



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:

PL2020-133

APPLICANT:

Mcdonnel Clemens LLC

PROPERTY ADDRESS:

8525 and 8545 Penn Avenue S

PROPOSAL:

Comprehensive Plan amendment to reguide 8525 and 8545 Penn Avenue from from Low Density Residential to Medium Density Residential; Rezone 8525 and 8545 Penn Avenue from R-1 to R-3(PD); Preliminary and final development plan for 15 townhomes; and a Type III preliminary and final plat to subdivide two lots into 15 townhome lots and one common lot

DATE, LOCATION, AND TIME OF HEARING:

09/10/2020, 6:00 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road
Bloomington, MN 55431

Chair Jon Solberg has determined it is not practical or prudent to conduct an in-person meeting at City Hall due to the global COVID-19 health pandemic as permitted by MS 13D.021. Some or all members of the Planning Commission and staff may participate remotely and electronically as permitted by law. Members of the public may watch or listen to the meeting via computer or phone. **Please check www.blm.mn/notices for updates prior to the Planning Commission meeting.**

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

1. Review application materials at www.blm.mn/plcase and enter "PL202000133" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Testify remotely, contact the staff person below before noon the day of the meeting to receive instructions; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Nick Johnson, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 952-563-8925 Email: nmjohnson@BloomingtonMN.gov

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.



NOTICE OF PUBLIC HEARING

By the City Council

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DATE, LOCATION, AND TIME OF HEARING:

10/05/20, 7:00 PM
City Council Chambers - Bloomington City Hall
1800 West Old Shakopee Road
Bloomington, MN 55431

Mayor Tim Busse has determined it is not practical or prudent to conduct an in-person meeting at City Hall due to the global COVID-19 health pandemic as permitted by MS 13D.021. Some or all members of the City Council and staff may participate remotely and electronically as permitted by law. Members of the public may watch or listen to the meeting via computer or phone. Public participation is encouraged.. **Please check www.blm.mn/notices for updates prior to the City Council meeting for participation instructions.**

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

1. Review application materials at www.blm.mn/plcase and enter "PL202000133" into the search box;
2. Submit a letter or e-mail to the contact below expressing your views;
3. Testify remotely, visit www.blm.mn/notices for instructions; and/or
4. Contact the Planning Division using the information below.

FURTHER INFORMATION:

Nick Johnson, Planner
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
Phone: 952-563-8925 Email: [nmjohnson@BloomingtonMN.gov](mailto:njohnson@BloomingtonMN.gov)

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NOTICE OF PUBLIC HEARING

By the Planning Commission

The Bloomington Planning Commission will hold a public hearing on September 10, 2020, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law to consider Case PL2020-133, an application by McDonnell Clemens LLC for a Comprehensive Plan amendment to reguide 8525 and 8545 Penn Avenue from from Low Density Residential to Medium Density Residential; Rezone 8525 and 8545 Penn Avenue from R-1 to R-3(PD); Preliminary and final development plan for 15 townhomes; and a Type III preliminary and final plat to subdivide two lots into 15 townhome lots and one common lot.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 08/27/20)



NOTICE OF PUBLIC HEARING

By the City Council

The Bloomington City Council will hold a public hearing on October 5, 2020, 7:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law to consider Case PL2020-133, an application by McDonnell Clemens LLC for a Comprehensive Plan amendment to rezone 8525 and 8545 Penn Avenue from Low Density Residential to Medium Density Residential; Rezone 8525 and 8545 Penn Avenue from R-1 to R-3(PD); Preliminary and final development plan for 15 townhomes; and a Type III preliminary and final plat to subdivide two lots into 15 townhome lots and one common lot.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

(Publish 09/24/20)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Diane Erickson 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 Richfield

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 08/27/2020 and the last insertion being on 08/27/2020.

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: Diane Erickson
Designated Agent

Subscribed and sworn to or affirmed before me on 08/27/2020 by Diane Erickson.

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 1069709

CITY OF BLOOMINGTON BLOOMINGTON, MN NOTICE OF PUBLIC HEARING BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on September 10, 2020, 6:00 PM in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as provided by state law to consider Case PL2020-133, an application by McDonnell Clemens LLC for a Comprehensive Plan amendment to rezone 8525 and 8545 Penn Avenue from Low Density Residential to Medium Density Residential; Rezone 8525 and 8545 Penn Avenue from R-1 to R-3(PD); Preliminary and final development plan for 15 townhomes; and a Type III preliminary and final plat to subdivide two lots into 15 townhome lots and one common lot.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjoh-nson@BloomingtonMN.gov

Published in the
Sun Current
August 27, 2020
1069709



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

SEP 28 2020

City of Bloomington
Finance Dept

Account # 412472 \$47.60

Invoice Date

9/24/2020

Invoice Number	Ad Number
796154	1076499

Terms

Net 30

Check Number	Amount Paid

ACCOUNT NUMBER	START DATE	STOP DATE	EDITION DATE	ACCOUNT REPRESENTATIVE
412472	09/24/20	09/24/20	9/24/2020	Eden Prairie Legals 763-691-6001

Please return the upper portion with your payment. To pay by credit card, please visit: <https://crm.apgecm.com/BWWA/> or call 763-712-2494.

PUBLICATION	DATE	AD#	CLASS	DESCRIPTION/TAG LINE	TYPE	SIZE	QTY/ TIMES	AMOUNT
SC Bloomington Richfield	09/24/2020	1076499	150	October 5 PH -McDonnell Clemens	L	1.0 X 3.89	1	47.60

155201-54310 mjh

Net Amount	47.60
Shipping	0.00
Tax	0.00
Amount Due	47.60

796154



\$30 charge assessed for returned checks.
Report errors within 5 days to ensure consideration.
Unpaid balances over 30 days past due will incur a 1.5% finance charge per month (Minimum .50 per month).

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

Diane Erickson 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 Richfield

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

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with additional circulation in the counties of:
HENNEPIN

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Notary Public



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Ad ID 1076499

CITY OF BLOOMINGTON NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL

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Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Nick Johnson, Planner, (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Published in the
Sun Current
September 24, 2020
1076499