300
09/16/2016	Remove household items, building materials, garbage bags, buckets, brush and misc. junk and debris from exterior storage.	11-601.10(2) Exterior Storage. -- To store lumber, furniture, plastic, scrap metal, debris, steel machinery, or similar materials including material and equipment used in conjunction with a business outside on residential property including storage on an open trailer is prohibited.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Continued on next page

Board of Adjustment and Appeals - Regular Session **13.**

Meeting Date: 01/05/2017

Subject: Case 17-12V, Special Assessment Objection, Chad Leach, 11648 Evergreen St. NW, 13-31-24-12-0037

From: Heather Rodgers, Property Maintenance Inspector

INTRODUCTION

Unpaid penalties in the amount of $2,694.00 associated with code enforcement activity against the subject property is proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

The following chronology relates to the actions and procedures leading to the special assessment in this matter.

On 05/26/2016, Administrative Citation #64641-26714 was issued with one count for storage of yard waste ($300.00 penalty) one count for improper wood storage ($300.00 penalty) and one count for disrepair of a fence ($300.00 penalty). The citation established a compliance date of 06/06/2016 for all three violations. The citation was mailed to the owner of record (same address). The citation was not returned by mail.

On 06/13/2016, the property was re-inspected and remained in violation of City Code for yard waste storage and fence disrepair. Abatement for the yard waste was scheduled with the City's abatement contractor.

On 06/15/2016, the yard waste was abated. The $300.00 penalty for yard waste storage, $300.00 penalty for fence disrepair, abatement costs of $2,022.00 and a $72.00 Administrative fee was charged.
Penalty charged: $2,694.00

On 06/21/2016, a Second Violation Administrative Citation #64641-26804 ($600.00 penalty) was issued for fence disrepair. The property was re-inspected on 08/01/2016 and found in compliance with City Code. Half of the $600.00 citation penalty was inadvertently not charged after the property was brought into compliance, City staff waived the remaining citation penalty.
Penalty Charged: $0

Total penalty charged: $2,694.00

ACTION REQUESTED

In Case 17-12V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $2,694.00 special assessment in its entirety.

Attachments

Supporting Documents

October 30, 2016

City of Coon Rapids

Letter of Objection to Tax Assessment

RE: 11648 Evergreen Street NW, Coon Rapids, MN 55448

I am submitting a written objection appealing the pending assessments on my property. I am disputing the $2094 assessment for the removal and disposal of debris. In February of 2016, I purchased my first residential home. It was a vacant property that needed some TLC. In May, I cut the oak tree that had grown into my deck and was leaning towards my home. I had been removing the wood and some debris on weekends. I didn't realize that the City of Coon Rapids had such strict guidelines on the removal of debris. The initial assessment was for $300. Now it is $2094!! I do not understand why the cost for removal and disposal is so high. I would have been better off burning the debris and accepting the fine.

Sincerely,

Chad Leach

13-31-24-12-0037

$ 2,694 —

CITY OF
COON RAPIDS
RECEIVED
NOV - 1 2016
3:03 pm
BUILDING
INSPECTIONS
DEPT.

Property Report

Report Date: 11/28/2016

PROPERTY ADDRESS: 11648 EVERGREEN ST PIN: 133124120037

Work Order #64641 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/26/16	RODGERS, HEATHER	Garbage/Leaf bags, fence in disrepair, brush piles, wood pile
CITATION ISSUED		5/26/16	RODGERS, HEATHER	$300.00 fence, $300.00 brush/leaf bags, $300.00 wood pile
CITATION REINSPECT	6/7/16	6/13/16	RODGERS, HEATHER	Need to abate wood storage & yard waste. Issue second citation for fence repairs- not compliant
ABATE		6/15/16	RODGERS, HEATHER	Property abated- brush pile, leave bags, building materials ect..
ASSESSMENT		6/16/16	RODGERS, HEATHER	DuAll Services Inc. Invoice#2287 Total:$2,022.00, plus $72.00 admin fee- Total charged: $2094.00
CITATION FEE APPLIED		6/16/16	RODGERS, HEATHER	Charge $300.00 #8-206(3) yard waste Charge $300.00 #11-1204(2) Fence
CITATION ISSUED		6/21/16	RODGERS, HEATHER	$600.00 second citation issued for damaged fence, 11-1204.1(2)
COMMUNICATE W OWNEF		6/23/16	RODGERS, HEATHER	Received e-mail from property owner regarding concerns on the abatement, removing penalties and time extension request. Please see attached copy of e-mail.
CITATION REINSPECT	7/25/16	8/1/16	RODGERS, HEATHER	
COMPLIANCE		8/1/16	RODGERS, HEATHER	
INFORMATION		11/16/16	RODGERS, HEATHER	Half of the $600.00 citation penalty was inadvertently not charged after property was brought into compliance. Fee waiver per Kristin DeGrande.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26714					
8-206(3) Location of Containers and Yard Waste.	**5/25/16** 6/6/16 compliance date	300	RODGERS, HEATHE	Remove brush pile and leaf/garbage bags from the property, located in the rear yard.	CHAD R LEACH ISSUE DATE: 5/26/2016 11648 EVERGREEN ST NW, COON RAPIDS, MN 55448
8-903 Wood Storage.		300	RODGERS, HEATHE	Wood located in the rear yard needs to be placed in neat, secure stacks or removed from the property. Wood is required to be stored or kept in neat and secure stacks no more than 5 feet in height.	
11-1204.1(2) Finished Side of Fence.		300	RODGERS, HEATHE	Repair or remove fence in rear yard. Fence is missing boards, post w/concrete laying on the ground, portions of the fence are collapsing, several boards are damaged.	
Citation # 26804					

Report Date: 11/28/2016

PROPERTY ADDRESS: 11648 EVERGREEN ST

PIN: 133124120037

Work Order #64641 — Yard And Lot Issues — CLOSED

Citation # 26804

11-1204.1(2) Finished Side of Fence.	**6/15/16** 7/22/16 compliance date	600	RODGERS, HEATHE	Repair or remove fence in rear yard. Fence is missing boards, portions of the fence are collapsing and several boards are damaged. Fence boards could be replaced with unused/undamaged fencing stored at the property.	CHAD R LEACH ISSUE DATE:6/21/2016 11648 EVERGREEN ST NW COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\64641\11648 Evergreen St Abatement Invoice.pdf
\WorkOrder\64641\11648 Evergreen St Email correspondence.pdf

Work Order #58410 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		9/2/14	GAZELKA, MIKE	Citation posted at property. 8-10" SECOND POSTING OF THE SEASON - MINIMUM $150 APPLIES. Previously posted 6/26/14
INFORMATION SENT		9/2/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	9/10/14	9/10/14	CAMERER, CALVIN	Grass has been cut.
COMPLIANCE		9/10/14	HINTZE, CINDY	
CITATION FEE APPLIED		9/10/14	HINTZE, CINDY	150
COMMUNICATE W OWNEF		2/2/15	HINTZE, CINDY	Tim stopped in about special assessment letter. They haven't been in house since 2011. In checking Starlite, this is a very complicated and messy foreclosure. Looks like they've had several sheriff sales. Told him we'd clear the $150.

Files attached to this work order:

\WorkOrder\58410\11648 Evergreen.pdf

Work Order #57340 — Weeds / Long Grass — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED		6/26/14	GAZELKA, MIKE	Citation posted at property. 8-12"
INFORMATION SENT		6/26/14	HINTZE, CINDY	Courtesy letter sent.
CITATION REINSPECT	7/7/14	7/8/14	GAZELKA, MIKE	Grass has been cut.
COMPLIANCE		7/8/14	HINTZE, CINDY	

Work Order #52179 — Vacant Monitor — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
VACANT REGISTRATION		5/7/13	DRABCZAK, LEYA	RECEIVED APPLICATION WITH PAYMENT
VACANT MONITOR FEE		5/7/13	DRABCZAK, LEYA	CHECK NUMBER 5670953 FOR 600.00
INSPECTION FOLLOWUP		9/18/13	CAMERER, CALVIN	vacant; gas & elec off
INFORMATION		9/26/13	HINTZE, CINDY	Requested Paul to post for water shut off.
INSPECTION FOLLOWUP		9/30/13	BUCHANAN, PAUL	Property found vacant. Gas off at property. Posted for water shut off.
INFORMATION		10/7/13	HINTZE, CINDY	Requested Public Works to close the curbstop.
CLOSE CURB STOP	10/7/13	10/8/13	BAUTCH, JOSH	Curbstop turned off. Left meter on site.
INSPECTION FOLLOWUP		4/23/14	CAMERER, CALVIN	vacant; gas off, elec on
INSPECTION FOLLOWUP		10/8/14	CAMERER, CALVIN	vacant; gas off, elec on
INSPECTION FOLLOWUP		5/6/15	GAZELKA, MIKE	vacant; gas & elec on

Report Date: 11/28/2016

PROPERTY ADDRESS: 11648 EVERGREEN ST PIN: 133124120037

Work Order #52179 Vacant Monitor CLOSED

INSPECTION FOLLOWUP		9/24/15	GAZELKA, MIKE	vacant; gas & elec on
INSPECT		11/17/15	SMITH, STEPHEN	FAILED
TEMP ON-OFF		11/23/15	MARCOTTE, TODD	Replaced meter head only (not reading from street), turned on water at curb. Inspector said buyers have another insp at 10 & need water on for that. I said him there's another $70 fee for 2nd trip & he said ok. Returned later to turn back off.
INSPECTION 1		1/25/16	COOK, STEVE	FAILED
INSPECTION 1		1/27/16	COOK, STEVE	PASSED. Meter present & installed. Contact: Lisa 612-419-3584.
OPEN CURB STOP	1/29/16	1/29/16	MARCOTTE, TODD	Installed meter, turned on curbstop. Reading: 00001348, serial# 86296281, id# 1540828960.
INSPECTION FOLLOWUP		5/4/16	GAZELKA, MIKE	vacant; gas on
INSPECTION FOLLOWUP		6/28/16	RODGERS, HEATHER	Property is occupied

Files attached to this work order:

\WorkOrder\52179\11648 EVERGREEN ST VACANT FORM.pdf

End of Report for 11648 EVERGREEN ST

05/25/2016 12:23

05/25/2016 12:23

05/25/2016 12:23

05/25/2016 12:24

05/25/2016 12:23

05/25/2016 12:23

05/25/2016 12:23

WB-13
05/25/2016 12:23

05/25/2016 12:24

ADMINISTRATIVE CITATION

Citation # 64641-26714

Administrative Citation Enclosed

CHAD R LEACH
11648 EVERGREEN ST NW,
COON RAPIDS, MN 55448

ISSUE DATE: 5/26/2016

Property Address: **11648 EVERGREEN ST**
COON RAPIDS, MN

PIN: 133124120037

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/25/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/06/2016	Remove brush pile and leaf/garbage bags from the property, located in the rear yard.	8-206(3) Location of Containers and Yard Waste. -- Yard waste must be prepared for collection in a manner required by the person's licensed hauler. No yard waste may be stored on the property except as allowed in Chapter 8-1600 (Composting).	$300
06/06/2016	Wood located in the rear yard needs to be placed in neat, secure stacks or removed from the property. Wood is required to be stored or kept in neat and secure stacks no more than 5 feet in height.	8-903 Wood Storage. -- Fire wood may not be stacked within the required front yard setback, the public street right-of-way or over five (5) feet high.	$300
06/06/2016	Repair or remove fence in rear yard. Fence is missing boards, post w/concrete laying on the ground, portions of the fence are collapsing, several boards are damaged.	11-1204.1(2) Finished Side of Fence. -- Any side of a fence facing a neighboring property or street must be finished and in good repair.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Continued on next page

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

06/13/2016 09:15

06/13/2016 09:16

06/13/2016 09:15

06/13/2016 09:15

06/13/2016 09:14

06/13/2016 09:14

06/13/2016 09:14

06/13/2016 09:14

06/13/2016 09:16

06/15/2016 08:41

06/15/2016 08:41

06/15/2016 11:06

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 64641-26804

Administrative Citation Enclosed

CHAD R LEACH
11648 EVERGREEN ST NW
COON RAPIDS, MN 55448

ISSUE DATE:6/21/2016

Property Address: **11648 EVERGREEN ST**
COON RAPIDS, MN

PIN: 133124120037

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/15/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
07/22/2016	Repair or remove fence in rear yard. Fence is missing boards, portions of the fence are collapsing and several boards are damaged. Fence boards could be replaced with unused/undamaged fencing stored at the property.	11-1204.1(2) Finished Side of Fence. -- Any side of a fence facing a neighboring property or street must be finished and in good repair.	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

Board of Adjustment and Appeals - Regular Session **14.**

Meeting Date: 01/05/2017

Subject: Case 17-13V, Special Assessment Objection, Leonard Hanson, 10841 Kumquat St NW, 24-31-24-21-0100

From: Leya Drabczak, Housing Inspector

INTRODUCTION

Unpaid penalties in the amount of $4,200 associated with code enforcement activity against the subject property are proposed to be assessed to the property. The property owner has filed an objection to the assessment.

BACKGROUND & CONSIDERATIONS

Anoka County Property records indicate the owner of record of 10841 Kumquat Street NW is Marvin R. Hanson Sr. (deceased). Mr. Hanson's heirs have not submitted a death certificate or requested for change in ownership, although they have recently filed the property as a relative homestead with Anoka County. The property has been occupied by three sons of the deceased property owner, including Marvin R. Hanson Jr., Leonard (Lenny) Hanson, and Roger Hanson.

There are two documented tenants Elizabeth Ann Fearon and Mark William Bergh, both of whose Minnesota state driver's licenses list 10841 Kumquat as their residence. City Code Section 12-903(2)(b) states rental licensing requirements do not apply to a residential property that is occupied by the owner or the owner's qualifying relative and two or less tenants where the owner and the tenants share all living space within the dwelling. Coon Rapids Police Reports have documented other individuals giving this address as their place of residence. A document identifying all of the tenants living at this property is attached.

City staff have received complaints about too many people living at this property and expressing concern that it is an unlicensed rental property. There are other rental properties located on the same block that are currently licensed.

On 4/4/2016, during an abatement of the property for a previous citation, staff asked Leonard Hanson about the number of people living at the property. Staff explained that the City had received complaints about the property and suspected it is an unlicensed rental property. Leonard Hanson stated that he had a number of people staying with him and that he was trying to help them out. Staff explained to Leonard Hanson that he may have up to two roommates, but more than two required a Rental License. It was further explained that if a Rental License was not obtained, citations might be issued.

On 4/5/2016, City staff received a complaint of many people coming and going from the property and of suspected drug activity.

On 4/12/2016, City staff noted four vehicles on site with one of them parked off pavement and displaying expired license tabs. The inspection was conducted in response to a resident complaint.

On 4/13/2016, City staff noted seven vehicles on site, only two of which are owned by individuals known to be tenants of the property. The inspection was conducted in response to a resident complaint. City staff consulted with the City Attorney regarding issuing an Administrative Citation for failure to obtain a Rental License and Administrative Citation #62399-26486 was issued for having more than two roommates without a required Rental License. A compliance date of 5/3/2016 was established.

Also on 4/13/2016, City staff received information that Marvin R. Hanson Jr. was arrested on 3/8/2016 for selling more than 26 grams of methamphetamine in Becker County, Minnesota. Staff notes indicate that he may not be residing at the property at this time.

On 4/14/2016, City staff recorded and forwarded license plate numbers found on vehicles at the property to Coon Rapids Police, which resulted in identifying a recently released Level 3 Predatory Offender. A Coon Rapids Police Detective reported that this Level 3 Predatory Offender had registered a different address and vehicle on his file. Because of this conflict of information, City staff was then asked to identify the individual seen on the property on 4/4/2016. Staff confirmed it was the same person.

Also on 4/14/2016, Coon Rapids Police were at the property and identified tenants Kari Marie Claeys and Terry Allen Yattow (listing 10841 Kumquat St NW as their residence). Coon Rapids Police Report # KA 16009070 was issued resulting in an arrest with two felony counts.

On 4/30/2016, Coon Rapids Police made a Felony Terroristic Threats arrest of tenant Kari Marie Claeys. Coon Rapids Police Report # KA 16010510.

On 5/9/2016, City staff reviewed the file regarding the Administrative Citation for not having a Rental License. Staff noted that the conditions at the property had not changed and no one from the property had responded to the citation or applied for a Rental License. It was also noted that the mail had not been returned as undeliverable. The $300 Administrative Citation penalty was charged. The resulting special assessment of that penalty was considered on a previous assessment roll and is not part of this current appeal. The resulting special assessment was not appealed at that time.

On 5/12/2016, the Anoka County Assessor contacted City staff for escort to the property as required by Coon Rapids Police Department. While at the property, Lenny Hanson stated to City staff that he received the citation for no Rental License and claimed that the people who stay with him are “like family” and should not be considered roommates. Staff explained there was no exemption in the City Code for such a situation. Staff communicated that if there were more than two roommates at the property, citations would likely continue in response to the multiple complaints received about the property.

On 5/17/2016, City staff witnessed the individual identified as a Level 3 Predatory

Offender leaving the property at 7:30 a.m. from the side door of the residence. City staff was in route to another inspection and notified Coon Rapids Police as this individual has two previous felony convictions for knowingly violating Registration Requirements (10/26/2006 and 12/12/2012).

On 5/18/2016, City staff witnessed a vehicle in the back yard with expired registration (tabs were dated 10/2014) and a Third Violation Administrative Citation #64484-26675 ($1,200 penalty) was issued following two previous citations for the same violation. A compliance date of 5/28/2016 was established.

On 5/23/2016, City staff issued a Second Violation Administrative Citation #62399-26697 ($600 penalty) for having more than two roommates without a required Rental License. A compliance date of 5/31/2016 was established.

On 5/27/2016, City staff witnessed five vehicles on site, one of which was registered to a Level 3 Predatory Offender who lists a different home address with Law Enforcement. City staff forwarded information to the Coon Rapids Police Department. Staff records note that City staff continues to receive complaints about the property and having too many people living at the property, and suspects it is an unlicensed rental property.

Staff continued to receive complaints on the property throughout April and May 2016.

On 6/1/2016, City staff re-inspected the property and found that the vehicle still displayed expired registration and was not in compliance. The Administrative Citation penalty was charged.

Penalty charged: $1,200.00

On 6/3/2016, City staff re-inspected the property and since the same vehicle continued to display expired registration in violation of City Code, a Fourth Violation Administrative Citation #64484-26739 ($2,4000 penalty) was issued with a 6/13/2016 compliance date.

On 6/7/2016, City staff reviewed the file regarding the Second Violation Administrative Citation for not having a Rental License. Staff noted that the conditions at the property had not changed and that no one from the property had responded to the citation or applied for a Rental License. Also, file notes indicated the mail had not been returned as undeliverable.

Penalty charged: $600.00

On 6/7/2016, City staff was notified by Law Enforcement that Marvin R. Hanson Jr. was released on bail and may be returning to the property at 10841 Kumquat Street.

On 6/7/2016, City staff issued a Third Violation Administrative Citation #62399-26751 ($1,200 penalty) for having more than two roommates without a required Rental License. Staff file notes indicate that the number of vehicles had not changed and complaints received are consistent with previous conditions. A compliance date of 6/28/2016 was established.

On 6/17/2016, the property was re-inspected regarding the vehicle with expired registration. The vehicle was found to display current registration and in compliance. Since this was a subsequent

violation, one-half of the penalty was waived, resulting in a $1,200.00 penalty.

Penalty charged: $1,200.00

On 6/20/2016, Coon Rapids Police attempted to arrest tenant Kari Marie Claeys for a Felony Warrant. Leonard Hanson stated he did not know where she was. Officers asked to enter the residence to look for her. Mr. Hanson denied access and asked officers to leave. Officers informed Leonard Hanson that if he was allowing Claeys to stay there he could be arrested.

On 6/28/2016, City staff inspected the property in response to a complaint. Staff noted six vehicles at the property, only two of which belonged to documented roommates.

On 6/28/2016, City staff reviewed the file regarding the Third Violation Administrative Citation issued for not having a Rental License. Staff noted that the conditions at the property had not changed and that no one from the property had responded to the citation or applied for a Rental License. Staff notes also indicate that the mail had not been returned as undeliverable.

Penalty charged: $1,200.00

On 7/6/2016, City staff was notified by outside Law Enforcement to refrain from additional inspections at the property until further notice.

On 8/31/2016, City staff received information that Marvin R. Hanson Jr. had been sentenced to 5 years for 1st Degree Drug Sales and was incarcerated at MCF in Faribault, Minnesota, with an anticipated release date of 5/26/2021.

On 9/1/2016, City staff received a complaint that the property has the same number of vehicles and that exterior storage of items is starting to accumulate. Outside Law Enforcement involvement was ongoing and onsite inspections could not be conducted at that time.

On 11/3/2016, City staff was notified by outside Law Enforcement that City inspections may be resumed.

On 11/13/2016, Coon Rapids Police were at the property for a Felony Warrant Attempt on two individuals who were reported to be at the property. Officers made contact with tenants Elizabeth Ann Fearon and Mark William Bergh who denied knowing where the wanted parties were at that time. Leonard Hanson was also present and did not allow officers to enter the residence to confirm whether the parties were or were not there.

Total penalties charged: $4,200.00

In the appeal received by Leonard Hanson, the Building Code issues he references occurred back in 2012. In September of 2012, City staff was asked by the Anoka County Drug Task Force to assist during the execution of a Search Warrant. At that time, City staff inspected the property and found non-compliant electrical issues, excessive storage, and individuals sleeping in the basement with no egress windows. The Chief Building Official deemed the property uninhabitable due to the above hazards. Correction orders were issued by the Chief Building

Official. The residents of the property did not obtain the needed Minnesota State Required Electrical Permit until fifteen months later on 12/12/2013 to have the electrical issues repaired. The cost for this permit was $45.00. The Compliance Order issued by the Chief Building Official offered a special assessment option to help finance the cost of the needed electrical repairs in the event the owner could not afford to make those repairs. No one representing the property contacted City Hall about any such arrangements.

During the time period noted in the preceding paragraph, the gas and electrical services to the property were disconnected by the utility companies.

On 12/12/2013, the property was inspected by a State Licensed Electrical Inspector, which was the same day the permit was issued and the work failed inspection. A re-inspection was conducted on 12/20/2013 by a State Licensed Electrical Inspector and the repairs passed inspection. After the utilities were reconnected and the uninhabitable posting was remove; the house could be legally occupied again.

ACTION REQUESTED

In Case 17-13V, it is requested the Board of Adjustment and Appeals recommend the City Council affirm the $4,200.00 special assessment in its entirety.

Attachments

Supporting Documents

24-31-24-21-0100
$4,200.—

CITY OF COON RAPIDS RECEIVED NOV - 1 2016 BUILDING INSPECTIONS DEPT.

6:50 pm
KD

City of Coon Rapids

My home is @ 10844 Kamquat St. My house has been under constant threat of citations for the past 5+ years. A City official, Doug Whitney, condemned the home and made getting the home out of that status a task that overwhelmed my family financially and in other ways. The home was in condemned status for an extended period of time at great costs to my family (over a year) It was condemned over an extension cord that had one end taken apart to be repaired. It was near the outdoor water spigot and deemed to be a hazard and cited as the reason the home was condemned. The cord was not plugged in and did not pose any threat what so ever. I, Leonard Hanson, confronted the City official, Doug Whitney about this and was told the cord was never checked to see if it was 'live', he told me he seen it as an opportunity and he took it, that they, the City of Coon Rapids, wanted my brother Mark Hanson Jr out of there. Mark has not resided there since. The City of Coon Rapids through its official Doug Whitney were finally successful in the removal of a citizen they did not desire to have reside in their City of Coon Rapids. The approach they used to do so however was in violation of some well established laws.

I'm telling of this incident to inform those to whom this appeal is being considered. I just learned from my legal advisor that I am in a position which can be mediated in District Court to seek recovery of the costs brought on as a result of this vigilante justice despite any law which states too much time has elapsed. Because I am not schooled in law and have

Just been made aware of this action as an available remedy, the clock has just begun to tick. I will have much more to disclose at the June 5 2017 date. I vehemently protest this citation violation and assessments along with all the others dating back to the day my home was unlawfully condemned. I fully intend to go forward with a lawsuit if the City of Coos Bay does not make an immediate attempt at correcting this situation their officials have created.

Sincerely, Leonard Hanson

Welcome to the Web site of
Anoka County
Minnesota

Property Details

Parties

Property ID	24-31-24-21-0100	Situs Address	10841 KUMQUAT ST NW , COON RAPIDS, MN 55448-0000

Parties

Role	Percent	Name	Address	Since	To
Owner	100.00	HANSON MARVIN R	10841 KUMQUAT ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	05/04/1995	Current
Relative	100.00	ROGER L HANSON	10841 KUMQUAT ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	12/03/2015	Current
Taxpayer	100.00	HANSON MARVIN R	10841 KUMQUAT ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	05/04/1995	Current

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Version 1.0.5316.24372

Property Report

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #66607 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		11/2/16	RODGERS, HEATHER	exterior storage
CITATION ISSUED		11/4/16	RODGERS, HEATHER	$300.00 exterior storage
COMMUNICATE W OWNEF		11/15/16	RODGERS, HEATHER	Property owners girlfriend(Elizabeth) L/M 11/15/2016 8:44am stating property is almost compliant if I could hold off on my inspection until the afternoon. She did not leave a phone number to call back.
COMMUNICATE W OWNEF		11/15/16	RODGERS, HEATHER	Elizabeth called 11/15/2016@10:48am to leave phone number and stated dumpster is coming in the afternoon and I can meet her on site to inspect the property, she stated almost everything has been removed.
CITATION REINSPECT	11/16/16	11/23/16	RODGERS, HEATHER	Dumpster@ the property, exterior storage 95% removed, couple items will be thrown into the dumpster per Lenny Hanson. Informed Lenny the dumpster can be at the property for 30 days per city code.
COMPLIANCE		11/23/16	RODGERS, HEATHER	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 27236 11-601.10(2) Exterior Storage.	**11/2/16** 1/15/16 compliance date	300	RODGERS, HEATHE	Remove sink ,mattress, household items, building materials, inoperable lawnmowers, plastic containers, tires, tarps, vacuum, metal shelves, scrap metal, door, any other misc debris not intended for outdoor storage from exterior storage	ROGER L HANSON/MARVIN HANSON ISSUE DATE: 11/04/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #64484 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/18/16	RODGERS, HEATHER	Junk car in rear yard- 848 CXB
CITATION ISSUED		5/18/16	RODGERS, HEATHER	$1200.00 third violation issued for the same car within 180 days. Last $600.00 citation sent 04/12/2016 wo#64014
CITATION REINSPECT	5/31/16	6/1/16	RODGERS, HEATHER	car is still at the property in rear yard
CITATION ISSUED		6/3/16	RODGERS, HEATHER	$2400.00 junk vehicle
CITATION FEE APPLIED		6/3/16	RODGERS, HEATHER	$1200.00 citation fee applied- property is still in violation
CITATION REINSPECT	6/14/16	6/17/16	RODGERS, HEATHER	Vehicle is current registration
CITATION FEE APPLIED		6/20/16	RODGERS, HEATHER	1/2 of $2400.00 charged, property is compliant. Total charged: $1200.00
COMPLIANCE		6/20/16	RODGERS, HEATHER	

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #64484 Yard And Lot Issues CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26675					
11-601.5 Junk Vehicles on Residential Property.	**5/18/16** 5/28/16 compliance date	1200	RODGERS, HEATHE	Display current registration on MN Lic plate 848 CXB or remove from exterior storage. Vehicle is currently displaying 10/2014 registration. ALL vehicles in exterior storage MUST have current registration and MUST be operable.	ROGER L/MARVIN R HANSON ISSUE DATE:5/18/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
Citation # 26739					
11-601.5 Junk Vehicles on Residential Property.	**6/1/16** 6/13/16 compliance date	2400	RODGERS, HEATHE	Display current registration on MN Lic plate 848 CXB or remove from exterior storage. Vehicle is currently displaying 10/2014 registration. ALL vehicles in exterior storage MUST have current registration and MUST be operable.	ROGER L HANSON/MARVIN R HANSON ISSUE DATE:6/3/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #64014 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		4/12/16	RODGERS, HEATHER	Same vehicle 848 CXB, back on property- exp registration 10/2014 and parking off pavement
CITATION ISSUED		4/12/16	RODGERS, HEATHER	$600.00 second citation within 180 days, same vehicle. $300.00 parking off pavement
CITATION REINSPECT	4/25/16	4/29/16	RODGERS, HEATHER	Citation was not sent back second time. Vehicle has been removed from property
INFORMATION		4/15/16	RODGERS, HEATHER	Citation came back in the mail- return to sender not deliverable as addressed unable to forward. Re-send citation addressed as Occupant & address
CITATION FEE APPLIED		4/29/16	RODGERS, HEATHER	1/2 of $600.00 citation fee applied due to compliance on second citation. Total fee charged: $300.00
COMPLIANCE		4/29/16	RODGERS, HEATHER	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26478					
11-601.5 Junk Vehicles on Residential Property.	**4/12/16** 4/22/16 compliance date	600	RODGERS, HEATHE	Display current registration on MN Lic plate 848 CXB(parked in the grass, front yard) or remove from exterior storage. ALL vehicles in exterior storage MUST have current registration and MUST be operable	MARVIN R HANSON/ROGER L HANSON ISSUE DATE:4/12/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
Citation # 26479					
11-603.2(7)(i) Parking and Drives.	**4/12/16** 4/22/16 compliance date	300	RODGERS, HEATHE	Discontinue parking MN lic plate 848 CXB off driveway parking area. Vehicle is currently parked on the grass in the front yard, on side of the driveway.	ROGER L HANSON/HANSON MARVIN R ISSUE DATE:4/12/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #63548 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #63548 — Yard And Lot Issues — CLOSED

INSPECTION 1		2/22/16	RODGERS, HEATHER	back yard full of junk & debris, vehicle with exp. lic tabs
CITATION ISSUED		2/23/16	RODGERS, HEATHER	$600.00 Junk & debris #8-109 $300.00 junk vehicle
COMMUNICATE W OWNER		3/3/16	RODGERS, HEATHER	Roger called requesting time extension request, told him I need to receive it by 03/04/2016 @4:30pm.
TIME EXTENSION		3/3/16	RODGERS, HEATHER	30 day time extension granted- no further right to appeal.
CITATION REINSPECT	4/4/16	4/4/16	RODGERS, HEATHER	Time extension- original reinspect date was 03/07/2016. Property will be abated by DuAll Services. Citation#63548-26258, vehicle has been removed.
CITATION FEE APPLIED		4/4/16	RODGERS, HEATHER	$600.00 citation fee charged #63548-26257 Code section 8-109- property needs to be abated
COMPLIANCE		4/4/16	RODGERS, HEATHER	
ABATE		4/5/16	RODGERS, HEATHER	DuAll Services, Inc Invoice #2181 $316.56

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26257					
8-109 Building Materials, Junk and Debris.	**2/22/16** 3/4/16 compliance date	600	RODGERS, HEATHE	Remove mattress, building materials,fitness equipment, doors, mirror, buckets, household items, furniture, speakers, plastic totes w/contents, boat chairs and motor,all other misc junk and debris not intended for outdoor storage from exterior storage	ROGER L HANSON/MARVIN HANSON ISSUE DATE:02/23/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
Citation # 26258					
11-601.5 Junk Vehicles on Residential Property.	**2/22/16** 3/4/16 compliance date	300	RODGERS, HEATHE	Display current registration/make operable MN Lic plate 848 CXB(located in rear yard) or remove from exterior storage. ALL vehicles in exterior storage MUST have current registration and MUST be operable.	ROGER L HANSON/MARVIN HANSON ISSUE DATE:02/23/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\63548\Time Extension Agreement 10841 Kumquat St.pdf

Work Order #63397 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		1/20/16	RODGERS, HEATHER	Junk & Debris- mattress, rug, misc
CITATION ISSUED		1/21/16	RODGERS, HEATHER	$300.00 junk & debris
CITATION REINSPECT	2/1/16	2/3/16	RODGERS, HEATHER	
COMPLIANCE		2/3/16	RODGERS, HEATHER	Items have been removed

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26167					

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #63397 — Yard And Lot Issues — CLOSED

Citation # 26167

8-109 Building Materials, Junk and Debris.	**1/20/16** 1/31/16 compliance date	300	RODGERS, HEATHE	Remove mattress, rug, misc junk & debris, any other items not intended for outdoor storage from exterior storage.	ROGER L HANSON ISSUE DATE: 01/21/2016 MARVIN R HANSON 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #62399 — Rental Complaint — OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
911 ESCORT REQUIRED		9/17/15	DRABCZAK, LEYA	20+ year history of contacts with Coon Rapids Police and Anoka County Drug Task Force. Many different tenants at dwelling, police escort required. Info forwarded to Anoka County for assessors office.
INSPECTION 1		4/4/16	DRABCZAK, LEYA	during an abatement of junk & debris cs spoke to lenny hanson, he stated he has a number of people staying with him trying to help them out. Police ID all tenants. cs stated that more than 2 roommates requires a license or citations may be issued.
INFORMATION		4/4/16	DRABCZAK, LEYA	Male leaving quickly after police arrived. cs asked Lenny Hanson who he was, cs stated his name & st made note of it. Later identified as a level 3 predatory offender recently released from jail. He has previous convictions for violating conditions
INFORMATION		4/5/16	DRABCZAK, LEYA	city staff received complaint of many people coming and going from property all hours of the day and night. Complainant suspects drug activity, and states they have seen this for years.
INSPECTION FOLLOWUP		4/12/16	DRABCZAK, LEYA	staff noted 4 vehicles on site, one off pavement, one with expired tabs, (time noted 7:55 a.m.) in response to a complaint of too many people living in a residence.
INSPECTION FOLLOWUP		4/13/16	DRABCZAK, LEYA	staff has monitored property & reviewed previous citations. 2 roommates per code. on file MB & EF are tenants. 7 Vehicles on site. Other 5 individuals are considered tenants, this is ongoing, not overnight guests.
INFORMATION		4/13/16	DRABCZAK, LEYA	staff spoke with City Attorney (DB) regarding issuing a citation for rental license, it is a violation of city code 12-903 (1). Outside law enforcement agency is involved with this property must contact before citation is issued.
INFORMATION		4/13/16	DRABCZAK, LEYA	information received that Marvin Hanson was arrested on 3/8/2016 for selling more than 26 grams of methamphetamine in Becker County Mn.
CITATION ISSUED		4/13/16	DRABCZAK, LEYA	$300.00 for no rental license and more than 2 tenants staying at property. History of license plates and individuals on site, for periods longer than overnight guests.Citizen complaints continue weekly.
POLICE CONTACT		4/14/16	DRABCZAK, LEYA	staff rec'd crpd #ka16009070 lists 2 add'l tenants, kari claeys & terry yattow. it states several individuals left out back door at 10:37 p.m.police note narcotic use,felony arrest made.
POLICE CONTACT		4/14/16	DRABCZAK, LEYA	license plates forwarded to crpd which identified a level 3 predatory offender staying at this address. staff contacted Officer Plankers, he stated offender lists different vehicle & address. crpd to follow up. staff asked to verify photo of offender
INSPECTION FOLLOWUP		4/14/16	DRABCZAK, LEYA	staff noted 3 vehicles on site all with different plates than the 2 known roommates on file.
INFORMATION SENT		4/15/16	DRABCZAK, LEYA	staff sent copy of citation to owner and addressed envelope as current occupant, as well as Marvin and Roger Hanson as listed with anoka county as owners, as mail sent by code dept. has been sent back to sender as undeliverable
INSPECTION FOLLOWUP		4/18/16	DRABCZAK, LEYA	staff noted 3 different vehicles on site, other than 2 roommates on file. Plates forwarded to crpd. (8:04 a.m. in response to voicemail complaint received over the weekend of suspected drug sales)
INSPECTION FOLLOWUP		4/26/16	DRABCZAK, LEYA	staff noted 2 vehicles on site, other than the 2 roommates listed on file, plates forwarded to crpd.

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #62399 Rental Complaint OPEN

POLICE CONTACT	4/30/16	DRABCZAK, LEYA	tenants Kari Marie Claeys and Terry Allen Yattow listed 10841 kumquat st. as their residence. crpd report # ka 16010510
CITATION FEE APPLIED	5/9/16	DRABCZAK, LEYA	No response from owner, second mailing has not been returned. 300.00 citation fee forwarded to finance dept.
INFORMATION	5/9/16	DRABCZAK, LEYA	no response from owner, mail not returned. Anoka county tax forfiet in process. staff will wait to see if property is vacated before issuing additional citation.
INSPECTION 1	5/12/16	DRABCZAK, LEYA	staff asstisted anoka co staff to serve Roger & Len Hanson. Len stated he received citation for no rental license & was arguing that people who stay are "like family" ld explained more than 2 roommates requires a license & citations may be issued.
INFORMATION	5/13/16	DRABCZAK, LEYA	staff was contacted by hillary at anoka co, Roger and Len hanson made a payment of 1800.00 and will be allowed to live in the property until december 2016 when an additional 2000.00 is due. they will contact with more info as it happens.
INFORMATION	5/17/16	DRABCZAK, LEYA	sfaff saw Thomas Nordstrom leave this property at 730am while in route to an inspection. TN is a predatory offender, ld forwarded info to crpd to ensure he is registered properly. 2 previous felony convictions on not reporting as predatory offender.
CITATION ISSUED	5/23/16	DRABCZAK, LEYA	600.00 citation issued for operating a rental property without license. ld saw individual leaving the property who has been staying there (as admitted by Lenny Hanson) 2 roommates already on file.
INSPECTION FOLLOWUP	5/27/16	DRABCZAK, LEYA	staff noted 5 cars on site other than roommates on file. One registering to predatory offender noted on file. Staff forwarded info to Mike Plankers at CRPD
INSPECTION FOLLOWUP	5/27/16	DRABCZAK, LEYA	staff received a complaint of vehicles at the property and too many people living in dwelling staff witnessed vehicle of Thomas Nordstrom pred. offender in driveway of above property from previous contacts with him at this address.
FOLLOW-UP INSPECTION	6/7/16	DRABCZAK, LEYA	staff checked property various vehicles and individuals seen leaving the property on a daily basis. Many individuals on bicycles. We receive anon calls weekly regarding property that too many people are living here and suspect a drug flop house.
CITATION FEE APPLIED	6/7/16	DRABCZAK, LEYA	no response from owner, mail not returned undeliverable conditions have not changed property remains in violation. 600.00 admin fee forwarded to finance dept.
INFORMATION	6/7/16	DRABCZAK, LEYA	owner of record Marvin Hanson JR has been released from Becker County Jail on 1st degree drug charge for 26 grams of meth. may be returning to dwelling.
CITATION ISSUED	6/7/16	DRABCZAK, LEYA	1200.00 citation issued for no rental license. conditions of the property appear to be getting worse. many individuals reported daily also viewed by city staff.
INSPECTION FOLLOWUP	6/17/16	DRABCZAK, LEYA	staff has been monitoring property and receiving many complaints from neighbors regarding heavy traffic and suspected drug sales. CRPD has been notified of complaints.
POLICE CONTACT	6/20/16	DRABCZAK, LEYA	crpd report ka16015622 attempt to locate tenant at this address for warrant. Leonard Hanson stated she has not been there for a few days, and denied access to officers when they asked to look for her in the dwelling
INSPECTION FOLLOWUP	6/28/16	DRABCZAK, LEYA	staff noted 6 vehicles on site, in response to complaint received of too many people living in the dwelling. 2 are of known tenants of the dwelling.
CITATION FEE APPLIED	7/6/16	DRABCZAK, LEYA	no response from owner, mail not returned as undeliverable. 1200.00 citation fee forwarded to finance dept. Dwelling is still occupied, various vehicles seen.
INFORMATION	7/6/16	DRABCZAK, LEYA	CONFIDENTIAL . all code enforcement is to stand down and not make any contact with owners or go to the property until further notice. ld will not send additional citations until cleard.
INSPECTION 1	8/22/16	DRABCZAK, LEYA	staff continues to monitor the property. photos are taken of new vehicles in order to determine who is staying there, complaints on the property from neighbors are ongoing.

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #62399 — Rental Complaint — OPEN

INFORMATION		8/31/16	DRABCZAK, LEYA	staff received information that Marvin Hanson has been sentenced to 5 years for 1st degree drug charge and is currently incarcerated MCF Fairbault as of 8/31/2016. anticipated release 05/26/2021
INSPECTION 1		9/1/16	DRABCZAK, LEYA	property has same number of cars, but junk and debris is starting to accumulate. staff will monitor as new deadline for tax payment is 12/31/2016. outside law enforcement is still involved.
INSPECT	11/1/16	11/1/16	DRABCZAK, LEYA	No new info from crpd, staff will continue to monitor.
POLICE CONTACT		11/2/16	DRABCZAK, LEYA	crpd report ka 16248931 report of an illegal burn at residence. crfd to issue citation
INFORMATION SENT		11/3/16	DRABCZAK, LEYA	staff was notified by law enforcement that inspections to the property could resume. The last citation was issued on 6/7/2016 for no rental license, staff will continue to monitor to ensure all issues are resolved.
POLICE CONTACT		11/3/16	DRABCZAK, LEYA	crpd report KA16258136 warrant attempt (5 felony counts), on 2 individuals reported to be living at this address.Leonard Hanson did not allow officers to enter the property. Bergh, Fearon at residence. All denied knowing whereabouts of wanted parties
INFORMATION		11/23/16	DRABCZAK, LEYA	staff received information that utility bill for water has not been paid since 2010. Balances keep getting certified to taxes which are not being paid.
INFORMATION	11/29/16	11/29/16	DRABCZAK, LEYA	staff noted anoka county tax records shows $1,760.38 assessed to the property for unpaid city water bills current unpaid balance 441.53. Last payment received by the city was in 2010.
INSPECTION 1		11/22/16	DRABCZAK, LEYA	complaint of unlicensed rental s

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 26486					
12-903(1) Rental Dwelling License Required.	**4/13/16** 5/4/16 compliance date	300	DRABCZAK, LEYA	RENTAL LICENSE IS REQUIRED FOR MORE THAN 2 ROOMMATES IN AN OWNER OCCUPIED DWELLING.	Marvin Hanson/ Roger Hanson ISSUE DATE 4/13/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55433
Citation # 26697					
12-903(1) Rental Dwelling License Required.	**5/17/16** 5/31/16 compliance date	600	DRABCZAK, LEYA	Obtain Rental License for property with more than two roommates	Roger and Lenny Hanson Issue date 5/23/2016 10841 Kumquat ST NW Coon Rapids, MN 55433
Citation # 26751					
12-903(1) Rental Dwelling License Required.	**6/7/16** 6/28/16 compliance date	1200	DRABCZAK, LEYA	OBTAIN RENTAL LICENSE FOR PROPERTY WITH MORE THAN 2 ROOMMATES.	ROGER AND LENNY HANSON ISSUE DATE 6/7/2016 10841 KUMQUAT ST NW COON RAPIDS, MN 55433

Work Order #62400 — Miscellaneous Housing Issues — OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
911 ESCORT REQUIRED		9/17/15	DRABCZAK, LEYA	known drug house see leya for more details.
INFORMATION		4/4/16	DRABCZAK, LEYA	ld spoke to Hillary at anoka county. last payment was made in 2010 and the owners will be served notice May 11. They will have until end of June beginning of July to move out. Hillary will contact us before serving.

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210097

Work Order #62400 — Miscellaneous Housing Issues — OPEN

Work Order #60642 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/20/15	RODGERS, HEATHER	As required by 911 escort list-Inspected property with Leya D, police & fire department. Roommate was on site,owners not available. Numerous violations with junk & debris, excessive storage, compost piles, expired tabs.
CITATION ISSUED		5/21/15	RODGERS, HEATHER	$300.00, 11-601.5 inoperable cargo trailer. $300.00, 11-601.5 MN lic plate 848CXB exp tabs/inoperable. $300.00, 8-109 junk & debris. $300.00 11-601.3(1)(b) Boat inoperable. $300.00, 11-601.5 dismantled trailers(2)
CITATION REINSPECT	6/2/15	6/2/15	RODGERS, HEATHER	Property not compliant- need to abate.
ABATE		6/2/15	RODGERS, HEATHER	Flo abated building materials, misc junk and debris.
COMMUNICATE W OWNEF		6/2/15	RODGERS, HEATHER	Told homeowners (Roger & Lenny Hanson) I would give them 1 week and would be back on 06/11/2015 to reinspect 3 trailers/1 boat/car mn plate 848CXB for current reg.
CITATION FEE APPLIED		6/2/15	RODGERS, HEATHER	$300.00 on violation 8-109 building materials, junk & debris. Other items listed on citations reinspect on 06/11/2015
ASSESSMENT		6/5/15	RODGERS, HEATHER	Flo's invoice#1193 Fee:$667.00
CITATION REINSPECT	6/11/15	6/11/15	RODGERS, HEATHER	Reinspected- trailers, vehicle & boat
COMPLIANCE		6/11/15	RODGERS, HEATHER	Property is in compliance- all item
APPEAL - BOA		8/5/15	DEGRANDE, KRISTIN	Property owner Marvin Hanson submitted a written appeal to his $1,037 in pending special assessments.
HEARING - BOA		10/1/15	DEGRANDE, KRISTIN	Property owner did not appear at the Board of Appeals meeting. Board voted 5-0 to affirm the pending special assessments totaling $1,037.

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 25255					
8-109 Building Materials, Junk and Debris.	**5/20/15** 6/1/15 compliance date	300	RODGERS, HEATHE	REMOVE TIRES, GARBAGE BAGS, ELECTRONICS, BINS, BUILDING SUPPLIES, MATTRESSES, WIRES/EXTENSION CORDS, LAWN MOWERS,SEMI SLEEPER,MISC JUNK AND DEBRIS FROM OUTDOOR STORAGE. (INCLUDING ALL ITEMS STORED ON TRAILERS AND BOATS)	MARVIN HANSON ISSUE DATE: 05/21/2015 10841 KUMQUAT ST NW, COON RAPIDS, MN 55448
11-601.3(1)(b) Major Recreational Equipment.		300	RODGERS, HEATHE	REMOVE INOPERABLE BAYLINER BOAT FROM OUTDOOR STORAGE.	
11-601.5 Junk Vehicles on Residential Property.		300	RODGERS, HEATHE	REMOVE BLACK VEHICLE LIC. PLATE 848CXB EXP. TABS, FLAT TIRE AND NO HOOD FROM EXTERIOR STORAGE.	
Citation # 25261					
11-601.5 Junk Vehicles on Residential Property.	**5/20/15** 6/1/15 compliance date	300	RODGERS, HEATHE	REMOVE INOPERABLE CARGO TRAILER FROM EXTERIOR STORAGE.	MARVIN HANSON ISSUE DATE: 05/21/2015 10841 KUMQUAT ST NW, COON RAPIDS, MN 55448

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #60642 — Yard And Lot Issues — CLOSED

Citation # 25261

11-601.5 Junk Vehicles on Residential Property.	**5/20/15** 6/1/15 compliance date	300	RODGERS, HEATHE	REMOVE DISMANTLED TRAILERS (2) FROM EXTERIOR STORAGE.	MARVIN HANSON ISSUE DATE: 05/21/2015 10841 KUMQUAT ST NW, COON RAPIDS, MN 55448

Files attached to this work order:

\WorkOrder\60642\10841 Kumquat St Appeal - Marvin Hanson.pdf
\WorkOrder\60642\10841 Kumquat St.pdf

Work Order #59749 — Miscellaneous Housing Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
UTILITY DISCONNECT		1/26/15	MITLYNG, ADAM	electric limiter, posted water shut off
COMMUNICATE W OWNER		1/26/15	HINTZE, CINDY	Roger Hanson (called about posting. Limiter on electric service. He gets paid on Feb 1; not sure about "the lady". Asked for updates on progress of getting bill paid and limiter removed and water will stay on. OK
COMMUNICATE W OWNER		1/27/15	HINTZE, CINDY	Roger called stating "she" is getting paid today and he next week. They will make a payment. Asked for continued updates on the progress of paying off bill and removal of limiter. OK. Said he'd call every day.
COMMUNICATE W OWNER		1/28/15	HINTZE, CINDY	Roger left vmail stating they are still working on getting limiter removed.
COMMUNICATE W OWNER		2/4/15	HINTZE, CINDY	Roger Hanson left vmail stating bill was paid in full.
COMMUNICATE W OWNER		2/6/15	HINTZE, CINDY	Spoke w/Roger. Bill has been paid in full, but limiter has not yet been removed. Still on disconnection list today. He says they got a new bill yesterday and doesn't show a limiter/past due. He thought he should never have had the limiter at all.
INFORMATION		2/23/15	HINTZE, CINDY	Still on Connexus disconnection list.
UTILITY DISCONNECT		2/24/15	DRABCZAK, LEYA	Limiter still in place. Posted for water shut off with a deadline for removal of limiter 3/11/15 or water will be shut off.
INFORMATION		2/26/15	HINTZE, CINDY	No longer on Connexus list.

Work Order #57429 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		7/1/14	LANGHOLZ, ANDREW	
CITATION ISSUED		7/2/14	LANGHOLZ, ANDREW	Junk and debirs
CITATION REINSPECT	7/14/14	7/22/14	LANGHOLZ, ANDREW	still items
ABATE		7/22/14	MITLYNG, ADAM	removed junk and debris
CITATION FEE APPLIED		7/22/14	MITLYNG, ADAM	$1200

~ ADMINISTRATIVE CITATION INFORMATION ~

Citation # 24244

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-109 Building Materials, Junk and Debris.	**7/1/14** 7/11/14 compliance date	1200	LANGHOLZ, ANDRE	Dispose of vehicle parts, building materials, tires, toilet, and misc. junk and debris or remove from exterior storage.	MARVIN HANSON Issue Date: 7/2/14 10841 KUMQUAT ST NW, COON RAPIDS, MN 55448

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #57429 — Yard And Lot Issues — CLOSED

Work Order #55300 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		11/20/13	MITLYNG, ADAM	
CITATION ISSUED		11/20/13	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	11/28/13	12/3/13	MITLYNG, ADAM	junk still here, snow covered now, will follow up in spring
EXCESSIVE USE		11/20/13	MITLYNG, ADAM	multiple violations in 12 month period
CITATION FEE APPLIED		12/3/13	MITLYNG, ADAM	$300 for noncompliance
INSPECTION FOLLOWUP		4/3/14	MITLYNG, ADAM	
CITATION ISSUED		4/9/14	MITLYNG, ADAM	j/d, exp veh
CITATION REINSPECT	4/17/14	4/29/14	MITLYNG, ADAM	compliant
CITATION FEE APPLIED		4/29/14	MITLYNG, ADAM	$300 for half of $600 j/d violation

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 23655					
8-109 Building Materials, Junk and Debris.	**11/20/13** 1/27/13 compliance date	300	MITLYNG, ADAM	Remove building materials, auto parts, tires, misc junk and debris (including items under tarps behind shed) from exterior storage	MARVIN HANSON Issue Date: 11-20-2013 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
8-206 Location of Containers and Yard Waste.		300	MITLYNG, ADAM	Remove garbage cans from curb during times not allowed by City Code	
Citation # 23846					
8-109 Building Materials, Junk and Debris.	**4/3/14** 4/16/14 compliance date	600	MITLYNG, ADAM	Remove all building materials, auto parts, misc junk and debris from exterior storage	MARVIN HANSON Issue Date: 4-09-2014 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
Citation # 23847					
11-601.5 Junk Vehicles on Residential Property.	**4/3/14** 4/16/14 compliance date	300	MITLYNG, ADAM	883GVV expired tabs, display current registration or remove from outdoor storage	MARVIN HANSON Issue Date: 4-09-2014 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
11-601.5 Junk Vehicles on Residential Property.		300	MITLYNG, ADAM	437HNB expired tabs, display current registration or remove from outdoor storage	

Files attached to this work order:

\WorkOrder\55300\10841 kumquat st.doc

Work Order #51722 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		2/21/13	MITLYNG, ADAM	
CITATION ISSUED		2/21/13	MITLYNG, ADAM	junk and debris
CITATION REINSPECT	3/1/13	3/4/13	MITLYNG, ADAM	compliant

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #51722 — Yard And Lot Issues — CLOSED

CITATION FEE APPLIED	3/4/13	MITLYNG, ADAM	$1200 for half of $2400 citation

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 22080 08-109 Junk Cars and Building Materials.	**2/21/13** compliance date	2400.00	MITLYNG, ADAM	2-28-2013 remove appliances, boxes of junk, misc junk and debris from exterior storage	MARVIN HANSON Issue Date: 2-21-2013 10841 KUMQUAT ST NW COON RAPIDS, MN 55448

Work Order #51362 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INFORMATION		11/29/12	DRABCZAK, LEYA	Id received complaint of someone living in the basement.
CITATION ISSUED		11/30/12	DRABCZAK, LEYA	1200.00 for junk and debris in yard. citation # 22015 (previously entered on wo # 50527
INSPECTION FOLLOWUP		12/11/12	DRABCZAK, LEYA	Id and am inspected property noted tracks in snow and steps were.shoveled we could not verify if anyone was in the dwelling ITEMS NOT REMOVED SCHEDULE ABATEMENT
ABATE	2/27/13	12/13/12	DRABCZAK, LEYA	Items were abated from yard.
CITATION FEE APPLIED		12/14/12	DRABCZAK, LEYA	1200.00 forwarded to finance
ASSESSMENT		12/19/12	DRABCZAK, LEYA	flos invoice #898
APPEAL - BOA	3/11/13	2/19/13	DEGRANDE, KRISTIN	Two of the sons (Leonard and Roger) of deceased owner Marvin Hanson submitted a written appeal to the pending special assessments.
HEARING - BOA	3/11/13	3/7/13	DEGRANDE, KRISTIN	No one representing the property was present to testify at the Board of Appeals meeting. Board voted to affirm the $2,733.50 special assessment 5-0.

Files attached to this work order:

\WorkOrder\51362\10841 kumquat st.pdf

Work Order #50527 — Vacant Hazardous Conditions — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		9/19/12	DRABCZAK, LEYA	ACDTF requested inspection electrical hazards noted and excessive storage, sleeping in the lower level no egress, apartment set up in lower level, illegal kitchenette. dkw approved posting and disconn. elec. service
INFORMATION		9/19/12	DRABCZAK, LEYA	photos in p drive under address.
NOT HABITABLE		9/19/12	DRABCZAK, LEYA	dwelling posted uninhabitable. state certified electrical inspector to approve safety of electric service in dwelling.
POLICE CONTACT		9/19/12	DRABCZAK, LEYA	tdf
FIRE CONTACT		9/19/12	DRABCZAK, LEYA	bret gageby
INFORMATION SENT		9/19/12	DRABCZAK, LEYA	per dkw correction letter sent to owner
COMMUNICATE W OWNER		9/20/12	DRABCZAK, LEYA	Rachel, girlfriend of owner, called to gain access into home to collect things belonging to her. Task force said absolutely not. Only owner would be allowed in and he is in jail right now. ok.
911 ESCORT REQUIRED		9/21/12	DRABCZAK, LEYA	Aggressive acquaintances.
INSPECTION FOLLOWUP		9/24/12	CAMERER, CALVIN	vacant; gas & elec off; Roger is living in tent in backyard
INSPECTION 1		9/24/12	DRABCZAK, LEYA	report of roger living in tent in rear yard from calvin. another individual living in the rear shed per neighbor, neighbor was providing electric . Id and crpd advised neighbor, he disconnected.

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #50527 Vacant Hazardous Conditions CLOSED

CITATION ISSUED		9/24/12	DRABCZAK, LEYA	to secure rear shed where someone is living.
INFORMATION		9/25/12	HINTZE, CINDY	LD posted for water shut off at 1 p.m. 9/24/12. Requesting Public Works to close curbstop today after 1 p.m.
CLOSE CURB STOP	9/25/12	9/25/12	BAUTCH, JOSH	Unable to access meter at this point. Turned water off.
INSPECTION 1		9/24/12	DRABCZAK, LEYA	water shut off notice posted 1:00 pm due to no electric service
INSPECTION 1		9/25/12	DRABCZAK, LEYA	with crpd ed melcher, ld received phone message that there are homeless people living in the shed and tent in the back yard. ld gave roger (in tent) shelter and resource information. he stated gas is being shut off today,
COMMUNICATE W OWNEF		9/26/12	DRABCZAK, LEYA	ld told owner marv hanson that he could only stay in rv for 3 days he said he would be staying in it the nights o f 9/25/ 9/26 and 9/27
INFORMATION SENT		9/26/12	DRABCZAK, LEYA	ld sent letter to owner regarding the city code sections pertaining to staying in a rv on the property
APPEAL SUBMITTED		9/25/12	DEGRANDE, KRISTIN	Appeal received from Marvin Hanson, , requesting an additional 21 days.
COMPLIANCE		10/5/12	DRABCZAK, LEYA	ONLY ON SHED BEING SECURED, ALL OTHER ISSUES REMAIN.
INSPECTION 1		11/29/12	DRABCZAK, LEYA	ld received complaint of someone living in the basement.
INSPECTION FOLLOWUP		11/30/12	DRABCZAK, LEYA	CHECKED AREA, NOTHING NOTED.
INFORMATION		11/29/12	DRABCZAK, LEYA	SISTER OF MARV HANSON WAS IN TO ASK ABOUT STATUS OF DWELLING. SARAH DESROSIERS CEI
INSPECTION 1		12/3/12	DRABCZAK, LEYA	ld noticed elec cord running into dwelling. ld called dkw and an electrical permit has been issued.
INSPECTION 1		12/11/12	DRABCZAK, LEYA	ld and am inspected property noted tracks in snow and steps were shoveled we could not verify if anyone was in the dwelling.
COMMUNICATE W OWNEF		2/4/13	DRABCZAK, LEYA	ld spoke to leonard hanson regarding status of property he feels the city is responsible and we are causing all of the problems. ld encouraged lh to get all of the police reports of the property. lh read all reports and apologized to ld.
POLICE CONTACT		1/10/13	DRABCZAK, LEYA	see attached report # 13007920
POLICE CONTACT		2/21/13	DRABCZAK, LEYA	POLICE REPORT # 13039108 WATER TURNED (NOT BY COON RAPIDS EMPLOYEE) ON AND MARVIN HANSON LIVING IN UNIT. POSTING REMOVED (NOT BY CITY STAFF)
INFORMATION		2/21/13	DRABCZAK, LEYA	FIRST EXCESSIVE USE NOTICE WITH POSTING ON 9/19/2012 POSTING WAS REMOVED (NOT BY CITY STAFF) PROPERTY REPOSTED ON 2/21/2013 AND 150.00 ESCESSIVE USE OF SERVICES CHARGED. OWNER NOTIFIED.
INSPECTION 1		2/21/13	DRABCZAK, LEYA	ld re posted and posted stop work order due to window being put in without a permit.
INFORMATION		2/21/13	DRABCZAK, LEYA	ld forwarded info to police roll call
INFORMATION		2/21/13	DRABCZAK, LEYA	ld placed note in pims stating that when water restore is complete and water is turned on to notify ld because police roll call needs to be notified.
CLOSE CURB STOP		2/21/13	BARTHEL, ANTHONY	Met Leya at property. Curbstop was on but was supposed to be off, someone illegally turned it on. I closed curbstop, verified water off.
INSPECTION 1		2/25/13	DRABCZAK, LEYA	STEVE SMITH CONDUCTED WATER RESTORATION PERMIT CORRECTIONS ORDERED AND INSPECTION WAS REJECTED. ELECTRICAL INSPECTION WAS NOT CONDUCTED BY RANDY HARRIS, HE STATED CONTRACTOR STATED WORK WAS NOT COMPLETED.
APPEAL - BOA	3/11/13	2/19/13	DEGRANDE, KRISTIN	Two of the sons (Leonard and Roger) of deceased owner Marvin Hanson submitted a written appeal to the pending special assessments.
HEARING - BOA	3/11/13	3/7/13	DEGRANDE, KRISTIN	No one representing the property was present to testify at the Board of Appeals meeting. Board voted to affirm the $2,733.50 special assessment 5-0.
INSPECTION FOLLOWUP		5/1/13	CAMERER, CALVIN	vacant; gas & elec on
INSPECTION FOLLOWUP		9/16/13	CAMERER, CALVIN	vacant; gas & elec on

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST

PIN: 243124210100

Work Order #50527 — Vacant Hazardous Conditions — CLOSED

POLICE CONTACT	11/20/13	DRABCZAK, LEYA	pat morris called ld after hours on 11/19/2013 that the owner turned the water on themselves. property posting was removed. ld to repost with never/never status due to open permits and no water service.
INSPECTION 1	11/20/13	DRABCZAK, LEYA	follow up from police report ld reposted property and waited for public works to shut off water at the curb
INSPECT	12/20/13	SMITH, STEPHEN	PASSED. Meter installed, turned water on. Lenny (thats how # was given).
OPEN CURB STOP	12/20/13	SMITH, STEPHEN	Turned on during inspection.
POLICE CONTACT	12/1/13	DRABCZAK, LEYA	crpd report # 13268122 attached
INSPECTOR CONSULT	12/20/13	DRABCZAK, LEYA	wade hoffman passed electrical issues and steve smith approved water restoration and turned water on. ld informed crpd that the dwelling was compliant and removed the roll call notification.
COMPLIANCE	12/23/13	DRABCZAK, LEYA	

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 21749					
12-312 Securing and Monitoring of Premises and Buildings.	**9/24/12** compliance date	300.00	DRABCZAK, LEYA	COMPLIANCE DATE 10/1/2012 SECURE SHEDS ON THE PROPERTY.	MARVIN HANSON ISSUE DATE 9/25/2012 10841 KUMQUAT ST NW COON RAPIDS, MN 55433
Citation # 22015					
08-109 Junk Cars and Building Materials.	**11/30/12** compliance date	1200.00	DRABCZAK, LEYA	COMPLIANCE 12/7/2012 REMOVE MISC. JUNK AND DEBRIS, AUTO PARTS, BUILDING MATERIALS, MIRROR, BOXES OF RAW MEAT AND ROTTING FOOD.	MARVIN HANSON ISSUE DATE 11/29/2012 10841 KUMQUAT ST NW COON RAPIDS, MN 55433

Files attached to this work order:

\WorkOrder\50527\10841 kumquat st 01102013.pdf
\WorkOrder\50527\10841 kumquat st 09262012.docx
\WorkOrder\50527\10841 Kumquat St appeal 09252012.pdf
\WorkOrder\50527\10841 KUMQUAT ST APPLICATION .pdf
\WorkOrder\50527\10841 kumquat st crpd 12012013.pdf
\WorkOrder\50527\10841 KUMQUAT ST PERMIT.pdf
\WorkOrder\50527\10841 KUMQUAT ST POLICE REPORT 02212013.pdf

Work Order #48165 — Yard And Lot Issues — CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/15/12	MITLYNG, ADAM	
CITATION ISSUED		5/22/12	MITLYNG, ADAM	large amount of building materials, auto parts in yard
EXCESSIVE USE		5/22/12	MITLYNG, ADAM	multiple notice in 12 month period
TIME EXTENSION		5/29/12	HINTZE, CINDY	Marvin Hanson , is requesting a 12 day extension.
CITATION REINSPECT	5/30/12	9/19/12	MITLYNG, ADAM	no change, got worse
CITATION FEE APPLIED		9/19/12	MITLYNG, ADAM	citation #20510, did not charge or abate because of long time lapse between citation issued and reinspect
CITATION ISSUED		9/19/12	MITLYNG, ADAM	$600 for large amount of junk and debris, $300 expired/inoperable vehicles(two different vehicles from first citation), $300 for inoperable major recreational vehicles

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #48165 Yard And Lot Issues CLOSED

CITATION REINSPECT	9/27/12	MITLYNG, ADAM	
TIME EXTENSION	9/27/12	MITLYNG, ADAM	received time extension appeal 9-25-2012 kristin d, asking for 21 days, granted just need marvin to come in and submit plan and sign it
ABATE	11/29/12	MITLYNG, ADAM	Northstar Towing removed truck license plate 047 HDB, camera off by one hour, most items removed from original notice, leya sending new citation for meat and other new items outside
CITATION FEE APPLIED	11/29/12	MITLYNG, ADAM	$300 for vehicle, $300 1/2 of $600 junk and debris

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 20510					
08-109 Junk Cars and Building Materials.	**5/15/12** compliance date	300.00	MITLYNG, ADAM	5-29-2012 remove all building materials, auto parts, appliances, items on trailers, misc junk and debris from exterior storage	MARVIN HANSON Issue Date: 5-22-2012 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.		300.00	MITLYNG, ADAM	5-29-2012 RVL715 expired tabs, display current registration or remove from outdoor storage	
Citation # 21720					
8-109 Junk Cars and Building Materials.	**9/19/12** compliance date	600.00	MITLYNG, ADAM	9-26-2012 remove building materials, auto parts, tires, televisions (including items on trailers and in pickup box), junk mowers, junk snowmobile, misc junk and debris from exterior storage	MARVIN HANSON Issue Date: 9-19-2012 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
Citation # 21721					
08-109 Junk Cars and Building Materials.	**9/19/12** compliance date	300.00	MITLYNG, ADAM	047 HDB expired tabs/inoperable, display current registration and repair to an operable condition or remove from outdoor storage	MARVIN HANSON Issue Date: 9-19-2012 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.		300.00	MITLYNG, ADAM	9-26-2012 183 HNM expired tabs, display current registration or remove from outdoor storage	
11-1828(2)(b) Major Recreational Equipment.		300.00	MITLYNG, ADAM	9-26-2012 trailer being used as shed, boat in disrepair, remove from property	

Files attached to this work order:

\WorkOrder\48165\10841 KUMQUAT ST TIME EXTENSION 05292012.pdf
\WorkOrder\48165\10841 kumquat st.doc
\WorkOrder\48165\10841 kumquat st.pdf

Work Order #46007 Yard And Lot Issues CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		10/28/11	MITLYNG, ADAM	
CITATION ISSUED		11/1/11	MITLYNG, ADAM	junk and debris, no plates on truck
CITATION REINSPECT	11/9/11	11/28/11	MITLYNG, ADAM	most items gone
COMPLIANCE		11/28/11	MITLYNG, ADAM	

Report Date: 12/6/2016

PROPERTY ADDRESS: 10841 KUMQUAT ST PIN: 243124210100

Work Order #46007 Yard And Lot Issues CLOSED

~ ADMINISTRATIVE CITATION INFORMATION ~

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 19976					
8-109 Junk Cars and Building Materials.	**10/28/11** compliance date	300.00	MITLYNG, ADAM	11-08-2011 remove building materials, auto parts, misc junk and debris, including items stored in trailers and green truck, from exterior storage	MARVIN HANSON Issue Date: 11-01-2011 10841 KUMQUAT ST NW COON RAPIDS, MN 55448
11-1831(2) Expired Tabs on Residential Property.		300.00	MITLYNG, ADAM	11-08-2011 No plates on green pickup, display current registration or remove from outdoor storage	

Work Order #36304 Driveway OPEN

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Information Sent	1/11/10	1/11/10	VIERZBA, DOUG	driveway notice sent
INSPECTION FOLLOWUP		5/1/13	CAMERER, CALVIN	no new driveway
INSPECTION FOLLOWUP		8/1/14	GAZELKA, MIKE	dirt driveway
INSPECTION FOLLOWUP	11/23/15	11/24/15	RODGERS, HEATHER	Property still has dirt driveway, reinspect in the spring
INSPECTION FOLLOWUP	5/2/16	5/20/16	RODGERS, HEATHER	No driveway in place-

Files attached to this work order:

\Code Enforcement Files\adams letters\driveway2010\2010 driveway program\original letter\10048703.pdf

End of Report for 10841 KUMQUAT ST

10841 Kumquat St. NW

City Code allows up to two roommates in an owner occupied dwelling. Mark William Bergh and Elizabeth Ann Fearon are the two tenants at 10841 Kumquat St NW.

The following is a list of individuals listing 10841 Kumquat St NW Coon Rapids, MN 55448, as their residence to Coon Rapids Police Officers. Additional tenants would require a Rental License, this violation has resulted in multiple citations.

Kari Marie Claeys on 04/14/2016 Coon Rapids Police Report KA 16009070

Terry Allen Yattow on 04/14/2016 Coon Rapids Police Report KA 16009070

Kari Marie Claeys on 06/20/2016 Coon Rapids Police Report KA 16015622

Mark William Berg on 11/13/2016 Coon Rapids Police Report KA 16258136

Elizabeth Ann Fearon 11/13/2016 Coon Rapids Police Report KA 16258136

Coon Rapids Police Department

Incident #:
KA16009070
Case #: KA16009070

Incident Initial Report

10841 KUMQUAT ST NW COON RAPIDS, MINNESOTA 55448

Description of Incident:	911 HANG-UP, NARCOTICS, COUNTERFEIT CURRENCY, WT ARREST	*Reported Date:*	04/14/2016 22:37:00
Time Assigned:	22:37	*Time Arrived:*	22:38
Time Cleared:	23:41		

ADULT ARRESTED (1)

WILSON, HEATHER RAE

DOB:	09/09/1979	*Age:*	36
Race:	INDIAN OR ALASKAN NATIVE	*Sex:*	FEMALE

PERSON MENTIONED (3)

CLAEYS, KARI MARIE

DOB:	05/17/1973	*Age:*	42
Race:	WHITE	*Sex:*	FEMALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Cell Phone:			

HANSON, ROGER LEE

DOB:	07/04/1960	*Age:*	55
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Cell Phone:			

YATTOW, TERRY ALLEN

DOB:	03/31/1969	*Age:*	47
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448

Charge (4)

EMERGHU 911 HANG UP 9000 MISC CODE 9999

Offense Status:	ASSISTED/ADVISED	*Felony/Misdemeanor:*	<null

609.632.3 FORGERY-POSSESSION OF A COUNTERFEIT BILL 10 FORGERY 2505

Offense Status:	ARREST OF ADULT/ADULT AND JUVENILE	*Felony/Misdemeanor:*	FELONY

152.025.2(a)(1) CONT SUBST-5TH DEG POSS-METHAMPHETAMINE 18 CONTROLLED SUBSTANCE 3599

Offense Status:	ARREST OF ADULT/ADULT AND JUVENILE	*Felony/Misdemeanor:*	FELONY

629.13 WARRANT ARREST 26 GOVT 5705

Offense Status:	ASSISTED/ADVISED	*Felony/Misdemeanor:*	MISDEMEANOR

Narrative (1)

Original Officer Narrative

OFFICERS WERE DISPATCHED TO THE LOCATION FOR A 911 HANG UP WHERE A FEMALE WAS SCREAMING ABOUT A BABY.

I ARRIVED AND LOCATED A FEMALE IN THE FRONT YARD WHO STATED SHE CALLED 911. THE FEMALE WAS IDENTIFIED AS HEATHER WILSON. WILSON APPEARED UNDER THE INFLUENCE OF A NARCOTIC AND WAS NOT MAKING ANY SENSE WHEN SPEAKING WITH OFFICERS. HER PUPILS WERE CONSTRICTED AND SHE WAS EXTREMELY NERVOUS AND PARANOID. I ASK QUESTIONS ABOUT THE FEMALE YELLING ABOUT THE BABY AND IT WAS VERY CLEAR THAT WILSON WAS HALLUCINATING AND FABRICATING THE STORY.

I SPOKE WITH SEVERAL OTHERS WHO WERE AT THE RESIDENCE IDENTIFIED AS KARI CLAEYS, ROGER HANSON, AND TERRY YATTOW. ALL STATED SHE WAS UNDER THE INFLUENCE OF A NARCOTIC AND WAS HALLUCINATING AND THERE WAS NO BABY INSIDE THE HOUSE. THERE WERE SEVERAL OTHER INDIVIDUALS AT THE HOUSE THAT QUICKLY LEFT OUT THE BACK DOOR OF THE HOUSE BEFORE BEING ID'D. ALL PARTIES I SPOKE WITH APPEARED TO BE UNDER THE INFLUENCE OF A NARCOTIC WITH PIN POINT PUPILS AND AGITATED BEHAVIOR.

NCIC CHECK OF WILSON SHOWED TWO CONFIRMED MISDEMEANOR WARRANTS FOR 5TH DEGREE ASSAULT (WNO#161051) AND FAILURE TO APPEAR (WNO#16404523). WILSON WAS PLACED IN HANDCUFFS BEHIND HER BACK. HANDCUFFS CHECKED FOR TIGHTNESS AND DOUBLE LOCKED. DURING A SEARCH I LOCATED A GLASS BUBBLE PIPE WITH WHITE BURNT RESIDUE I KNEW TO BE CONSISTENT WITH METHAMPHETAMINE. NIK TEST WAS CONDUCTED AND SHOWED POSITIVE FOR METHAMPHETAMINE.

WILSON WAS TRANSPORTED TO ANOKA COUNTY JAIL AND RELEASED TO STAFF BEING BOOKED ON THE WARRANTS AND 5TH DEGREE CONTROLLED SUBSTANCE. LATER DURING MY SHIFT, I WAS CALLED BACK TO ANOKA COUNTY JAIL WHERE JAIL STAFF LOCATED 5 COUNTERFEIT $20 FEDERAL RESERVE NOTES IN HER PROPERTY. ALL FIVE RESERVE NOTES HAD THE IDENTICAL SERIAL #'S OF ESERVE NOTES WERE MISSING SEVERAL KEY SECURITY FEATURES AND APPEARED BLURRY TO THE EYE.

ALL ITEMS WERE PLACED INTO CRPD EVIDENCE. EVIDENCE SHEET COMPLETED. SEE SUPP.

Badge #: 141

Coon Rapids Police Department

Incident #: KA16015622
Case #: KA16015622

Incident Initial Report

10841 KUMQUAT ST NW COON RAPIDS, MINNESOTA 55448

Description of Incident:	WARRANT ATTEMPT	*Reported Date:*	06/20/2016 22:03:00
Time Assigned:	22:03	*Time Arrived:*	22:03
Time Cleared:	22:13	*Incident Start Date:*	06/20/2016 22:03:00

PERSON MENTIONED (2)

CLAEYS, KARI MARIE

DOB:	05/17/1973	*Age:*	43
Race:	WHITE	*Sex:*	FEMALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Cell Phone:			

HANSON, LEONARD LOUIS

DOB:	03/05/1962	*Age:*	54
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448

Charge (1)

WARRATT WARRANT ARREST (ATTEMPT) 9000 MISC CODE 9999

Offense Status:	EXCEPTIONALLY CLEARED	*Felony/Misdemeanor:*	<null

Narrative (1)

Original Officer Narrative

OFFICERS ATTEMPTED TO ARREST CLAEYS ON HER OUTSTANDING FELONY WARRANT OUT OF ANOKA COUNTY. OFFICERS MADE CONTACT WITH THE HOMEOWNER, HANSON, WHO SAID HE HADN'T SEEN CLAEYS IN A FEW DAYS AND DID NOT KNOW WHERE SHE WAS. WHEN ASKED IF OFFICERS COULD COME INTO THE RESIDENCE TO CHECK FOR HER HANSON SAID NO AND WANTED OFFICERS TO LEAVE. HANSON WAS INFORMED THAT CLAEYS HAS A WARRANT AND THAT IF IS DISCOVERED THAT HE IS ALLOWING HER TO STAY THERE HE COULD BE ARRESTED AS WELL.

Badge #: 149

Officers (3)

Reporting Officer:	Durette, Daniel S (K149)	06/21/2016 04:31:00
Car Number:	P20	
Assisting Officer:	Brown, Tyler (K146)	06/21/2016 04:31:00
Assisting Officer:	Kim, Interna (K119)	06/21/2016 04:31:00

Coon Rapids Police Department

Incident #: 16258136
Case #: 16258136

Incident Initial Report

10841 KUMQUAT ST NW COON RAPIDS, MINNESOTA 55448

Description of Incident:	WARRANT ATTEMPT	*Reported Date:*	11/13/2016 13:58:00
Time Assigned:	14:02	*Time Arrived:*	14:02
Time Cleared:	14:31	*Day of Week:*	SUNDAY
Incident Start Date:	11/13/2016 13:58:00	*Incident End Date:*	11/13/2016 14:31:00
How Received:	RADIO		

Suspects (3)

KURKOWSKI, STEVE WAYNE

DOB:	10/03/1958	*Age:*	58
Race:	WHITE	*Sex:*	MALE
Address:	591 108TH AVE NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Home Phone:		*Country:*	USA (UNITED STATES OF AMERICA)

FUCHS, WADE LANCE

DOB:	12/11/1970	*Age:*	45
Race:	WHITE	*Sex:*	MALE
Address:	837 CARL AVE	*City:*	ANOKA
State:	MINNESOTA	*Zip Code:*	55303
Country:	USA (UNITED STATES OF AMERICA)		

HANSON, MARVIN RAY JR

DOB:	02/19/1958	*Age:*	58
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Country:	USA (UNITED STATES OF AMERICA)	*Driver's License Number:*	
License State:	MINNESOTA	*Eye Color:*	BLUE
Weight:	170		

PERSON MENTIONED (4)

BERG, MARK WILLIAM

DOB:	06/16/1969	*Age:*	47
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Country:	USA (UNITED STATES OF AMERICA)	*Cell Phone:*	

CANNING, JON CURTIS

DOB:	07/28/1989	*Age:*	27
Race:	WHITE	*Sex:*	MALE
Address:	2507 MAPLE AVE	*City:*	ANOKA
State:	MINNESOTA	*Zip Code:*	55303
Country:	USA (UNITED STATES OF AMERICA)	*Cell Phone:*	

FEARON, ELIZABETH ANN

DOB:	11/13/1976	*Age:*	40
Race:	WHITE	*Sex:*	FEMALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Country:	USA (UNITED STATES OF AMERICA)	*Cell Phone:*	

HANSON, LEONARD LOUIS

DOB:	03/05/1962	*Age:*	54
Race:	WHITE	*Sex:*	MALE
Address:	10841 KUMQUAT ST NW	*City:*	COON RAPIDS
State:	MINNESOTA	*Zip Code:*	55448
Country:	USA (UNITED STATES OF AMERICA)		

COMPLAINANT (1)

Address:		*City:*	
State:		*Zip Code:*	
Business Phone:		*Country:*	USA (UNITED STATES OF AMERICA)

Charge (1)

WARRATT WARRANT ARREST (ATTEMPT) 9000 MISC CODE 9999

Offense Status:	ASSISTED/ADVISED

Narrative (1)

ORIGINAL OFFICER NARRATIVE

I RECOGNIZED THE ADDRESS FROM PREVIOUS CONTACTS AND RECOGNIZED THAT ONE OF THE HOMEOWNERS (M. HANSON) HAD A MISDEMEANOR WARRANT FOR HIS ARREST.

KURKOWSKI HAD TWO CONFIRMED ANOKA COUNTY WARRANTS FOR HIS ARREST. THE FIRST WARRANT WAS FOR 2ND DEGREE POSSESSION OF A CONTROLLED SUBSTANCE (FELONY). THE SECOND WARRANT WAS FOR DOMESTIC ASSAULT (MISDEMEANOR).

FUCHS HAD FOUR CONFIRMED FELONY ANOKA COUNTY WARRANTS FOR FIFTH DEGREE POSSESSION OF A CONTROLLED SUBSTANCE.

M. HANSON HAD A CONFIRMED ANOKA COUNTY MISDEMEANOR WARRANT FOR HIT AND RUN.

OFFICERS MADE CONTACT WITH BERG, CANNING, FEARON, AND L. HANSON AT THE LOI. ALL PARTIES DENIED KNOWING WHERE ANY OF THE THREE WANTED PARTIES WERE AND STATED NONE OF THE PERSONS WITH WARRANTS LIVED AT THE RESIDENCE.

L. HANSON WAS THE CURRENT HOMEOWNER AND DID NOT ALLOW OFFICERS TO ENTER THE RESIDENCE TO CONFIRM THE PARTIES WERE NOT THERE.

ALL PARTIES ON SCENE WERE ADVISED TO CONTACT CRPD IF ANY OF THE WANTED PERSONS RETURNED TO THE RESIDENCE.

CLEAR.

Badge #: 148

Officers (4)

REPORTING Officer:	Cook, Dennis S (K148)	11/13/2016 16:16:00
Car Number:	P7	
ASSISTING Officer:		11/13/2016 16:58:00

		Hammes, William M (K123)	
Car Number:	P3		
ASSISTING Officer:		Minion, Steven (K152)	11/13/2016 16:58:00
Car Number:	P3		
ASSISTING Officer:		Huddleson, Ariel N (K139)	11/13/2016 16:58:00

ADMINISTRATIVE CITATION

Citation # 62399-26486

Administrative Citation Enclosed

Marvin Hanson/ Roger Hanson
10841 KUMQUAT ST NW
COON RAPIDS, MN 55433

ISSUE DATE 4/13/2016

Property Address: **10841 KUMQUAT ST**
COON RAPIDS, MN

PIN: 243124210100

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 4/13/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/04/2016	RENTAL LICENSE IS REQUIRED FOR MORE THAN 2 ROOMMATES IN AN OWNER OCCUPIED DWELLING.	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

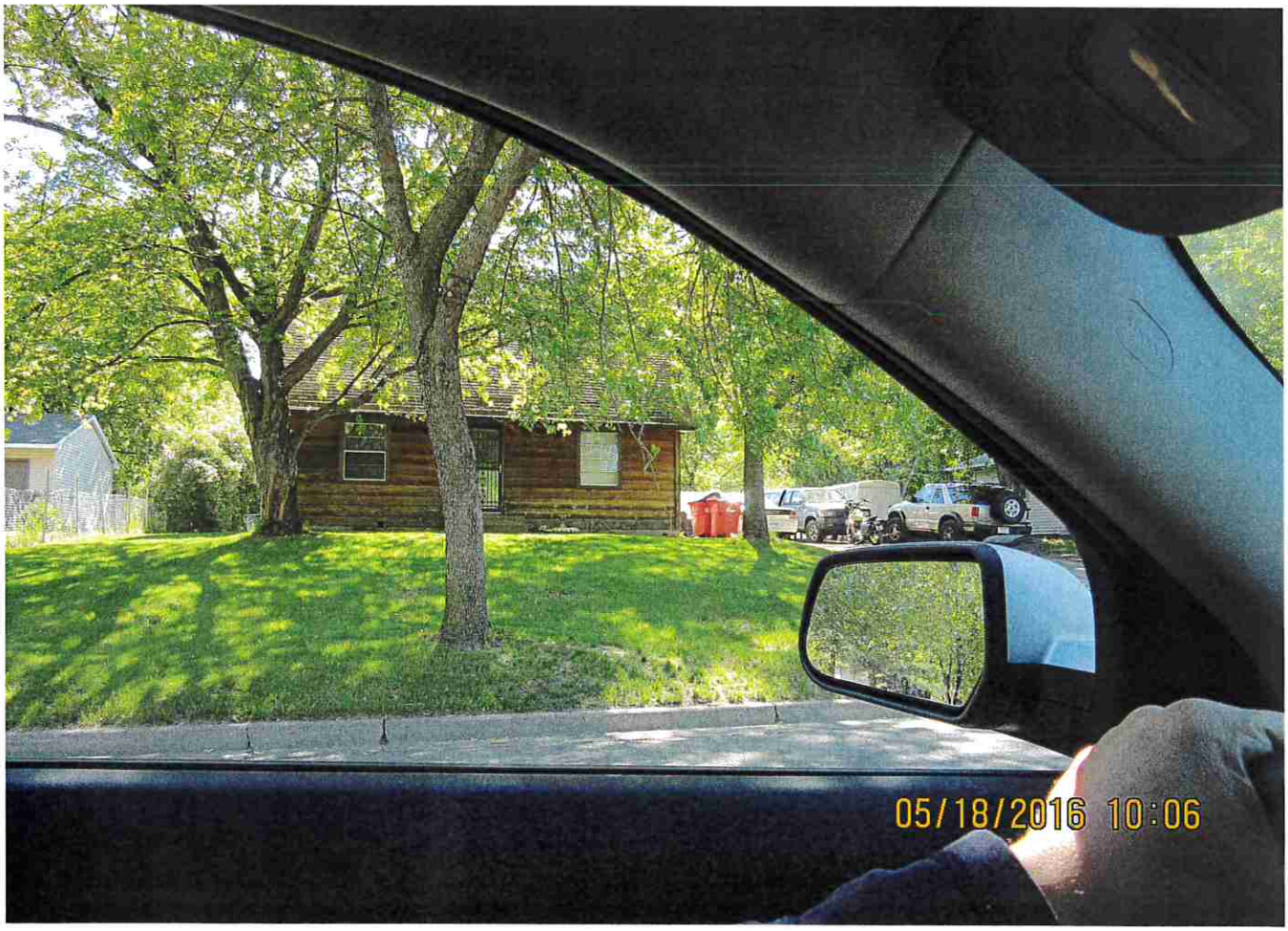
Leya Drabczak
Housing Inspector
763-767-6420
Drabczak@coonrapidsmn.gov

cc:

05/18/2016 10:00

848 LYB
05/18/2016 10:00

848 CXB
05/18/2016 10:01


05/18/2016 10:06

COON RAPIDS
Minnesota

THIRD VIOLATION
ADMINISTRATIVE CITATION

Citation # 64484-26675

Administrative Citation Enclosed

ROGER L/MARVIN R HANSON
10841 KUMQUAT ST NW
COON RAPIDS, MN 55448

ISSUE DATE:5/18/2016

Property Address: **10841 KUMQUAT ST**
COON RAPIDS, MN

PIN: 243124210100

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/18/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/28/2016	Display current registration on MN Lic plate 848 CXB or remove from exterior storage. Vehicle is currently displaying 10/2014 registration. ALL vehicles in exterior storage MUST have current registration and MUST be operable.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration.	$1200

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

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Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

COON RAPIDS
Minnesota

SECOND VIOLATION
ADMINISTRATIVE CITATION

Citation # 62399-26697

Administrative Citation Enclosed

Roger and Lenny Hanson
10841 Kumquat ST NW
Coon Rapids, MN 55433

Issue date 5/23/2016

Property Address: **10841 KUMQUAT ST**
COON RAPIDS, MN

PIN: 243124210100

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/17/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
05/31/2016	Obtain Rental License for property with more than two roommates	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

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Continued on next page

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Leya Drabczak
Housing Inspector
763-767-6420
Drabczak@coonrapidsmn.gov

cc:

848 CXB
06/01/2016 08:36

848 CX
06/01/2016 08:36

FOURTH VIOLATION
ADMINISTRATIVE CITATION

Citation # 64484-26739

Administrative Citation Enclosed

ROGER L HANSON/MARVIN R HANSON ISSUE DATE:6/3/2016
10841 KUMQUAT ST NW
COON RAPIDS, MN 55448

Property Address: **10841 KUMQUAT ST**
COON RAPIDS, MN

PIN: 243124210100

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/1/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/13/2016	Display current registration on MN Lic plate 848 CXB or remove from exterior storage. Vehicle is currently displaying 10/2014 registration. ALL vehicles in exterior storage MUST have current registration and MUST be operable.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and display current registration.	$2400

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

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Continued on next page

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Heather Rodgers
Property Maintenance Inspector
763-767-6596
HRodgers@coonrapidsmn.gov

cc:

COON RAPIDS
Minnesota

THIRD VIOLATION
ADMINISTRATIVE CITATION

Citation # 62399-26751

Administrative Citation Enclosed

ROGER AND LENNY HANSON ISSUE DATE 6/7/2016
10841 KUMQUAT ST NW
COON RAPIDS, MN 55433

Property Address: **10841 KUMQUAT ST**
COON RAPIDS, MN

PIN: 243124210100

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/7/16 the following violation(s) of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	Code Section & Summary	Penalty
06/28/2016	OBTAIN RENTAL LICENSE FOR PROPERTY WITH MORE THAN 2 ROOMMATES.	12-903(1) Rental Dwelling License Required. -- No person shall occupy a rental unit prior to obtaining a rental license.	$1200

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may issue a subsequent Citation and the penalty will double, or the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with the inspector regarding this citation, please email or call the number below.

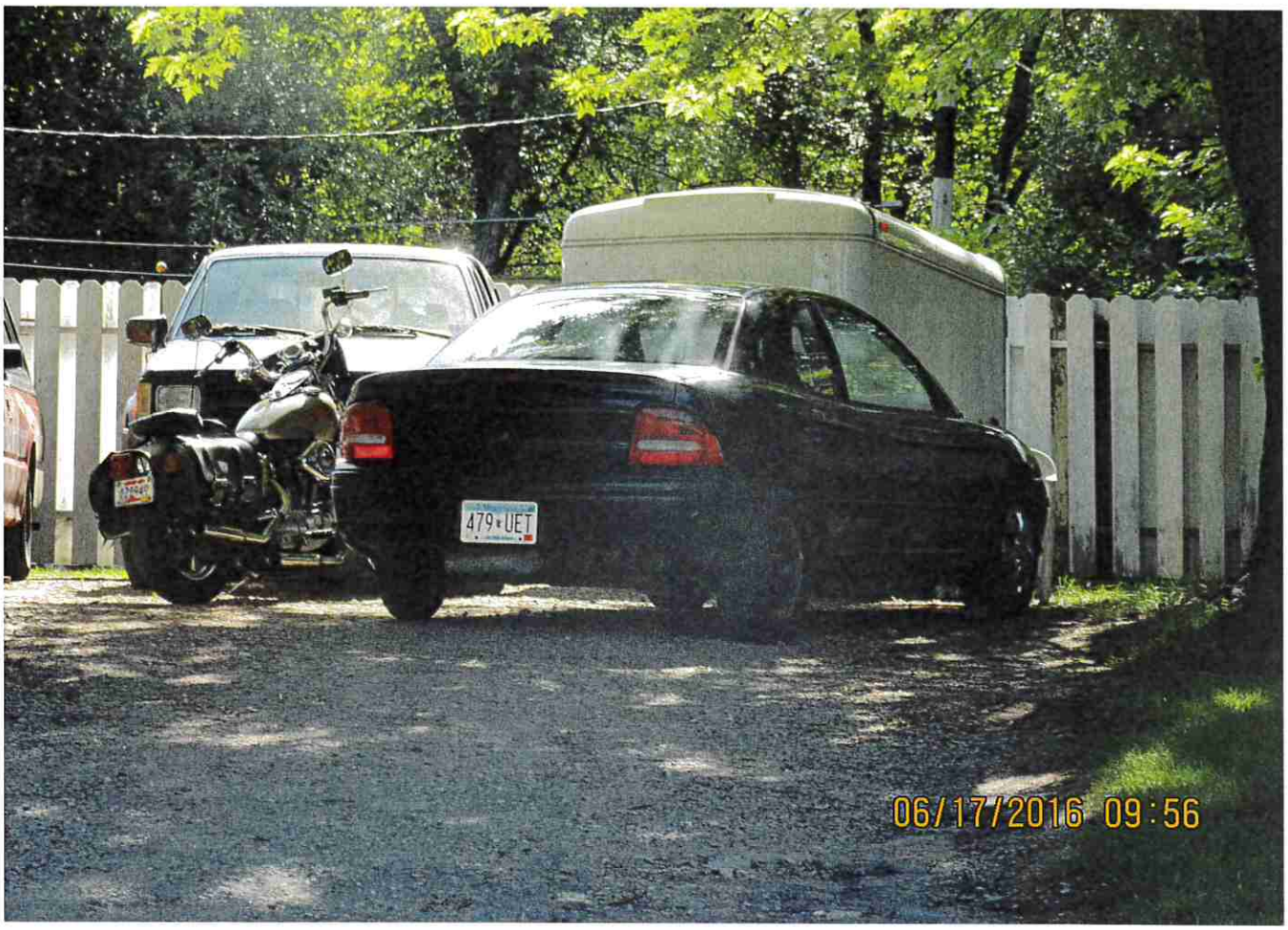
If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

Continued on next page

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Leya Drabczak
Housing Inspector
763-767-6420
Drabczak@coonrapidsmn.gov

cc: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06/17/2016 09:56

11155 Robinson Drive
Coon Rapids MN 55433
Tel 763-755-2880
Fax 763-767-6491
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

BUILDING UNFIT FOR HUMAN HABITATION (12-313)
COMPLIANCE ORDER (12-315)

February 21, 2013

HANSON MARVIN R
10841 KUMQUAT ST NW
COON RAPIDS, MN 55448

Re: Your property at 10841 KUMQUAT ST NW

Dear Mr. Hanson:

Please take **NOTICE** pursuant to City Code §12-313 that on September 9, 2012 your property at 10841 KUMQUAT ST NW was posted as unfit for human habitation. Based on the conditions in the home, described in more detail below, I hereby find that continued occupancy poses an immediate threat to health and safety. Please be advised that you have the right to appeal this determination by filing a written appeal within 10 days. An appeal form is attached for your convenience. If you file a written appeal the appeal will be scheduled before the Board of Adjustment and Appeals.

COMPLIANCE ORDER

Pursuant to City Code §12-315(2) I have determined that the home fails to meet the minimum requirements of City Code. The conditions that led to this determination from an inspection of the home on September 9, 2012 are:

- Wiring done to the home without permits or inspections.
- Open wiring.
- The electricity and gas have been disconnected to minimize any possible source of ignition.
- The water has been shut off.

Based on these conditions you are hereby **ORDERED** to correct the conditions by completing the following to obtain occupancy:

- The wiring must be corrected to meet code.
- A licensed electrician must deem the property electrically safe.
- The required inspections will be preformed after the permits are issued.
- The electricity and gas must be reconnected.
- The water must be turned on.

Permits must be acquired by a Minnesota State Licensed Contractors for all the above work. The water service will not be re-connected to the property until it has passed an inspection by the Chief Building Official and the necessary permits have been issued and fees have been paid.

No person will turn on City water to any premises without having authorization from the Chief Building Official.

Pursuant to City Code § 13-224 Chief Building Inspector May Issue Citations. The Chief Building Official and/or a designee may issue citations for violations of Title 13, Utilities.

The home will continue to be posted as unfit for human habitation unless all of the requirements above have been met. If you believe that this order is based on an erroneous interpretation of City Code, State or Federal law, you may appeal the order by filing a written appeal within ten days. You may use the appeal form attached to this Order.

While this Order is pending you may not transfer ownership of the property unless you provide a copy of this Order to the party to whom the transfer is made and notify the City prior to the transfer.

EXECUTION OF THIS ORDER

If you do not appeal the order, if you do not prevail on appeal, and if you do not comply with the conditions of the Order, the matter will be scheduled for a hearing before the City Council, at which hearing the City Council may remedy the conditions described above by hiring a contractor of the City's choosing and specially assess the costs of all repairs, staff time and administrative costs against the real estate. You will be given at least 10 days notice of the hearing before the City Council.

If you cannot afford to remedy the conditions described and wish to take care of the matter as soon as possible you may agree to have the City contract for the work and assess the costs against the real estate as a special assessment. If you choose to do so, a written agreement will be prepared for your signature. Please contact me if you wish to enter into such an agreement.

Lastly, please be advised that failing to comply with this Order or appeal within the time prescribed may be charged as a misdemeanor criminal offense.

Respectfully,

Douglas K. Whitney, P.E.
Chief Building Official, City of Coon Rapids

13-216 Disconnecting City Water Service.
(1) Any City water service customer or property owner responsible for paying for water service desiring to discontinue the use of City water must make a written request to disconnect the service to the Public Works Superintendent. The Public Works Superintendent will have the service at the curb stop box shut off by authorized personnel.[Revised 8/19/03, Ordinance 1812]
(2) No unauthorized person will shut off the water service.
(3) A fee to be determined from time to time by resolution of the City Council will be charged for disconnecting service. Such fee will include charges for restoring service.
(4) The Chief Building Official or the Public Works Superintendent, to protect the public health and safety and in order to protect the public water supply and/or private property, may order the City water service immediately disconnected to any property upon determining that any of the following conditions exist:
(a) The property is vacant;
(b) The property is unsecured;
(c) The property is determined to be uninhabitable or unsuitable for occupancy;
(d) Other utilities to the property providing heat and/or light have been shut off;
(e) The property has plumbing that is failing or unsafe; or
(f) That running water to the property creates an unsanitary or unsafe condition to anyone who may enter the property.
(g) The property owner or occupant has refused access by authorized officials as authorized by this Chapter. [Revised 9/16/08, Ordinance 1990]
(5) The water service will not be re-connected to the property until it has passed an inspection by the Chief Building Official and the necessary permits have been issued and fees have been paid. The inspection fee will be determined from time to time by resolution of the City Council.[Revised 9/16/08, Ordinance 1990]**1300.0030 PURPOSE AND APPLICATION.**

Subpart 1. **Purpose.** The purpose of this code is to establish minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

1300.0180 UNSAFE BUILDINGS OR STRUCTURES.

A building or structure regulated by the code is unsafe, for purposes of this part, if it is structurally unsafe, not provided with adequate egress, a fire hazard, or otherwise dangerous to human life.

Building service equipment that is regulated by the code is unsafe, for purposes of this part, if it is a fire, electrical, or health hazard; an unsanitary condition; or otherwise dangerous to human life. Use of a building, structure, or building service equipment constituting a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment is, for the purposes of this part, an unsafe use. Parapet halls, cornices, spires, towers, tanks, statuary, and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in the code are unsafe building appendages.

The building official may order any building or portion of a building to be vacated if continued use is dangerous to life, health, or safety of the occupants. The order shall be in writing and state the reasons for the action. All unsafe buildings, structures, or appendages are public nuisances and must be abated by repair, rehabilitation, demolition, or removal according to Minnesota Statutes, sections 463.15 to 463.26.

PERMIT

City of Coon Rapids

11155 Robinson Drive
Coon Rapids, MN 55433
763-767-6476
www.coonrapidsmn.gov

COON RAPIDS
Minnesota

Permit Type: Electrical
Permit Number: CR148706
CR148706

Date Issued: 12/12/2013

Site Address: 10841 Kumquat St

Lot: 16 Block: 5 Addition: Northdale 08th Add
PID: 24-31-24-21-0100
Use:

24-31-24-21-0100

Description:

Sub Type: Residential
Work Type: Repair
Description: Misc repairs/Safety inspection

1 Other

Comments: SEE NOTES FROM CR141477

Fee Summary:

Valuation: 240.00

Description	Amount	Revenue Code
Electrical Single Item(ELEC)	$40.00	10000.4254
Surcharge - Fixed (PSUR)	$5.00	10000.4671
Total:	**$45.00**	

Contractor:

- Applicant -

SUNFLAKE
9533 INVER GROVE TRL
INVER GROVE HGT MN 55076
(612) 213-2240

Owner:

Hanson Marvin R
10841 Kumquat St
Coon Rapids MN 55448
(763) 354-0591

PERMIT HOLDER AGREES TO ASSURE THAT HOUSE NUMBERS ARE PROPERLY DISPLAYED AT THE TIME OF FINAL INSPECTION.

Applicant/Permitee: Signature

Issued By: Signature

City of Coon Rapids
Inspection Results

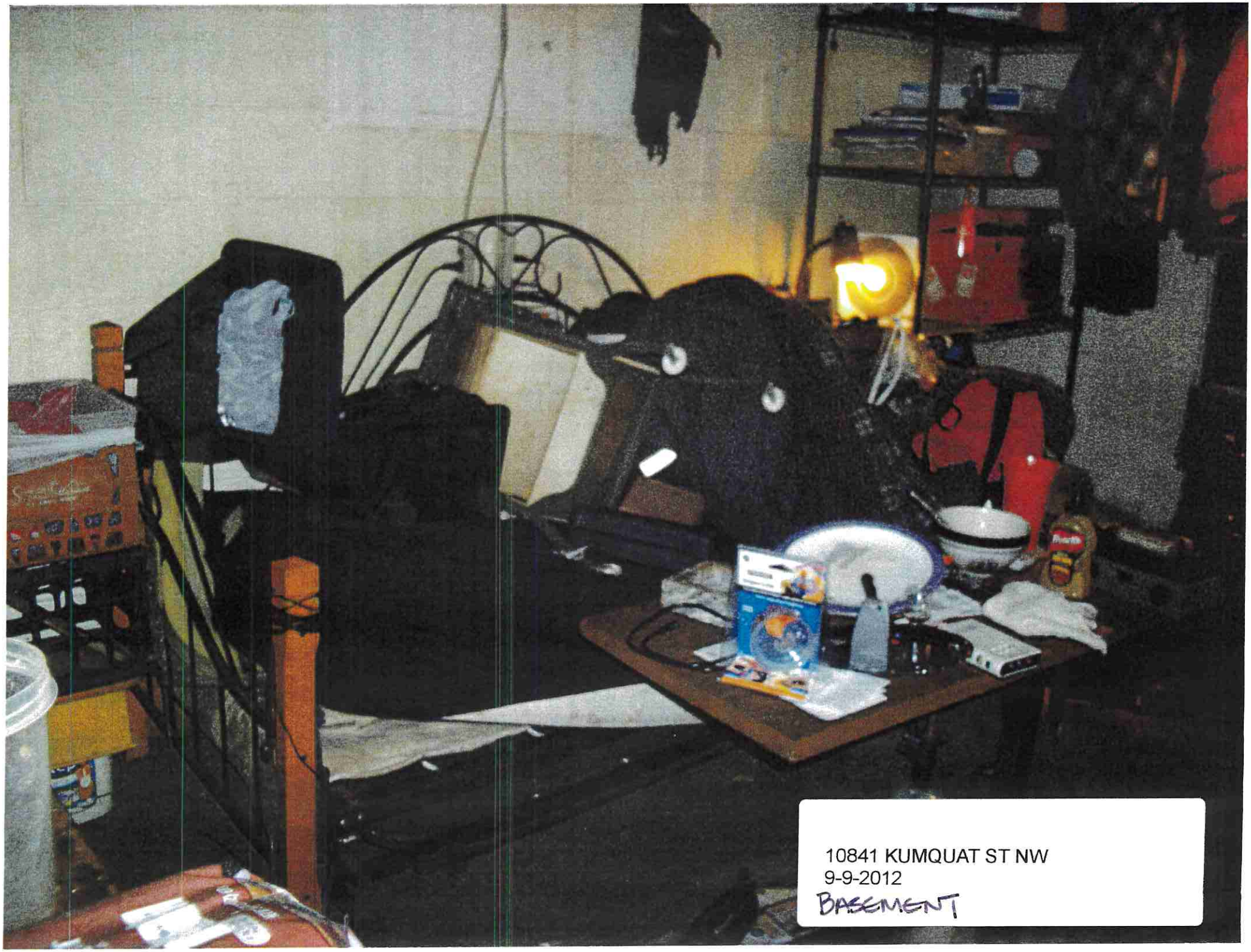
CR148706 - 10841 Kumquat St
Permit Type: Electrical
Sub Type: Residential
Work Type: Repair
Description: Misc repairs/Safety inspection

Date	Inspection Type	Inspected By	Result
12/12/2013	Electrical Final	Wade Hoffman	Correct work- call for reinspection

-Receptacles the serve counter tops in kitchen shall be GFCI protected (per NEC 210.8(a)(6)
-Install spark gaurd in back splash at kitchen location for receptacle
-There are receptacles with open grounds in upper bedrooms and basement above couch - repair as needed

12/20/2013	Electrical Final	Wade Hoffman	Pass

10841 KUMQUAT ST NW
9-9-2012
BASEMENT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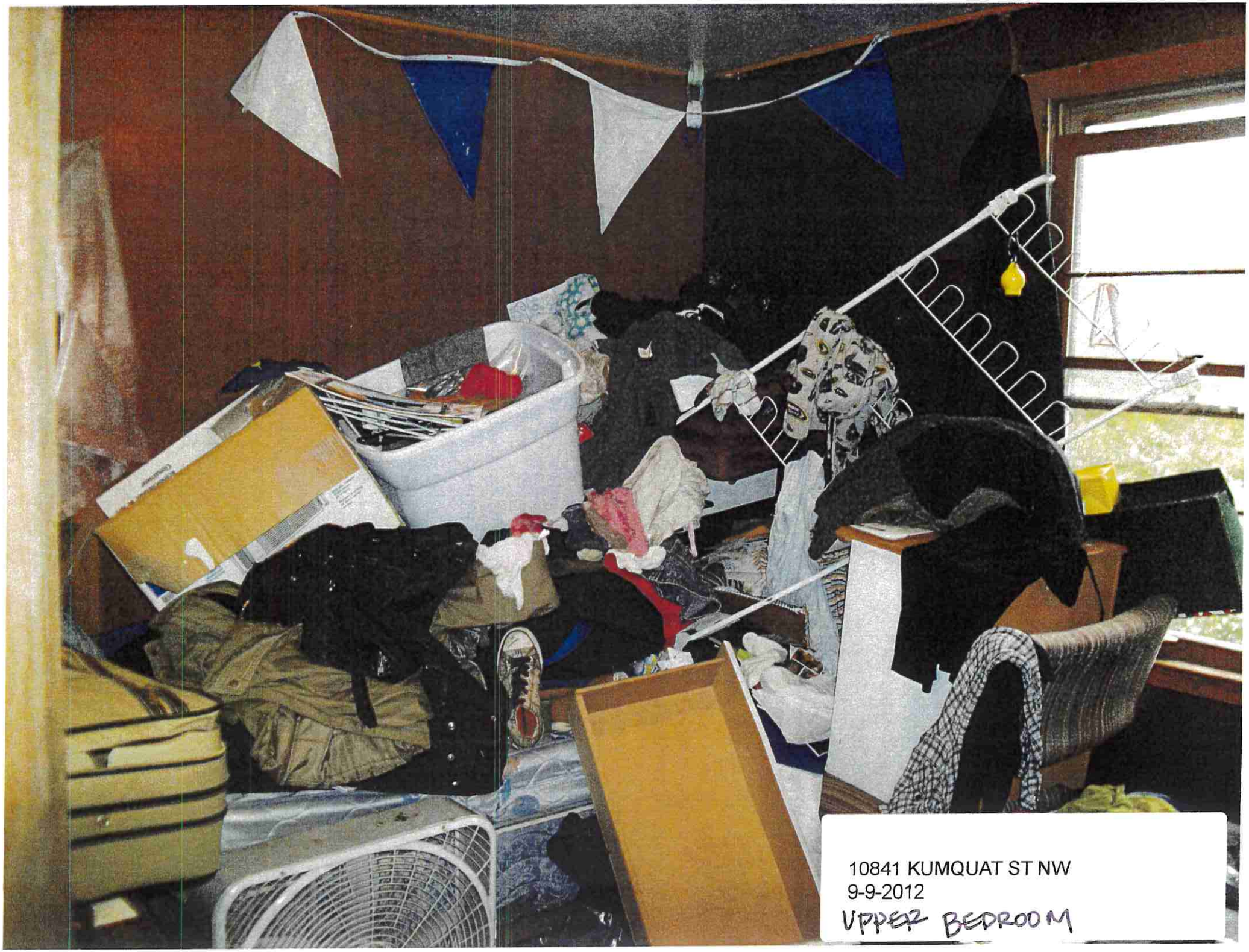
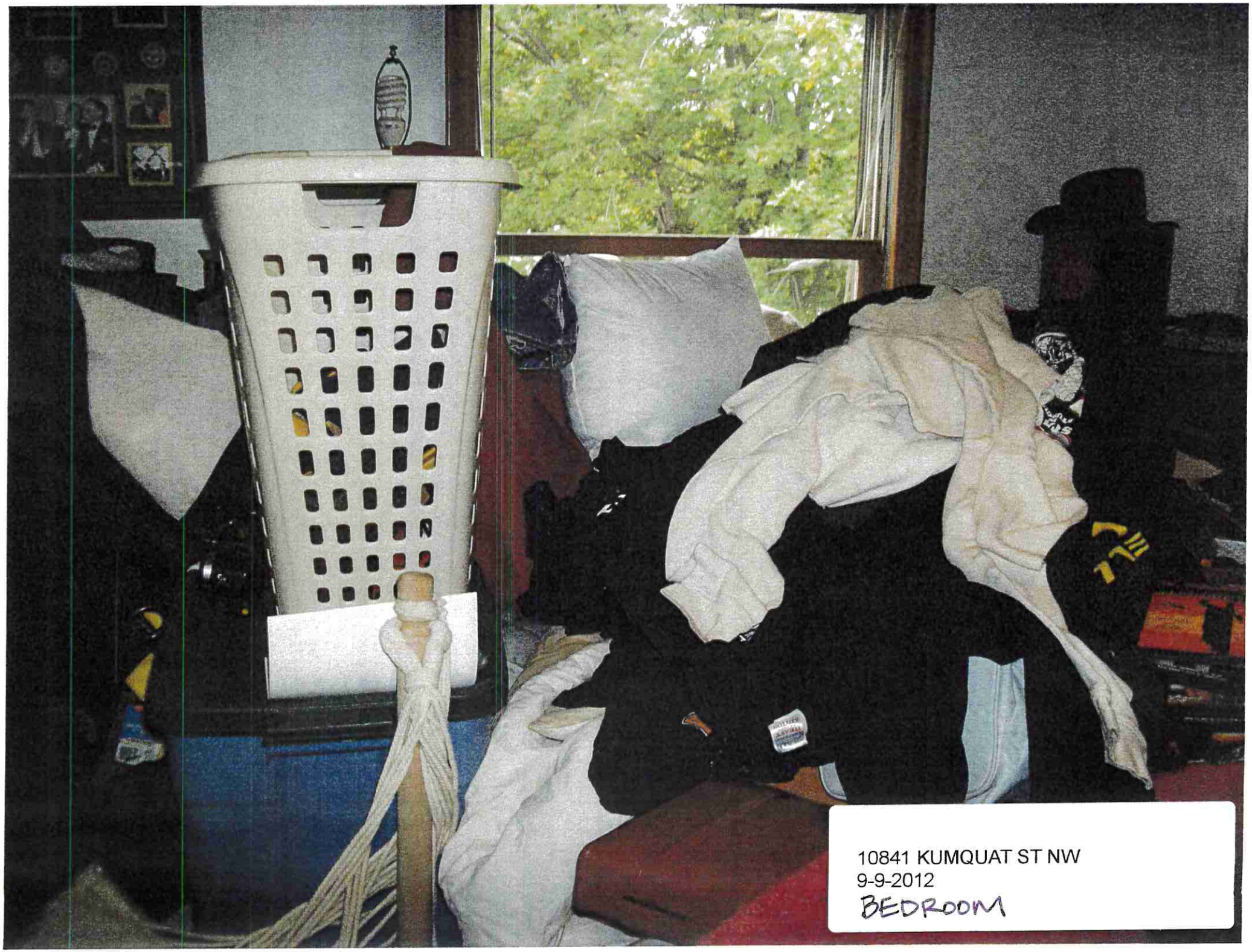
9-9-2012
BASEMENT


10841 KUMQUAT ST NW
9-9-2012
UPPER BEDROOM

10841 KUMQUAT ST NW
9-9-2012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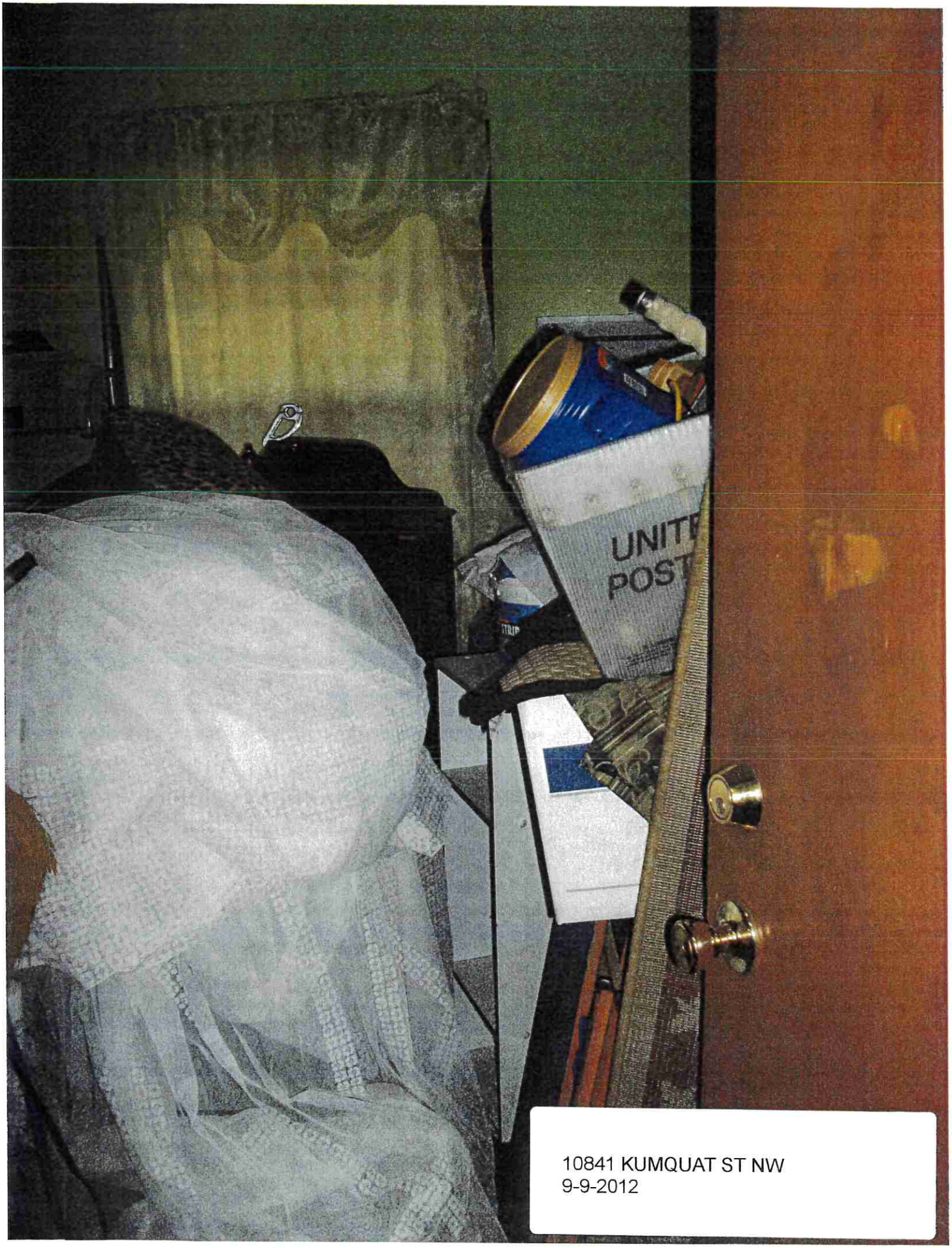
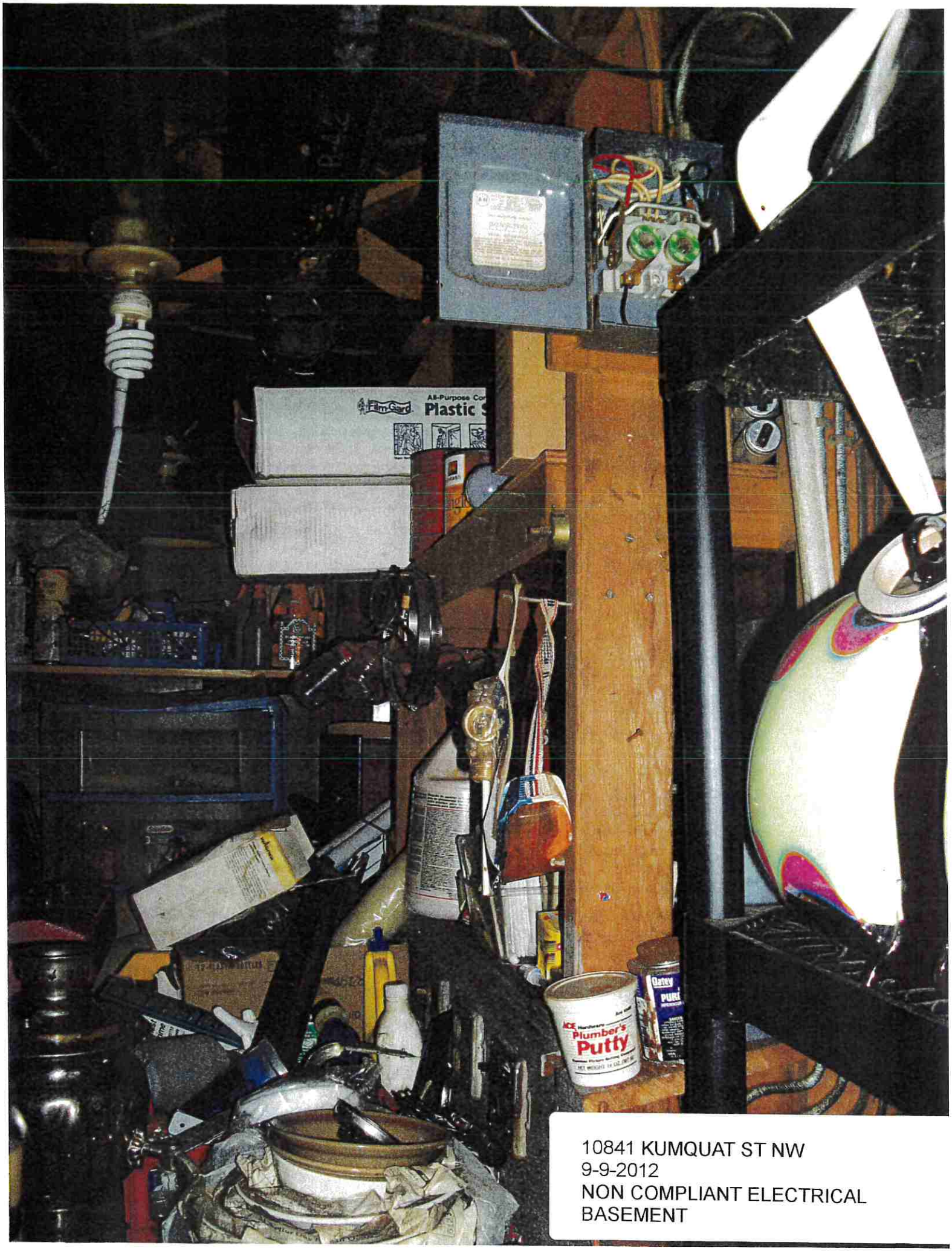
9-9-2012
BEDROOM

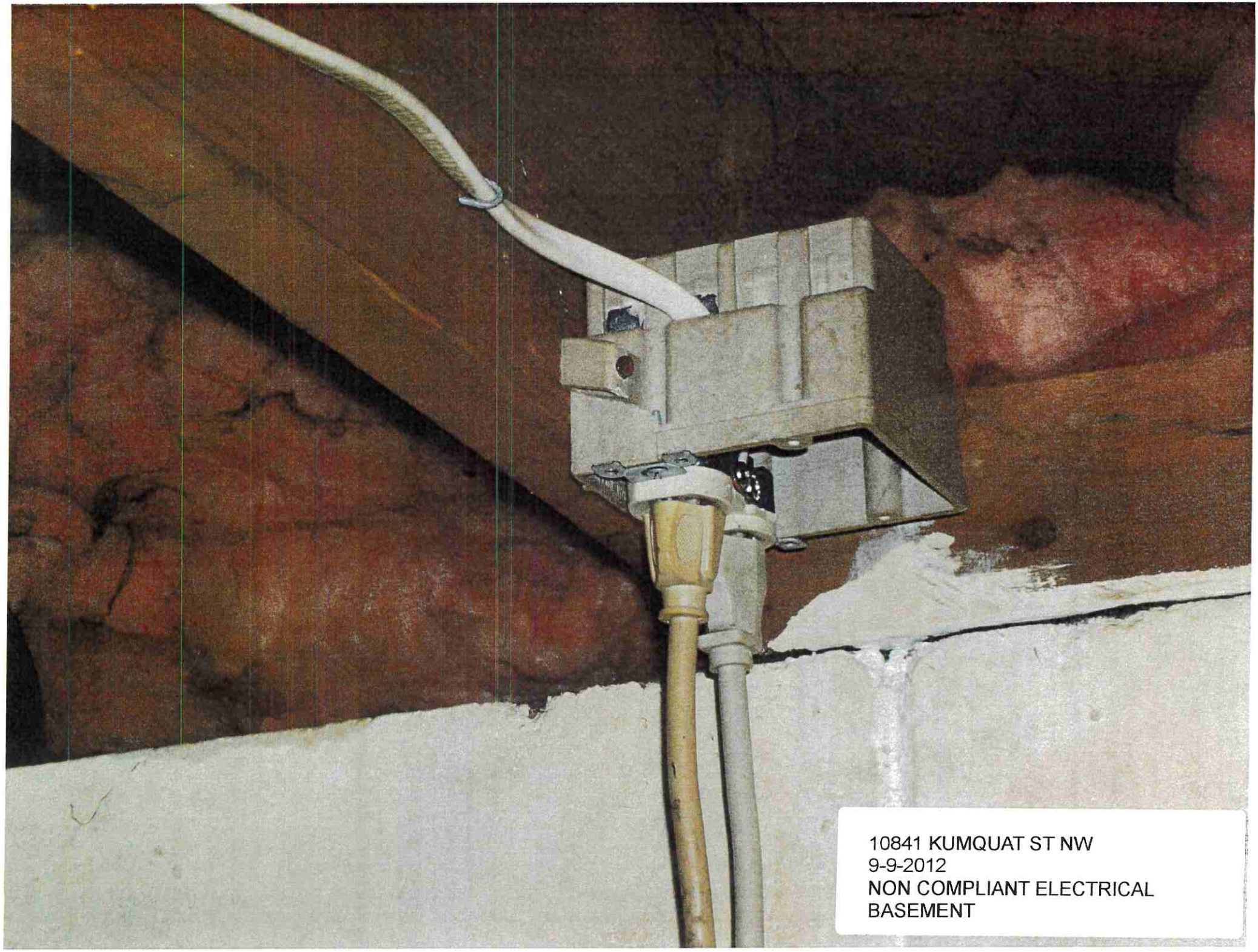


10841 KUMQUAT ST NW
9-9-2012

10841 KUMQUAT ST NW
9-9-2012
NON COMPLIANT ELECTRICAL
BASEMENT



10841 KUMQUAT ST NW
9-9-2012
NON COMPLIANT ELECTRICAL
BASEMENT



10841 KUMQUAT ST NW
9-9-2012
NON COMPLIANT ELECTRICAL
BASEMENT

10841 KUMQUAT ST NW
9-9-2012
NON COMPLIANT ELECTRICAL
BASEMENT

Board of Adjustment and Appeals - Regular Session **15.**

Meeting Date: 01/05/2017

Subject: 2016 Annual Report of the Board of Adjustment and Appeals

From: Cheryl Bennett, Housing and Zoning Coordinator

INFORMATION:
The 2016 Board of Adjustment and Appeals Annual Report is attached for your review and comment.

ACTION REQUESTED:
Staff recommends that the Board of Adjustment and Appeals accept the report.

Attachments

2016 Annual Report

2016 BOARD OF ADJUSTMENT AND APPEALS
ANNUAL REPORT

COMMISSIONERS

Aaron Vande Linde, Chair

Ronald Bradley

Teri Spano-Madden

Patricia Thorup

Tracy Wigen

CITY STAFF

Cheryl Bennett, Housing and Zoning Coordinator

Melissa Westervelt, Assistant City Attorney

SECRETARY

Amanda Staple, Time Saver Off Site Secretarial, Inc.

2016 BOARD OF ADJUSTMENT AND APPEALS
MEETING ATTENDANCE

Meeting/Commissioner	Vande Linde, Chair	Bradley	Spano-Madden	Thorup	Wigen
January	o	o	o	o	o
February	NO MEETING				
March	NO MEETING				
April	o	o	o	o	X
May	NO MEETING				
June	o	o	o	o	o
July	NO MEETING				
August	x	o	o	o	o
September	NO MEETING				
October	NO MEETING				
November	NO MEETING				
December	NO MEETING				

o = present x = absent

2016 Board of Adjustment and Appeals
Case Log

				Board		Council	
Case No.	**Petitioner Location**	**Description**	**Code Section**	**Date**	**Action**	**Date**	**Action**
16-01V	Bola Ojo-Akinwale 1787 132nd Ave NW	Special Assessment Objection - Administrative Citation Penalty - Building Materials, Junk & Debris	2-1104 8-109	1/7/2016	Affirm	1/19/2016	Approve
16-02V	Michael Happ 11624 Foley Blvd	Special Assessment Objection - Administrative Citation Penalty - No Rental License	2-1104 12-903(1)	1/7/2016	Affirm	1/19/2016	Approve
16-03V	Jeremy Gordon 9938 Cottonwood St	Special Assessment Objection - Administrative Citation Penalty - Home Occupation, Excessive Consumption of Services	2-1104 11-601.10(2) 12-317	1/7/2016	Affirm	1/19/2016	Approve
16-04V	Steve & Dawn VandeWalker 12452 Sycamore St	Special Assessment Objection - Administrative Citation Penalty - Boulevard Encroachments	2-1104 8-1000	1/7/2016	Affirm	1/19/2016	Approve
16-05V	Jon & Amber Young 2035 103rd Ave NW	Special Assessment Objection - Administrative Citation Penalty - Crime Free Housing Program	2-1104 12-915	1/7/2016	Affirm	1/19/2016	Approve
16-06V	Chiara Damiani 12213 Unity St	Special Assessment Objection - Administrative Citation Penalty - Long Grass	2-1104 8-502 8-503	1/7/2016	Affirm	1/19/2016	Approve
16-07V	Aaron Howe 10409 Quinn St	Special Assessment Objection - Administrative Citation Penalty - Junk Vehicles	2-1104 11-601.5	1/7/2016	Affirm	1/19/2016	Approve
16-08V	Don Smith 2030 115th Ave NW	Special Assessment Objection - Administrative Citation Penalty - Building Materials, Junk & Debris, Junk Vehicles	2-1104 8-109 11-601.5	1/7/2016	Affirm	1/19/2016	Approve
16-09V	John Becker 9526 115th Ave NW	Appeal Staff Decision		4/7/16 6/2/16	Postponed Affirm	n/a	n/a
16-10V	Nathaniel Mattson 505 120th Ln	Special Assessment Objection - Administrative Citation Penalty - Junk Vehicles	2-1104 11-601.5	8/4/2016	Affirm	8/16/2016	Approve
16-11V	Chris Miller and Steven Cashman 11529 Yucca St	Special Assessment Objection - Administrative Citation Penalty - No Rental License	2-1104 12-903(1)	8/4/2016	Affirm	8/16/2016	Approve
16-12V	Jeffrey Johnson 10640 Hanson Blvd	Special Assessment Objection - Administrative Citation Penalty - Junk Vehicles and Exterior Storage	2-1104 11-601.5 11-601.10(2)	8/4/2016	Affirm	8/16/2016	Approve
16-13V	Special assessment administratively removed	Special Assessment Objection - Administrative Citation Penalty -		8/4/2016	Removed	8/16/2016	Approve

2016 Board of Adjustment and Appeals
Case Log

16-14V	Eric Millette 9866 Ilex St	Special Assessment Objection - Administrative Citation Penalty - No Rental License	2-1104 12-903(1)	8/4/2016	Affirm	8/16/2016	Approve
16-15V	Nick Barlett 12041 Round Lake Blvd	Special Assessment Objection - Administrative Citation Penalty - No Rental License	2-1104 12-303(1)	8/4/2016	Affirm	8/16/2016	Approve
16-16V	Cassandra Evans 11417 Round Lake Blvd	Special Assessment Objection - Administrative Citation Penalty - Foundations, Exterior Walls, Roofs	2-1104 12-306(1)	8/4/2016	Affirm	8/16/2016	Approve
16-17V	William Homan 10030 Kumquat St	Special Assessment Objection - Administrative Citation Penalty - Building Materials, Junk & Debris, Junk Vehicles	2-1104 8-109 11-601.5	8/4/2016	Affirm	8/16/2016	Approve
16-18V	Brandon Patterson 13194 Yukon St	Special Assessment Objection - Administrative Citation Penalty - Parking and Drives	2-1104 11-603.2(7)(i)	8/4/2016	Affirm	8/16/2016	Approve
16-19V	Sherry DeShaw-DeBoer 12032 Crocus St	Special Assessment Objection - Administrative Citation Penalty - Junk Vehicles	2-1104 11-601.5	8/4/2016	Affirm	8/16/2016	Approve
16-20V	Geraldine Nelson 13165 Orchid St	Special Assessment Objection - Administrative Citation Penalty - Location of Containers	2-1104 8-206(4)	8/4/2016	Rescind	8/16/2016	Approve
16-21V	Valerie Koivu Gustafson 11442 Osage St	Special Assessment Objection - Administrative Citation Penalty - Building Material, Junk and Debris	2-1104 8-109	8/4/2016	Affirm	8/16/2016	Approve
16-22V	Darlene Revell-Blue 249 102nd Ln	Special Assessment Objection - Administrative Citation Penalty - Junk Vehicles	2-1104 11-601.5	8/4/2016	Affirm	8/16/2016	Approve
16-23V	John Ruff 11757 Wren St	Special Assessment Objection - Administrative Citation Penalty - Building Material, Junk and Debris	2-1104 8-109	8/4/2016	Rescind	8/16/2016	Approve
16-24V	Michael Moriarty 3931 Coon Rapids Blvd	Special Assessment Objection - Administrative Fine - Tenant Background Checks and Rosters	12-908 12-917	8/4/2016	Reduce to $7,750	8/16/2016	Approve