



# Planning Commission Special Meeting

May 21, 2025

6:00 PM

7071 University Avenue NE Fridley, MN 55432

---

## Agenda

### Call to Order

### Roll Call

### Approval of Meeting Minutes

### Public Hearing

### Other Business

1. Appeal Item

### 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.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact [CityClerk@FridleyMN.gov](mailto:CityClerk@FridleyMN.gov) or (763) 572-3450.



# Memorandum

**Date:** 5/15/2025

**To:** Fridley Planning Commission, serving as the Board of Appeals and Adjustment

**From:** Scott Hickok, Community Development Director  
Stacy Stromberg, Planning Manager  
Nancy Abts, Associate City Planner

**RE:** Request for Hearing by Owner of 6187 Heather Circle

At the May 21 meeting, the Planning Commission will hear an appeal from a Fridley homeowner regarding a denied Accessory Dwelling Unit Permit. This appeal is filed according to Minnesota Statute 462.357, Subdivision 6. The owner of the home at 6187 Heather Circle notified staff in an April 21 email that she wanted a hearing to appeal the case.

The hearing will convene at 6 pm, preceding the regular Planning Commission public hearings scheduled for 7 pm. The Commission will be seated at the dais for the appeal, similar to other public hearings. Because an appeal hearing is a quasi-judicial matter, the City Attorney will need to ask each presenter to swear to the authenticity of their testimony before their presentation. Like in court, the presenter will raise their right hand and swear that the testimony provided will be the whole truth and nothing but the truth. Once sworn in, the presentations can proceed much as they do during a normal agenda item with staff making presentations first. Each person will be sworn in individually at the beginning of their presentation. The commission members can ask questions of each presenter after their presentation is complete.

Once staff concludes their presentations, the person(s) speaking on behalf of the property owner of 6187 Heather Circle will need to be sworn in and then asked to make a presentation. The property owner may appear at the hearing with counsel and may call such witnesses and present such evidence as is determined by the Commission to be relevant. Once the property owner's presentation is complete, staff should be given the floor for rebuttal and then the person appealing should be given an equal opportunity for rebuttal. Each is already sworn in, so that step does not need to be repeated. One rebuttal per side is typical for a hearing of this nature.

Once the testimony has been heard, the Commission should convene privately in the Banfill Room, absent staff, and render their decision. After deliberation, the Commission should reconvene at the dais and announce their decision to those present, including findings of fact that will be incorporated into a resolution at the conclusion of the hearing for execution by the Commission. A written copy of the resolution will then be forwarded to the owner of 6187 Heather Circle.

Once the decision has been rendered, the property owner has 20 days to appeal the decision, if they desire, to the City Council by filing notice of such appeal with the Community Development Director.