

# *City of Falcon Heights Planning Commission*

City Hall  
2077 W. Larpenteur Avenue

Tuesday, November 27, 2018  
7:00 p.m.

## **A G E N D A**

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL:           Chair Larkin \_\_\_\_\_           Samatar \_\_\_\_\_  
                                  Williams \_\_\_\_\_           Stemper \_\_\_\_\_  
                                  Sunderland \_\_\_\_\_           Kotelnicki \_\_\_\_\_  
                                  Council Liaison Miazga \_\_\_\_\_   Staff Liaison Markon \_\_\_\_\_

C. APPROVAL OF MINUTES - July 24, 2018, October 3, 2018, October 23, 2018  
(unofficial)

D. PUBLIC HEARING

1. Consider request for zoning amendment allowing adult day centers in City business districts
2. Consider request for Conditional Use Permit for adult day center at 1550 Larpenteur Avenue (Falcon Heights Town Square)

E. OLD BUSINESS

1. Consider revisions to 2040 Comprehensive Plan

F. INFORMATION AND ANNOUNCEMENTS

G. ADJOURN

If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

**City of Falcon Heights  
City Hall  
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission  
Tuesday, July 24, 2018  
7:00 p.m.**

**A: CALL TO ORDER:** The meeting was called to order by Commission Chair Larkin at 7:00 pm.

**B: ROLL CALL:**

**Present:** Larkin, Samatar, Williams, Murphy, Sunderland, Stemper

**Staff Liaison:** Thongvanh

**Council Liaison:** Miazga

**Absent:** Kotelnicki

**C. APPROVAL OF MINUTES for June 26, 2018**

**Approved by unanimous consent.**

**D. AGENDA**

1. Discussion: How To Engage The Community On The Comprehensive Plan
  - a. Chair Larkin asked about including information in the Falcon Heights web newsletter to inform the community about the Comprehensive Plan community engagement.
  - b. Commissioner Williams suggested that the Night to Unite block parties could be a good opportunity to engage neighbors.
  - c. Council Member Miazga summarized the methods of contacting the public concerning the Comp Plan: Falcon Heights Facebook page, weekly Falcon Heights newsletter, other commissions informing people, flyers and article in the Roseville Review and Park Bugle.
  - d. Chair of the Engagement commission Shirley Reider suggested that the two commissions should be coordinating their efforts in engaging the community.

- e. Commissioner Murphy suggested Falcon Heights hold additional community meetings to continue to engage the community in the scope of the Comp Plan.
- f. Chair Larkin suggested that Ryan be tasked with summarizing the Comp Plan in an effort to encourage an easier read of the scope of the plan and have a document that can be shared with other commissions.
- g. The Planning Commission has scheduled September 25<sup>th</sup> for an open meeting to engage and discuss the Comp Plan with attendees at City Hall.
- h. The sections of the Comp Plan are assigned as follows:

Sunderland	<ul style="list-style-type: none"> <li>I. Background           <ul style="list-style-type: none"> <li>1. Purpose and Scope</li> <li>2. Vision and Objectives</li> <li>3. The City of Falcon Heights</li> <li>4. Demographics, Assumptions and Projections</li> <li>5. Community Input and Plan Process</li> </ul> </li> </ul>
Samatar (Kotelnicki)	<ul style="list-style-type: none"> <li>II. Housing           <ul style="list-style-type: none"> <li>1. Introduction</li> <li>2. Existing Affordable Housing</li> <li>3. Future Affordable Housing</li> </ul> </li> </ul>
Larkin	<ul style="list-style-type: none"> <li>III. Land Use</li> </ul>
Miazga	<ul style="list-style-type: none"> <li>1. General Land Use in Falcon Heights           <ul style="list-style-type: none"> <li>2. The Larpenteur and Snelling Corridors</li> <li>3. Neighborhoods</li> <li>4. Commercial/Business Areas</li> <li>5. Agricultural and Institutional Lands</li> </ul> </li> </ul>
Murphy	<ul style="list-style-type: none"> <li>IV. Community Systems and Services           <ul style="list-style-type: none"> <li>1. Parks and Open Spaces</li> <li>2. Other Community Facilities and Services</li> </ul> </li> </ul>
Williams Stemper	<ul style="list-style-type: none"> <li>V. Protecting Special Resource           <ul style="list-style-type: none"> <li>1. Natural Resources</li> <li>2. Historic and Cultural Resources</li> </ul> </li> <li>VI. Economic Development</li> <li>VII. Implementation           <ul style="list-style-type: none"> <li>1. Land Use</li> <li>2. Zoning and Subdivision Ordinances</li> <li>3. Housing</li> <li>4. Storm Water Management Plan</li> <li>5. Capital Improvements Program</li> </ul> </li> </ul>

- i. Discussion of changes in Land Use map concerning the Larpenteur corridor in regard to P1 designation vs Mixed use. Community feedback was referenced and a chronology of Falcon Heights City Council decision process.

Current draft reflects P1 designation for University owned lands along the Larpenteur Corridor.

#### **E. INFORMATION AND ANNOUNCEMENTS**

1. Chair Larkin wishes to thank Commissioner Sunderland for his article addressing the Comprehensive Plan and community participation in the process that was published in the Roseville Review.
2. Chair Larkin also wishes to thank Commissioner Williams for his efforts in creating a brochure to be used at the Ice Cream social to inform the public about the Comprehensive Plan and encourage questions and participation in the draft process.
3. Ryan was introduced to the commission who will fill the role of Paul Moretto on an interim basis. Ryan works for WSB and has experience with community planning.
4. The Ice Cream social has been rescheduled tentatively for August 14<sup>th</sup>.

#### **F. ADJOURN**

Adjourned at 8:52 pm

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John Larkin, Chair

Dated this 24th day of July, 2018

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Steve Sunderland, Secretary

**City of Falcon Heights  
City Hall  
2077 W. Larpenteur Avenue**

**Minutes - Planning Commission Special Meeting  
Wednesday, October 3, 2018  
7:00 p.m.**

**A: CALL TO ORDER:** The meeting was called to order by Commission Chair Larkin at 7:00 pm.

**B: ROLL CALL:**

**Present:** Larkin, Kotelnicki, Stemper, and Williams

**Council Liaison:** Miazga

**Staff Liaisons:** Krzos and Markon

**Absent:** Murphy, Samatar, and Sunderland

**D. PUBLIC HEARING**

1. Variance Application from 1411 Larpenteur Ave

Chair Larkin invited the applicant, Carl Richardson, 1411 Larpenteur Ave, to the podium to discuss his proposed project. Mr. Richardson shared that after moving in a year ago, began thinking about his yard. They wanted to develop a space to host people and events for a nice space to gather with some privacy. The request is for a fence to have screening to block bright lights from the neighboring business.

Larkin asked for clarification about the location of the fence. Mr. Richardson noted that the fence will not run along the entire backyard, but only about half of the east side and up to the pergola. There was further clarification about the continuous height of the fence, which will be eight feet for the entire fence and level along the top.

Krzos summarized the staff report and what the commission would be acting on. Because of the unique topographical features of the fence, a variance is warranted. He reiterated that the planning commission approve a motion recommending approval of the variance, which the City Council would consider at the October 10 meeting.

Chair Larkin opened the public hearing.

There were no further comments.

Chair Larkin closed the public hearing.

Kotelnicki moved, Stemper seconded to recommend approval of the variance for 1411 Larpenteur Ave; motion carried.

#### **E. INFORMATION AND ANNOUNCEMENTS**

Deborah Alexander, 1700 Albert St N, addressed the Planning Commission regarding the dry cleaners and further discussion about greater information regarding property changes in the city. Larkin clarified that during the comprehensive plan planning, the Commission did not recommend any changes to the existing zoning along Larpenteur Ave between Snelling and Hamline.

Ms. Alexander asked for clarification for increased density and well-designed affordable housing and aging in place. Councilmember Miazga noted that there are limited changes to land use because of the lack of developable land and that the city does have the ability to control land use changes during the planning commission process.

Ms. Alexander reiterated that she would like to see more information from the city. Krzos shared that the city does not become involved in private real estate discussions unless there is a proposal for different use. Kotelnicki shared that the Ramsey County GIS services is the best way to research property ownership.

Miazga asked for clarification about changes to land use. Krzos noted that any changes regarding rezoning do require a public hearing noticed published in the Roseville Review and a letter mailed to nearby property owners. Williams asked about information published online, and Markon noted there is a page on the Planning Commission section of the website where public hearing notices are added.

#### **F. ADJOURN**

Adjourned at 7:40 PM.

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John Larkin, Chair

Dated this 23rd day of October, 2018

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Justin Markon, Recorder

**City of Falcon Heights  
City Hall  
2077 W. Larpenteur Avenue**

**Unofficial Minutes  
Planning Commission Regular Meeting  
Tuesday, October 23, 2018  
7:00 p.m.**

**A. CALL TO ORDER:** The meeting was called to order by Commission Chair Larkin at 7:15 pm.

**B. ROLL CALL:**

**Present:** Larkin, Murphy, and Williams

**Council Liaison:** Miazga

**Staff Liaisons:** Markon

**Absent:** Kotelnicki, Samatar, and Sunderland

There was not a quorum, so no official business was conducted.

**C. APPROVAL OF MINUTES – July 24, 2018, October 3, 2018**

The minutes were tabled until the next meeting.

**D. INFORMATION AND ANNOUNCEMENTS**

Chair Larkin shared information related to the proposed strategic plan at the University of Minnesota. He encouraged residents to attend upcoming public meetings and learn about potential upcoming changes.

**E. ADJOURN**

Adjourned at 7:23 PM.

**F. WORKSHOP**

Members of the Planning Commission and Environment Commission discussed the 2040 Comprehensive Plan. Also discussed was the open house on September 25, 2018. Scott Wilson, 1889 Snelling Avenue North, encouraged the Commission to remove the

properties along the west side of Snelling Avenue, between Questwood Drive and Roselawn Avenue, from consideration for future redevelopment.

Those assembled from the Planning and Environment Commissions discussed the Environment Commission's work updating the plan to include more information about sustainability and resiliency in the plan. Since there was no quorum of the Planning Commission, there were no votes taken on the suggestions.

The workshop ended at 9:00 PM.

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John Larkin, Chair

Dated this 27th day of November, 2018

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Justin Markon, Recorder





**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	November 27, 2018
<b>Agenda Item</b>	D1
<b>Attachment</b>	See list below
<b>Submitted By</b>	Justin Markon, Community Development Coordinator

<b>Item</b>	Proposed code amendment related to zoning of adult day centers
<b>Description</b>	<p>The City received a Planning Application and request to add an adult day center in Falcon Heights. Currently, the City Code reads that child care facilities are allowed in business districts as a conditional use. City Code does not address adult day care facilities. In order to open a center in Falcon Heights, the language must be added to our Code.</p> <p>Code amendments may be petitioned by the city council, planning commission, or by the property owner whose property would be affected by the proposed amendment. Sherman Associates, property owner of 1550 Larpenteur Avenue, commonly known as Falcon Heights Town Square, is petitioning to amend the City Code and open an adult day center on the ground level of their building.</p> <p>The other consideration for a zoning code amendment is its consistency with the comprehensive plan. An adult day center is not fundamentally different from a child care center, which is allowed in business zones. Staff believe adding adult day centers as conditional use in the zoning code is consistent with the comprehensive plan.</p> <p>Staff researched adult day centers in nearby communities. The findings show that adult care is zoned similarly to child care in the Twin Cities metro area. Staff also spoke with the Minnesota Department of Human Services about adult day centers and the licensing process. There are currently 39 adult day care centers in Ramsey County.</p>
<b>Budget Impact</b>	No impact
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• Planning Application with supporting documents</li> <li>• Mailed public hearing notice to adjoining property owners</li> </ul>
<b>Action(s) Requested</b>	Staff recommends approval of proposed City Code amendment to allow adult day centers in City business districts.



# City of Falcon Heights Planning Application

### Action Requested By:

Name of Property Owner Falcon Heights town square limited Partnership  
 Phone (h) \_\_\_\_\_ (w) 612-332-3000  
 Address of Property Owner 233 Park Ave S. # 201 Minneapolis Mn. 55415  
 Name of Applicant (if different) Brad Goering  
 Address SAME Phone SAME

### Property Involved:

Address 1550 Larpenieur Ave W. Falcon Heights Mn. 55113  
 Legal Description Falcon Heights town square second lot 1 Block 1

Property Identification Number (PIN) 222923220148

### Present Use of Property (check one):

- |   |   |
|---|---|
| <input type="checkbox"/> Single Family Dwelling     | <input checked="" type="checkbox"/> Business/Commercial |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input type="checkbox"/> Government/Institutional       |
| <input type="checkbox"/> Multi Family Complex       | <input type="checkbox"/> Vacant Land                    |

### Action Requested (NON-REFUNDABLE):


- |   |   |
|---|---|
| <input type="checkbox"/> Variance (\$500.00)                              | <input type="checkbox"/> Lot Split (\$250.00)         |
| <input checked="" type="checkbox"/> Conditional Use Permit (\$500.00)     | <input type="checkbox"/> Site Plan Review (\$100.00)  |
| <input checked="" type="checkbox"/> Rezoning, Zoning Amendment (\$500.00) | <input type="checkbox"/> Subdivision (Fee on request) |
| <input type="checkbox"/> Comprehensive Plan Amendment (\$550.00)          | <input type="checkbox"/> Other (Please Specify) _____ |

*The above Application Fees do not include any additional fees that might be required, including legal, engineering, consulting and additional City services. Applicants should meet with City Staff prior to submitting application to discuss applicable ordinances, required attachments, timelines and fees.*

### Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

SEE attached Exhibit "A"

**I certify that all statements on this application are true and correct:**

  
**Signature of Property Owner (required)**  
christopher L. sherman  
Vice President

  
**Signature of Applicant (if applicable)**  
Brad Goering  
Broker/Project Manager

**Brad Goering**

Exhibit "A"

1 of 3 PAGES

**From:** Brad Goering  
**Sent:** Tuesday, October 16, 2018 3:14 PM  
**To:** 'Justin Markon'  
**Cc:** Brad Goering; Heather Kvanbeck (hkvanbeck@mohagenhansen.com)  
**Subject:** FW: 1550 Larpenteur Ave West/Proposed Adult Day Care Facility in commercial space  
**Attachments:** PLANNING APPLICATION.pdf

Good afternoon Justin, et al.

Yes we will proceed with the application and meetings listed above and below.

Thank you again for your assistance with this process.

Sincerely,

**Brad Goering**

*Broker / Project Manager / Craftsman Construction Inc.*

233 Park Ave South, Suite 201

Minneapolis, MN 55415

Direct (612) 604-0862

Main (612) 332-3000

Fax (612) 332-8119

Cellular (612) 868-7355

[bgoering@sherman-associates.com](mailto:bgoering@sherman-associates.com)

[www.sherman-associates.com](http://www.sherman-associates.com)

*"Building Communities. Enriching Neighborhoods."*



**From:** Justin Markon [mailto:justin.markon@falconheights.org]  
**Sent:** Tuesday, October 16, 2018 2:07 PM  
**To:** Brad Goering <bgoering@sherman-associates.com>  
**Subject:** RE: 1550 Larpenteur Ave West/Proposed Adult Day Care Facility in commercial space

Hi Brad,

Thank you for sending this information. I discussed with our City Administrator and City Attorney. An adult day center is not currently permissible in the Falcon Heights city code. We would have to add a line to our code. The code currently reads as follows:

Section 113-179 – B-3 Snelling and Larpenteur community business district

Subsection (d) - *Conditional uses* . The following uses are permitted subject to the issuance of a CUP:

...(4) Child care and nurse school facilities subject to licensing by the state.

To allow an adult day care center, we would have to add "Adult and child care..." to the city code. This requires a zoning amendment and public hearing before the Planning Commission and City Council. We would be able to hear this at the November 27 meeting of the Planning Commission and then the December 12 City Council meeting. This petition requires a Planning Application, which is attached here. There are two pieces, the zoning amendment and a conditional use permit, which would be considered at the same meeting.

Please let me know how you would like to proceed, and do not hesitate to call or email if you have questions.

Thanks much!

-Justin

*Justin Markon*

Community Development Coordinator  
City of Falcon Heights  
Office: 651-792-7613  
Fax: 651-792-7610

*"The City that Soars"  
"Families, Fields and Fair"*

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**From:** Brad Goering [<mailto:bgoering@sherman-associates.com>]  
**Sent:** Friday, October 12, 2018 3:48 PM  
**To:** Justin Markon <[justin.markon@falconheights.org](mailto:justin.markon@falconheights.org)>  
**Cc:** Brad Goering <[bgoering@sherman-associates.com](mailto:bgoering@sherman-associates.com)>  
**Subject:** RE: 1550 Larpenteur Ave West/Proposed Adult Day Care Facility in commercial space

Good afternoon Justin.  
I have attached additional information for your review.  
Have a nice weekend.  
Sincerely,  
Brad

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**From:** Justin Markon [<mailto:justin.markon@falconheights.org>]  
**Sent:** Thursday, October 04, 2018 4:18 PM  
**To:** Brad Goering <[bgoering@sherman-associates.com](mailto:bgoering@sherman-associates.com)>  
**Subject:** RE: 1550 Larpenteur Ave West/Proposed Adult Day Care Facility in commercial space

Hi Brad,

Nice to talk with you as well. I will take a look at our City Code and confer with the City Administrator, who is out of the office today.

Thanks much!

-Justin

*Justin Markon*

Community Development Coordinator  
City of Falcon Heights  
Office: 651-792-7613  
Fax: 651-792-7610

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"Families, Fields and Fair"*

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**From:** Brad Goering [<mailto:bgoering@sherman-associates.com>]  
**Sent:** Thursday, October 04, 2018 3:19 PM  
**To:** Justin Markon <[justin.markon@falconheights.org](mailto:justin.markon@falconheights.org)>

**Cc:** Brad Goering <[bgoering@sherman-associates.com](mailto:bgoering@sherman-associates.com)>

**Subject:** 1550 Larpenteur Ave West/Proposed Adult Day Care Facility in commercial space

Good afternoon Justin.

It was nice to speak with you a moment ago. I am emailing to confirm we have connectivity.

Sincerely,

**Brad Goering**

*Broker / Project Manager / Craftsman Construction Inc.*

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*"Building Communities. Enriching Neighborhoods."*





P.O. Box 64097  
Saint Paul, MN 55164-0097

\*222923220148\*

**2018 Property Tax Statement** **2018**  
2017 Values for Taxes Payable in

VALUES AND CLASSIFICATION				
Taxable Payable Year		2017	2018	
<b>Step 1</b>	Estimated Market Value	\$ 14,874,700	\$ 16,558,000	
	Improvements Excluded			
	Homeslead Exclusion	0	0	
	Taxable Market Value	14,874,700	16,558,000	
	New Improvements/ Expired Exclusions			
	Property Classification			
		Apartment Qual 4d Housing Comm/Ind	Apartment Qual 4d Housing Comm/Ind	
	Value Notice sent March 2017			
	<b>PROPOSED TAX NOTICE</b>			
	<b>Step 2</b>	Proposed tax sent in November 2017.		<b>\$ 286,052.00</b>
*Note: Did not include special assessments or referenda approved by the voters at the 2017 November election.				
<b>PROPERTY TAX STATEMENT</b>				
<b>Step 3</b>	First-half taxes due 5/15/2018		154,922.00	
	Second-half taxes due 10/15/2018		154,922.00	
	Total Taxes Due in 2018:		<b>309,844.00</b>	



139860700\*\*G50\*\*1.03\*\*2/3\*\*\*\*\*AUTO5-DIGIT 55401  
FALCON HEIGHTS TOWN SQUARE LP  
233 PARK AVE STE 201  
MINNEAPOLIS MN 55415-1132

**PROPERTY ADDRESS**  
1550 LARPENTEUR AVE W  
**ABBREVIATED TAX DESCRIPTION**  
FALCON HGHTS TN SQ SECOND  
LOT 1 BLK 1

**PROPERTY IDENTIFICATION NUMBER (P.I.N.)**  
222923220148 3331

**CURRENT STEP** →

2017	2018	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <b>If box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
242,778.00	309,844.00	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
242,778.00	309,844.00	5. Property taxes after credits
<b>Property Tax by Jurisdiction</b>		
956.00	482.80	6. Ramsey County
72.39	37.39	a. Regional Rail Authority
87.37	43.82	b. County Library
492.05	310.15	7. City or Town - FALCON HEIGHTS
21,703.74	22,598.37	8. State General Tax
		9. School District 623
17,635.77	21,969.99	a. Voter approved levies
8,604.12	11,279.33	b. Other local levies
		10. Special taxing districts
50.39	25.31	a. Metropolitan special taxing districts
39.16	26.00	b. Other special taxing districts
174,634.47	232,918.60	c. Tax increment 229
18,502.54	20,152.24	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
242,778.00	309,844.00	12. <b>Total property tax before special assessments</b>
0.00	0.00	13. Special assessments and charges added to this property tax statement for taxes payable in 2018
		a.
		b.
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 242,778.00	\$ 309,844.00	14. <b>Total Property Tax and Special Assessments</b>

**PROPERTY TAX REFUNDS**

**You may be eligible for one or more refunds**

that reduce your property taxes in 2018 – even if you haven't been eligible before.

See enclosed insert for details or visit [revenue.state.mn.us](http://revenue.state.mn.us)

**CONTACT INFORMATION**

[ramseycounty.us/property](http://ramseycounty.us/property)  
90 Plato Blvd. West, Saint Paul, MN 55107

**General – taxes, payments, addresses, special assessments**  
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

**Assessing services – value, classification, exemptions**  
AskCountyAssessor@ramseycounty.us | 651-266-2131

**Homestead**  
AskHomesteads@ramseycounty.us | 651-266-2040

**Delinquent taxes**  
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002





Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID 222923220148  
 Parcel Status Active  
 Property Address 1550 LARPEUR AVE W  
 FALCON HEIGHTS, MN 55113-6363  
 Sec/Twp/Rng 22/029/023  
 Brief Tax Description FALCON HGHTS TN SQ SECOND  
 LOT 1 BLK 1  
 (Note: Not to be used on legal documents)  
 Parcel Area 2.59 Acres  
 Parcel Width 0 Feet  
 Parcel Depth 0 Feet  
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)  
 Tax Classification 3A-Commercial/Industrial/Public Utility; 4D-Qual. Low Income-Land/Bldg; 4A-Rental/Residential Non-Homestead 4 or More Unit  
 Roll Type Real Property  
 Municipality FALCON HEIGHTS  
 School District ISD #623  
 Watershed CAPITAL REGION W/S  
 TIF District 0229-0 FH Redevelopment #1-3; 0229-0  
 Land Use Code 408 M - APT OR COMPLEX 100+ UNITS  
 \* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.  
 \* Please contact the zoning authority for information regarding zoning.  
 \* To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Falcon Heights Town Square Lp	233 Park Ave S Ste 201 Minneapolis MN 55415-1132

Current Tax Year

\*Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2018		Second Half Due 10-15-2018	
Amount Due	\$132,719.00	Amount Due	\$132,719.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$132,719.00	Sub Total	\$132,719.00
Payments Made	(\$132,719.00)	Payments Made	(\$132,719.00)
Balance Due	\$0.00	Balance Due	\$0.00

Total Due \$0.00

Tax Summary

	2018 Payable	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Estimated Market Value	\$14,200,000	\$13,000,000	\$12,400,000	\$11,600,000	\$10,700,000
Taxable Market Value	\$14,200,000	\$13,000,000	\$12,400,000	\$11,600,000	\$10,700,000
+ Net Tax Amount	\$265,438.00	\$212,024.00	\$210,606.00	\$197,934.00	\$196,878.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes	\$265,438.00	\$212,024.00	\$210,606.00	\$197,934.00	\$196,878.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$265,438.00	\$212,024.00	\$210,606.00	\$197,934.00	\$196,878.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2018	10/5/2018	10/5/2018	Payment	(\$132,719.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$132,719.00)
2018	7/24/2018	5/9/2018	Reallocate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	7/24/2018		Charge Adjustment	(\$2.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.00)
2018	7/24/2018		Charge Adjustment	\$2.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00
2018	5/9/2018	5/9/2018	Payment	(\$132,719.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$22,203.00)	(\$154,922.00)
2018	5/9/2018	5/9/2018	Refund Created	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,203.00	\$22,203.00
2018	4/27/2018		Charge Adjustment	(\$50,188.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$50,188.00)

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2018	4/27/2018		Charge Adjustment	\$5,782.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,782.00
2018	3/9/2018		Charge Adjustment	\$6,746.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,746.00
2018	2/28/2018		Original Charge	\$303,098.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$303,098.00
2017	3/29/2018	10/12/2017	Refund Created	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,377.00	\$15,377.00
2017	3/29/2018	5/11/2017	Refund Created	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,377.00	\$15,377.00
2017	3/20/2018	10/12/2017	Reallocate	\$15,377.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,377.00)	\$0.00
2017	3/20/2018	5/11/2017	Reallocate	\$15,377.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15,377.00)	\$0.00
2017	3/20/2018		Charge Adjustment	(\$30,754.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$30,754.00)
2017	10/12/2017	10/12/2017	Payment	(\$121,389.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$121,389.00)
2017	5/11/2017	5/11/2017	Payment	(\$121,389.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$121,389.00)
2017	2/19/2017		Original Charge	\$242,778.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$242,778.00
2016	3/29/2018	10/3/2016	Refund Created	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,550.00	\$12,550.00
2016	3/20/2018	10/3/2016	Reallocate	\$12,550.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,550.00)	\$0.00
2016	3/20/2018	5/16/2016	Reallocate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	3/20/2018		Charge Adjustment	(\$12,550.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$12,550.00)
2016	10/3/2016	10/3/2016	Payment	(\$111,578.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$111,578.00)
2016	5/17/2016	5/16/2016	Payment	(\$111,578.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$111,578.00)
2016	2/15/2016		Original Charge	\$223,156.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223,156.00

**Service Company and Lender**

Lender: GLASER FINANCIAL GROUP INC

Service Company:

**Pay Property Tax**



**Statements and Notices**

2018  
 Value Notice  
 Tax Statement  
 Payment Stubs  
 Proposed Tax Statement

2017  
 Value Notice  
 Tax Statement  
 Payment Stubs  
 Proposed Tax Statement

2016  
 Value Notice  
 Tax Statement

2015  
 Value Notice  
 Tax Statement

2014  
 Value Notice  
 Tax Statement

2013  
 Value Notice  
 Tax Statement

**State of Minnesota**

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781 or visit the website here

Form M1PR(Property Tax Refund)

No data available for the following modules: Multi-Parcel Link, Delinquent Taxes, Special Assessments, Sales.

The information in this web site represents current data from a working file which is updated daily (see Last Data Upload at bottom of page for the timing of the last update). Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Last Data Upload: 10/23/2018 6:06:25 AM





**RESOLUTION OF  
SOLE SHAREHOLDER AND SOLE DIRECTOR  
OF  
SHERMAN ASSOCIATES, INC.,  
GENERAL PARTNER OF  
FALCON HEIGHTS TOWN SQUARE LIMITED PARTNERSHIP**

**WHEREAS**, Sherman Associates, Inc., a Minnesota corporation (the "Corporation") is the sole General Partner of Falcon Heights Town Square Limited Partnership, a Minnesota limited partnership (the "Partnership");

**WHEREAS**, the undersigned, George E. Sherman is the sole shareholder and sole director of the Corporation; and

**WHEREAS**, it is proposed that Christopher L. Sherman be elected as Vice President of the Corporation.

**NOW THEREFORE, BE IT RESOLVED:**

**1. Authorization to Act on Behalf of Corporation as General Partner.**

RESOLVED, that all formalities pertaining to the nomination and election of the Company's officers are waived, and Christopher L. Sherman is elected as a Vice President of the Corporation, as General Partner of the Partnership, to hold such position until the election and qualification of a successor or until such person's earlier death, resignation, removal or disqualification.


FURTHER RESOLVED, that all actions of Christopher L. Sherman previously taken in behalf of the Corporation, as General Partner of the Partnership, in anticipation of election as an officer of the Corporation are ratified, confirmed and approved.

**2. Prior Resolutions and Actions**

FURTHER RESOLVED, that the foregoing resolutions are in addition to, and do not limit and shall not be limited by, any resolutions heretofore or hereafter adopted by the sole shareholder or sole director of the Corporation; the foregoing resolutions shall continue in force until express written notice of their rescission or modification, as to future transactions not then undertaken or committed to has been received by the Corporation.

Dated and effective as of October 7, 2015.

**SOLE SHAREHOLDER AND DIRECTOR**

  
George E. Sherman

## Brad Goering

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**From:** Khadija Yassin <kyassin@gargaaradultdaycenter.com>  
**Sent:** Monday, October 01, 2018 11:52 PM  
**To:** Brad Goering  
**Subject:** Gargaar

Hi Brad,

Hope this helps you understand a little more about Gargaar

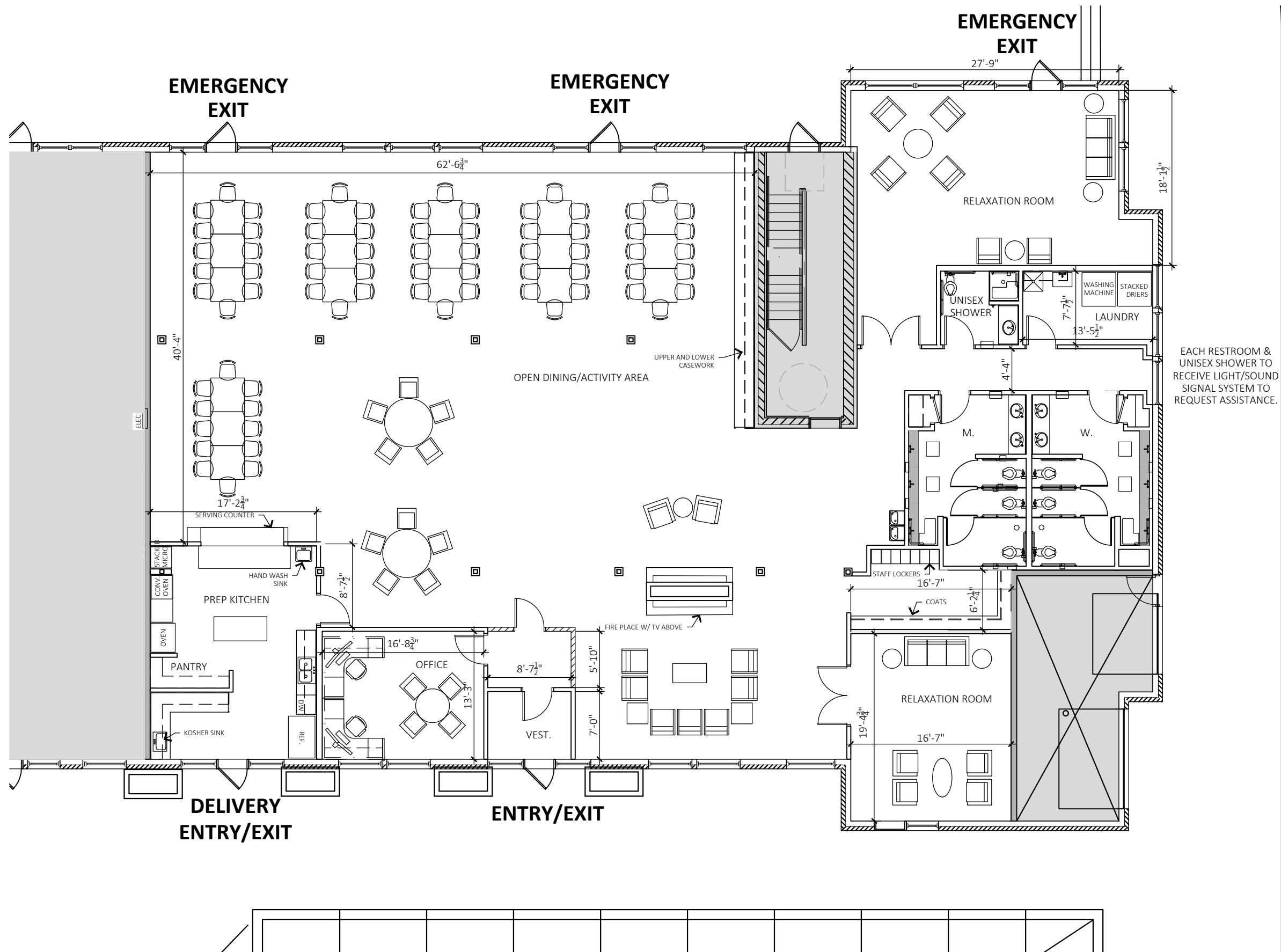
Gargaar Adult Day Center is designed for individuals who need companionship and a safe, nurturing environment, our adult day care programs are an excellent alternative to long-term care for senior adults in need of some assistance. The activities at our adult day programs provide wonderful social opportunities and stimulation for older adults. Our program is an important option that keeps families together and improve the quality of life to both caregivers and their loved ones. When elderly loved one needs additional supervision during the day many quit their jobs.

That said, Gargaar Adult Day Center will provide a comprehensive program tailored to adults. Some of the programs are but not limited to:

- Flexible schedule
- Social activities
- Art therapy
- Exercise classes
- Message therapy (occasionally)
- Bathing and grooming (as needed)
- Two health meals
- Tranquility rooms to meditate or pray
- Monthly occupation therapy and wellness checkups program  
(Done by professional licensed/certified staff)

The fees of these great service can be paid by applying for Medicaid waiver and veterans programs or private pay.

Please feel free to contact me with additional questions.



EACH RESTROOM & UNISEX SHOWER TO RECEIVE LIGHT/SOUND SIGNAL SYSTEM TO REQUEST ASSISTANCE.

# FIT PLAN - 02 - EGRESS PLAN

FALCON HEIGHTS, MN  
October 3, 2018

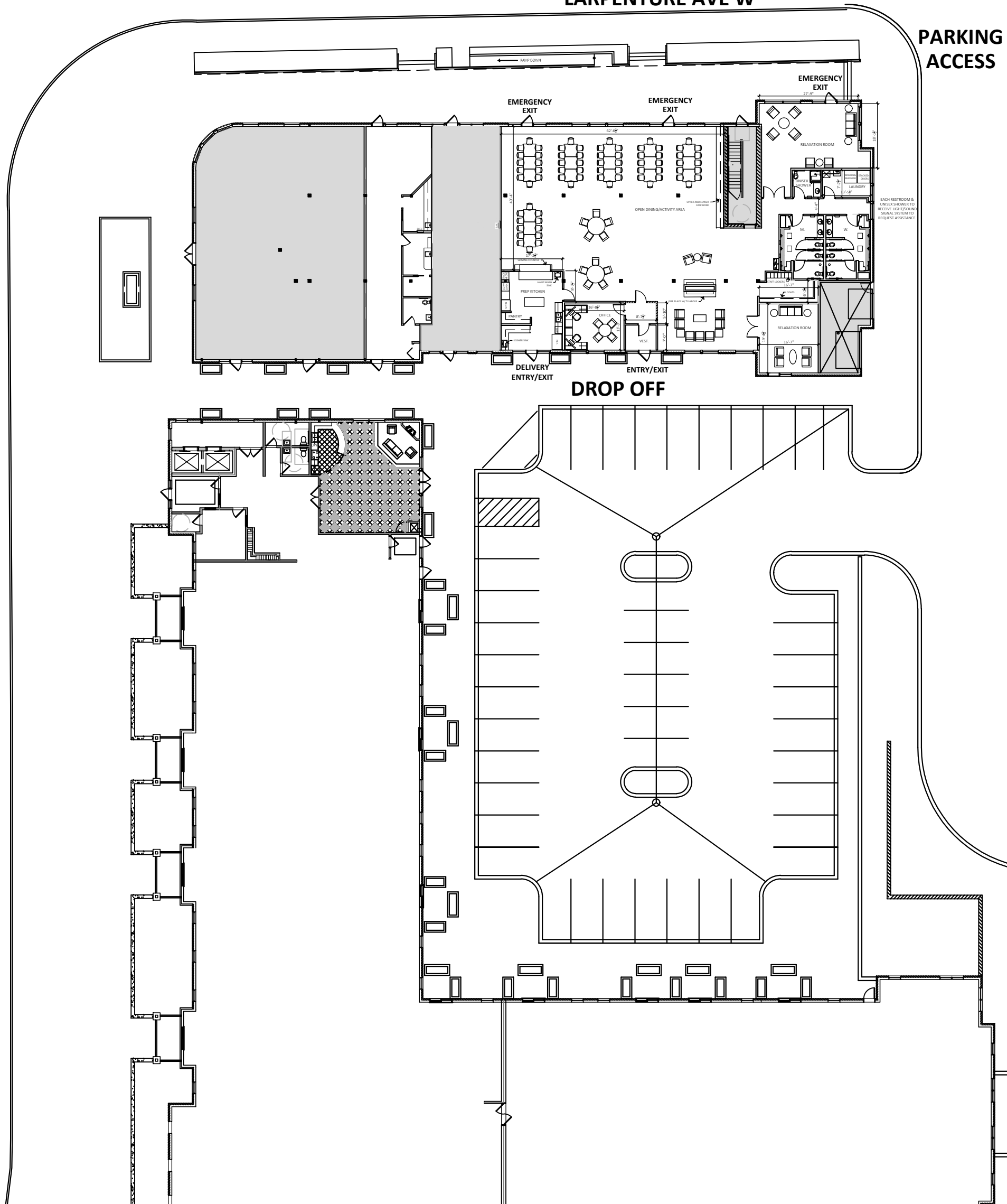
## GARGAAR ADULT DAY CARE



SNELLING AVENUE

LARPENTURE AVE W

PARKING ACCESS





CITY OF  
**FALCON HEIGHTS**

2077 W. Larpentuer Avenue  
Falcon Heights, MN 55113-5594

email: [mail@falconheights.org](mailto:mail@falconheights.org)  
website: [www.falconheights.org](http://www.falconheights.org)

*The City That Soars!*

Phone - (651) 792-7600  
Fax - (651) 792-7610

November 9, 2018

Dear Property Owner:

You are cordially invited to a public hearing before the Falcon Heights Planning Commission for the purpose of taking public comment regarding a request for Conditional Use Permit for the property located at 1550 Larpentuer Avenue W, Falcon Heights, PID: 222923220148.

**Tuesday, November 27, 2018**  
**7:00 p.m.**  
**Falcon Heights City Hall**

The applicant is requesting a zoning text amendment to allow adult day care facilities in the City's business districts and requesting a Conditional Use Permit to operate an adult day care facility in the building located at 1550 Larpentuer Avenue West, commonly known as Falcon Heights Town Square.

The application and other planning documents will be available upon request. If you have questions or comments before the hearing, you may contact the City at 651-792-7600 or by email at [justin.markon@falconheights.org](mailto:justin.markon@falconheights.org).

Sincerely,

Justin Markon  
Community Development Coordinator



**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	November 27, 2018
<b>Agenda Item</b>	D2
<b>Attachment</b>	See list below
<b>Submitted By</b>	Justin Markon, Community Development Coordinator

<b>Item</b>	Consider Conditional Use Permit for Gargaar Adult Day Center at 1550 Larpenteur Avenue W.
<b>Description</b>	<p>The City received a Planning Application and request to open an adult day center in Falcon Heights. With approval of adding adult day center as a conditional use in the City's business districts, the Planning Commission must also consider whether to issue a conditional use permit for an adult day center to Gargaar Adult Day Center to operate at 1550 Larpenteur Avenue W.</p> <p>There are a number of requirements and standards for Conditional Use Permits, many of which are not applicable in this instance because of the proposed use taking place in an existing mixed-use building. Upon approval, Sherman Associates plans to remodel the interior of the space to fit the use of the adult day center. Regarding parking, the applicant noted that most participants will be shuttled by 13-15 passenger vans or mini-busses, and the surface parking lot at Falcon Heights Town Square is used exclusively for commercial tenants.</p> <p>City Code stipulates that adult and child care centers are approved, conditional on licensing from the State. Staff discussed the licensing process with a supervisor at the Minnesota Department of Human Services, which licenses adult care centers. The State will contact the City to determine requirements for conditional use permits, and compliance with local ordinances is required for State approval. The State will also require fire, building, and health inspections. There is a final walkthrough inspection and follow-up after a year of operation to review license compliance. By approving the Conditional Use Permit, the State can continue with their review to license the center.</p> <p>The Gargaar Adult Day Centers will feature a number of activities, including social activities, art therapy, exercise classes, massage therapy, and wellness checkups.</p>
<b>Budget Impact</b>	No impact
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• See attachments from agenda Item D1</li> </ul>
<b>Action(s) Requested</b>	Staff recommends approval of Conditional Use Permit for Gargaar adult day center, pending license issuance from Minnesota Department of Human Services.



**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	November 27, 2018
<b>Agenda Item</b>	E1
<b>Attachment</b>	Draft 2040 Comprehensive Plan
<b>Submitted By</b>	Justin Markon, Community Development Coordinator

<b>Item</b>	Consider revisions to 2040 Comprehensive Plan
<b>Description</b>	<p>Since the last most recent draft of the 2040 Comprehensive Plan was published in June 2018, staff from the City and WSB have received public comments from residents, neighboring jurisdictions, and other interested individuals. Additionally, the Environment Commission examined the plan and offered suggestions from a lens of sustainability and inclusivity. On October 23, the Environment and Planning Commissions held a workshop to discuss suggested changes. Comments are included in the draft plan for the Commission’s consideration. The vast majority of the plan is unchanged since June.</p> <p>Suggested changes to highlight include:</p> <ul style="list-style-type: none"> <li>- Including the 2015 resilience analysis as an appendix</li> <li>- Including energy goals and policies</li> <li>- Including housing goals and policies</li> <li>- Removing redevelopment designation for Snelling Ave north of Questwood</li> <li>- Including more information about the University of MN and Bell Museum</li> <li>- Including information about geothermal heating and cooling</li> </ul> <p>The Transportation Plan appendix also includes suggested changes from Active Living Ramsey County.</p> <p>If recommended for approval, the City Council would look at the draft plan in early January and then make final approval for Metropolitan Council review in spring 2019.</p>
<b>Budget Impact</b>	No impact
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• <a href="#">2040 Comprehensive Plan draft with redlined changes</a></li> <li>• <a href="#">2040 Comprehensive Plan with “changes accepted”</a></li> </ul>
<b>Action(s) Requested</b>	Staff recommends approval of the draft 2040 Comprehensive Plan.