



NOTICE OF PUBLIC HEARING

By the Planning Commission

WHY YOU ARE RECEIVING THIS NOTICE:

State Statute and/or City Code require notice to be given to surrounding property owners prior to consideration of certain applications. This notice provides information so that you may attend a public hearing or otherwise express your views regarding the proposal.

CASE FILE NUMBER:

PL2016-63

APPLICANT:

R J Ryan Construction Inc.

PROPERTY ADDRESS:

4401 American Boulevard West

PROPOSAL:

Conditional Use Permit for a 229,634 square foot five-story replacement automobile sales/repair/service facility with administrative offices; Revision to Preliminary Development Plan; and Major Revision to the Final Development Plan

DATE, LOCATION, AND TIME OF HEARING:

05/26/2016, 06:10 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road

City Council consideration date is announced at the Planning Commission meeting date at which action is taken.

HOW YOU CAN PARTICIPATE:
(Please include Case File number above when corresponding)

1. Submit a letter to the address below expressing your views;
2. Attend the hearing and give testimony about the proposal; and/or
3. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Mike Centinario, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 952-563-8921 Email: mcentinario@BloomingtonMN.gov

NEWSPAPER PUBLICATION DATE: May 12, 2016

PROVIDING NOTICE TO TENANTS: If you are the registered owner or taxpayer of a property affected by this notice, and you lease or rent all or part of the property to other persons or businesses, the City Code requires you to notify each tenant or lessee. You may either post this Notice in a conspicuous place within the building or notify each tenant or lessee individually.

PROVIDING NOTICE TO OWNERS: If you are a tenant in a property affected by this Notice, please inform the owner or property manager that you have received this Notice of Hearing.

TENNESSEN WARNING: Please take notice that any written or email correspondence received by the City in relation to this case file will be classified as government data pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. Under the Data Practices Act, some or all of the data included in your correspondence is classified as public data, including your name, address, email address, phone number, and other personal information provided by you. Public data is available to anyone requesting it and consists of all data furnished in the correspondence. Please be advised that the correspondence will be added to the public case file, and to the public agenda materials for the Planning Commission and/or the City Council. These materials are available to the public and are posted on the City's website. The purpose and intended use of the information contained in your correspondence is to assist the Planning Commission and/or City Council in reaching a decision on the case file presented.



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BAJJALI TAWFIQ
8201 JOHNSON CIR
BLOOMINGTON MN 55437

BECK ANN
4575 W 80TH ST CIR # 342
BLOOMINGTON MN 55437

HANSON KENNETH ESTATE
HANSON MARY LOU
4575 W 80TH ST CIR # 341
BLOOMINGTON MN 55437

MOYER JULIE P
MOYER WILLIAM H
4575 W 80TH ST CIR # 339
BLOOMINGTON MN 55437

CLAYTON MARYJANE
4575 W 80TH ST CIR # 335
BLOOMINGTON MN 55437

DEPPE PATRICIA
ATKINSON PETER
4575 W 80TH ST CIR #334
BLOOMINGTON MN 55437

FOWLER ELAINE MAE
4575 W 80TH ST CIR # 331
BLOOMINGTON MN 55437

LARSEN NORMA JEAN
4575 W 80TH ST CIR # 241
BLOOMINGTON MN 55437

HAYWOOD CHESTER A
4575 W 80TH ST CIR # 233
BLOOMINGTON MN 55437

BAUER CRYSTALYN
4575 W 80TH ST CIR #231
BLOOMINGTON MN 55437

THOMPSON LAURA M
4575 W 80TH ST CIR # 230
BLOOMINGTON MN 55437

LARSON SHIRLEY G
KRAEHLING JEROME F
4575 W 80TH ST CIR # 139
BLOOMINGTON MN 55437

ZEIMET DAVID JOHN
ZEIMET MELISSA L
4436 W 82ND ST
BLOOMINGTON MN 55437

KELESHA LORRAINE
4430 W 82ND ST
BLOOMINGTON MN 55437

CAFFARI ALESSANDRO
CAFFARI KRISTINA J
4425 W 82ND ST
BLOOMINGTON MN 55437

PARSONS DONALD W
4424 W 82ND ST
BLOOMINGTON MN 55437

JOHNSON BRIAN D
JOHNSON MAGGIE A
4419 W 82ND ST
BLOOMINGTON MN 55437

WEST J R
ERICKSON-WEST JUDITH A
4413 W 82ND ST
BLOOMINGTON MN 55437

JOHNSON LYLE A
JOHNSON DELORES
4407 W 82ND ST
BLOOMINGTON MN 55437

TAN CHARLIE
4406 W 82ND ST
BLOOMINGTON MN 55437

SISAM DOROTHY J
SISAM EDWIN L
2 SPENCER RD # 101
BOERNE TX 78006

HAMILTON MICHELLE ANN
4400 W 82ND ST
BLOOMINGTON MN 55437

JOHNSON BRIAN J
JOHNSON LISA A
4324 W 82ND ST
BLOOMINGTON MN 55437

ANDERSON BARBARA JEAN
8216 HARRISON RD
BLOOMINGTON MN 55437

CITY OF BLOOMINGTON
1800 W OLD SHAKOPEE RD
BLOOMINGTON MN 55431

BRIXIUS KENNETH
BRIXIUS JANICE
4032 W 82ND ST
BLOOMINGTON MN 55437

BRAUN SUSAN B
BRAUN GERALD L F
4024 W 82ND ST
BLOOMINGTON MN 55437

DAHLEN DIANE S
4016 W 82ND ST
BLOOMINGTON MN 55437

BURGER KATHLEEN GAIL
13584 FISCHER TRAIL
HASTINGS MN 55033

CLARK TIMOTHY J
CLARK KAREN M
8225 JOHNSON AVE S
BLOOMINGTON MN 55437

FENSKE RYAN C
8224 JOHNSON AVE S
BLOOMINGTON MN 55437

BOLZ ROGER J
BOLZ BARBARA A
8208 HARRISON RD
BLOOMINGTON MN 55437

BLMGTN HOTEL ACQUISITION
C/O MADISON HSPTY GRP LLC
2215 6TH ST S
BRAINERD MN 56401

REIMAN CRAIG A
REIMAN PATRICIA H
8220 HARRISON RD
BLOOMINGTON MN 55437

ROUEN MICHAEL E
ROUEN DIANE
4418 W 82ND ST
BLOOMINGTON MN 55437

ROUEN PATRICK J
8219 JOHNSON CIR
BLOOMINGTON MN 55437

HAINES WILLIAM C
4575 W 80TH ST CIR # 338
BLOOMINGTON MN 55437

HUNKE RAY L
HUNKE MARIETTA J
4575 W 80TH ST CIR # 337
BLOOMINGTON MN 55437

TIKALA CHERYL J
182 COUNTRY CLUB RD
TORRINGTON CT 6790

SCHMALOWSKY STEPHEN C
4575 W 80TH ST CIR # 329
BLOOMINGTON MN 55437

LE CLAIRE NICK J
4575 W 80TH ST CIR # 328
BLOOMINGTON MN 55437

SAWATZKY JACK R JR
SAWATZKY ANN M
4575 W 80TH ST CIR # 317
BLOOMINGTON MN 55437

OCVIREK STEPHEN P
OCVIREK ALICE
4575 W 80TH ST CIR # 324
BLOOMINGTON MN 55437

PULSE PHILIP
PULSE NANCY
4575 W 80TH ST CIR # 235
BLOOMINGTON MN 55437

PANNING QUYNH-NHU NGUYEN
8840 RIVER RIDGE RD
BLOOMINGTON MN 55425

KELLEY JANE M
4575 W 80TH ST CIR # 229
BLOOMINGTON MN 55437

KAISER SYED K
PERVEEN FARZANA
16643 E LAKE DR
LAKEVILLE MN 55044

FOUNTAIN LAKE CONDO ASSOC
3300 EDINBOROUGH WAY# 202
EDINA MN 55435

ALLEN KELSIE R
8217 JOHNSON CIR
BLOOMINGTON MN 55437

MADOLIMOV YEVGENIY
MADOLIMOV ZARINA
8215 JOHNSON CIR
BLOOMINGTON MN 55437

HANSON JODY J
8213 JOHNSON CIR
BLOOMINGTON MN 55437

BERG ILEENE GWENDOLYN
8209 JOHNSON CIR
BLOOMINGTON MN 55437

ELLIS CURTIS J
ELLIS ANGELA M
8200 HARRISON RD
BLOOMINGTON MN 55437

BECKER KATHERINE A
430 W 84TH ST
BLOOMINGTON MN 55420

CZAPIEWSKI PAWEL
CZAPIEWSKA MARIOLA Z
16212 WOODCREST DR
PAYNESVILLE MN 56362

LUTHER SANDRA ROSE
4575 W 80TH ST CIR # 133
BLOOMINGTON MN 55437

BRUDER ANNETTE A
8211 JOHNSON CIR
BLOOMINGTON MN 55437

PETERSON JOHN B
8207 JOHNSON CIR
BLOOMINGTON MN 55437

SNIDER SARAH
2110 W 81ST ST # 114
BLOOMINGTON MN 55431

JOHNSON LINDA
4575 W 80TH ST CIR # 340
BLOOMINGTON MN 55437

HOOPS GEORGE H TRUST
HOOPS ANNE M
4575 W 80TH ST CIR # 333
BLOOMINGTON MN 55437

KITZMANN KENT
KITZMANN LEIGH ANN
5701 SOUTHWOOD DR
BLOOMINGTON MN 55437

CICCONI BRIAN C
4305 BRYANT AVE S
MPLS MN 55409

HANN DOUGLAS J
4575 W 80TH ST CIR # 237
BLOOMINGTON MN 55437

SCHILLING VARVEL JULIE
8001 W 86TH ST CIR
BLOOMINGTON MN 55438

HAWLEY JESSICA
8205 JOHNSON CIR
BLOOMINGTON MN 55437

CHEESEMAN BETTY ARLENE
8203 JOHNSON CIR
BLOOMINGTON MN 55437

ANDERSON STEVEN THOMAS
ANDERSON ERIN M
100 BRENTWOOD AVE
TONKA BAY MN 55331

CONRAD GEORGIA K
4575 W 80TH ST CIR #332
BLOOMINGTON MN 55437

GLOVKA CHRISTOPHER
4575 W 80TH ST CIR # 132
BLOOMINGTON MN 55437

LANE DONALD C
4412 W 82ND ST
BLOOMINGTON MN 55437

RED DOOR GROUP LLC
15050 CEDAR AVE S # 116
APPLE VALLEY MN 55124

SEERY DAVID M
4605 CEDAR SPRINGS RD
APT 303
DALLAS TX 75219

GLAUS MARLENE A
4575 W 80TH ST CIR # 242
BLOOMINGTON MN 55437

ELEFTHERION MICHAEL G
ELEFTHERIOU EVANGELIA
6831 WOODDALE AVE S
EDINA MN 55435

TANNER SHIRLEY J
4575 W 80TH ST CIR # 232
BLOOMINGTON MN 55437

BREITKREUTZ JOHN
4575 W 80TH ST CIR # 219
BLOOMINGTON MN 55437

JENTLIE CECILE B
4575 W 80TH ST CIR # 138
BLOOMINGTON MN 55437

SHAW JANET G TRUST
4575 W 80TH ST CIR # 137
BLOOMINGTON MN 55437

KRUEGER GERALDINE M
4575 W 80TH ST CIR # 109
BLOOMINGTON MN 55437

HOLL CLAUDIA JANE
4575 W 80TH ST CIR # 135
BLOOMINGTON MN 55437

BERGLAND BRUCE
5029 PARK TERR
EDINA MN 55436

LAMOSSE THOMAS
6305 YORK AVE S # 104
EDINA MN 55435

LISA PARTNERS
13875 CHESTNUT DR # 124
EDEN PRAIRIE MN 55344

BREITKREUTZ JOHN J TRUST
4575 W 80TH ST CIR # 219
BLOOMINGTON MN 55437

KITZMANN LEIGH ANN
5701 SOUTHWOOD DR
BLOOMINGTON MN 55437

LYNDALE TERMINAL COMPANY
REAL ESTATE TAX DEPT
P O BOX 1224
MPLS MN 55440

WALSER REAL ESTATE LLC
C/O WALSER AUTOMOTIVE GRP
14720 BUCK HILL RD # 200
BURNSVILLE MN 55306

AX MARKETPOINTE L P
360 MAINE ST # 300
WINNIPEG MANITOBA
CANADA R3C 3Z3 0

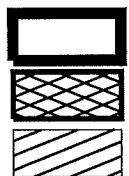
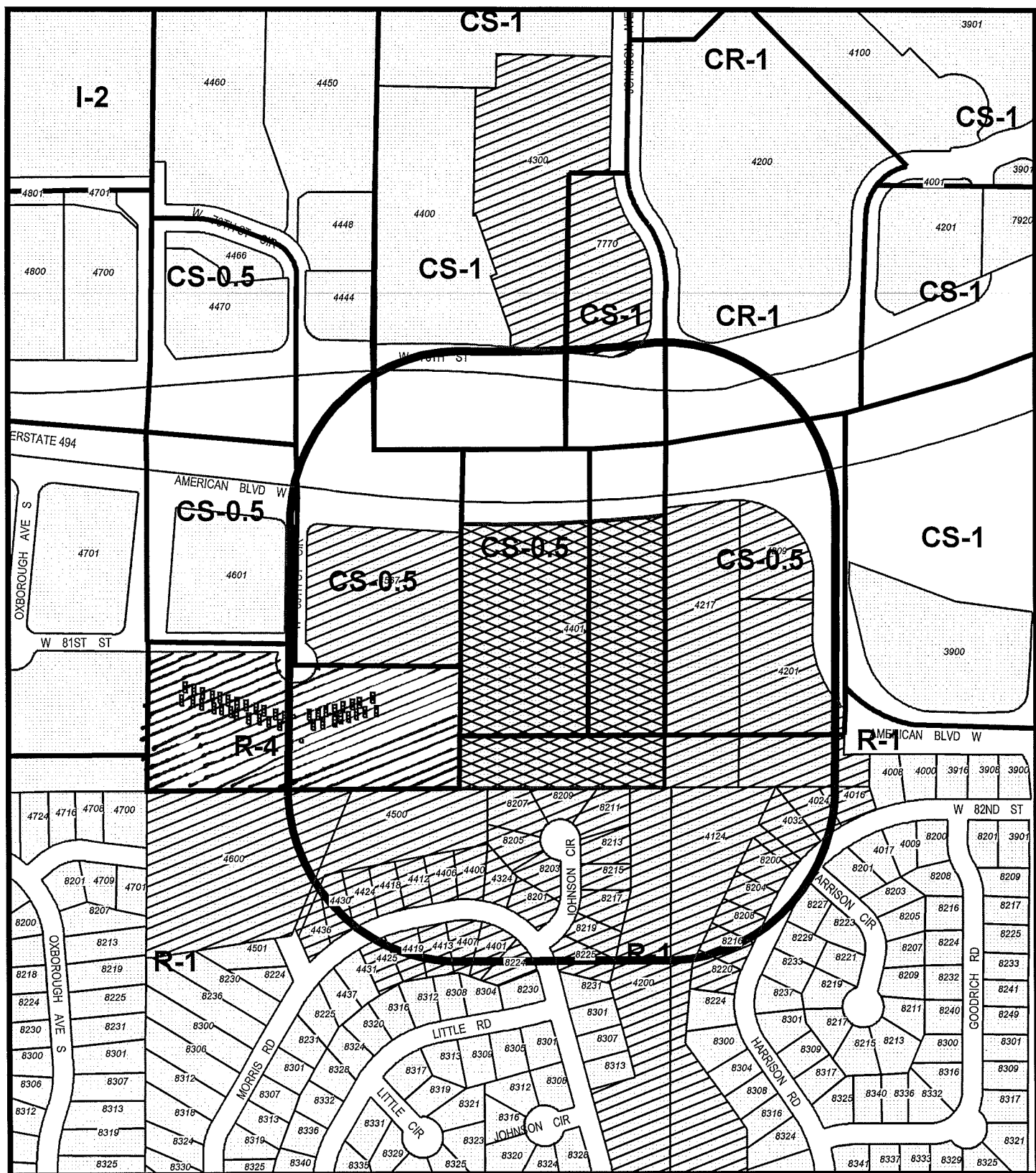
KKMP PROPERTIES LLP
KENDALL COMMERCIAL
P O BOX 385845
BLOOMINGTON MN 55438

PL201600063
PL2016-63

DENNYS REALTY INC
C/O TAMMY CHILDRESS
203 E MAIN ST
SPARTANBURG SC 29306

NORTHCOTT COMPANY
250 LAKE DR EAST
CHANHASSEN MN 55317

City of Bloomington Notification Map



Notification Boundary

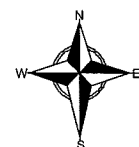
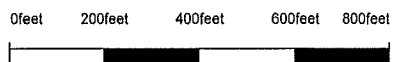
Applicant Property

Notified Properties

Zoning District Boundary
(Labels Refer to Zoning District)

PL2016-63

(A notice of this application was sent to the registered owner of these properties)



Scale: 1:4800

Plot time: 05/02/2016 09:56:55



Publishers, Inc.
4095 Coon Rapids Blvd.
Coon Rapids, MN 55433
Address Service Requested

☐ PLEASE CHECK BOX IF ADDRESS CHANGED
& INDICATE NEW ADDRESS

Page # 1

INVOICE

RECEIVED

CITY OF BLOOMINGTON
ATTN: ACCTS PAYABLE
1800 W OLD SHAKOPEE RD
BLOOMINGTON CIVIC PLAZA
BLOOMINGTON, MN 554 31- 3027

MAY 16 2016

CITY OF BLOOMINGTON
FINANCE

Invoice Date

5/12/2016

Invoice Number Ad Number

347174

544916

Terms

Net 30

Check Number	Amount Paid

ACCOUNT NUMBER	START DATE	STOP DATE	EDITION DATE	ACCOUNT REPRESENTATIVE
412472	05/12/16	05/12/16	5/12/2016	Eden Prairie Legals 952-392-6829

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PUB ID	DATE	AD#	CLASS	DESCRIPTION/TAG LINE	TYPE	SIZE	QTY/TIMES	AMOUNT
3SC3	05/12/2016	544916	150	RJ Ryan Construction Hearing PO# PL2016-63	L	1.0 X 5.33	1	63.25

155201-54310 mjh

Net Amount	63.25
Shipping	0.00
Tax	0.00
Amount Due	63.25

347174

Record
The Delago eagle
South Crow River news
Champion Dayton press
North Crow River news
Osseo Maple Grove press

Times
Tribune
Pioneer
BLAKER
Scotsman

Union-Eagle
Peach
Times
Gold Miner
UNION

Gazette
Shopper
Times
Peach
LIFE HERALD

Argus
Country
News
GREAT RIVER

SUN Thisweek
SUN FOCUS
SUN SAILOR
SUN POST
SUN CURRENT

PATRIOT
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ISANTI COUNTY NEWS
FOREST LAKE TIMES
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\$30 charge assessed for returned checks.
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AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Charlene Vold being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

SC Bloomington

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:
HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

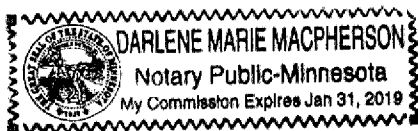
(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 05/12/2016 and the last insertion being on 05/12/2016.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Charlene Vold
Designated Agent

Subscribed and sworn to or affirmed before me on 05/12/2016 by Charlene Vold.

Darlene M MacPherson
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:
\$34.45 per column inch

Ad ID 544916

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PROPERTY ADDRESS:

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544916

