



City of Columbia Heights | *Community Development Department*

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671

www.columbiaheightsmn.gov

NOTICE OF PUBLIC HEARING

Date of Hearing: Tuesday, July 7, 2026

Subject: Public Hearing Notice – Conditional Use Permit

Subject Property: (anticipated address) 4707 Central Ave NE (PID: 25-30-24-32-0182)

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Conditional Use Permit to establish a Car Wash at 4707 Central Ave. Section 9.104 (H) of the Zoning Ordinance requires the Planning Commission to hold a public hearing and provide a recommendation that the City Council approve or deny the application.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Project Site (4707 Central Ave NE). **The Planning Commission of the City of Columbia Heights will hold a Public Hearing on this matter on Tuesday, July 7, 2026 at 6:00 p.m. at City Hall, 3989 Central Avenue NE.** A full copy of the application is on file at City Hall and is available for review upon request.

You are welcomed and encouraged to participate in the Public Hearing for this matter by attending the July 7, 2026 Planning Commission meeting. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to ubrandt@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

You can also participate in the meeting online by logging into the TEAMS meeting with the information below:

Website: columbiaheightsmn.gov/joinameeting
ID: 252 220 349 450 48
Passcode: uH7gL3dY

If you have any questions about this proposal, please do not hesitate to contact the City of Columbia Heights Community Development Division at (763) 706-3670.

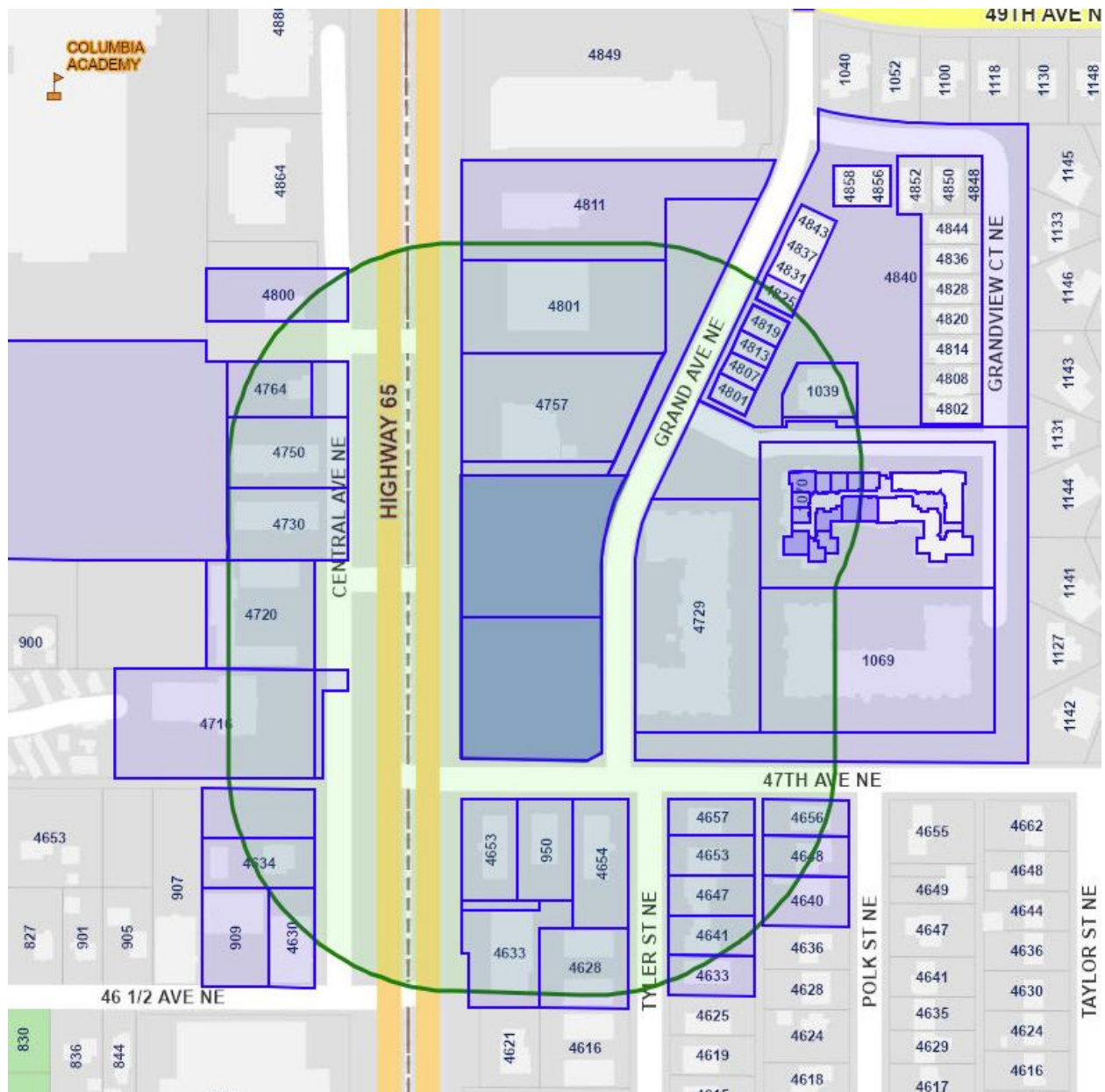
Sincerely,

Ursula Brandt
City Planner, City of Columbia Heights

**** Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet

from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.

-SUBJECT PROPERTY LOCATIONS-



Name	Address 1	Address 2
4730-4750 CENTRAL AVE NE LLC	1415 19TH AVE NE	MINNEAPOLIS, MN 55418
4760 LLC	3611 ADAIR AVE N	CRYSTAL, MN 55422
950 TYLER LLC	11159 HOLLAND CIR	EDEN PRAIRIE, MN 55347
AGHA, HANA	1070 GRANDVIEW CT NE UNIT 108	COLUMBIA HEIGHTS, MN 55421
ANDERSON, LAYNE ELIZABETH	1070 GRANDVIEW CT NE UNIT 304	COLUMBIA HEIGHTS, MN 55421
ANOKA COUNTY COMMUNITY		
ACTION PROGRAM	1201 89TH AVE NE STE 3500	BLAINE, MN 55434
ARMOLD, LINDA M	4813 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
BIERNAT, PAUL L	1070 GRANDVIEW CT NE UNIT 306	COLUMBIA HEIGHTS, MN 55421
CITIES INVESTMENT GROUP LLC	2136 FORD PKWY UNIT 8064	SAINT PAUL, MN 55116
COLUMBIA HEIGHTS LEASED		
HOUSING ASSO	2905 NORTHWEST BLVD STE 150	PLYMOUTH, MN 55441
COLUMBIA HGHTS LEASED HSG		
ASSOC III LLLP	2905 NW BLVD STE 150	MINNEAPOLIS, MN 55441
DEMETRIOU, MARTHA A	11159 HOLLAND CIR	EDEN PRAIRIE, MN 55347
DEV LLC	4720 CENTRAL AVE NE	HILLTOP, MN 55421
DIRIE, WALI	4636 POLK ST NE	COLUMBIA HEIGHTS, MN 55421
DORN, BARBARA J	2 MAIN ST	NICOLLET, MN 56074
FINCKINC LLC	17059 LIVORNO DR	PACIFIC PALISADES, CA 90272
FORSTER, CURTIS & VIRGINIA	2459 BIRCH ST	WHITE BEAR LK, MN 55110
FRANKLIN, ALYSIA	1070 GRANDVIEW CT NE UNIT 308	COLUMBIA HEIGHTS, MN 55421
GAMBLE SHANNON LA-NETTE	1070 GRANDVIEW CT NE UNIT 307	COLUMBIA HEIGHTS, MN 55421
GANI, SAGAL MOHAMMED	4648 POLK ST NE	COLUMBIA HEIGHTS, MN 55421
GLEND JOLENE	4825 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
GRAND CENTRAL LOFTS MASTER		
ASSOCIATION	7100 MADISON AVE W	GOLDEN VALLEY, MN 55427
GRAND CENTRAL LOFTS		
TOWNHOMES ASSOCIATION	7100 NORTHLAND CIR N STE 300	BROOKLYN PARK, MN 55428
HASMUKH LLC	195 CHANTICLEER LN	ALAMO, CA 94507
HASSAN, MUSTAFA	4641 TYLER ST NE	COLUMBIA HEIGHTS, MN 55421
HOLTON, ANDREA	4801 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
HOOKS THOMAS A	1070 GRANDVIEW CT NE 204	COLUMBIA HEIGHTS, MN 55421
IBRAHIM, IFRAH A	4647 TYLER ST NE	COLUMBIA HEIGHTS, MN 55421
KANG REBECCA	1070 GRANDVIEW CT NE UNIT 403	COLUMBIA HEIGHTS, MN 55421
KIMBERLY A NYBO INSURANCE		
AGENCY INC	4634 CENTRAL AVE NE	HILLTOP, MN 55421
KMF GROUP LLC	2147 UNIVERSITY AVE W UNIT 203	SAINT PAUL, MN 55114
KUDUK, ELAINE	4807 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
KURAK, THOMAS	15001 SUNFISH LAKE BLVD	RAMSEY, MN 55303
KURTH, JUDY A	1070 GRANDVIEW CRT UNIT 106	COLUMBIA HEIGHTS, MN 55421
LOX PROPERTIES LLC	1395 COMMERCE DR	MENDOTA HEIGHTS, MN 55120
MAC D LLC	1008 NEWHALL DR	FARIBAULT, MN 55021

MANTHEY, CAROL JEAN	1070 GRANDVIEW CT NE UNIT 103	COLUMBIA HEIGHTS, MN 55421
MARCATOMA, GENARO M	2312 CENTRAL AVE NE	MINNEAPOLIS, MN 55418
MN STATE OF IN TRUST	2100 3RD AVE	ANOKA, MN 55303
MONTY REALTY LLC	160 83RD AVE STE 104	FRIDLEY, MN 55432
MORGAN II LLC	195 CHANTICLEAR LN	ALAMO, CA 94507
NGO, SON THANH	4819 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
OBRADOVEC, DINA	1070 GRAND VIEW CT APT 201	COLUMBIA HEIGHTS, MN 55421
PETERMAN, KATHY	1070 GRANDVIEW CT NE UNIT 107	COLUMBIA HEIGHTS, MN 55421
PLATH, BRIAN	1070 GRANDVIEW CT NE UNIT 202	COLUMBIA HEIGHTS, MN 55421
RUBIN, RENEE	1070 GRANDVIEW CT NE UNIT 105	COLUMBIA HEIGHTS, MN 55421
SAMIR & KAWTHAR PROPERTIES	461 W MARYLAND AVE STE 203	ST PAUL, MN 55117
SCHMIDT, SANDRA I	1070 GRANDVIEW CT NE UNIT 400	COLUMBIA HEIGHTS, MN 55421
SEKIZOVIC, MUAMER	12849 LEYTE ST NE	BLAINE, MN 55449
STAGG, THOMAS W	1070 GRANDVIEW CT NE UNIT 102	COLUMBIA HEIGHTS, MN 55421
TABOR, DANIEL THOMAS	1070 GRANDVIEW CT NE UNIT 314	COLUMBIA HEIGHTS, MN 55421
THOEMKE STEPHEN E	1070 GRANDVIEW CT NE UNIT 310	COLUMBIA HEIGHTS, MN 55421
THOENNES, MICHAEL J	10875 GREER CIR SW	HOWARD LAKE, MN 55349
TOTEM FOODS INC	PO BOX 23210	RICHFIELD, MN 55423
TW PROPERTY LLC	6949 EDINGTON CIR	SHAKOPEE, MN 55379
WIECHMAN, SARA ANN	1070 GRANDVIEW CT NE UNIT 312	COLUMBIA HEIGHTS, MN 55421
WILSON, DOUG	1070 GRANDVIEW CT NE 100	COLUMBIA HEIGHTS, MN 55421
YOUNT JR., ROBERT JULIUS	1070 GRANDVIEW CT NE UNIT 203	COLUMBIA HEIGHTS, MN 55421