



Planning Commission Meeting

July 17, 2024

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Approval of April 17, 2024, Planning Commission Meeting Minutes

Public Hearing

- [2.](#) Public Hearing to Consider Special Use Permit (SUP), SP #24-02 to allow a private school at 6180 Hwy 65 N.E.

Other Business

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

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AGENDA REPORT

Meeting Date: July 17, 2024

Meeting Type: Planning Commission

Submitted By: Nancy Abts, Associate Planner

Title

Approval of April 17, 2024, Planning Commission Meeting Minutes

Background

Attached are the April 17, 2024, minutes for the Commission's consideration.

Financial Impact

None

Recommendation

Staff recommend the approval of the April 17, 2024, Planning Commission Meeting Minutes.

Attachments and Other Resources

- April 17, 2024, Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Planning Commission

April 17, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman
Aaron Brom
Mark Hansen
Mike Heuchert
Aaron Klemz
Ross Meisner

Absent

John Buyse II

Others Present

Nancy Abts, Associate Planner
Stacy Stromberg, Planning Manager
Michael Pate, Amarok
Brett Bullock, Electric Motor Supply, 4650 Main Street N.E.

Approval of Meeting Minutes

1. Approve February 21, 2024, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Public Hearing

2. Public Hearing for Text Amendment 2024-01: Electric Security Fences

Motion by Commissioner Meisner to open the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:02 p.m.

Nancy Abts, Associate Planner, stated that the case tonight is to consider a text amendment to allow 10-foot-tall electric security fences at all properties not zoned exclusively for residential use. She stated that Amarok, the applicant, has previously requested Interim Use Permits (IUPs) for electric security fences at 3737 East River Road (approved December 22, 2023) and 4650 Main Street (denied March 11, 2024). She reviewed the discretion that the City would have when reviewing a request for a text amendment. She discussed what is currently allowed under City Code for barbed wire security fences on industrial properties. She stated that staff would suggest mirroring those allowances for electric security fences and reviewed the specific proposal method of approval suggested by staff. She stated that staff recommends approval of the ordinance amendment as prepared. She noted that the City may also delay consideration until State preemption legislation is addressed, or the fence ordinance is recodified.

Commissioner Meisner acknowledged that this would largely mirror the language related to barbed wire. He asked for details on the guidelines for height of solid fences. Ms. Abts replied that currently fences are only regulated on the basis of height, not opacity.

Commissioner Klemz asked whether the change would apply across the city or only to the areas that allow barbed wire fencing. Ms. Abts replied that the majority of this amendment would specifically apply to industrial districts. Commissioner Klemz asked if the owner/operator of the fence would be required to provide access for emergency personnel. Ms. Abts commented that the Fire Marshal has been active in this process and explained that an ordinance is meant to provide a balance of the direction and allowances without going into every detail. She explained that type of access would be addressed through the building permit process.

Commissioner Borman asked for, and received, clarification on the owner of the property at 4650 Main Street. Commissioner Heuchert referenced language proposed in the amendment as shown in the packet and asked for clarification. Ms. Abts explained that both the version proposed by Amarok and the version proposed by staff were included in the packet for the Commission to review.

Commissioner Borman stated that he questioned whether the better deterrent would be the barrier in front of the electric fence, or the electric fence itself.

Brett Bullock, owner of 4650 Main Street, commented that their issue is that people are cutting through the chain link fence. He stated that if they were to have the electric fence, someone would need to cut the chain link and if they attempted to cut the electric fence, they would then be notified as it is connected to a security system.

Michael Pate, Amarok, commented that a solid fence is horrible for security as once behind the fence people cannot see what an intruder may be doing.

Commissioner Klemz asked the reason for submitting this request while there is also a request to preempt City zoning controls through the legislature. Mr. Pate stated that he is unsure if either the

text amendment or legislation will be approved, which is why both processes are running at the same time. Mr. Pate commented that the text amendment they submitted is unrecognizable after the work of City staff. He stated that he is the applicant and there was no communication from staff before making these changes. He provided details on the international standards that his fences comply with and explained that those standards should be included in the draft to ensure safety. He identified other elements of the staff drafted amendment that would not be satisfactory and would not match his company's recommended standards for electric fences. He confirmed that he objects to the language as drafted by staff. He asked the Commission to review the draft that he proposed and go from there. He recognized that the location where the device could be used would be up for debate but the standards under which the devices are tested and regulated must be included.

Commissioner Klemz asked if there is an objection to referencing those standards. Ms. Abts explained that she consulted with staff from Crystal who had processed, and denied, the exact same text amendment request from Amarok. In the process she learned that the IEC standard is not adopted in Minnesota and therefore not considered enforceable by the Building Official. Mr. Pate commented that American National Standards Institute (ANSI) could be referenced in place of IEC. He commented that if the language is put into City Code, it would then be enforceable.

Commissioner Meisner noted that Mr. Pate's version references a five foot fence height, but he also described that as insufficient and asked for clarification. Mr. Pate commented that five feet is sufficient for the barrier fence outside the electric fence.

Commissioner Brom asked if there is a reason this is proposed to be restricted to properties near the railroad. Ms. Abts commented that staff proposed limiting the location of these fences to preserve the neighborhood character of many areas of Fridley and "right size" the solution for Fridley.

Motion by Commissioner Meisner to close the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:33 p.m.

Commissioner Klemz commented that he likes the restriction for locations. He believed that this proposed amendment, as drafted by staff, would allow the specific use on the property requested at the last meeting. He was troubled that the City is spending this amount of time and resources on this issue when there is also preemptive legislation being lobbied by the same applicant that is before them.

Commissioner Meisner stated that he also likes the draft recommended by staff as it makes the application appropriate for Fridley. He stated that he prefer to see a definition or some type of standard. He agreed that it would be appropriate to limit the application of this type of fence to the railroad properties at this time, as he would prefer to start small with this.

Commissioner Heuchert stated that he does have concerns with not having standards for the electric current of the fence. He stated that he supports the eight-foot barrier fence and could see expanding this use to the entire industrial area of the community as long as it is not adjacent to residential property.

Chair Hansen commented that there have been multiple comments related to the desire for a definition of electric fence and the strength of current allowed. He also recognized the openness of Commissioner Heuchert to perhaps open up the industrial area and remove the stipulation of the railroad tracks. Ms. Abts commented that it would be appropriate to add the recommendations as part of the motion if there are desired modifications to the amendment proposed.

Commissioner Meisner asked staff for input on the issue of solid versus non-solid barrier fence. Ms. Abts replied that staff was interested in preventing someone from poking through a barrier fence. She noted that the solid barrier fence used by Copart, which is eight feet tall, provides a good barrier.

Commissioner Klemz referenced the use of the word "impenetrable" and asked if there is a definition for that. Ms. Abts replied that there is not as it is meant to be flexible and provide some options for businesses. Commissioner Klemz stated that while he would be open to allowing the use in other industrial areas, there would need to be stipulations placing a limit on the proximity to residential properties. Commissioner Brom commented that he would be open to that as well. Commissioner Meisner stated that while he is also open to that, he is also fine beginning with this as a starting point to see how the community responds. He noted that they can always amend in the future to open the use outside of the railroad corridor.

Chair Hanson stated that he would be open to adding a definition for electric fence and would err on the side of caution as to where this is allowed, taking this first step and then considering opening to more areas in the future.

Commissioner Borman stated that he also works for a company that had an issue with theft and their solution to deter theft was not to use an electric fence. He stated that he would be opposed to this as he did not believe that an electric fence is the right solution to protect properties.

Commissioner Brom commented that he believes that the applicant made a strong case of why they believe this would be the right form of security. Commissioner Borman commented that if a chain link fence is continually being cut, then perhaps something other than a chain link fence is needed.

Motion by Commissioner Meisner approving the text amendment as drafted by staff with the stipulation that some type of performance or minimum safety standard is provided for the operation of the electric fence. Seconded by Commissioner Klemz.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried with a vote of 5 - 1 (Borman opposed).

Other Business

Ms. Abts noted the housing grant programs available to all Fridley homeowners, noting that more information can be found on the City website.

Stacy Stromberg, Planning Manager, reported that the Planning Commission will be holding a meeting in May but will not be holding its regular June meeting.

Adjournment

Motion by Commissioner Klemz to adjourn the meeting. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:56 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: SP #24-02

Meeting Date: July 17, 2024

General Information

Applicant:

Hal W. Erks, President
Harbon Montessori School
2349 16th Street NW
New Brighton, MN 55112

Requested Action:

Public Hearing to Consider Special Use Permit (SUP), SP #24-02 to allow a private school at 6180 Hwy 65 N.E.

Location:

6180 Hwy 65 N.E. (within St. Philip's Church)

Existing Zoning:

R-3, Multi-Family

Size:

334,354 sq. ft. 7.68 acres

Existing Land Use:

St. Philip's Lutheran Church

Surrounding Land-use & Zoning:

N: C-3 (Funeral Home) & R-1
W: R-1
E: Hwy 65 ROW & C-3 (Crooners Supper Club & Salvation Army retail)
S: East Moore Lake

Comprehensive Plan Conformance:

Existing and Future Land Use Maps designate the property as Institutional

Zoning Ordinance Conformance:

Section 205.09.01.C.2 allows private schools as a Special Use in the R-3, Multi-Family zoning district.

Building and Zoning History:

1955 – Lot platted.
1958 – Church building constructed
1991 – Special Use Permit approved to allow expansion of an existing church (fellowship hall

Special Information

& chapel); Variances approved for hard surface setbacks & parking lot drive aisle width
1993— Variance to allow additional institutional signage granted for 2 years
1994—Special Use Permit approved to allow an Adult Daycare to operate within a portion of the building
2004 – Variance to increase size of freestanding sign denied
2012 – Special Use Permit approved for Electronic Message Center Sign

Legal Description of Property:

Outlots 1 and 2, Block 2, Moore Lake Highlands 4th Addition

Public Utilities:

Building is connected.

Transportation:

The property receives primary access off of West Moore Lake Drive and has one driveway accessing southbound Hwy 65 N.E.

Physical Characteristics:

Building, hard surface parking and driveways, and landscaping.

Summary of Request:

The petitioner, Harbon Montessori School, is requesting a special use permit to allow a private school to operate alongside a church within the existing building at 6180 Hwy 65 N.E.

Staff Recommendation:

City staff recommends approval of the special use permit, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – August 12, 2024

60 Day Date – August 24, 2024

Staff Report Prepared by Nancy Abts

Written Report –

The Request

The petitioner, Hal Erks, President of Harbon Montessori School, is requesting permission to operate a private school within the existing church facilities at 6180 Highway 65 N.E. Harbon Montessori School currently serves approximately 50 children in preschool and elementary classes, although their current licensed capacity is 79 students. The school currently has 6 staff members. The school has been in operation in New Brighton since the 1970s.

The school has been located within New Brighton Christian Church, 1500 29th Avenue NW in New Brighton, since 2013. The school operated under a New Brighton Special Use Permit, and the New Brighton staff report no issues with the use. Despite operating within a church building, the school is nonsectarian.

The school is proposed to occupy eight existing classrooms, as well as chapel, nursery, and dining hall space, comprising a maximum of 3,000 square feet of interior space. Regular hours of operation are 7:30 am to 5:30 pm, with students arriving on a staggered schedule for a 9 am start to instructional time and staggered pick up beginning at 3:30 pm. Staff are on site from 7 am to 6 pm to prepare for the day. The school does not provide hot meal service or bussing for the students.

Site Description and History

The subject property is located off Highway 65 N.E. and West Moore Lake Drive. The lot was platted in 1955, and the first portion of the church was constructed in 1958. There have been additions and expansions to the original building, with the most recent expansion and formalization of a SUP for the facility in 1991.

In 1994, the City issued a SUP for an Adult Daycare to operate within the church. As part of the proposed SUP for the school, the Adult Daycare authorization will be revoked.

The applicant proposes to add a 3 foot x 8 foot wall sign to the east side of the building. Institutions are allowed to have two wall signs, and size is based on the wall where they are placed. The property currently only displays one wall sign. Temporary sign permits are allowed year-round to facilitate displaying banners and special event signage.

Code Requirements and Analysis

Private Schools are a permitted special use in the R-3, Multi-Family zoning district, subject to any necessary stipulations.

There are not currently specific parking requirements for schools in the zoning code, but the church was required to provide 296 parking spaces at the time of their special use permit approval in 1991. The facility provided 269 spaces on site, as well as additional off-site parking under an agreement with Miller Funeral Home, which has over 50 parking spaces. Currently, aerial images of the site

show over 290 parking spaces, including 15 ADA accessible spaces. Staff finds that there is adequate on-site parking for both uses, given the school's weekday operations and most church activity occurring on weekends and evenings.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Special Use Permit, SP #24-02 and recommend approval with stipulations.

Staff further recommends revocation of Special Use Permit, SP #94-15 for Adult Daycare use.

Stipulations

Staff recommends that if the special use permit is approved, the following stipulations be attached.

1. The petitioner shall obtain any permits required to alter the building for the proposed use.
2. The petitioner shall meet all requirements set forth by:
 - a. The Building code, including the Americans with Disabilities Act (ADA).
 - b. The Fire code.
 - c. The City's Engineering division.
 - d. The City's Planning division, including but not limited to ensuring that the use has sufficient on-site parking, on-street parking is not permitted, and sign permits are obtained for any new signage.
 - e. The Rice Creek Watershed District.
3. The petitioner shall obtain required State and/or County licenses to operate the proposed use and provide copies of said license to the City upon request.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing Notice



Fridley Civic Campus

7071 University Avenue N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

Permit Information:

Permit Type: Special Use Permit
Permit Subtype: Commercial
Permit Number: SP24-000002
Work Description: Harbon Montessori + St. Philips Church colocation

Property Information:

Address: 6180 HIGHWAY 65 NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 133024330064

Property Owner Information:

Property Owner: ST PHILIPS LUTHERAN CHURCH
Property Owner Address: 6180 HWY 65 NE
FRIDLEY, MN 55432

Applicant Information:

Name: Harbon Montessori School
Address: 2349 16th Street NW
New Brighton, MN 55112
Phone:

Application Information:

Is the applicant the property owner?	No
Property Owner Email	info@splcmn.org
Property Owner Phone Number	763-571-1500
Will your project require a parking lot expansion of four (4) or more parking stalls.	No
Will your project require a change in utilities, grading or drainage	

Payment Information:

Payment Date	Received From	Payment Amount
06/26/2024	Hal W. Erks	\$1,500.00

Application Date:

Application Date: 06/25/2024
60-Day Deadline: 08/24/2024
120-Day Extension: 10/23/2024

Review Dates:

Activity Name	Completion Date	Activity Status
Send 15 Day Letter	07/02/2024	Complete
Planning Commission Meeting	07/17/2024	
City Council Meeting	08/12/2024	
File with County		



Fax Cover Sheet

HARBON MONTESSORI SCHOOLS

2349 15TH ST. N.W.
NEW BRIGHTON, MN 55112

651/631-1918

TO:

PLANNING DEPT
ATT'N: NANCY

FAX NUMBER

1-763 571 1287

PHONE NUMBER

763 572 3593

FROM:

HAL W. ERKS

FAX NUMBER

651 631 8163

PHONE NUMBER

651 631 1918

DATE

6/24/24

COMMENTS:

NANCY:

A DIAGRAM OF THE ROOMS WE INTEND TO OCCUPY AND SHARE AT ST. PHILIP'S
IS ENCLOSED.



HAL W. ERKS
PRESIDENT

HARBON MONTESSORI SCHOOL

www.harbonmontessorischool.com

OFFICE: 2349 15TH ST. NW • NEW BRIGHTON, MN 55112

EMAIL: harbon@harbonmontessorischool.com

SCHOOL: 1500 29TH AVE. NW • NEW BRIGHTON, MN

651-631-1918

SINCERELY,

HAL W. ERKS
PRESIDENT

HARBON MONTESSORI SCHOOL



HARBON MONTESSORI SCHOOL

2349 15TH ST. N.W.

NEW BRIGHTON, MN 55112

651/831-1918

JUNE 25, 2024

NANCY ABTS
CITY OF FRIDLEY, MN

OUR SPECIAL USE PERMIT APPLICATION IS INDICATED BELOW.

HARBON MONTESSORI SCHOOL INTENDS TO RELOCATE AT ST. PHILIP'S LUTHERAN CHURCH
6180 HIWAY 65 N.E., FRIDLEY, DURING AUGUST.

WE SERVE CHILDREN 16 MONTHS OLD THRU GRADE 5 WITH 50 STUDENTS ENROLLED.
THE CURRICULUM CONSISTS OF READING, MATH, HISTORY, GEOGRAPHY, SCIENCE,
MUSIC AND ART. CHILDREN ARE GIVEN INDIVIDUAL INSTRUCTION DAILY AS THEY
ARE READY FOR EACH.

OVER 6,000 STUDENTS HAVE VERY SUCCESSFULLY GRADUATES FROM OUR CLASSES
DURING OUR LAST 52 YEARS OF SERVING THE YOUNG CHILD.

OUR CURRENT STAFF OF SIX WILL ACCOMPANY US WITH THE MOVE.

WE OPERATE FROM 7:00 A.M. TO 6:00 P.M. MONDAY THRU FRIDAY THE YEAR AROUND.

WE WILL OCCUPY FROM 2800 TO 3000 SQUARE FEET OF CLASSROOM SPACE.

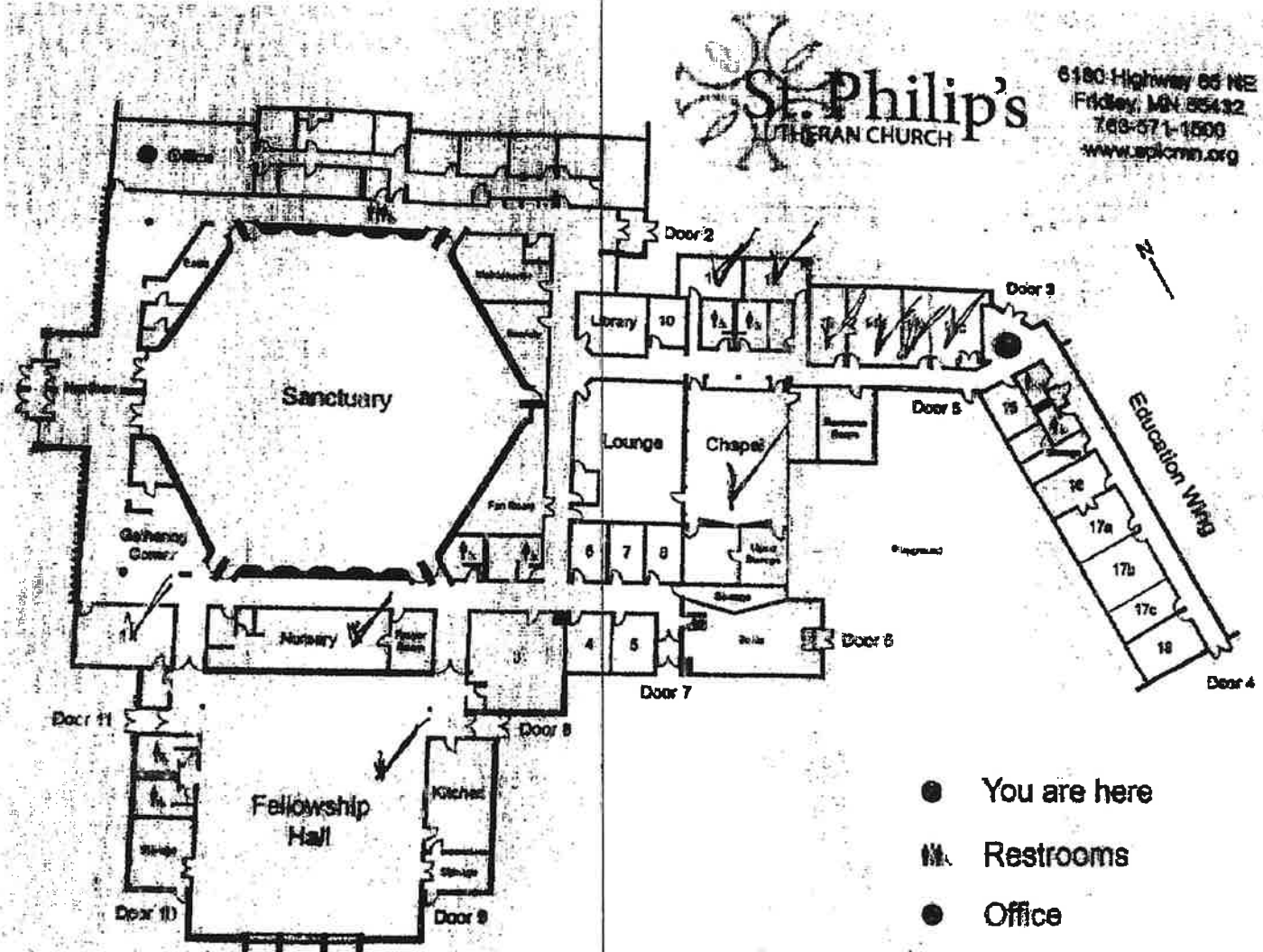
A STATEMENT OF APPROVAL FROM THE CHURCH IS FORTHCOMING.

SINCERELY,

HAL W. ERKS
PRESIDENT
HARBON MONTESSORI SCHOOL

6/20/24, 2:12 PM

roundcube (3264x2448)





July 1, 2024

To the City of Fridley,

St. Philip's Lutheran Church welcomes a school to use our building and property. Our Executive Committee and Board of Administration have carefully considered this new endeavor and we are looking forward to working with them.

Our building can easily hold up to 80-100 students and we do have over 3000 square feet of space that can be used daily. We have 10 bathrooms along with a nursery, gym space, outdoor playground, parking, commercial kitchen, and a security locking system.

St. Philip's Lutheran Church has an annual garage sale that is held in the month of August for the last 26 years. Any school that works with us would be moved to another part of our building during those three weeks, otherwise we have no other daily events during the year. Most of our scheduling is held in the evenings.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Buettner", with a long horizontal flourish extending to the right.

Kathryn B Buettner
Member of St. Philip's Lutheran Church
Business Manager



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)



650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 07/05/2024	FRIDLEY CITY OF	1000019971	492082

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$61.62**

5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. 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.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 07/08/2024

Diane E. Rak Kleszyk



Notary Public

MLB

Nationals' Irvin gives up one hit in eight innings

ASSOCIATED PRESS

Jake Irvin gave up only one hit in eight innings, Jesse Winker hit a pinch-hit homer and the host Washington Nationals beat the New York Mets 10 Thursday.

Irvin (7-0), former Bloomington Jefferson athlete, pumped his chest and gestured to fans for applause after striking out Tyrone Taylor on his 99th pitch and walking off the mound. That was Irvin's eighth strikeout; he retired the final 17 batters he faced.

"Being able to pitch on this holiday, it's something truly special to me, really near and dear to my heart and I loved it, had a lot of fun," Irvin said.

Arizona 9, L.A. Dodgers 3: The Diamondbacks' Christian Walker extended his tear at Dodger Stadium, homering in his first two at-bats for his 18th and 19th home runs in 42 career games at the ballpark.

Colorado 4, Milwaukee 3: Jake Cave's first home run of the year broke a six-inning tie for the host Rockies split a four-game series with the Brewers.

Chicago Cubs 10, Philadelphia 2: Ian Happ hit three-run homers from both sides of the plate for the host Cubs.

San Francisco 4, Atlanta 2: Logan Webb pitched seven innings and Matt Chapman homered for the visiting Giants.

St. Louis 3, Pittsburgh 2 (10): Pedro Baez hit an RBI double in a two-run win over the 10th of the Cardinals won series finale for the 12th time in 13 chances.

Cleveland 3, Chicago White Sox 1: Steven Kwan hit a three-run homer and the Sox had three hits and officially took over as the majors' leading hitter for the host Guardians.

Seattle 7, Baltimore 3: J.P. Crawford hit a three-run double to break a seventh-inning tie as the host Mariners avoided a three-game sweep.

Houston 5, Toronto 3: Mauricio Dubón hit a tiebreaking single in the fifth inning for the 12th of his past 14 games.

Oakland 5, L.A. Angels 0: JP Sears won for the first time in more than a month as the host Athletics swept the Angels.

Tampa Bay 10, Kansas City 8: Jonny DeLaiva and Brandon Lowe homered and the Rays beat the host Royals.

Cincinnati 8, N.Y. Yankees 4: Frankie Montas made a triumphant return to Yankee Stadium as the Reds completed a three-game sweep.

San Diego 3, Texas A-All-Star left fielder Jurickson Profar hit his 12th home run and threw out a runner at the plate for the visiting Padres.

Boston 6, Miami 5 (12): Nick Pivetta took no-hitter into the seventh inning before the Red Sox outlasted the host Marlins.

Did June rains wash out pheasant broods?

• **ANDERSON** from C1
"I drove more than 1,000 miles in southwest Minnesota after the rains stopped," said Scott Roll of Worthington, who this year was named Pheasants Forever's National Volunteer of the Year. "I saw a lot of adult pheasants, more than 150. But only saw three broods, and that was in the last few days."

Department of Natural Resources staff across the state's pheasant range — roughly the southern third of Minnesota — also have spotted pheasant broods, large and small, before and after the June rains.

"We've also seen some lone hens," said DNR wildlife research supervisor Nicole Davros, who is stationed in Madelia, Minn. "That could indicate they are on a nest and just going out to forage before returning to the nest."

Minnesota pheasants, along with those in North and South Dakota, were poised to increase their numbers significantly this spring and early summer. The mild winter ensured cold-weather losses of these birds were relatively minimal and also indicated hens would enter their nesting season with significant fat reserves. A hen's good health is especially important during nesting and brood rearing.

Evidence of how well Midwest pheasants fared last winter showed up in North Dakota's recently completed spring crowing counts. The surveys recorded the number of "crowing" roosters that can be heard at predetermined locations.

The North Dakota counts were up 37% this year from a year ago, according to the state's Game and Fish Department.

Davros said hens that lost nests to the recent rains re-nest once, and sometimes even multiple times, in attempts to produce chicks. But the later in summer a brood is produced, the less likely the young birds will be back enough to survive the coming winter.

Also, with each re-nesting, hens typically produce fewer eggs. And hens that lose nests deep into their approximately 23-day incubation period typically take longer to re-nest than hens that lose nests early in incubation, Davros added.

"Another consideration," she said, "is that, with the early spring, the nesting

season might have started earlier this year than normal. But this spring, unfortunately, like June, was fairly wet, which wouldn't have helped nesting success. We just don't know yet because young chicks can be difficult to see until they're older."

The challenge for chicks that hatched before the heavy June rains is that they have only a few weeks for the first 10 days to two weeks of their lives, the young birds can't thermoregulate, meaning they're dependent on their mothers to provide warmth and shelter, usually by spreading their wings, which chicks tucked below.

Also, pheasant chicks can't fly for approximately three weeks, so the only way they could escape floodwaters would be to walk, which would be problematic, given the extensive field flooding that occurred in June across southern Minnesota.

Heavy rains also fell last month farther north in the state's pheasant range, with 5.6 inches recorded, for example, in Morris June 21-22. Large hail and strong winds accompanied that storm.

Parts of South Dakota, which is regarded as ground zero for pheasant populations, also got hit hard. Mitchell, S.D., typically receives 2.84 inches of rain for all of June but was drenched with 7.89 inches in two days last month. The small town of Canton, about 24 miles south of Sioux Falls, recorded more than 18 inches from the same storm.

Better conditions could be found farther north, near Aberdeen — also a South Dakota pheasant hot spot — where only 2.6 inches of rain fell in June.

The good news, said Roll, is that thanks to reports by local Pheasants Forever chapters, as well as state and federal conservation initiatives, more productive upland habitat is on the ground in the state's pheasant range now than has been the case in recent decades. Davros added, saying, "We're still seeing many weedy, unsprayed crop fields this spring. These could provide good brood-rearing cover for hens and chicks, with lots of insects, and maybe even some low-quality nesting cover. We still have some time left."

Write to Dennis Anderson by emailing sports@startribune.com and including his name in the subject line.

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MORTGAGE FORECLOSURE
BY ACTION

NOTICE IS HEREBY GIVEN, that under and by virtue of a Judgment and Decree in the above entitled action, dated April 18, 2024, and entered on April 26, 2024, a certified copy of which has been delivered to me in the real estate described in the following described manner:

DATE AND TIME OF SALE: August 20, 2024, at 10:00 AM, at the place of sale, Hennepin County Sheriff's Office, Civil Division, Hennepin County, 350 South Fifth Street, Suite 190, Minneapolis, MN 55402, and equally described in said Judgment and Decree, commonly known as:

PLAID, INC. d/b/a Plaid Bank, N.A. 350 South Fifth Street, Suite 190, Minneapolis, MN 55402, and equally described in said Judgment and Decree, commonly known as:

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Mortgage Foreclosures

NOTICES

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61627-37000-800-923/9233

Mortgage Foreclosures

STATE OF MINNESOTA
DISTRICT COURT
COUNTY OF HENNEPIN
JUDICIAL DISTRICT
FOURTH JUDICIAL DISTRICT
IN RE: OTHER CIVIL
MORTGAGE FORECLOSURE
BY ACTION

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