



Planning Commission Meeting

October 18, 2023

7:00 PM

7071 University Avenue NE Fridley, MN 55432

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Approval of the August 16, 2023, Planning Commission Meeting Minutes

Public Hearing

- [2.](#) Public Hearing to Consider Plat Request, PS #23-02 for the City of Minneapolis

Other Business

- [3.](#) Approve 2024 Planning Commission Meeting Dates

Adjournment

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 the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: October 18, 2023

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the August 16, 2023, Planning Commission Meeting Minutes

Background

Attached are the August 16, 2023, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the August 16, 2023, Planning Commission Meeting Minutes

Attachments and Other Resources

- August 16, 2023, Planning Commission Meeting Minutes

Vision Statement

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



Planning Commission

August 16, 2023

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

John Buyse II
Mark Hansen
Mike Heuchert
Terry McClellan
Ross Meisner

Absent

Pete Borman
Aaron Klemz

Others Present

Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Approval of Meeting Minutes

1. Approve June 21, 2023, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing for Registered Land Survey (RLS) PS #23-01 for 5660 Main Street

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:00 p.m.

Stacy Stromberg, Planning Manager, presented a registered land survey request noting that the Fridley HRA is the petitioner, and the action would create two new lots from the property at 5660 Main Street.

She explained that this would allow the City to take ownership of Tract B, which is the area needed for right-of-way for the 57th Avenue bridge extension. She reviewed the connections that this bridge would provide and an analysis of the request. Staff recommends approval of this request.

Commissioner Meisner asked if the bridge would be decorative. He also asked about access for an adjacent parcel. Ms. Stromberg replied that they are still working on the design, noting that it would be functional for both vehicles, bicycles, and pedestrians.

Chair Hanson asked if there has been interest in the former Goodwill building, whether reuse or redevelopment. Ms. Stromberg commented that staff has received inquiries about different retail opportunities within that space but none have moved forward at this time.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:09 p.m.

Commissioner McClellan asked about traffic control anticipated at East River Road.

Chair Hanson acknowledged that funds have been received for the design and asked if a construction timeline is known. Ms. Stromberg provided additional details noting that they hope to secure funding to move forward with construction within three to five years. She provided additional details on potential funding options that the City would pursue.

Commissioner Meisner noted that the bridge would be visible from 694 and therefore it would be nice to have it be aesthetically pleasing.

Motion by Commissioner Heuchert recommending approval of a Registered Land Survey (RLS) PS #23-01 for 5660 Main Street. Seconded by Commissioner Buyse.

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

3. Public Hearing for Text Amendment 2023-02: Interim Use Permits

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:15 p.m.

Nancy Abts, Associate Planner, presented a request for a text amendment to update the zoning code to allow Interim Use Permits. She provided additional explanation on the purpose and use of an Interim Use Permit (IUP) and reviewed examples of things that could be considered for an IUP. She explained

that difference between an IUP and a Special Use Permit (SUP). Staff recommends approval of the text amendment.

Commissioner McClellan asked if staff would be required to review Special Use Permits (SUPs) to determine if they would better fall under an IUP. Ms. Abts replied that SUPs that have already been approved would continue and would not be revoked, explaining that this would provide another option going forward. Ms. Stromberg explained that this would be a tool to allow something on a temporary basis while SUPs and CUPs, once approved, provide permanent approval.

Commissioner Heuchert asked if this would change the uses typically allowed within a zoning district and whether the City has received this type of request. Ms. Abts replied that these would be distinct categories of uses compared to what it typically found in the ordinance. She noted that staff has received some temporary requests, such as a need for a temporary storage container, over the past few years and this would provide flexibility for that type of use.

Chair Hanson asked if an IUP would be approved administratively or would require a public hearing. Ms. Abts replied that this would follow the same land use process and require a public hearing.

Commissioner Meisner asked for input on whether there would be a specified end date for the permit. Ms. Stromberg confirmed that there would be an end date specified in the approval. Ms. Abts provided additional details on the enforcement that could be taken if the activity did not stop after that date. She also confirmed that a public hearing and the same approval process would need to be followed if the applicant wanted to request an extension.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:28 p.m.

Commissioner Buyse commented that this seems to be a straightforward request that would provide the City with an additional tool to use.

Motion by Commissioner Meisner recommending approval of Ordinance No. 1414. Seconded by Commissioner Buyse.

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

Other Business

Ms. Stromberg provided an update on recent Council actions related to cases previously reviewed by the Planning Commission and a general update on development activity.

Adjournment

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner McClellan.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:34 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: PS #23-02

Meeting Date: October 18, 2023

Applicant:

Stonebrooke Engineering
12279 Nicollet Avenue
Burnsville, MN 55337

Requested Action:

Public Hearing to Consider Plat Request, PS #23-02 for the City of Minneapolis

Location:

4300 Marshall Street N.E.

Existing Zoning:

P, Public

Size:

After the replat –
Lot 1 – 126.85 acres
Lot 2 – 10.70 acres

Existing Land Use:

Mpls Waterworks Facility and Emergency
Operations Training Facility

Surrounding Land Use & Zoning:

N: Riverfront Park & P
E: East River Road & ROW
S: City of Minneapolis
W: Mississippi River

Comprehensive Plan Conformance:

Future Land Use Map designates this property as Utility.

Building and Zoning History:

Auditor's Subdivision No. 155 filed in 1939.
Several permits have been issued over the years for both the Waterworks and Emergency Operations facilities.

Legal Description of Property:

See attached preliminary plat.

Public Utilities:

Property is served by its own utilities.

Transportation:

The property is accessed from East River Road and 37th Avenue.

Physical Characteristics:

Buildings that service the waterworks and emergency management operations for the City of Minneapolis. Open space and water reservoirs.

Summary of Request:

Stonebrooke Engineering, on behalf of the City of Minneapolis, is requesting to replat the property generally located at 4300 Marshall Street to create 2 lots.

Staff Recommendation:

City staff recommends approval of the replat request.

City Council Action/60 Day Action Date:

City Council – November 13, 2023

60 Day Date – November 13, 2023

Staff Report Prepared by Stacy Stromberg

Written Report –

The Request

The Planning Commission will recall that a similar request from Stonebrooke Engineering came before to the Commission in April of this year. That request was to create one lot for all the parcels owned by the City of Minneapolis. After the Commission meeting, the City of Minneapolis decided that it would be better to create 2 lots, one for the Waterworks facility and one for the Training Facility. As a result, Stonebrooke Engineering withdrew the plat application before it went to the Council.

This new application creates two lots that will better define the property lines for the Minneapolis Waterworks facility and the Minneapolis Emergency Operations Training Facility.

Analysis

The City of Minneapolis has utilized the subject property along the Mississippi River, north of 37th Avenue for their Waterworks facility since the 1920's. The 150-acre property itself is made up of several different parcels and un-used alleys and public right-of-ways. The petitioner on behalf of the City of Minneapolis would like to replat the property to create two lots. Lot 1 will be 126.85 acres in size and will encompass the land for the Minneapolis Waterworks facility. Lot 2 will be 10.70 acres in size and is the land used for the Emergency Operations Training Facility. There will also be 11.85 acres dedicated to the East River Road right-of-way.

In addition to the replat, a request to vacate the un-used alleys and public right-of-ways, has been submitted and will be reviewed by the City Council on November 13, 2023.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Plat Request, PS #23-02.

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Attachments

1. Petitioner's Narrative and Preliminary Plat
2. Public Hearing Notice and Mailing Labels to Properties within 350 ft.



12279 Nicollet Ave
Burnsville, MN 55337

main 952.402.9209 fax 952.403.6803
stonebrookeengineering.com



Project Narrative for Water Plant Addition

Date: September 13, 2023

Prepared by: Aaron Mages L.S.
Stonebrooke Engineering, Inc.
12279 Nicollet Avenue
Burnsville, MN 55337
Phone: 952-540-4845
Email: amages@stonebrookeengineering.com

Owner: City of Minneapolis
4300 Marshall Street NE
Minneapolis, MN 55421
Contact: John Howes
Phone: 612-661-4863
Email: john.howes@minneapolismn.gov

Property Address: 4300 Marshall Street NE
Minneapolis, MN 55421

PID's: 27-30-24-43-0004, 34-30-24-12-0002, 34-30-24-31-0001, 34-30-24-12-0001, 34-30-24-13-0001,
34-30-24-31-0007, 34-30-24-31-0002, 34-30-24-42-0011, 34-30-24-42-0012, 34-30-24-42-0010,
34-30-24-42-0009, 34-30-24-42-0008, 34-30-24-42-0007, 34-30-24-42-0002, 34-30-24-34-0006

Property Location: The Water Plant Addition is bounded by East River Road (C.S.A.H. No. 1) on the east, the Mississippi River on the west, Anoka County River Front Park on the north, and 37th Avenue NE on the south.

Intent: The subject property is the location of the Minneapolis Water Treatment Plant. The property currently is made up of 15 separate parcels. Some of the descriptions for these parcels are very lengthy and difficult to retrace. The city of Minneapolis would like to plat the property to better define the property lines and to make for a simpler description of the property. The entire property will be platted into two lots. Lot 1 will be the large overall campus and Lot 2 will be the Emergency Operations Facility. No other property will be subdivided with this plat other than the portions of the property that fall within the existing County State Aid Highway No. 1 (East River Road) right-of-way will be dedicated to the public.

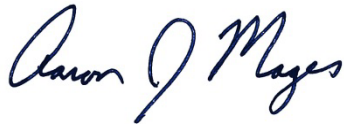
There are also a number of road and alley right-of-ways located on the property that either were never used or are no longer being used by the public and the city of Minneapolis is requesting these roads and alleys be vacated. The roads and alleys that the city of Minneapolis is requesting to be vacated are depicted in the hatching on the preliminary plat and are as follows:

- Marshall Street runs northerly and southerly through the property and depicted on the Auditors Plat No. 39 . A portion of Marshall Street was vacated in 1970 through the Road Vacation Resolution located in Book 870 pg. 327. The city of Minneapolis would like to vacate the remainder of Marshall Street running through the property.
- Numerous streets and alleys were platted and dedicated to the public in the plat of "Berlin". The city of Minneapolis would like to vacate the streets and alleys located on the property.
- A road easement located on the property was identified in Book 131 of Deeds, pg. 506. The city of Minneapolis would like to vacate this road easement.
- 43rd Avenue NE located west of C.S.A.H. NO. 1 (East River Road).

We have included with this application copies of the preliminary plat, descriptions for the roadways to be vacated, the completed and signed subdivision application and vacation application, and checks for associated subdivision and vacation application fees. Please let me know if you have any questions or need anything additional.

Sincerely,

STONEBROOKE ENGINEERING, INC.



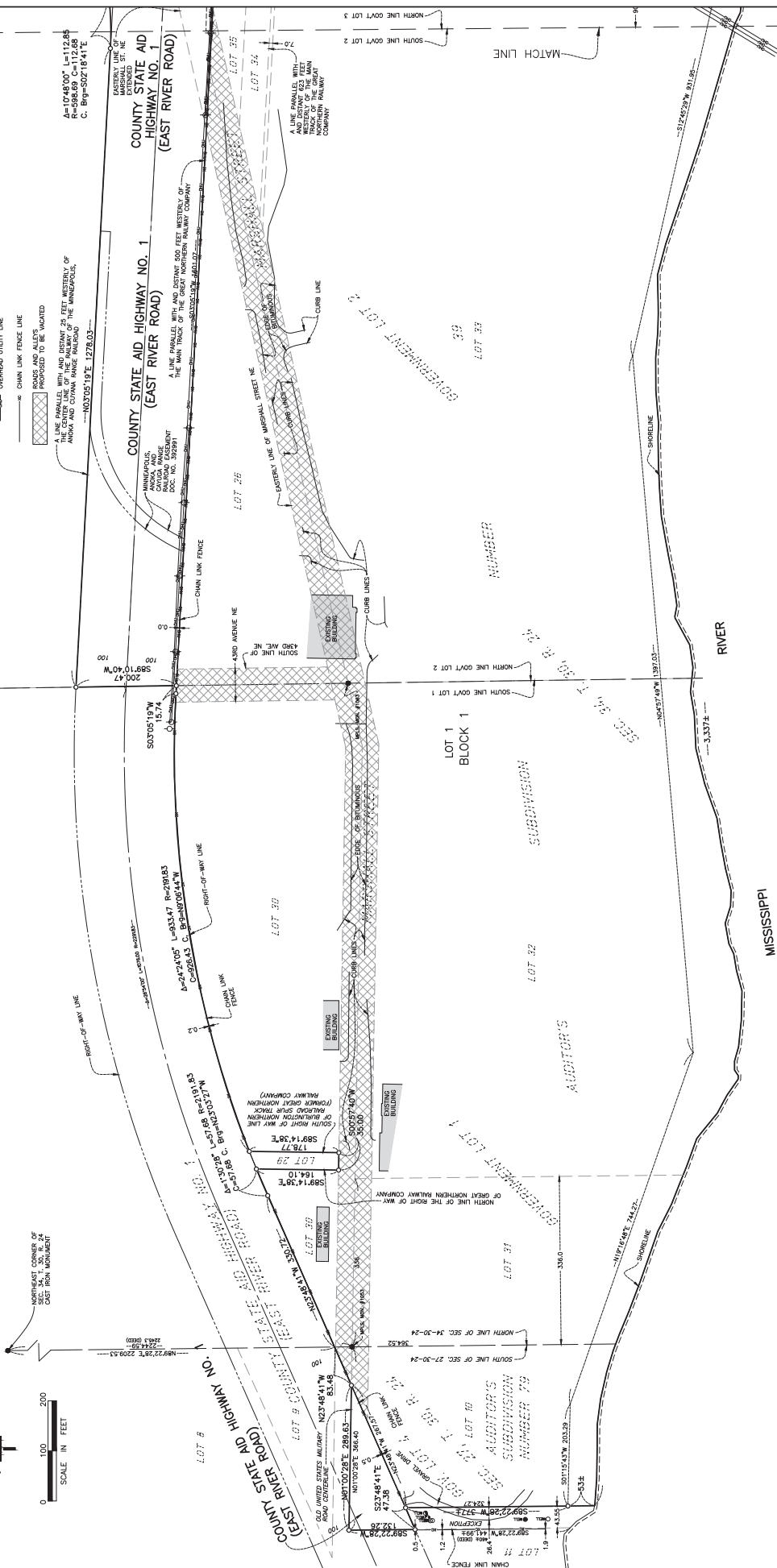
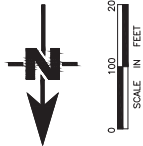
Aaron J. Mages, L.S.

WATER PLANT ADDITION PRELIMINARY PLAT

Fridley, MN

C.R. DOC. NO.

- LEGEND
- 3/4" x 1/4" IRON PIPE MONUMENT
SET, MARKED BY LICENSE NO. 45507
(UNLESS NOTED OTHERWISE)
 - MONUMENT FOUND
 - CAST IRON MONUMENT FOUND
 - CHAINED UTILITY LINE
 - ROADS AND ALLEYS
PROPOSED TO BE VACATED
 - A LINE PARALLEL WITH AND DISTANT 24 FEET WESTERLY OF
THE RIGHT-OF-WAY LINE OF THE MANNEVILLE
AND AN OYAN RAILROAD



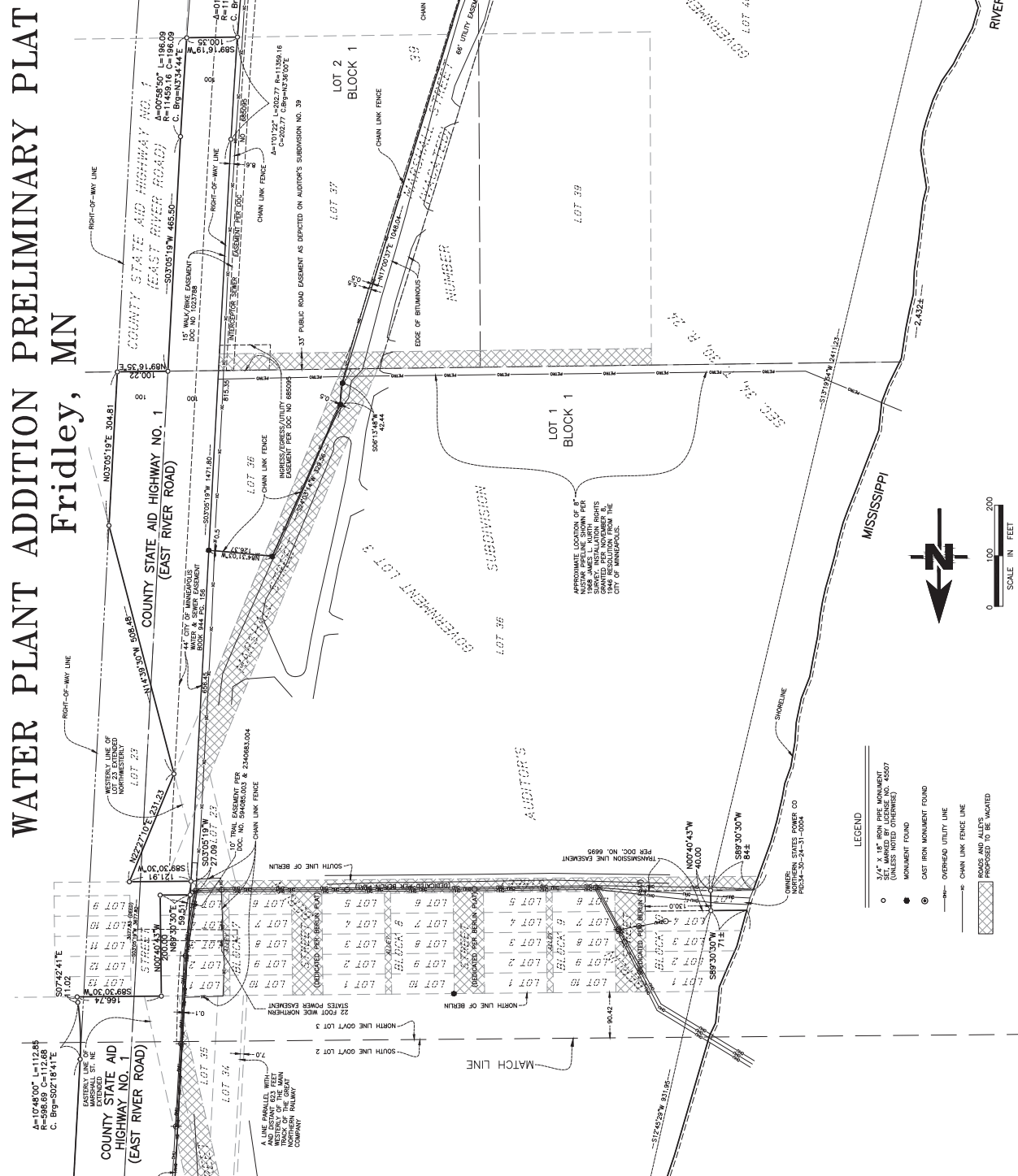
Item 2.

THIS PLAT PREPARED BY STONEBROOKE ENGINEERS

WATER PLANT ADDITION PRELIMINARY PLAT

Fridley, MN

RIGHT-OF-WAY LINE



THIS PLAT PREPARED BY STONEBROOKE ENGINEERS

Item 2.



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Plat by Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on October 18, 2023, at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Plat, PS #23-02 by Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis to replat the property at 4300 Marshall Street NE to create two new lots, the legal description is on file and available at Fridley Civic Campus.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763-572-3595. Publication date(s): October 6, 2023

The City Council will consider this item on November 13, 2023.



Fridley Civic Campus

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

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 4300 Marshall Street NE

Applicant: Stonebrooke Engineering, Inc., on behalf of the City of Minneapolis

Request: Plat, PS 23-02, to replat the property at 4300 Marshall Street NE to create to create two new lots, the legal description is on file an available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, October 18, 2023 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: October 6, 2023 Publication date: October 6, 2023

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than October 11, 2023, for the Planning Commission meeting and November 6, 2023, for City Council meeting. The TDD # is: 763-572-3534.*



Community Development Department Public Hearing Notice



SOURCES

Fridley Engineering and Planning

Fridley GIS

Anoka County GIS

Plat and Street/Alley Vacation Requests, PS #23-02 and SAV #23-02
Petitioner: Stonebridge Engineering on behalf of the City of Minneapolis

Map Date: September 25, 2023

Address: 4300 Marshall Street N.E.



LABELS FOR
Current Resident

Item 2.

Current Resident
5100 EAST RIVER RD NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
80 44TH AVE NE
FRIDLEY MN 55421

Current Resident
FRIDLEY MN 55421

Current Resident
3720 EAST RIVER RD NE
FRIDLEY MN 55421

Current Resident
3737 EAST RIVER RD NE
FRIDLEY MN 55421

LABELS FOR
Parcel Owner

Item 2.

ANOKA COUNTY OF
550 BUNKER LAKE BLVD
ANDOVER MN 55304

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

BAE SYSTEMS LAND AND ARMAMENTS L P
4800 EAST RIVER RD
FRIDLEY MN 55421

BURLINGTON NORTHERN INC
PROPERTY TAX DEPT
FORT WORTH TX 76161

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

E RIVERS PARTNERS LLC
1335 PIERCE BUTLER ROUTE
ST PAUL MN 55104

COPART OF CONNECTICUT INC
14185 DALLAS PKWY STE 300
DALLAS TX 75254

01 03-029-24 12 0045
CUE 36TH AVENUE LLC
3501 MARSHALL ST NE
MINNEAPOLIS MN 55418

01 03-029-24 12 0046
CUE 36TH AVENUE LLC
C/O CUE PROPERTIES LLC
PO BOX 581698
MINNEAPOLIS MN 55458

01 03-029-24 21 0014
CITY OF MINNEAPOLIS
PROPERTY SERVICES
350 5TH ST S ROOM 108
MINNEAPOLIS MN 55415

01 03-029-24 21 0025
3660 TECHNOLOGY DRIVE LLC
3660 TECHNOLOGY DR
MINNEAPOLIS MN 55418

01 03-029-24 12 0045
RESIDENT
3641 MARSHALL ST N E
MINNEAPOLIS MN 55418

01 03-029-24 12 0046
RESIDENT
36 37TH AVE N E
MINNEAPOLIS MN 55421

01 03-029-24 21 0014
RESIDENT
3701 ST ANTHONY PKWY
MINNEAPOLIS MN 55418

01 03-029-24 21 0025
RESIDENT
3660 TECHNOLOGY DR
MINNEAPOLIS MN 55418



AGENDA REPORT

Meeting Date: October 18, 2023

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Community Development Specialist

Title

Approval of the 2024, Planning Commission Meeting Dates

Background

Approval of the 2024, Planning Commission Meeting Dates

Financial Impact

None

Recommendation

Approval of the 2024, Planning Commission Meeting Dates

Attachments and Other Resources

- 2024 Planning Commission Meeting Dates

Vision Statement

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



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Memorandum

DATE: October 18, 2023

TO: Planning Commission Members

FROM: Julianne Beberg, Community Development Specialist

SUBJECT: Proposed 2024 Planning Commission Meeting Dates

The following dates are for your review and approval of the proposed 2024 Planning Commission meeting dates. The only month we will not have a meeting is in June, due to the date falls on Juneteenth, which is a federal holiday.

Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
17	21	20	17	15	No Mtg.	17	21	18	16	20	18