

**STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF ARDEN HILLS**

**NOTICE OF
SITE PLAN REVIEW AND VARIANCE
PLANNING CASE 25-016**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on **Monday, March 9, 2026, at 7:00 p.m.**, the Arden Hills City Council will review and consider an application for Site Plan Review approval with variances to design standards for a project located at 3628 Connelly Avenue. Bruce Gardner, owner of Scale Model Supplies, is requesting approval to establish a retail sales use in the existing 9,839 square foot manufacturing and warehousing facility. The property is zoned B-2 Service Business District, and the proposed retail use is a permitted use. The Applicant proposes to reconfigure access to the parking lot and restripe parking spaces within the boundaries of the existing parking lot. The Applicant is not proposing significant modifications to the existing building. A site plan review is required because the proposed new use has a greater off-street parking requirement than the current use. Additionally, variances to required zoning district design standards are requested. A public hearing is not required for this application.

The application and all documentation are on file and available for inspection at Arden Hills City Hall, 1245 West Highway 96, Arden Hills, MN 55112. A report evaluating this application will be available for viewing at City Hall and online at www.cityofardenhills.org/agendacenter prior to the meeting.

This notice is given pursuant to Section 1355 of the Zoning Code in the Arden Hills Code of Ordinances. Written comments regarding this application can be sent to City Hall or emailed to planning@cityofardenhills.org and must be received by 4 PM on the above meeting date to be presented to the City Council.

Dated at Arden Hills, Minnesota, this 25th day of February 2026.

Jake Reilly
Community Development Director
651-792-7824

AFFIDAVIT REQUIRED

Published on February 26, 2026.