



**New Brighton Planning Commission  
Agenda  
New Brighton City Hall | City Council Chambers  
803 Old Highway 8 NW, New Brighton, MN 55112  
6:30 PM June 17, 2025**

Members of the Planning Commission will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02.

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit [www.newbrightonmn.gov](http://www.newbrightonmn.gov) and click on “I Want To View a Public Meeting.”

**I. Call to Order**

**II. Roll Call**

Chair Tim McQuillan

Commissioner Abby Bryant

Vice Chair Eric Nelson

Commissioner Andre Kuiper

Commissioner Karen Collins

Vacant Commissioner Position

Commissioner Ian Pirner

**III. Approval of Agenda**

**IV. Approval of Past Minutes**

1. May 20, 2025
2. March 18, 2025

**V. Report from City Council Liaison**

**VI. Public Hearings**

**VII. Business Items**

1. **Preliminary and Final Plat:** Application from Patrick Myslajek to subdivide the property at 1820 Long Lake Road into two lots conforming to all zoning requirements – PID 18-30-23-44-0063.

**VIII. Adjournment**





**MINUTES  
PLANNING COMMISSION  
May 20, 2025 City Hall  
Council Chambers 6:30 p.m.**

**I. Call to Order**

The meeting was called to order at 6:30 p.m.

**II. Roll Call**

Members Present: Chair Tim McQuillan, and Commissioners Abby Bryant, Karen Collins, Andre Kuiper, and Ian Pirner

Members Absent: Commissioner Lloyd Hilsgen, Eric Nelsen and Mark Ryan

Also Present: Ben Gozola – Assistant Director of Community Assets and Development

**III. Approval of Agenda**

**Motion by Commissioner Collins, seconded by Commissioner Kuiper, to approve the May 20, 2025 agenda as presented.**

**Approved 5-0.**

**IV. Approval of Minutes**

**Minutes from April 22, 2025**

**Motion by Commissioner Collins, seconded by Commissioner Pirner, to approve the April 22, 2025 meeting minutes as presented.**

**Approved 5-0.**

**V. Report from City Council Liaison**

There was no report from the City Council.

## VI. Public Hearing

**(A) Special Use Permit Amendment:** Application from Clearscape Landscaping to amend the SUP and site plan authorizing a landscaping business at 125 & 175 Old Highway 8 – PIDs 32-30-23-12-0019 and 32-30-23-12-0026.

Assistant Director of Community Assets and Development Gozola reported Clearscape Holdings LLC is back before the City to once again seek minor changes to their previously approved SUP from 2021. Specifically, they are now seeking approval to reconfigure the approved employee parking lot, install new screening fences, and expand an existing building to include a lean-to. All improvements are intended to maximize use of the site for their business operations. Staff provided further comment on the request and recommended approval of the Special Use Permit Amendment, based on the findings of fact and subject to the following conditions:

1. Engineering comments in the May 12, 2025 engineering memo shall all be addressed.
2. All employee crews and 3rd party landscape contractor crews (wholesale customers) shall use the 1st St SW to 8th Ave SW entrance/exit route to separate equipment and materials traffic from retail traffic. Retail customers with trailers shall be instructed to exit via 8th Ave SW. Direct ingress & egress via the driveway on to Old Highway 8 shall be used by customers only, and/or by employee personal vehicles accessing the employee parking lot. Finally, the property owner shall work with staff on revisions to traffic flow to and from the site if safety ever becomes a concern.
3. Lighting on the site and building shall be directed downward and be installed to prevent direct light from being detectable at all lot lines. Lighting is also not to shine directly into the public right-of-way. Any problems with existing lighting that are later identified shall be brought into compliance with code requirements.
4. The applicants shall provide a narrative of spill control practices for equipment stored near creek and come to an agreement with DCAD staff on final mitigation measures to contain and prevent materials from leaving the site and entering the creek/ditch as may be needed (both now and in the future).
5. The applicant must address all comments and outstanding items for the RCWD prior to initiating site improvements.
6. The applicant shall be required to address stormwater concerns if unforeseen issues arise (or become foreseeable) as a result of the on-site storage of equipment or materials.
7. The applicants shall stripe the new employee parking lot and customer spaces per the approved plan upon completion of paving.
8. The applicant must either make further site improvements to eliminate the tracking of dirt into the public rights-of-way, or the owner must continuously monitor vehicle tracking of dirt/mud into the public streets, and if tracking is observed, it must be swept/removed/cleaned within 24 hours.
9. The applicant shall contact the Fire Marshall to discuss and resolve emergency access to the site through the proposed gated entries.

10. As directed by the Fire Marshall, the applicant shall make adjustments to the arrangement of parking spaces and outdoor storage as necessary to facilitate large vehicle turning movements on the site.
11. The applicants will provide the fire marshal with updated Material Safety Data (MDS) sheets as may be needed.
12. Sign changes on the building and/or site will need to be reviewed and approved via a separate sign permitting process.
13. The proposed lean-to on the north end of the northern-most building shall be built with materials that match or complement the existing building.
14. Final aesthetic details of the proposed (opaque) screening fence panels and the slated gate panels shall be administratively approved by DCAD staff before purchase to ensure the final designs are acceptable for the intended purpose.
15. The proposed fence along the NW property line must be terminated at the southerly edge of the ditch easement.
16. All business-related parking shall be required to park on-site as part of this SUP. On-street employee parking along 8th Ave SW shall be discontinued following completion of the on-site employee parking lot.

Chair McQuillan opened the Public Hearing at 6:41 p.m.

**Motion by Commissioner Collins, seconded by Commissioner Kuiper to close the Public Hearing.**

**Approved 5-0.**

The Public Hearing closed at 6:42 p.m.

Chair McQuillan asked if the applicant had read through all of the staff recommended conditions. Dan Steuernagel, Clearscape representative, stated he had read through and agrees with the conditions.

Chair McQuillan questioned where the landscaping material would be moved to to make room for the new pavement. Mr. Steuernagel discussed how the rock and soil bins would be shifted to the east to make room for the new employee parking.

Chair McQuillan stated he appreciated how the proposed plans would eliminate the overflow parking onto 8<sup>th</sup> Avenue SW.

**Motion by Commissioner Pirner, seconded by Commissioner Kuiper, to recommend the City Council approve the proposed special use permit and site plan based on the findings of fact and conditions listed on pages 12 through 14 of the staff report as may have been amended here tonight.**

**Approved 5-0.**

**(B) Special Use Permit:** Application from Stephen Bona (Bona Brothers) to authorize an auto sales business on the property at 343 Old Highway 8 – PID 29-30-23-42-0021.

Assistant Director of Community Assets and Development Gozola reported Stephen Bona (Bona Brothers) is seeking an SUP to authorize an auto sales business on their property at 343 Old Highway 8. A similar SUP was approved in 2018, but the business was never opened which voided the original approval. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. Parking for employees, customers, and inventory shall follow the approved site plan.
2. Parking spaces shall be configured as shown on the provided site plan. All spaces shall be clearly/visibly striped and existing paint touched up as necessary. Non-parking areas to the north and south of the eastern row of parking spaces shall be striped as non-parking areas (hatched).
3. Lighting on the site and building shall be directed downward and be installed so as to prevent direct light from being detectable at all lot lines. Lighting is also not to shine directly into the public right-of-way. Any problems with existing lighting that are later identified shall be brought into compliance with code requirements.
4. All signage shall conform to requirements of zoning code and shall have proper permits prior to being erected. At no time shall flags, inflatable tube men, balloons, streamers, or other similar visual attraction devices be used on this site in conjunction with the auto sales business.
5. To ensure the used auto sales lot maintains an acceptable appearance from Old Highway 8, inventory vehicles shall be lightly used and in excellent, operable condition.
6. For-sale vehicles stored on-site shall be limited to available inventory spaces (no more than 18).
7. Drive aisles around the office building shall be kept free of obstruction at all times to ensure safety vehicle access to this and surrounding sites.
8. The applicant shall work with DCAD staff to identify an agreeable solution to the dirt-tracking problem from this site and an adjacent site which is impacting local storm sewers. A solution or plan shall be agreed upon by August 29th, 2025; and a deadline for implementation of the solution or plan shall be administratively set at that time. Failure to meet either deadline shall be sufficient grounds for the City Council to revoke this special use permit.
9. Failure to open the business within one year of approval shall render this special use permit void.

Chair McQuillan asked if the area that used to flood has been paved.

Stephen Bona, Bona Brothers Auto Sales representative, reported the area to the east has been paved.

Chair McQuillan questioned if the applicant had read through and supported the proposed conditions from City staff. Mr. Bona indicated he had read through and supported the conditions from staff.

Chair McQuillan opened the Public Hearing at 6:53 p.m.

**Motion by Commissioner Collins, seconded by Commissioner Kuiper to close the Public Hearing.**

**Approved 5-0.**

The Public Hearing closed at 6:54 p.m.

**Motion by Commissioner Kuiper, seconded by Commissioner Pirner, to recommend the City Council approve the requested special use permit to authorize auto sales from the property at 343 Old Highway 8 NW based on the findings of fact and conditions listed on pages 9 & 10 of the report as may have been amended here tonight.**

**Approved 5-0.**

**VII. Business Items**

None.

**VIII. Adjournment**

**Motion by Commissioner Collins, seconded by Commissioner Pirner, to adjourn the meeting.**

**Approved 5-0.**

**Meeting adjourned at 6:58 PM**

Respectfully submitted,



Ben Gozola  
Assistant Director of Community Assets and Development



**MINUTES  
PLANNING COMMISSION  
March 18, 2025 City Hall  
Council Chambers 6:30 p.m.**

**I. Call to Order**

The meeting was called to order at 6:30 p.m.

**II. Roll Call**

Members Present: Chair Tim McQuillan, and Commissioners Karen Collins, Eric Nelsen and Mark Ryan

Members Absent: Commissioners Youssef Enanaa and Lloyd Hilsgen

Also Present: Ben Gozola – Assistant Director of Community Assets and Development and Graeme Allen-Councilmember

**III. Approval of Agenda**

**Motion by Commissioner Nelsen, seconded by Commissioner Ryan, to approve the March 18, 2025 agenda as presented.**

**Approved 4-0.**

**IV. Approval of Minutes**

**Minutes from January 21, 2025**

**Motion by Commissioner Collins, seconded by Commissioner Ryan, to approve the January 21, 2025 meeting minutes as presented.**

**Approved 4-0.**

## V. Report from City Council Liaison

Councilmember Allen provided the Commission with an update from the City Council. He stated the Council has been holding Commissioner interviews in February and March, noting new members will be appointed in April. He explained the Council held a larger discussion on the Council liaison role and would further discuss this topic in April. He commented on the conversation the Council had with Krause Anderson regarding the City's building infrastructure where the Council learned the Brightwood Hills Golf Course building needed replacement. He reported the City of New Brighton won 1<sup>st</sup> Place for National Night Out for cities up to 50,000 people. He thanked all the residents who participated in this event. He noted New Brighton received a \$350,000 grant to assist with providing shade in the City's parks. He explained he attended the 3<sup>rd</sup> annual community iftar dinner that was held last Friday night. He commented he attended the League of Minnesota Day at the Capitol where he was able to speak with local legislators about issues concerning the City and missing middle housing.

## VI. Public Hearing

**(A) Special Use Permit:** Application from Applewood Pointe at 1900 Rush Lake Trail to complete new landscaping along their northern boundary, and to construct an 8' tall special purpose fence to facilitate screening of the neighboring business — multiple PIDs including but not limited to 17-30-23-44-0128.

Assistant Director of Community Assets and Development Gozola reported Applewood Point is seeking authorization to construct a new 8' high special purpose fence along their shared boundary with Johnson Screens, and to supplement the new privacy fence with extensive landscaping upgrades. The proposed change will allow two neighboring properties the ability to implement mutually agreed upon improvements on both sides of their shared boundary with no impact on the general public. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. The Special Use Permit shall authorize an 8-foot tall fence in accordance with the site plan and material specs submitted and reviewed as part of this SUP.
2. Minor amendments may be approved by staff in the field provided the changes do not materially change the intent of this approval.
3. An Applewood Pointe representative shall meet with City Engineering staff to review the proposed 1-foot of fill being introduced in places to elevate the fence to the desired height. If required by engineering following such a meeting, Applewood Pointe shall provide a detailed grading plan for the proposed fill work.
4. Applewood Pointe must work with Johnson Screens to establish easements as may be necessary to accommodate the fence location either on the property line or when the alignment shifts onto the land at 1950 Old Highway 8 NW.
5. Failure to adhere to these conditions of approval shall be grounds for revocation of the special use permit by the City Council. In the event of SUP revocation, the cost of the fencing and work to remove the fence shall be borne by the Applewood Pointe Residential Cooperative.

Chair McQuillan asked who provided the current screening. Assistant Director of Community Assets and Development Gozola deferred this question to the applicant.

Dale Blythe, Applewood Pointe representative, reported the existing screening was provided by Applewood Pointe.

The Public Hearing was opened at 6:59 p.m.

Dale Blythe, President of Applewood Pointe, thanked the Commission for considering his request. He explained he was delighted to be working with this neighbor on the proposed fencing. He thanked Johnson Screening for contributing \$40,000 to this project.

**Motion by Commissioner Nelsen, seconded by Commissioner Collins to close the Public Hearing.**

**Approved 4-0.**

The Public Hearing closed at 7:01 p.m.

Commissioner Nelsen stated he appreciated how both parties worked together to bring about a solution for the screening between these two properties.

**Motion by Commissioner Nelsen, seconded by Commissioner Ryan, to recommend the City Council City Council approve the requested special use permit based on the findings of fact and conditions listed on pages 10 and 11 of the report as may have been amended here tonight.**

**Approved 4-0.**

**(B) Special Use Permit:** Application from Johnson Screens at 1950 Old Highway 8 to amend areas of allowed outdoor storage — PID 17-30-23-44-0006.

Assistant Director of Community Assets and Development Gozola reported Johnson Screens is seeking an SUP Amendment to change areas of allowed outdoor storage on their property at 1950 Old Highway 8 NW. Staff provided further comment on the request and recommended approval of the Special Use Permit, based on the findings of fact and subject to the following conditions:

1. The Special Use Permit shall authorize outdoor storage in the general areas identified on the submitted plans shown on page 6.
2. Johnson Screens shall implement all screening measures outlined in the submitted plans and shall maintain all screening so long as outdoor storage areas are being utilized.
3. Outdoor storage areas to the south of the building shall not become authorized until such time as all proposed fencing and landscaping on the Applewood Pointe property is in place.
4. The maximum height of outdoor storage shall be limited by the screening methods put in place to eliminate views from adjacent properties and from adjacent rights-of-way.

5. Johnson Screens must work with Applewood Pointe to establish easements as may be necessary to accommodate the fence location when either on the property line or when the alignment shifts onto the land at 1950 Old Highway 8 NW.
6. While Applewood Pointe will be the responsible party for maintaining the 8' special purpose privacy fence being erected, Johnson Screens must agree to make fence repairs if/when outdoor storage activities cause damage to the shared fence.
7. To maintain screening from Old Highway 8, Johnson Screens shall keep the existing gate that controls access to the south parking & loading area closed when access is not in use; screening material on the gate shall be upgraded to provide actual screening while the gate is closed.
8. Johnson Screens shall work with the public safety department on a quick access option to get through the closed gate when responding to an emergency call.
9. Failure to adhere to these conditions of approval shall be grounds for the revocation of the new outdoor storage areas being authorized by this SUP amendment.

The Public Hearing was opened at 7:01 p.m.

**Motion by Commissioner Ryan, seconded by Commissioner Collins to close the Public Hearing.**

**Approved 4-0.**

The Public Hearing closed at 7:02 p.m.

**Motion by Commissioner Ryan, seconded by Commissioner Nelsen, to recommend the City Council approve the requested special use permit amendment for outdoor storage based on the findings of fact and conditions listed on pages 11 & 12 of the report as may have been amended here tonight.**

**Approved 4-0.**

## **VII. Adjournment**

**Motion by Commissioner Ryan, seconded by Commissioner Collins, to adjourn the meeting.**

**Approved 4-0.**

**Meeting adjourned at 7:07 PM**

Respectfully submitted,



Ben Gozola  
Assistant Director of Community Assets and Development



<b>Agenda Section:</b>	<b>Business Items</b>
<b>Report Date:</b>	<b>06/10/2025</b>
<b>Meeting Date:</b>	<b>June 17, 2025</b>

**REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY**

**ITEM DESCRIPTION: Preliminary and Final Plat: Application from Patrick Myslajek to subdivide the property at 1820 Long Lake Road into two lots conforming to all zoning requirements – PID 18-30-23-44-0063.**

<b>Action Requested:</b>	
Public Hearing	Motion
<b>Discussion</b>	Informational
<b>Form of Action:</b>	
Resolution	Ordinance
Contract/Agreement	N/A or Other: <b>Recommendation</b>
<b>Votes Needed:</b>	
3 Votes	<b>4 Votes</b>
5 Votes	N/A

<b>Summary Statement:</b>	Patrick & Kelleen Mae Myslajek are seeking to subdivide their property at 1820 Long Lake Road into two (2) parcels. Both of the proposed parcels will conform to R-1 zoning requirements.
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<b>Recommendations:</b>	Approval with conditions.
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<b>Applicable Deadlines:</b>	The final deadline to make a decision on these application is 10/4/25.
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<b>Community Impact:</b>	Provided all conditions are following, staff has not identified any negative community impacts that would result from this proposed subdivision.
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<b>Legislative History:</b>	<ul style="list-style-type: none"> <li>- Original application submitted on 5/19/25.</li> <li>- Original application deemed incomplete on 6/5/25.</li> <li>- Application deemed complete on 6/6/25.</li> <li>- Planning Commission review scheduled for 6/17/25</li> <li>- City Council public hearing scheduled for 6/24/25</li> </ul>
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<b>Strategic Priority:</b>	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	N/A

<b>Fiscal Impact:</b>	<b>Financial Impact: Is there a financial consideration?</b>		No	<b>Yes: increase to the City's tax base</b>
	<b>Financing Sources:</b>	Budgeted	Budget Modification	
	New Revenue	Use of Reserves	Other	

<b>Attachments:</b>	Staff Report, Draft Resolution, Site Map -- public hearing notice, Site Map -- Zoning, Preliminary Plat, Final Plat
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*To:* **Planning Commission**

*From:* Ben Gozola, Assistant Director DCAD

*Meeting Date:* **6-17-25**

*Applicants:* **Patrick & Kelleen Mae Myslajek**

*Main Contact:* <same>

*Location:* 1820 Long Lake Road

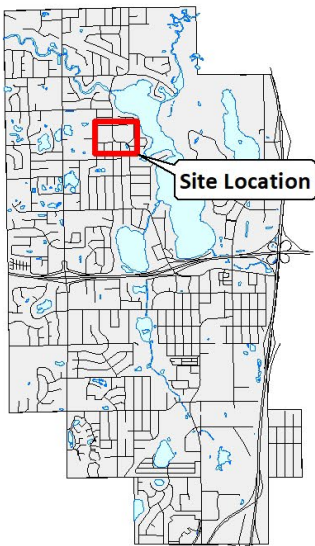
*Zoning:* **R-1**

### ***Introductory Information***

- |                        |   |
|------------------------|---|
| <b><i>Project:</i></b> | <ul style="list-style-type: none"> <li>▪ Patrick &amp; Kelleen Mae Myslajek are seeking to subdivide their property at 1820 Long Lake Road into two (2) parcels. Both parcels will be conforming to R-1 zoning requirements.</li> </ul>   |
| <b><i>History:</i></b> | <ul style="list-style-type: none"> <li>▪ Existing home constructed in 1957</li> <li>▪ Myslajek acquires the property in 2004</li> <li>▪ Application to subdivide received on 5/19/25</li> <li>▪ Application deemed incomplete on 6/5/25 due to lack of a title commitment and the need for plat updates. Official review timeline to resume upon receipt of outstanding information.</li> </ul> |

### ***General Findings***

- |                                   |   |
|-----------------------------------|---|
| <b><i>Site Data:</i></b>          | <ul style="list-style-type: none"> <li>▪ Land Area = 72,346 sq ft</li> <li>▪ Existing Use – one single family home &amp; two outbuildings</li> <li>▪ Existing Zoning – R-1</li> <li>▪ Property Identification Number (PID): 18-30-23-44-0063</li> </ul> |
| <b><i>Comp Plan Guidance:</i></b> | <ul style="list-style-type: none"> <li>▪ The new 2040 Comprehensive Plan guides this property for “Low Density Residential.”</li> </ul>   |



Location within the City of New Brighton

### SITE IDENTIFICATION MAP

## 1820 Long Lake Rd



<p><b>Notable Code Definitions:</b></p>	<ul style="list-style-type: none"><li>▪ <b>Boundary Lines.</b> Any line indicating the bounds or limits of any tract or parcel of land. Also, a line separating the various use districts as shown on the City’s zoning map.</li><li>▪ <b>Building.</b> Any structure for the shelter, support or enclosure of persons, animals, chattel, or property of any kind affixed to the land.</li><li>▪ <b>Preliminary Plat.</b> The proposed plat map, drawing, or chart indicating the proposed layout of the subdivision or consolidation to be submitted to the Planning Commission and City Council for their consideration as to compliance with the Comprehensive Plan and these regulations, along with required supporting data.</li><li>▪ <b>Setback.</b> The minimum horizontal distance from a building, structure, fence, or parking lot to a lot line.</li><li>▪ <b>Subdivision.</b> A parcel of land divided into smaller parts such as blocks or lots, or a tract of land which is re-divided after the first division.</li></ul>
<p><b>Primary Applicable Codes:</b></p>	<ul style="list-style-type: none"><li>▪ <b>Chapter 26, Article 1, <u>General Conditions</u></b> Outlines minimum standards to follow when creating new lots.</li><li>▪ <b>Chapter 26, Article 2, <u>Preliminary Plat</u></b> Outlines the required process to follow to gain approval of a proposed subdivision concept.</li><li>▪ <b>Chapter 26, Article 3, <u>Final Plat</u></b> Outlines the required process to finalize an approved preliminary plat for filing at the County.</li><li>▪ <b>Zoning Chapter 4, Article 1, <u>R-1 District.</u></b> Outlines minimum standards for R-1 zoned lots within the City.</li></ul>
<p><b>Specific Applications:</b></p>	<p>Two application types are reviewed herein which are both necessary to complete the requested subdivision:</p> <ul style="list-style-type: none"><li>▪ <b>Preliminary Plat &amp; Final Plat</b> (being reviewed concurrently).</li></ul>
<p><b>Applicant’s Narrative:</b></p>	<p>“To split the current lot into 2 parts. 1 part 1 acre the other part ½ acre”</p>

**PRELIMINARY Plat Review**

**IN GENERAL:**

**Land Area:**

- The gross area proposed to be developed is 72,346 sq ft.
  - All land will be used to create two lots; Lot 1 (east) will contain the existing home, detached garage, and shed; and Lot 2 (west) will be vacant.
  - Minimum R-1 lot standards are as follows:

<b>Lot</b>	<b>Area (sq ft)</b>	<b>Width at street (ft)</b>	<b>Width at setback (ft)</b>
<b>REQUIRED</b>	<i>10,000</i>	<i>45'</i>	<i>75'</i>
<b>1</b> (western lot)	21,780	110'	110'
<b>2</b> (eastern lot w/home)	43,635	110'	110'

The proposed areas and widths for both lots meet minimum requirements for R-1 zoned lots.

- Per Ramsey County, the current amount of ROW proposed for dedication to Long Lake Road is currently inconsistent with County planning documents. As proposed, the westerly lot line is drawn consistent with the adjacent front property line to the south, but it needs to be drawn consistent with the adjacent parcel to the north. This will require an additional 10' of ROW dedication. Both plats will need to be updated in accordance with this guidance before final approval.

**Access:**

- Lot 1 will have direct access to 20<sup>th</sup> Avenue NW to the west, and Lot 2 will have direct access to Long Lake Road to the east.

**Building Locations:**

- The existing home, detached garage, and shed will reside on Lot 2, and all will continue to be conforming to required setbacks.

**Building Heights:**

- Future construction on either lot will need to conform with height maximums for the R-1 zoning district (2.5 stories or 30' in height, whichever is less)

**Floor Area Ratio:**

- There is no FAR standard in the R-1 zoning district.

**Building Coverage:**

- Each lot will be subject to a maximum building coverage of 30%. Neither should have any issues conforming to this standard.

- Impervious Surfaces:***
  - Each lot will be subject to a maximum impervious coverage of 50%. Neither should have any issues conforming to this standard.
  
- Building Materials:***
  - New construction will need to adhere to any building materials requirements in place at the time of permit review.
  
- Future parcel development:***
  - The proposed plat would fully divide the land. No further development could occur under present zoning and guidance given the lack of additional road frontage.
  
- Adjacent parcel dev:***
  - The proposed subdivision will not have any impact on development of adjacent lands.
  
- Easements:***
  - Drainage and utility easements, as required by the City Engineer, are being provided on the final plat.
  
- Resident Concerns & Feedback:***
  - As of 6/12/25 (report completion date), no comments for or against this proposal have been received.

**INFRASTRUCTURE:**

- 
- In General:***
    - All public improvements constructed to support the development must be designed and constructed in accordance with the City's Private Development Standards. City Engineer review of all proposed infrastructure is covered herein.
  
  - Streets and Transportation:***
    - Per Ramsey County, the preliminary and final plat must show an additional 10' of ROW dedication along Long Lake Road to be consistent with County planning documents. Once that change is made, the County will have no concerns with the proposed division.
    - A curb cut permit will be required for future development of Lot 1. This can be reviewed concurrently with the future building permit application for this lot.
  
  - Water System(s):***
    - Municipal water is available to the proposed lot off of 20<sup>th</sup> Avenue NW. How hook ups to the system can occur will be evaluated at the time a building permit is sought for the new Lot 1.

- |   |   |
|---|---|
| <b>Sanitary System(s):</b>              | ▪ Sanitary sewer service is available to the proposed lot off of 20th Avenue NW. How hook ups to the system can occur will be evaluated at the time a building permit is sought for the new Lot 1.  |
| <b>Storm water / Grading / Erosion:</b> | ▪ A site survey and grading plan shall be submitted along with the building permit application for the future development of Lot 1. The survey shall depict the location of all improvements, along with existing and proposed lot elevations, contours, and drainage patterns.   |
| <b>Development Phasing:</b>             | ▪ The development will be completed in a single phase.  |
| <b>Utilities:</b>                       | ▪ All utilities (i.e. telephone, electric, gas service lines, etc) are to be placed underground in accordance with the provisions of all applicable City ordinances.  |
| <b>Lighting:</b>                        | ▪ Lighting on either lot shall be directed downward, and installed so as to prevent direct light from being detectable at the lot line of the site on which the source is located. Lighting for each home site will be reviewed with individual building permit applications.<br>▪ Lighting shall not shine directly into the public right-of-way or onto any adjacent residential lot. |
| <b>Parking:</b>                         | ▪ As required by code, both lots will need to accommodate a minimum of two (2.0) parking spaces outside of the right-of-way. No issues are anticipated given the size of both lots.   |
| <b>Required Signage:</b>                | ▪ No new signage is needed as a result of this subdivision.<br>▪ Any future signage on any of the proposed lots will need to adhere to standards for lots in the R-1 zoning district.   |
| <b>Fire Hydrants / Fire Safety:</b>     | ▪ No new fire hydrants are needed to serve these lots.  |
| <b>Streetlights:</b>                    | ▪ No streetlights will be required as part of this subdivision.   |

- Sidewalks:**
- There is existing sidewalk along Long Lake Road that will not be impacted or affected by this proposed subdivision. The driveway for Lot 2 currently crosses this sidewalk to access Long Lake Road.
  - There is no sidewalk along 20<sup>th</sup> Avenue NW.
  - No new sidewalks will be needed as part of this subdivision.

- Landscaping / Fencing:**
- There is chain-link fencing to the south of this property on the neighboring lots. Per the applicant, all such fencing belongs to the neighboring property owners. No issues for this subdivision.

- Monuments:**
- Reference monuments shall be placed in the subdivision as required by state law.

**ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:**

- 
- Environmental Impacts:**
- By state statute, an Environmental Assessment Worksheet (EAW) is required for subdivisions resulting in **250** or more new unattached single-family dwelling units. With only one (1) new lot proposed by Myslajek Estates, an EAW is not required.

- Wetlands:**
- There are no suspected wetlands on this site.

- Tree Removal:**
- Per Subdivision Section 26-11(5) **Natural Features**. *“In the subdividing of any land, regard shall be shown for all natural features such as tree growth, water courses, historic spots, or similar conditions which if preserved will add attractiveness and stability to the proposed development.”*
  - While proposed Lot 1 is fully tree covered and there will be impacts to trees once developed, there is no way to avoid this outcome. Any subdivision of this property will involve impacts to that stand of trees.
  - Future development of Lot 1 is encouraged to set the home towards the eastern side of Lot 1 to preserve as many trees along 20<sup>th</sup> Avenue NW as possible. While encouraged, this is not mandated by code, and the final development plan will be up to the owner of Lot 1.

- Shoreland District:**
- Both Lots 1 and 2 fall outside of the shoreland district around Long Lake.

**Traffic:** ▪ Traffic studies are typically required when overall development triggers the need for a formal environmental review (EAW, EIS, or AUAR), or when a large number of units are proposed in a multi-family building and there is ample reason to believe the resulting traffic could have negative impacts on nearby residential lands. The addition of a single new lot on 20<sup>th</sup> Avenue NW does not trigger the need for a formal traffic study.

**Public Safety:** ▪ The addition of one new home in this area of the community will have no impact on the City's ability to provide emergency services throughout the community, to this neighborhood, or to these lots in particular.  
▪ Final buildings shall comply with all applicable zoning, building, and fire codes.  
▪ All construction times and activities shall comply with New Brighton City Code especially relating to parking and hours of work.

**Flood Plain & Steep Slopes:** ▪ There are no flood plains or steep slopes on this site.

**Docks:** ▪ The project does not include any frontage on open water nor easement rights to such.

**Other Permits:** ▪ All necessary permits must be provided to the City. (RCWD, NPDES, MDH, etc. as may be applicable).  
▪ Per the RCWD: Rule C, 2(a) comes into play: a permit is required for subdivision of an area exceeding one acre. This includes subdivision for single-family residential, multi-unit residential, commercial, industrial, or institutional development.  
▪ Prior to initiating future construction activities, the needed permit shall be secured by the landowner.

#### CHARGES, FEES, & RESPONSIBILITIES:

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**Park Dedication:** ▪ The City's recently approved **2040 Parks and Trail System Plan** establishes the goals and objectives of the City's park system for the next twenty years. Per this plan, no new parks are needed in this area of the City.  
▪ With no park land needed, cash in lieu of land will satisfy the required park dedication for this subdivision. Per the 2023 fee schedule, a fee of \$1,825 per new dwelling unit will be required by this subdivision. As the new R-1 lot will allow for up to one new dwelling unit, the resulting fee will be \$1825.  
▪ Park dedication shall be paid in full prior to the final plat being signed by the City.

**Sewer and  
 Water Fees:**

- Local and regional sewer access/availability charges (SAC) and water access charges (WAC) will apply to the new lot.
- The City Sewer Maintenance fee of \$103 new SAC will also apply.
- These fees become applicable at the time of building permit application.

**FINAL Plat Review**

**In General:**

- The final plat review typically focuses on adherence to conditions of preliminary plat approval and legal review of the plat to ensure it's ready for filing. As we are reviewing the Preliminary and Final concurrently with this application, we can only complete legal review of the plat at this time, and signature of the plat will be conditioned on all legal matters being resolved on the final mylars to the satisfaction of the City Attorney.
- At his earliest convenience, we recommended the applicant have the final plat reviewed by Ramsey County once the document is updated to show the required right of way dedication for Long Lake Road. Should the county have other issues, we will want those identified prior to mylars being produced.

**Legal Review:**

- The title commitment for this property was submitted until 6/6/25, so it is still being reviewed by legal counsel as of the penning of this report.
- Should any issues be identified, the plat documents will need to be updated to the satisfaction of the City Attorney prior to the City signing final mylars.

**Supplementary Information & Public Comment**

**Additional  
 Information:**

- None

**Planning  
 Commission  
 Review:**

- The Planning Commission will review the subdivision during their meeting on 6/17/25, and will make recommendations for Council consideration.
- The City Council will hold a public hearing on the plat, as required by code, at their 6/24/25 meeting.

**Conclusion:**

Patrick Myslajek is seeking authorization to subdivide his property at 1820 Long Lake Road into two parcels. The existing home will remain on proposed Lot 2, and proposed Lot 1 will become a vacant lot eligible for construction of a single family home.

**Staff Recommendation: Per the analysis outlined in the report, staff is recommending APPROVAL of the proposed applications subject to conditions.**

**Commission Options:**

The Planning Commission has the following options:

- A) RECOMMEND APPROVAL OF ALL REQUESTS based on the applicant’s submittals and findings of fact.
- B) RECOMMEND DENIAL OF ONE OR MORE REQUESTS based on the applicant’s submittals and findings of fact.
- C) TABLE THE ITEMS and request additional information.

This application was technically deemed incomplete on 6/5/25 based on the lack of a title commitment as part of the application. The missing title commitment was received on 6/6/25 which started the City’s 120-day review time clock. The resulting deadline for a decision is therefore 10/4/2025.

**Template Denial Motion:**  
*(not recommended)*

- “I move that we recommend the City Council deny [denote specific request or state all requests] based on the following findings of fact:”
  - *(You must provide findings to support the conclusion that each component recommended for denial does not meet minimum standards as required by code.)*

**Template Approval Motion:**  
**RECOMMENDED**

- “I move we recommend the City Council approve the requested Myslajek Estates preliminary and final plat for the subdivision of land at 1820 Long Lake Road based on the findings of fact listed on pages 10 & 11 of the report subject to the conditions listed on pages 11 & 12 as may have been amended here tonight.”

**Suggested Findings of Fact:**

1. The subject property is guided for Low Density use by the 2040 Comprehensive Plan, and R-1 zoning standards are consistent with this land use classification;

- (cont.)
2. The existing structures on Lot 2 will continue to be conforming to setback requirements, and the buildable area on proposed Lot 1 will provide ample space for a new single-family home.
  3. Both lots will be conforming to minimum area and width standards for R-1 zoned property.
  4. All required drainage and utility easements will be established as a result of this plat;
  5. Both of the proposed lots will have adequate access to the local roadway system;
  6. Each of the proposed lots can be adequately served by existing municipal services;
  7. No public safety concerns were identified;
  8. Identified impacts and issues can be addressed via conditions.

**Recommended  
Conditions:**

1. Prior to signing of the final mylars:
  - a. Additional right-of-way for Long Lake Road as requested by Ramsey County shall be shown on the plat documents and be approved by the County.
  - b. Legal updates as required by Ramsey County or the City Attorney shall be implemented.
2. A curb cut permit will be required for future development of Lot 1.
3. Lot 1 development:
  - a. A site survey and grading plan shall be submitted along with the building permit application for the future development of Lot 1. The survey shall depict the location of all improvements, along with existing and proposed lot elevations, contours, and drainage patterns.
  - b. Tracking of dirt into 20th Avenue NW during construction activities shall be monitored and addressed in a timely manner, or the developer and/or builder must agree to paying for street sweeping services when directed to do so by the City.
  - c. How hook ups to the municipal utility system will occur shall be evaluated and determined at the time a building permit is sought for Lot 1.
  - d. Local and regional sewer access/availability charges (SAC) and water access charges (WAC) will apply to the new lot at the time of building permit.

- (cont.)
4. All utilities (i.e. telephone, electric, gas service lines, etc) are to be placed underground in accordance with the provisions of all applicable City ordinances.
  5. Lighting on both lots shall not shine directly into the public right-of-way or onto any adjacent residential lot.
  6. Reference monuments shall be placed in the subdivision as required by state law.
  7. An RCWD Rule C permit (or other applicable permit type as may be determined by the RCWD) shall be obtained by the applicant prior to any site work occurring on either property.
  8. The applicant shall pay a park dedication fee of \$1825 to the City prior to the City signing the final plat.

*cc: Patrick Myslajek, applicant*

**RESOLUTION  
STATE OF MINNESOTA  
CITY COUNCIL  
CITY OF NEW BRIGHTON**

RESOLUTION MAKING FINDINGS OF FACT AND APPROVING A PRELIMINARY AND FINAL  
PLAT NAMED MYSLAJEK ESTATES FOR THE SUBDIVISION OF LAND AT  
1820 LONG LAKE ROAD

**WHEREAS**, the City of New Brighton is a municipal corporation, organized and existing under the laws of the State of Minnesota; and,

**WHEREAS**, the City Council of the City of the New Brighton has adopted a comprehensive plan and corresponding zoning and subdivision regulations to promote orderly development and utilization of land within the city; and,

**WHEREAS**, Patrick Myslajek (the “Applicant”), is owner of property at 1820 Long Lake Road which has the property identification number of 18-30-23-44-0063 and is legally described as:

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 30, Range 23, Ramsey County, Minnesota, described as follows: Commencing at the southeast corner of the North 6 acres of the above described tract, said point being 396.89 feet South from the northeast corner of said tract; thence West parallel with the North line thereof and along the South line of the North 6 acres to the West line thereof; thence South along the West line thereof a distance of 110 feet; thence East parallel with the North line thereof to the East line thereof; thence North along the East line for a distance of 110 feet to the point of beginning.

Description per Warranty Deed Doc. No. 4090498.

and

**WHEREAS**, the Applicant is seeking to plat the property into two lots in a manner that meets all underlying R-1 zoning requirements; and

**WHEREAS**, the Applicant made application to the City for concurrent preliminary and final plat reviews on review on 5/19/25, and

**WHEREAS**, the application was deemed incomplete on 6/5/25 based on the lack of a title commitment being submitted as part of the application; and

**WHEREAS**, the missing title commitment was received on 6/6/25 which started the City’s 120-day review time clock under state statutes; and

**WHEREAS**, staff fully reviewed the request and prepared a report for consideration by the Planning Commission at their meeting on June 17, 2025; and

**WHEREAS**, the Planning Commission recommended approval of the request on June 17, 2025, based on the applicant’s submittals and findings of fact; and

**WHEREAS**, the City Council held a public hearing and considered on June 24, 2025, the recommendations of the Planning Commission, Staff, the Applicant's submissions, the contents of the staff report, and other evidence available to the Council.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of New Brighton hereby approves the preliminary and final plats for Myslajek Estates based on the following findings of fact:

1. *The subject property is guided for Low Density use by the 2040 Comprehensive Plan, and R-1 zoning standards are consistent with this land use classification;*
2. *The existing structures on Lot 2 will continue to be conforming to setback requirements, and the buildable area on proposed Lot 1 will provide ample space for a new single-family home.*
3. *Both lots will be conforming to minimum area and width standards for R-1 zoned property.*
4. *All required drainage and utility easements will be established as a result of this plat;*
5. *Both of the proposed lots will have adequate access to the local roadway system;*
6. *Each of the proposed lots can be adequately served by existing municipal services;*
7. *No public safety concerns were identified;*
8. *Identified impacts and issues can be addressed via conditions.*

**BE IT FURTHER RESOLVED** that approval of the preliminary and final plats for Myslajek Estates shall be subject to the following conditions:

1. *Prior to signing of the final mylars:*
  - a. *Additional right-of-way for Long Lake Road as requested by Ramsey County shall be shown on the plat documents and be approved by the County.*
  - b. *Legal updates as required by Ramsey County or the City Attorney shall be implemented.*

2. *A curb cut permit will be required for future development of Lot 1.*
3. *Lot 1 development:*
  - a. *A site survey and grading plan shall be submitted along with the building permit application for the future development of Lot 1. The survey shall depict the location of all improvements, along with existing and proposed lot elevations, contours, and drainage patterns.*
  - b. *Tracking of dirt into 20th Avenue NW during construction activities shall be monitored and addressed in a timely manner, or the developer and/or builder must agree to paying for street sweeping services when directed to do so by the City.*
  - c. *How hook ups to the municipal utility system will occur shall be evaluated and determined at the time a building permit is sought for Lot 1.*
  - d. *Local and regional sewer access/availability charges (SAC) and water access charges (WAC) will apply to the new lot at the time of building permit.*
4. *All utilities (i.e. telephone, electric, gas service lines, etc) are to be placed underground in accordance with the provisions of all applicable City ordinances.*
5. *Lighting on both lots shall not shine directly into the public right-of-way or onto any adjacent residential lot.*
6. *Reference monuments shall be placed in the subdivision as required by state law.*
7. *An RCWD Rule C permit (or other applicable permit type as may be determined by the RCWD) shall be obtained by the applicant prior to any site work occurring on either property.*
8. *The applicant shall pay a park dedication fee of \$1825 to the City prior to the City signing the final plat.*

**ADOPTED** this 24<sup>th</sup> day of June 2025 by the New Brighton City Council with a vote of \_\_\_ ayes and \_\_\_ nays.

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Kari Niedfeldt-Thomas, Mayor

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Devin Massopust, City Manager

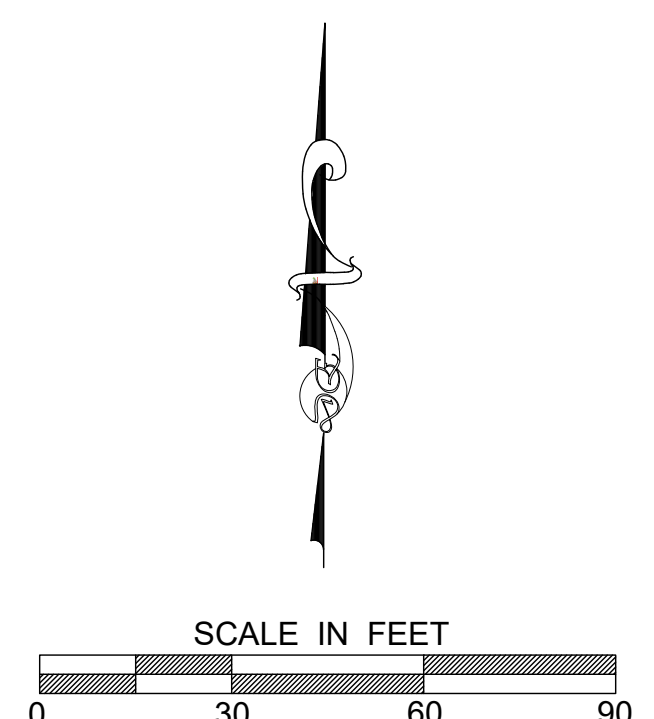
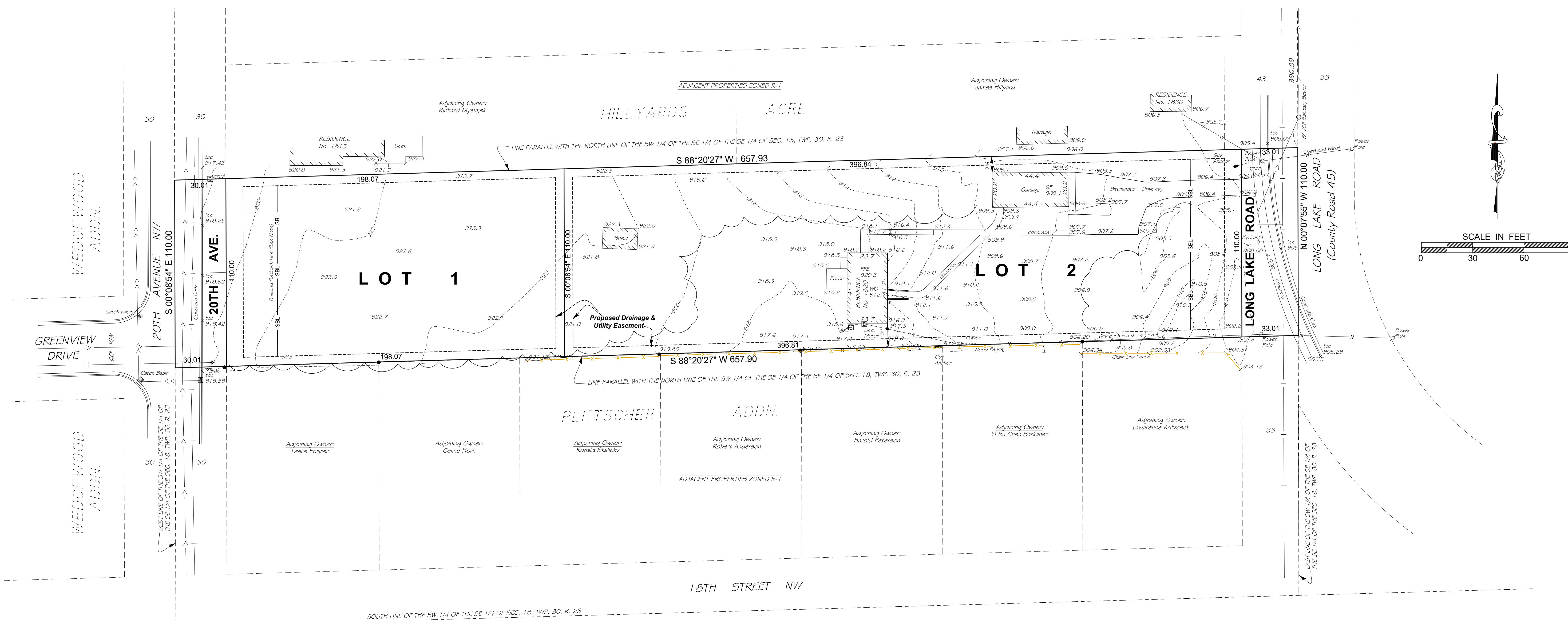
ATTEST:

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Terri Spangrud, City Clerk







**Legend**

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- ⊗ Bollard
- ⚡ Light
- ⚡ Power Pole
- ⊗ Catch Basin
- ⚡ Sign
- ⚡ Telephone Pedestal Riser
- ⚡ Communication Pedestal Riser
- Sanitary Sewer
- Storm Sewer
- Watermain
- Overhead Wires

**Zoning & Development Information**

Property Currently Zoned: R-1, Single-Family Residential

Zoning Ordinance Requirements:

Building Setbacks  
 Front - 30 feet  
 Side Yard - 5 feet  
 Rear Yard - 5 feet

Maximum Building Height - 2 1/2 Stories  
 Maximum lot area to be impervious surface - 30%

Lot Requirements:  
 A. 75 feet wide at building setback line.  
 B. 45 feet wide at front lot line.  
 C. 10,000 square feet of lot area.

Right-of-Way = 6,930 sq.ft.

Refer to City code for additional requirements, exceptions and modifications.

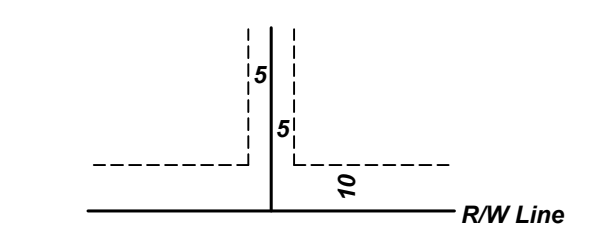
**Development Personnel Contacts**

**Property Owner:**  
 Patrick & Kelleen Myslajek  
 1820 Long Lake Road  
 New Brighton, MN 55112

**Developer:**  
 Patrick & Kelleen Myslajek  
 1820 Long Lake Road  
 New Brighton, MN 55112

**Surveyor:**  
 Demarc Surveying and Engineering  
 7601 73rd Avenue N.  
 Brooklyn Park, MN 55428  
 Attn: Greg Prasch  
 phone: 763-560-3093  
 e-mail: gregprasch@demarcinc.com

Proposed Drainage & Utility Easements are shown thus:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES.

**Miscellaneous Notes**

- 1 Property Address: 1820 Long Lake Road, New Brighton, MN 55112  
PID No.: 18.30.23.44.0063
- 2 Total Area of Parcel = 72,346 sq. ft.
- 3 By graphic interpretation only, this property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27123C0004G, effective on 6/4/2010.
- 4 Title insurance commitment showing property description and any encumbrances of record was not provided. Survey is subject to change. The only easements shown are from plats of record or information provided by client.
- 5 Property located in Section 18, Township 30, Range 23, Ramsey County, Minnesota.
- 6 Benchmark: Top nut of hydrant located on the East side of subject property. Elevation = 908.60 feet
- 7 Underground utility information per City of New Brighton's records. Locations are only approximate. Contact Gopher State One Call prior to any digging. (811)
- 8 Snow cover on site a time of survey, some improvements may not have been visible.

**Legal Description**

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 30, Range 23, Ramsey County, Minnesota, described as follows: Commencing at the southeast corner of the North 6 acres of the above described tract, said point being 396.89 feet South from the northeast corner of said tract, thence West parallel with the North line thereof and along the South line of the North 6 acres to the West line thereof; thence South along the West line thereof a distance of 110 feet; thence East parallel with the North line thereof to the East line thereof; thence North along the East line for a distance of 110 feet to the point of beginning.

Description per Warranty Deed Doc. No. 4090498.

FIELD BY: TM	I certify that this plan, specification, or report 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. Surveyed this 2nd day of February 2025.
DRAWN BY: GRP	
CHECKED BY: GRP	

REVISION SUMMARY	
4-17-25	name of development
4-22-25	prop lot line

**DEMARC**  
 LAND SURVEYING & ENGINEERING  
 7601 73rd Avenue North  
 Minneapolis, Minnesota 55428  
 (763) 560-3093  
 DemarcInc.com

SURVEY FOR:  
**PATRICK & KELLEEN MYSLAJEK**

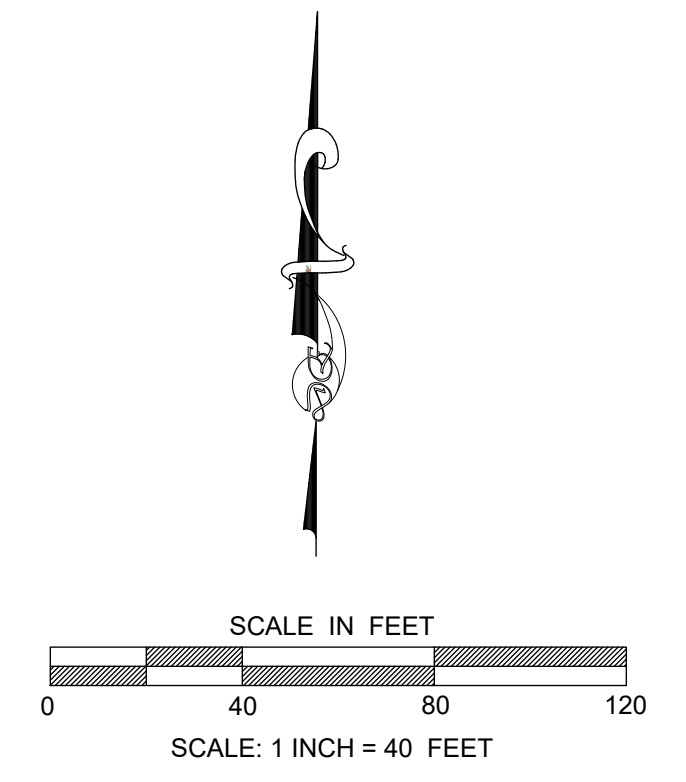
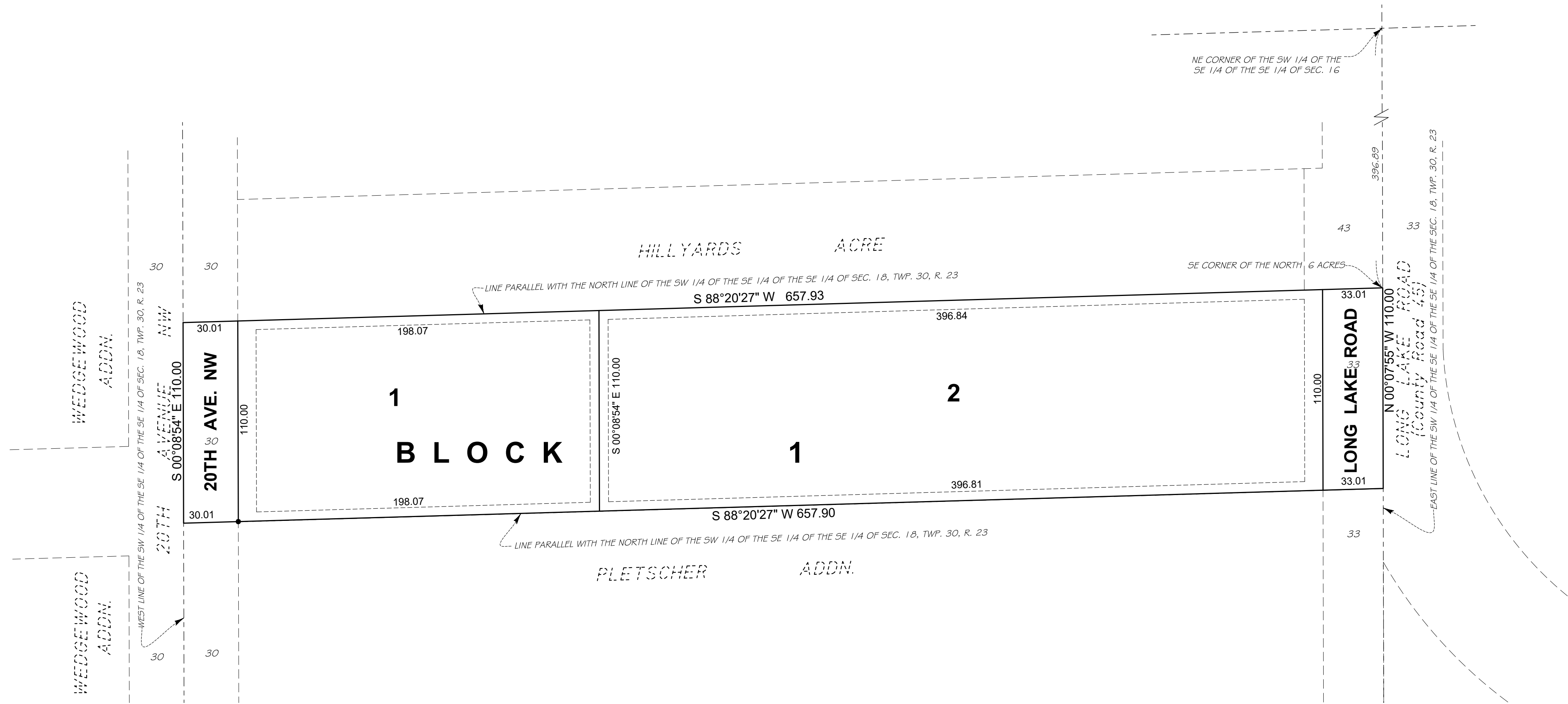
TYPE OF SURVEY:  
**PRELIMINARY PLAT**

DEVELOPMENT NAME  
**MYSLAJEK ESTATES**

PROJECT: 90943  
 FB No.: \*  
 SHEET NO.  
**1 OF 1**

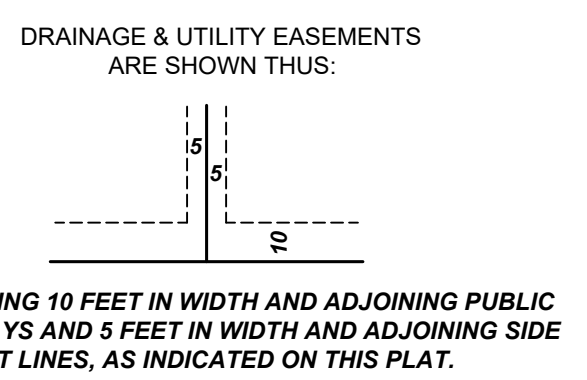
F:\survey\18-30-23 - ramsey\1280 long lake rd\01 Surveying - 90943\01 CAD\01 Source\01 Survey Base.dwg

# MYSLAJEK ESTATES



BEARING REFERENCE:  
Orientation of this bearing system is based upon Ramsey County Coordinates, North American Datum of 1983, 1986 Adjustment.

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by license number 24992, unless otherwise noted.
- Denotes found open end 1/2 inch iron pipe monument.



KNOW ALL PERSONS BY THESE PRESENTS: That Patrick G. Myslajek and Kelleen M. Myslajek, husband and wife, owners of the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 30, Range 23, Ramsey County, Minnesota, described as follows:  
Commencing at the southeast corner of the North 6 acres of the above described tract, said point being 396.89 feet South from the northeast corner of said tract; thence West parallel with the North line thereof and along the South line of the North 6 acres to the West line thereof; thence South along the West line thereof a distance of 110 feet; thence East parallel with the North line thereof to the East line thereof; thence North along the East line for a distance of 110 feet to the point of beginning.

Has caused the same to be surveyed and platted as MYSLAJEK ESTATES and does hereby dedicate to the public for public use the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Patrick G. Myslajek and Kelleen M. Myslajek, have hereunto set their hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Patrick G. Myslajek

\_\_\_\_\_  
Kelleen M. Myslajek

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Patrick G. Myslajek and Kelleen M. Myslajek.

Signature of Notary \_\_\_\_\_ (Notary's Printed Name) \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota My commission expires \_\_\_\_\_

I, Gregory R. Prasz, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all monuments indicated on this plat will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Gregory R. Prasz, Licensed Land Surveyor  
Minnesota License No. 24992

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Gregory R. Prasz.

Signature of Notary \_\_\_\_\_ (Notary's Printed Name) \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota My commission expires \_\_\_\_\_

CITY COUNCIL,  
CITY OF NEW BRIGHTON, MINNESOTA  
We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council of the City of New Brighton, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Council, City of New Brighton, Minnesota

By \_\_\_\_\_, Mayor By \_\_\_\_\_, Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT  
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Heather L. Bestler, Ramsey County Auditor/Treasurer By \_\_\_\_\_ Deputy

SURVEY DIVISION, Hennepin County, Minnesota  
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel D. Baar, L.S., Ramsey County Surveyor By \_\_\_\_\_

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA  
I hereby certify that this plat of MYSLAJEK ESTATES was filed in the office of the County Recorder for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_M. and was duly filed in  
Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

By \_\_\_\_\_  
Deputy County Recorder

F:\survey\18-30-23 - ramsey\1280 long lake rd\01 Surveying - 90943\01 CAD\01 Source\02 Final Plat.dwg