

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

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**Subject:** Property Discussion

**Prepared By:** Jasper Kruggel, City Administrator  
Craig Squires, Director of Public Safety  
David Abel, Community Development Director

**Meeting Date:** November 17, 2025

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**Issue:** Staff would like to engage City Council related to complaints received about properties at 9550 West Hill Road and 7501 CR 110 W.

**Overview:** Staff received complaints about the properties at 9550 West Hill Road and 7501 CR 110 W related to the unsightliness of the properties, inquiring about criminal and civil violations. Related to the civil complaints, the Minnetrista Police Department was able to visit each of these sites, document violations, and develop criminal complaints. The property at 9550 West Hill Road has proceeded with the criminal complaint process, but due to the property owners attempting to make progress, the criminal complaints for 7501 CR 110 W are on hold. These criminal complaints are generally related to unlicensed vehicles and other equipment. Related to the civil complaints, the core violations are related to the following sections of code:

**1. Chapter 5, Section 505.07, Subd. 7 – Storage of Materials**

It has been observed that materials including, but not limited to, junk vehicles, scrap wood, metal, appliances, construction debris, etc., are being stored outdoors on the premises in a manner inconsistent with city regulations. This type of outdoor storage is not permitted in the city unless it is properly screened and maintained per ordinance requirements. For a complete list of what type of outdoor storage is allowed, what must be screened, the proper type of screening, and what is not allowed for outside storage, please consult Section 505.07 Subd 7 (c) of City Code.

**2. Chapter 5, Section 505.07, Subd. 10 – Home Occupations**

Evidence suggests that a business is being operated at the residence that does not conform to the permitted standards for a home occupation (Westwood Tree Works). These standards restrict commercial activities from operating from residential properties that generate excessive traffic, require outdoor storage, or otherwise alter the residential character of the property.

**3. Chapter 15, Section 1510 – Nuisances**

Conditions on the property, including the accumulation of a large number of debris and materials, may constitute a public nuisance as defined under City Code. Nuisances that

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negatively impact surrounding properties or the public welfare must be addressed promptly.

Letters have been sent to each of the properties, and the owner at 9550 West Hill Road have not met compliance, and according to neighbors, have accumulated more materials on their site since the letter has been sent. The owners at 7501 CR 110 W have started to remove materials, making some progress on the site, but have not met the timeline given by staff for October due to some health issues that have arisen. Below are 2024 aerial photos of each of the properties.

**9550 West Hill Road**



**7501 CR 110 W**



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**Recommended City Council Action:** Staff request City Council engage in a discussion and provide direction to staff on how to proceed with these property complaints.

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