



# PLANNING COMMISSION

June 16, 2021

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

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## AGENDA

### Call to Order

### Roll Call

### Approval of Meeting Minutes

- [1.](#) Receive the Minutes from the Planning Commission Meeting of May 19, 2021
- [2.](#) Receive the Minutes from the Other Commissions

### Public Hearing

- [3.](#) A Master Plan Amendment, MP #21-01 by Medtronic Inc.
- [4.](#) Consideration of Text Amendment Application 2021-02 by Bird Rides, Inc to add new code language that allows for micromobility sharing services within the public-right-of-way.

### Other Business

### Adjournment



# AGENDA REPORT

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**Meeting Date:** June 16, 2021

**Meeting Type:** Planning Commission

**Submitted By:** Julie Beberg, Office Coordinator

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## **Title**

Receive the Minutes from the Planning Commission Meeting of May 19, 2021

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## **Background**

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## **Financial Impact**

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## **Recommendation**

Staff recommend the approval of the May 19, 2021, Planning Commission Minutes

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## **Attachments and Other Resources**

- Minutes from the Planning Commission Meeting of May 19, 2021

## **Vision Statement**

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



## FRIDLEY PLANNING COMMISSION

WEDNESDAY MAY 19, 2021

7:00 P.M.

VIA ZOOM

### MINUTES

#### CALL TO ORDER

Chairperson Hansen called the Planning Commission Meeting to order at 7:00 p.m.

#### ROLL CALL

**PRESENT:** Amy Dritz, Ryan Evanson, Mark Hansen, Terry McClellan, John Buyse II, and Ross Meisner.

**ABSENT:** Mike Heintz

**OTHERS PRESENT:** Stacy Stromberg, Planning Manager  
Dan Rogers, TC Solar RCE LLC  
Jason Kringle, Medtronic  
Rochelle Danielson, Medtronic

#### APPROVE MINUTES

April 21, 2021

**Motion** by Commissioner Meisner to approve the minutes. Seconded by Vice-Chairperson Evanson.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.**

#### PUBLIC HEARINGS:

1. **Consideration of a Special Use Permit, SP #21-04, by TC Solar RCE LLC, to allow solar panels over portions of the existing parking lot at the Medtronic Rice Creek Campus, generally located at 6951 Central Avenue NE.**

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

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:02 P.M.**

**Stacy Stromberg**, Planning Manager, stated the petitioner, Dan Rogers on behalf of Nokomis Energy and Medtronic, Inc. is requesting a special use permit to allow a Photovoltaic Carport Canopy 1.0-megawatt Solar Energy System, which will cover a portion of the parking lot and walkway on the Medtronic Rice Creek Campus. The project will take place on the East Rice Creek Campus, which is addressed as 6951 Central Avenue.

**Ms. Stromberg** stated as noted in the petitioner's narrative, Medtronic recently committed to achieving zero net carbon emissions by 2030, including obtaining more than 50% of their energy from renewable sources by 2025. This project represents one of a number of large, clean energy projects Medtronic is investing in to support their sustainability goals. Medtronic employees will be able to subscribe to the energy produced by the system as part of a Community Solar Garden program, similar to what the City subscribed to in early 2020.

**Ms. Stromberg** stated the subject property is located on the east side of Central Avenue, north of 69<sup>th</sup> Avenue. It is zoned M-2, Heavy Industrial as are the properties to the north, west and south. Single-family homes, the Black Forest Condos and the Rice Creek Townhomes are located to the south. The Medtronic Campus on the west side of Central Avenue was developed in the early 1970's. In 1981, the building on the subject property was constructed as was the skyway that connects the west and east campuses. In 1991, an addition was constructed to the existing building.

**Ms. Stromberg** stated the purpose of a special use permit is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety of the area in which it is located. The special use permit gives the City the ability to place stipulations on the proposed use to eliminate negative impacts to surrounding properties. The City also has the right to deny the special use permit request if impacts to surrounding properties cannot be eliminated through stipulations.

**Ms. Stromberg** stated the M-2, Heavy Industrial zoning code allows solar energy devices that are part of the principal structure as an accessory use, which means it is allowed without special consideration. If the solar device is located on the roof of a building, it is part of the principal structure and simply requires a building permit to ensure the roof is structurally sound to hold the solar device. Many Fridley homeowners and businesses have this type of solar. The code does, however, require that a special use permit be issued if the solar device is not part of the principal structure. This is the City's first request to allow solar that is not part of the principal structure.

**Ms. Stromberg** stated some uses allowed with a special use permit have built-in conditions within the Code, for example, outdoor storage is allowed with a special use permit

provided 9 conditions can be met, related to the amount of outdoor storage allowed, height, types of items to be stored outside, etc. In the case of solar devices that are not part of the principal structure, additional conditions are not listed within the Code.

**Ms. Stromberg** stated as a result, staff reviewed the Minnesota Model Solar Ordinance and consulted with other communities about best practices for this type of solar. What we learned through this process was to treat them as an accessory structure and apply any requirements we may have for accessory structures to the proposed solar canopy.

**Ms. Stromberg** stated the petitioner is proposing to construct a solar carport and covered walkway that will consist of approximately 3,300 solar panels that will cover approximately 240 parking stalls and the walkway to the building entrance. The foundation of the canopies will be poured piers that are embedded in the ground, and the solar modules will be attached to the top. The solar canopies will tilt west and south and have a minimum clearance of 13 feet 6 inches, which is the minimum required based on the City's Fire department's review. The solar panels will have an anti-glare coating, which is an important factor considering the residential users to the south.

**Ms. Stromberg** stated the petitioner and representatives from Medtronic started meeting with City staff a few months ago to make sure their proposal will comply with City requirements. The petitioner has worked through requirements with the Fire Department when it comes to clearance under and around the canopies and the setback of the building from the canopies. The proposed solar canopy will be approximately 42 feet from the building and 104 feet from the southern property line. The 104-foot setback from the south includes a 50-foot landscaped buffer that will help with separation and screening from the residential properties to the south.

**Ms. Stromberg** stated the canopies will cover six, 49-foot by 181-foot parking areas, with a 16-foot open drive aisle between the parking areas. The canopy will also cover a 49-foot by 565-foot walkway to the buildings entrance. Generally, ground-mounted solar does not need to comply with lot coverage standards if the soil under the equipment is maintained in vegetation and not compacted. In this case, the solar canopy is being located over existing hard surface parking areas, so there will not be an additional storm water impact. A stipulation will still be placed on the special use permit to make sure the project meets any requirements set forth by the City's Engineering department and the Rice Creek Watershed District.

**Ms. Stromberg** stated in 2018, the City Council adopted an Energy Action Plan. The vision of the plan is *"to continue leading by example and engaging residents, businesses, and institutions to save money and reduce greenhouse gas emissions for the benefit of everyone*

*in the community*". Industries are a heavy energy user, so the proposed use would meet what the City is hoping to achieve through the adoption of the Energy Action Plan.

**Ms. Stromberg** stated Renewable Energy and Solar are also addressed and encouraged through the City's 2040 Comprehensive Plan. The Plan states support of the Next Generation Energy Act, which was adopted by the State legislative in 2007, and requires that 25% of the total energy used be derived from renewable energy by 2025. It notes in Fridley, the greatest potential for solar is within the large roof and extensive hardscapes in the City's industrial areas and encourages solar energy in these locations. The City is committed to supporting these goals in order to increase the City's environmental quality and resiliency.

**Ms. Stromberg** stated Staff has not heard from any neighboring property owners. The petitioner anticipates that if this special use permit is approved, construction would start as early as September of this year.

**Ms. Stromberg** stated City Staff recommends approval of this special use permit. Solar Energy Devices NOT part of the principal structure are a permitted special use in the M-2, Heavy Industrial zoning district, subject to stipulations.

**Ms. Stromberg** stated Staff recommends that if the special use permit is granted, the following stipulations be attached.

1. The petitioner shall meet all requirements set forth by:
  - a. The Building Code
  - b. The Fire Code
  - c. The City's Engineering department
  - d. The City's Planning department – including the addition of landscaping in the green space between the solar panels in the parking lot and the residential neighborhood to the south.
  - e. The Rice Creek Watershed District
2. The foundation, piers, canopies, and any materials used for the construction of the solar carports shall be remain free of rust and maintained in a condition of reasonable repair and appearance.
3. Any damage to the solar canopy structure shall be repaired within 60 days of the damage occurring.
4. All equipment shall be removed, and the site restored within one year of the date the system is no longer in service or has been rendered inoperable or an extension has been received from the City. If an extension has not been approved, such solar energy system shall be deemed a nuisance, and the City may act to abate such nuisance pursuant to Chapter 182 of our City Code.

**Commissioner Buyse** asked will the panels move throughout the day? It was mentioned they would be facing west and south. It looked like from the rendering it was more something that would move west to east.

**Dan Rogers**, TC Solar RCE LLC, replied, the carport structure is facing west, whereas the walkway is facing south. They will see that long, slender structure on the top going east/west. The structures will be fixed in place, and they will not move. They will be at a fixed angle. It was just because the carport literally covering the car section and the walkway, it ended up being at two different tilts.

**Commissioner Buyse** stated so the tilt directions are not the same. It sounds like the carports will be facing west, and the walkway will be facing south.

**Mr. Rogers** replied, that is correct.

**Chairperson Hansen** asked, as far as solar panels working in the wintertime with snow accumulation, are they still pretty comparable to other periods of the year?

**Mr. Rogers** replied, the short answer is, no. However, the panels they are selecting here are a particular type of technology known as bifacial where they will collect sunlight from both the front and the back sides of the panels. It is a relatively new move in the solar industry. But what that allows for is there is just more likelihood the panel can heat up during the early part of the day, and they have a water system planned for this structure which allows the snow to move off the panels and actually generate some energy. However, in general the winter is always a tough time for a solar system because the light hours are so few. The short answer is they will still generate, and they are aiming to remove some of the snow off the panels.

**Chairperson Hansen** stated he imagined it would be a popular spot for employees to park.

**Mr. Rogers** replied, Jason and Rochelle would have to answer that question, but he would assume that is a "yes."

**Rochelle Danielson**, Medtronic replied there have been requests to get covered parking for quite some time, so this is a good opportunity to get covered parking and get some use out of the solar.

**Commissioner McClellan** asked regarding the 50-foot landscape buffer, are there going to be bushes, trees, tall trees? How tall can you go before you impede the sunlight you are trying to capture to the south? His only concern would be the individual homes to the

south. Right now, they see a parking lot so there is a piece of him that says it is not that big of a deal but just so we are all clear as to what kind of landscaping they are talking about.

**Ms. Stromberg** replied, the landscape plan has not been designed yet. This site already has a little berm along 69<sup>th</sup> so maybe it may be a matter of just adding some shrubs and that would be enough of a screening device, and they would not have to worry about how tall the trees are getting. That is something they can work out with the petitioner at building permit time. They would like to see some new materials added there because it looks like some stuff has died off over the years and is ready to be replaced.

**Commissioner Buyse** asked whether the City has any issues with not having that in the language of this petition. Do we have any issues with not having any height or spacing requirements?

**Ms. Stromberg** replied, all of that stuff is in Code. Stipulation No. 1 talks about the petitioner submitting the landscape plan to add additional green plantings there so she thinks they are covered.

**Commissioner McClellan** stated he is not sure what kind of infrastructure goes into this, meaning do they recover the energy and then redistribute it in some form or fashion. They have big buildings there with flat roofs. Does it make any sense at some point to add solar to the buildings?

**Mr. Rogers** replied, for this particular system the intention is they will be tying directly into Xcel's distribution grid as part of their Community Solar program. Effectively this one will flow back and be used within the facility nearby and then at times when that demand is low, out into the broader distribution at work of Xcel. The question about the roofs is a good one. They are in discussions and those could be potential opportunities or projects they might see come down the pipe. He does not believe there is anything firm in that area at the moment.

**Commissioner Buyse** stated, it says "Medtronic employees will be able to subscribe to the energy produced by the system as part of a community solar garden program". He asked that to be explained.

**Mr. Rogers** replied, effectively Xcel Energy has one of the nation's best community solar programs whereby if you build a project on their distribution network, they will provide you bill credit compensated at the fair market value of the energy being produced. The Department of Commerce, Xcel, PC, and other stakeholders crafted the rules as part of legislation that passed in 2013 allowing for this. Ultimately that process determined what



that methodology determining the rate would be which then determines the value of the bill credit. For them as the developer and working with Medtronic, they then receive bill credits for the electricity and market and sell those to Xcel customers. Because this was cited with Medtronic in mind, really for the benefit of their employees to begin with, it only meant to allow them to partake in this program. They will actually receive discounts on their electricity bills as long as they are a customer of Xcel located in the same county or an adjacent county to this project.

**Commissioner Meisner** stated why only do 60 percent of the lot? Why not do the other side of the walkway, why not do the west side? Is this a pilot or are there reasons why this was sized this way?

**Mr. Rogers** replied, ultimately it is part of a program that Xcel has. Their hope is to continue to expand on the covered areas where it makes sense. Where Medtronic would like to see that happen. Ultimately the project is defined as a 1-megawatt system which then effectively limits you to a particular panel area, but that does not negate your ability to do another project. Really the metric there is, does it look like one development or a multiple development is really how those rules are written. That is why they will see this one come and potentially they would do another, but it is not a guarantee.

**Commissioner Meisner** asked so Xcel limits them to 1 megawatt?

**Mr. Rogers** replied, effectively, yes, the rules of the program limit that and Xcel was a part in crafting them.

**Commissioner Meisner** asked, how long do these last? What is the reasonable life of these things?

**Mr. Rogers** replied, these particular panels are warranted for 30 plus years. Both in the workmanship as well as the power, quality, and the output. The terms they are seeking here is commensurate with the actual program length which is 25 years or and they are potentially seeking 35 here which is what they describe as the useful life. You have a 5-year period maybe outside the panel warranty, but you can design and expect that system to run for at least 35 years.

**Commissioner Meisner** asked Mr. Rogers if he mentioned water? Are they putting water into this to help clear the panels? He asked Mr. Rogers to explain that a little bit.

**Mr. Rogers** replied, they are just making sure that the snow and the water runoff from the structures themselves do not impact either the drainage within the existing parking lot or cause a hazard for any of the cars or employees parked under it.

**Commissioner Meisner** asked so there is no active snow removal?

**Mr. Rogers** replied, no, it will be a passive snow managed system.

**Commissioner Meisner** stated he presumed facing south is better. He asked Mr. Rogers if he has considered talking to Medtronic to restripe the parking lot and put the rows going east/west and face them all south?

**Mr. Rogers** replied, they did consider that. At the end of the day with carport structures the difference is not as dramatic as say a field ground mounted or a tracking system in the field. The complexity of making sure they have the adequate parking and it's meeting all the requirements within Medtronic's needs; it wasn't worth the benefit of potentially doing that or adjusting. They were able to model it and confirm what they believed the energy output would be and based the project around that design.

**Commissioner Buyse** stated based on the fact there are a lot of residents on the south side, and this is right on the south side of the parking lot, was there any discussion or thought of putting this on the northwest side so it would be less visible?

**Mr. Rogers** replied, the intention right now is to pursue that other side for an additional project. There are two pieces of complexity there. One, that site is a former superfund site, therefore, it requires a little bit more on the environmental, engineering, and planning side. They felt that this project was probably the best one to bring forward first. They have intentions to move that project forward at the appropriate time, and they are hopeful that one will be as successful as well.

**Commissioner Buyse** asked what is the percent that this will save? He saw 1,700 megawatt hours and that immediately correlated to residential houses. What would be the correlation to actual power saved for the property it is being put onto?

**Mr. Rogers** replied, he believed it is roughly around 30 percent of the annual kilowatt usage of the main building. In terms of kilowatt hours, it is roughly just a little under 2 million kilowatt hours annually.

**Commissioner Buyse** stated if that is 30 percent, what else do they plan to do to reach 50 percent by 2025 because that is ultimately their goal. He asked Mr. Rogers if he knew what the plan is to get that other 20 percent? Is it going to be solar? Will he be having those conversations?

**Mr. Rogers** replied, he will have Jason or Rochelle answer this question.

**Rochelle Danielson**, Medtronic stated in the Twin Cities area they have a number of projects they are looking at. They also have co-generation projects in Puerto Rico and other areas around the world. They have an environmental team who is evaluating opportunities for Medtronic as a whole so some of the projects they have going on right now in the Twin Cities are just the start of it.

**Commissioner Buyse** stated he was just curious because ultimately 3.5 years is not a long time away. He was curious if they could understand their vision or plans to hit those stated goals of 100 percent by 2030 will also come up very quick.

**Commissioner Meisner** stated over the years and decades the efficiency of solar panels has been a hot topic. He asked where are these at?

**Mr. Rogers** replied, there are a couple of ways to measure the panels effective area and efficiency is north of 20 so that includes the loft area of the panels. The cell efficiencies themselves are in the 24-25 north of that range. You are kind of in the mid to low 20's for the panels themselves. However, it is probably moving to a better place to look, even on the small projects, at capacity factors because you are now getting bifacial modules where you are getting the light from the back side. That has cell efficiency area or that panel efficiency area is not necessarily telling you the whole story of how much energy you are going to produce; whereas the capacity factor which is effectively how many hours out of a year is this running compared to the theoretical maximum there could have been. That is in a high teen, low 20 percent range. Roughly if you had a natural gas plant running 24/7 that would have a 100 percent capacity factor. This is in the 20 percent range.

**Chairperson Hansen** asked the petitioner if he has read and understand and agree with the stipulations as stated tonight?

**Mr. Rogers** replied, he has, and he does.

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

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:34 P.M.**

**Chairperson Hansen** stated as somebody who has spent a lot of time, along with Commissioner Dritz, working on the City's Energy Action Plan, along with Rachel Workin,

the City's Environmental Planner, it is exciting to see this project come forward. He thinks it is great.

**Commissioner Dritz** stated she is excited to see that Medtronic is putting in the solar panels and reducing their carbon footprint. It is totally online with the City's Energy Action Plan especially with their heavy use industrial areas. She hopes it sets an example for the other businesses in our community.

**Commissioner McClellan** stated Medtronic to say the least has a big footprint in northeast Minneapolis going back decades, and they have always been sort of on the forefront. He applauds them, and he is sure they are not doing it just because they are nice folks. He is sure the math works out just fine, but it is a great move, too.

**Vice-Chairperson Evanson** stated he drove by the site yesterday and there is a sizable berm that separates the neighborhood. There are only a handful of homes that have a direct visual line to the parking lot. Considering that no one is here today objecting to it, his presumption is the community does not feel this will be a visual blight, and any blight is more or less mitigated by the existing tree line that is there, the berm, and perhaps some additional vegetation that may be put in.

**Commissioner Meisner** stated if he were to make one objection, he would say they and the City should go to Xcel and say, let's not limit these projects to 1 megawatt. Put in 10 megawatts with the headquarters, the Mounds View site, the west campus, and the central building. This seems to go with where Fridley wants to go as a city and s humanity and as a panel.

**Mr. Rogers** thanked them and stated he would give the Commission's message to Xcel.

**Commissioner Meisner** asked Ms. Stromberg when is this planning on being constructed?

**Ms. Stromberg** replied, she believed they said in their narrative they are looking to start in the fourth quarter of this year.

**Commissioner Meisner** stated they have this 25 percent target, he asked Ms. Stromberg if she knew where we're at right now?

**Chairperson Hansen** asked Commissioner Meisner if he was talking about the City's target?

**Commissioner Meisner** replied, yes, the City's 25 percent renewable energy target.

**Chairperson Hansen** replied, as part of the Environmental Commission, he, and Commissioner Dritz receive fairly routine updates on that; and he thinks it is about even in that they are not necessarily making any progress, but they are also growing a little bit with the developments so that offsets things.

**Ms. Stromberg** stated the City does have a signed agreement to participate in a community solar garden similar to what is being proposed tonight, but it has not been constructed yet. Once that is constructed the City will be able to participate.

**Chairperson Hansen** stated they put a lot of effort in articles that are in the newsletter about signing up for home energy audits and you can sign up for renewable energy on your own.

**Commissioner Dritz** stated, and they can sign up for the wind challenge, too. She thinks they had 60 households who signed up for wind this last spring.

**Commissioner Buyse** asked Commissioner Dritz, what does that mean, signing up for wind?

**Commissioner Dritz** replied, through Xcel you can add that additionally to your bill and it effectively adds a dollar a kilowatt. It adds a little bit to your bill, but you also get a fuel surcharge credit back so there are some charges and credits. For her house it was like an extra \$8 a month.

**Commissioner Meisner** stated you are basically volunteering to pay the higher rate for the generation of the renewable energy.

**Commissioner Dritz** stated to be clear it is in addition to any state mandates that Xcel already has to put in place. You are opting in to push them to the next level with that slight increase.

**Commissioner Buyse** stated he is surprised it is 30 percent. He was not expecting that. Good job on the efficiency. He certainly is not that big of a fan about how solar looks and with the implications of other people having to look at it, but he certainly does like the aspects and benefits of it. It is encouraging to hear it is actually going to be benefiting although obviously there will be some drawbacks with visibility. It is a good savings and is something he can get behind. He is encouraged to hear that.

**Commissioner Dritz** stated personally she thinks a carport is not anything worse than an open parking lot.

**Commissioner Meisner** stated he was going to make the same comment that this will look more like a carport more than it will a solar farm. It is just from the ground level he does not know how visible the tops of the panels will be. You might just see a carport.

**MOTION** by Commissioner Meisner approving a Special Use Permit, SP #21-04, by TC Solar RCE LLC, to allow solar panels over portions of the existing parking lot at the Medtronic Rice Creek Campus, generally located at 6951 Central Avenue NE with the following stipulations:

1. The petitioner shall meet all requirements set forth by:
  - a. The Building Code
  - b. The Fire Code
  - c. The City's Engineering department
  - d. The City's Planning department – including the addition of landscaping in the green space between the solar panels in the parking lot and the residential neighborhood to the south.
2. The Rice Creek Watershed District The foundation, piers, canopies, and any materials used for the construction of the solar carports shall be remain free of rust and maintained in a condition of reasonable repair and appearance.
3. Any damage to the solar canopy structure shall be repaired within 60 days of the damage occurring.
4. All equipment shall be removed, and the site restored within one year of the date the system is no longer in service or has been rendered inoperable or an extension has been received from the City. If an extension has not been approved, such solar energy system shall be deemed a nuisance, and the City may act to abate such nuisance pursuant to Chapter 182 of our City Code.

Seconded by Commissioner Dritz.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS** – THROUGH ONE MOTION

Motion to accept the minutes from the following Commission meetings:

1. April 5, 2021, Parks & Recreation Commission

**MOTION** by Commissioner Meisner approving the Minutes. Seconded by Commissioner Buyse.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**OTHER BUSINESS:**

**Ms. Stromberg** stated the special use permit before them last month for D & B Plating was approved by the City Council.

**Chairperson Hansen** stated he is in favor of meeting in person at the June meeting.

**Vice-Chairperson Evanson** replied he thinks it will be great for them to all be together.

**Ms. Stromberg** replied, that sounds good, and they will plan for that.

**Vice-Chairperson Evanson** stated he believed the City has a citywide meeting on June 5 if he is not mistaken.

**Ms. Stromberg** replied, yes, June 5, from 10 a.m. to 11 a.m. at the Springbrook Nature Center.

**Vice-Chairperson Evanson** asked and is the agenda to be heavily focused on the Parks master plan?

**Ms. Stromberg** replied, yes, it is.

**Vice-Chairperson Evanson** stated he encouraged the Planning Commission to be in attendance. Even though it will be largely on Parks, it will probably be wise for them to be there just from Fridley residents who will be in attendance.

**ADJOURN:**

**MOTION** by Commissioner Meisner to adjourn the meeting. Seconded by Vice-Chairperson Evanson.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:47 P.M.**

Respectfully submitted,

Denise M. Johnson  
Recording Secretary



# AGENDA REPORT

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**Meeting Date:** June 16, 2021

**Meeting Type:** Planning Commission

**Submitted By:** Julie Beberg, Office Coordinator

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## **Title**

Receive the Minutes from the Other Commissions

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## **Background**

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## **Financial Impact**

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## **Recommendation**

Staff recommends acceptance of the other Commission Minutes

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## **Attachments and Other Resources**

- Minutes from the HRA Meeting of April 1, 2021, and May 6, 2021, the Parks & Recreation Meeting of May 3, 2021, and the April 13, 2021 Environmental Quality and Energy Meeting.

## **Vision Statement**

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





# PARKS AND RECREATION COMMISSION

May 03, 2021

7:00 PM

Fridley Civic Campus - 7071 University Avenue N.E.

## MINUTES

### Call to Order

Chair Heinz called the meeting to order at 7:00 p.m.

### Roll Call

Members Present: Mike Heintz, EB Graham, Ryan Gerhard, Ken Schultz, Shauna Larson, and Eric Evanson.

Members Absent: Peter Borman

Others Present: Mike Maher, Springbrook Nature Center Director/Assistant Director (CSER); Parks and Facilities; Deborah Dahl, Director of Community Services and Employee Resources (CSER)

### Approval of Agenda

Motion by Commissioner Larson to approve the agenda. Seconded by Commissioner Schultz. MOTION passed unanimously.

### Approval of Meeting Minutes

1. April 5, 2021 Meeting Minutes

Motion by Commissioner graham to approve the Meeting Minutes of April 5, 2021. Seconded by Commissioner Schultz. MOTION passed unanimously.

### New Business

2. Election of Officers

Commissioner Graham nominated Mike Heinz as Chair and Shauna Larson as Vice-Chair. Seconded by Commissioner Schultz. MOTION passes unanimously.

3. Frights Frenzy Softball Tournament Application

Deborah Dahl noted that this is the second application for the year and the tournament will take place June 5-6.

Motion by Commissioner Graham to approve the Frights Frenzy Softball Tournament Application. Seconded by Commission Schultz. MOTION passed unanimously.

**4. Parks Master Plan Update**

Ms. Dahl stated that as of 4/27 nearly 900 surveys have been received on the Storymap. 605 on Neighborhood parks, 140 for Moore Lake, 80 for Commons Park, and 47 for Community Park. The comment period will close 5/3. Community engagement efforts included emails were sent to the participant data base/social media. Postcards, flyers were sent to neighborhood, participants, groups and e-newsletters, six pop-up events were held at various parks, the Eco Dash Event took place, Fridley Liquor Digest post and electronic billboards and mobile traffic signs. Resident phone survey was conducted of 400 households with questions about the parks master plan and results are being analyzed and compiled. Preliminary results show residents are very supportive of the parks and park improvements which validates many of the themes we've been hearing. Parks, trails, and recreation is valued. The City's demographics have changed significantly since 2013 and there is positive feedback that the City is headed in the right direction. The Capital Investment Program (CIP) is a regular part of our annual budgeting process and there is a 5-year plan.

**5. Parks Capital Investment Projects**

Ms. Dahl reported that an average of \$233,658 is spent per year on parks capital investment projects from 2012-2018. Since 2018, the City has increased spending to accommodate the Civic Campus and surrounding park/trail improvements as well as to begin some planning for the Parks Master Plan. Expenses were 2018 - \$15,151.63; 2019 - \$486,089.30; 2020 - \$438,513.92; 2021 - \$902,000 with an average of \$460,438.70.

Ms. Dahl said that the proposed recommendations include playground equipment replacements, part improvements, general park system improvements, court surfacing and overlays, park furnishings, SNC security upgrades and green roof finishing, parks system master plan improvements and snc fireplace installation for a total of \$787,000 for 2022.

Chair Heinz stated that we all hope that the master plan goes through, but he is concerned about spending that much money in 2-3 years. He asked if the green roof could be split over a few years or a different type of roof be installed. Or maybe the Springbrook Nature Center Foundation can help with those expenses.

Ms. Dahl replied that the current roof is functional and working but this has been delayed several years. We are still in the process of looking at other options for the roof and can reprioritize if need but funding would need to stay within the nature center as they operate under a different funding system and levy.

Chair Heinz recalled that the roof was supposed to be done at construction and there are other options to consider like solar shingles etc.

Jeff Jensen stated that this was part of the design and they are still in the process of getting donors to complete the project. We have to keep funds to finish this project which is why it has been carried on for three years. We do not know the future of the Parks Master Plan but need to make sure funds are kept in there to complete the roof. They are looking at different alternatives to make the roof look more attractive visually and cost less.

Commissioner Larson asked why the donors fell through and if they were experiencing hard times.

Mr. Jensen replied that the foundation worked to get donations and are hoping to continue. We are prepared with funds in the budget so we can finish the roof when the time comes.

Commissioner Schultz asked about the parks master plan vs. dealing with current issues. Ms. Dahl replied that this is the system has been managed over the years and knowing what maintenance needs to take place. Some projects were put on hold due to the parks master plan.

Mr. Jensen added that some playground equipment needed to be replaced because it was so bad. We need a plan to continue maintenance in the parks.

Commissioner Larson asked why Moore Lake continues to be put on hold.

Mr. Jensen replied that an analysis came in at \$4.5m to fix Moore Lake and we didn't want to put all funds into one park.

Ms. Dahl said that City Council will meet from June-October to discuss and finalize budget and CIP. Some projects may be subject to change and major projects are on hold until the Parks Master Plan is finalized. We will continue to make general improvements as in the past. Adopt-A-Park sponsorships have been helping reduce maintenance. Grants or donations may change the timing of some projects as well. The Parks Master Planning Process will develop a long-term strategic plan for park maintenance in 2023 and beyond.

## **6. Deer Management Summary**

Mike Maher provided an update on the deer management activity that is now completed. We received approval to remove up to 30 deer. Deer management period was between 11/1 and 3/31. This year the management activity took place in month of March. They worked closely with the public safety department to determine locations so officers were on hand to be a point of contact. The sites included Springbrook Nature Center, private corporate property along the Rick Creek Corridor and Locke County Park. 11 deer were removed over three nights and they are

recommending doubling the budget for next year for deer management to get closer to remove 30 deer.

Commissioner Larson asked what was done with the deer once they were removed.

Mr. Maher replied that the DNR has a list of approved organizations that meet criteria and accept deer harvested for meat. In this case out of 11 deer, 7 went to individuals or organizations in need and the U of M did a study on urban foxes and coyotes and asked for donation of a few deer to use in their research project.

Commissioner Gerhard asked if there was anything proactive that could be done to limit the deer population, non-lethal population control.

Mr. Maher replied that a number of communities' partner with bow hunting organizations to do control hunts in larger park reserves where there is more room. Because most of Fridley parks are smaller size and close to residential areas, this does not work. Will continue to research other programs and options to be most budget effective.

**7. EcoDash Recap**

Short video was shared.

**8. 49er's Festival Update**

Ms. Dahl stated that there will be no event this year due to COVID. We have decided to continue to meet and find additional people to be involved in the group. The committee is doing vision and strategic planning sessions.

**Staff Reports**

**9. A monthly report of activities, programs and events at the Springbrook Nature Center.**

Mr. Maher shared the following:

- Tara Rogness was promoted to the Springbrook Nature Center Manager, she has been working at the Center for 20 years. As part of the staffing plan there is a position now open for an Interpretive Program Coordinator. Over 50 applications have been received so far.
- At the 4/26 City Council Meeting, Malcom and Annette Mitchell were recognized for their service at the SNC foundation. May 5<sup>th</sup> is designated as Malcom and Annette Mitchell Day in the City of Fridley.
- Outdoor classroom rental space was resumed in May.
- In partnership with recreation staff, SNC will participate in the summer concert series.
- Summer camps are completely full with waitlists.

**10. Community Engagement Report**

Ms. Dahl noted that community engagement is strong and promotional efforts for the Parks Master Plan. Adopt-A-Park is recruiting new volunteers. Lock Park Playground Opening Celebration is June 17 from 6:30-8 p.m. with a pre-concert welcome to the neighborhood at 6 p.m. at Civic Campus. Citywide Garage Sale is June 25-27 and registration includes promotion, on-line map, and signs. Staff are compiling results from the Resident Survey and developing a communications plan.

#### 11. Recreation Division Highlights

Ms. Dahl stated that a brochure will be hitting mailboxes this week. Summer registrations are going strong, shelter rentals are picking up, summer hiring continues, pop-up events to support the Parks Master Plan are in place, May Day baskets were delivered by Rec N Roll Truck and the Senior Golf begins May 6.

Ms. Dahl said that COVID Protocols are still in place and continue to present challenges. Some changes to outdoor mask-wearing. An electronic packet will be printed for commission members. We will continue to work on long-term financial plan for Springbrook and Recreation Divisions. Mike Maher will be starting May 22 in his new role and Tara Rogness was promoted to Springbrook Manager effective May 22.

### **Adjournment**

Motion by Commissioner Graham to adjourn. Seconded by Commissioner Larson. MOTION passed unanimously and meeting adjourned at 8:23 p.m.

Respectfully Submitted,

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Krista Peterson  
Recording Secretary

**CITY OF FRIDLEY  
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION  
April 1, 2021**

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**Vice Chair Mulrooney** called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** Kyle Mulrooney  
Rachel Schwankl  
Gordon Backlund

**MEMBERS ABSENT:** William Holm  
Elizabeth Showalter

**OTHERS PRESENT:** Paul Bolin, HRA Assistant Executive Director  
Vicki Johnson, Development Consultant

**ACTION ITEMS**

**1. Approval of Expenditures**

**MOTION** by Commissioner Schwankl to approve the expenses as submitted. Seconded by Commissioner Backlund.

**UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**2. Approval of February 4, 2021 Meeting Minutes**

**MOTION** by Commissioner Backlund to approve the February 4, 2021 meeting minutes as submitted. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**3. Approval of Purchase at 1314 Mississippi Street NE.**

Paul Bolin, HRA Assistant Executive Director, stated that the 2020 Comprehensive Plan specifically stated that for this portion of Old Central, "consideration should be made to

replacing the current mix of single-family residential and commercial uses with higher density residential development that together with the health club may serve as an attractive residential location for move-up housing". The 2030 Comprehensive Plan specifically states that "If the senior condominium projects, which received approvals for the corner of Mississippi and Central, do not receive financing and lose their effective status, the City should continue to pursue high density, senior housing for those corners due to the demand for this type of housing in Fridley". The 2040 Comprehensive Plan states that "The Future Land map continues to guide the southern portion of this intersection for commercial type uses. Focus should be given to similar type uses, like gas, convenience, barber and dog groomer, but other convenience uses could be added to provide fresh food, a coffee shop, or fast food. The southern portion of the intersection is zoned S-2, Redevelopment District and has received approval to have a mixed-use building constructed on it with small elements of commercial on the ground floor and residential above. That concept would align with the vision of the Future Land Use map". The new building would be one lot, one building and will include 13,750 square feet of retail space on the north side of the ground floor and 90 owner-occupied senior condominium units located above the rental and the remainder of the building. Staff recommends a motion approving the purchase of 1314 Mississippi Street and authorizing Staff and Chairperson to execute documents necessary for closing on the purchase.

Commissioner Schwankl asked if any of the leases would be renewed.

Mr. Bolin replied no, once we close on the property we will meet with tenants and present relocation plans to make sure everyone is taken care of.

Vicki Johnson, Development Consultant, added that the leases were assigned to the current owner by nature of the previous transaction. The short-term leases will be expired soon.

Commissioner Schwankl said that this is one of the priorities in the Comprehensive Plans and for HRA; she supports this purchase.

**MOTION** by Commissioner Schwankl to approve the purchase of 1314 Mississippi Street NE. Seconded by Commissioner Backlund.

**UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY.**

**INFORMATIONAL ITEMS****1. Housing Program Update**

Mr. Bolin reported there was one loan closed in March for a total of seven year to date.  
Fridley HRA Gran Programs Summary

- Front Door Grant – 20 applications received resulting in three signed agreements
- Foundations MR Grant – four applications received with no signed agreements
- Exterior Paint Grant – one application received with no projects completed

There were three Remodeling Advisor Visits for a total of three year to date and four Home Energy Squad Visits.

**ADJOURNMENT**

**MOTION** by Commissioner Backlund to adjourn. Seconded by Commissioner Schwankl.

**UPON A VOICE VOTE, ALL VOTING AYE, VICE CHAIR MULROONEY DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:21 PM.**





# ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center, 7071 University Ave Ne

## MINUTES

April 13, 2021

Location: Zoom Webinar

### **Call to Order**

Commissioner Olberding called the Environmental Quality and Energy Commission to order at 7:00 p.m.

### **Roll Call**

Present: Amy Dritz, Justin Foell, Nick Olberding, Heidi Ferris, Mark Hansen, Aaron Klemz, and Sam Stoxen

Staff: Rachel Workin, Environmental Planner; Deborah Dahl, Director of Community Services and Employee Resources; Alyssa Kruzel, Community Engagement Specialist

### **Approval of Environmental Quality and Energy Commission Minutes**

#### 1. Adopt the Agenda

Commissioner Hansen made a motion to adopt the agenda and Commissioner Stoxen seconded the motion.

MOTION PASSED unanimously

#### 2. Approve March 9 Meeting Minutes

Commissioner Hansen made a motion to approve the minutes and Commissioner Foell seconded the motion.

MOTION PASSED unanimously.

### **New Business**

#### 1. Commission Updates

- a. New Commission Member Aaron Klemz
- b. Election of Chair and Vice-Chair

Commissioner Dritz was appointed Chair and Commissioner Olberding as Vice Chair.

#### 2. Parks Master Plan Update – Deborah Dahl, Director of Community Services and Employee Resources

The Parks Master Plan is up and running, business and redevelopment is changing, housing additions and apartment buildings are being built and the Fridley is transforming. The biggest next venture is to improve the entire park system city wide. Fridley's park system was established more than 50 years ago. There are 38 parks in the city and that is a lot to maintain, improve and enhance. Parks and trails bring value to our community and residents.

Parks and trees are good for the environment and improves our health and fitness. In 2015 the city went into action in trying to figure out where the issues were and make some changes. A plan and survey was done around Moore Lake that would cost \$4.5m. If all our money was spent on one park, what will happen to other

parks and trails? From that Finding your Fun in Fridley was developed and launched in 2019. Just about everyone in the city is able to get to a park within walking distance. We have learned it isn't about the abundance of parks but if the needs are being served for those who use the parks.

Fridley has a lot of nice parks, but conditions need to be improved systemwide. There has never been a systematic or financial plan on how to deal with park infrastructure needs. Most of our parks do not adhere or only meet minimum ADA guidelines. Safety is #1 priority. The maintenance team does a great job and they were asked for input and evaluation of our parks.

The capital value investment of parks for the city is about \$43.0M in assets. We receive about \$215,000 on an annual basis from LGA funding, park dedication fees and grants to offset expenses. About \$243,000 is spent annually in capital park improvement projects. Currently there is about \$1.0m to spend on the park system. The city cannot spend more than 65% of the funds available. The Springbrook Nature Center has had great success and is the crown jewel of the city. Buildings were transformed to beautiful buildings and attractive amenities were added.

Fridley residents want improved playground amenities, gathering spaces, year-round use and connectivity, and unique amenities and experiences. Additionally, being ADA compliant, communication, signage, technology/Wi-Fi and lighting. Include nature by expanding trails, year-round use, sustainable and environmentally friendly. Provide quality facilities with gathering spaces, unique experiences, and flexible to meet changing needs.

The vision is to modernize the park system and take it to the next level. Guide future investments for development and improvements, identify strategic methodology for prioritization and line up efforts with the 2040 comprehensive plan. The planning process performed an in-depth analysis of area needs and parks. They looked at access and barriers as well as underserved populations. An engagement was initiated with key groups and partners and concept plans were designed. A draft of an implementation strategy was prepared along with cost estimates.

A Story Map website was created, and staff continue to collect feedback. The goals and concept plans include to enhance the unique identity of community parks, improve, update parks to meet the current needs of the community and current trends in recreation, increase connectivity throughout the park system, and environmental stewardship initiatives. The planning process and draft implement strategy includes balance recreation across the community, meet the needs of diverse community demographics, improve access to recreation for underserved populations, account for changes in recreation trends and demands, build champions and support for the future and prioritize parks. Visit [fridleymn.gov/findingyourfun-updates](http://fridleymn.gov/findingyourfun-updates) and use the online parks map to view existing amenities, look at neighborhood parks and community park design concepts, submit ideas and feedback by April 30. Reach out to staff, council, and commissions members.

Moore Lake is 14 acres and the existing features include playground, beach concessions and building with restrooms picnic shelters, tennis, basketball and volleyball court, fishing piers, trails/walks, swimming beach,

ball field and parking lot. The funding options estimated cost is \$50 million 10-year plan. Current capital improvement, donations and grants, round up water bills, dedicate additional Liquor Store revenue, events and fundraising, park dedication fees, pursue legislation action, raise fees for programs and services, bonding, and joint powers or sponsorship from schools and businesses. Communication and marketing plan will be done through the City website, social media and nextdoor.com, Fridley for you emails, digital billboard, City newsletter, community connection videos and lawn signs in parks and throughout the City.

The next steps include public engagement and communications, resident survey results, explore funding options, compile and analyze feedback and results, town hall meeting June 5<sup>th</sup> and follow up with stakeholders and determine the next steps. Current projects include Craig Park, Civic Campus Playground, Civic Campus Trail, Bridge and Pond, Joint Powers Agreement review with Anoka County Parks, SNC Pavilion/Activity Center is completed and 2021-22 projects.

Using the current pace for parks improvements the project will take 137 years to complete. Assets will continue to deteriorate, health and safety hazards are present, it is a poor image and loss of pride, loss of home and business value, loss of future revenue with programs, loss of public support and trust and the cost for revitalization will continue to increase. If the parks master plan is successful it will build focus on Fridley Goals of Vibrancy, Safety and Environmentally Friendly. It will expand access with Parks for All, provide more programs and options for fun in Fridley, build a stronger, healthier and safer community, show that we listened and responded to our community, increase home and business values, attract new residents, business and visitors, prepare for the next generations and prepare and building our \$43 million assets.

How can you get involved? Review the concepts and designs, provide feedback or complete surveys, spread the word and build awareness, share any ideas for funding, become a Parks Champion and make connections and introductions with developers, realtors, groups, or businesses if they want to become more involved.

## **Old Business**

### **3. Energy Action Update**

Ms. Workin said that Xcel continues to support this program and do monthly check ins. Goals are being set based on community energy use. The key takeaway is that we are able to meet goals on resident participation, however the same success was not seen with the commercial use and in the area of multi-family programs. We are proud of the work we did and will continue in the future. There will be concerts on Tuesdays at the Civic Campus and we plan to do some marketing outreach to talk about energy efficiency programs at the concerts.

## **Adjourn**

Commissioner Stoxen made a motion to adjourn. Commissioner Ferris seconded the motion.

MOTION PASSED unanimously.



# LAND USE APPLICATION SUMMARY

**Item:** MP #21-01

**Meeting Date:** June 16, 2021

## GENERAL INFORMATION

### **Applicant:**

Medtronic Inc. – Jason Kringle  
710 Medtronic Parkway N.E.  
Fridley, MN 55432

### **Requested Action:**

S-2, Master Plan Amendment

### **Location:**

500 Medtronic Parkway N.E.

### **Existing Zoning:**

S-2, Redevelopment District

### **Size:**

14.71 acres                      640,767 sq. ft.

### **Existing Land Use:**

Medtronic Operational Headquarters (OHQ)  
and Autism School

### **Surrounding Land-use & Zoning:**

N: Single Family & R-1  
E: Medtronic Bldgs & S-2  
S: Interstate 694 & ROW  
W: Multi-Family & R-3

### **Comprehensive Plan Conformance:**

Future Land Use Map designates the land a commercial/office

### **Zoning Ordinance Conformance:**

The S-2 District requires that all projects proposed in the district receive "project plan approval" and all modifications to the plan need to be approved by the HRA, Planning Commission, and the City Council

### **Building and Zoning History:**

Lots platted in 1999.  
All of the existing buildings were constructed in 2000-2001

## SPECIAL INFORMATION

### **Legal Description of Property:**

Outlots A and B, Fridley Executive Center, 2<sup>nd</sup> Addition

### **Public Utilities:**

Existing buildings are connected

### **Transportation:**

The property is accessed from Medtronic Pkwy

### **Physical Characteristics:**

School building, parking and landscaped areas, and open space reserved for Phase 2 and 3

### **Summary of Request:**

Jason Kringle, with Medtronic Inc., is requesting an amendment to the Master Plan that was approved for the subject property in 1999. The proposed amendment will allow for the installation of a ground mounted solar energy system on the vacant land west of the Medtronic OHQ buildings.

### **Staff Recommendation:**

City staff recommends denial of Master Plan Amendment, MP #21-01 to allow ground mounted solar at the Medtronic Operational Headquarters property.



### **City Council Action/60 Day Action Date:**

City Council – June 28, 2021

60 Day Date – July 12, 2021

Staff Report Prepared by Stacy Stromberg

# WRITTEN REPORT – MP #21-01

## The Request

Jason Kringle with Medtronic Inc. is requesting an amendment to the S-2, Redevelopment District Master Plan that was approved for the Operational Headquarters (OHQ) site generally located at 500-720 Medtronic Parkway in 1999. This amendment would allow for the construction of a ground



FIGURE 1 – AERIAL RENDERING OF OHQ WITH SOLAR ARRAY

mounted 1MW Solar Energy Garden that would be located on the vacant land to the west of the existing buildings on the Campus.

The petitioner notes in their narrative that the solar garden will consist of approximately 3,300 panels on roughly five acres of the

vacant undeveloped land west of the OHQ Campus. The solar array is expected to operate on the property until additional building space is needed to support Medtronic's growth; in the interim for 20 years, with the ability for Medtronic to extend the contract OR buy out the project and have it removed at any time during the 20-year term. Once operating the project will deliver over 2,000MWh of clean, local energy annually to the Campus facility, equaling over 30% of the Campus' annual electric needs. Any excess energy that is not consumed by the building will be sent back into the electric grid and used within the community.

The solar garden consists of steel drive posts embedded in the ground, with the solar modules attached to the top of the posts, tracking the sun east to west through the day. They will sit approximately 10 ft. off the ground at the highest point and will have an anti-glare coating. They are proposing to enclose the system with a 7 ft. tall fence to restrict access to the system from unqualified personnel. The solar garden will be accessible from the existing north parking lot, through a locked gate on a 14 ft. wide gravel driveway. The cover plantings inside the footprint of the system will be a combination of low growth native crops and a seed mix that promotes pollinator friendly habitats.

The S-2 Redevelopment District requires that the Housing and Redevelopment Authority (HRA), the Planning Commission and the City Council approve any additions or modifications to the original "master plan" that was approved for a project.

## History

The Medtronic OHQ Campus site was once the home of the 100 Twin Drive-In Theater. The theater was demolished in the mid-1980's, and the land was purchased by Woodbridge Properties who intended to develop the property. After a relatively short term of ownership and an attempt to take a project through the development process, Woodbridge Properties began to experience financial difficulties with making the project work and did not ultimately develop their project. The HRA purchased the property in the late 1980s. They groomed the site, put irrigation in to keep the site green and park-like and had the site mowed regularly as they marketed the site.



Initially the site was being marketed as the Lake Pointe Office Park and concept site plans and renderings were prepared to show how the site could be developed. The initial plan considered a small amount of office, commercial, and a hotel immediately adjacent to Hwy 65/Central Avenue. The remainder of the site was marketed with an eye on attracting a corporate headquarters. The idea was that this would be the impressive entrance into the community at Central Avenue and directly adjacent to Highway 694.

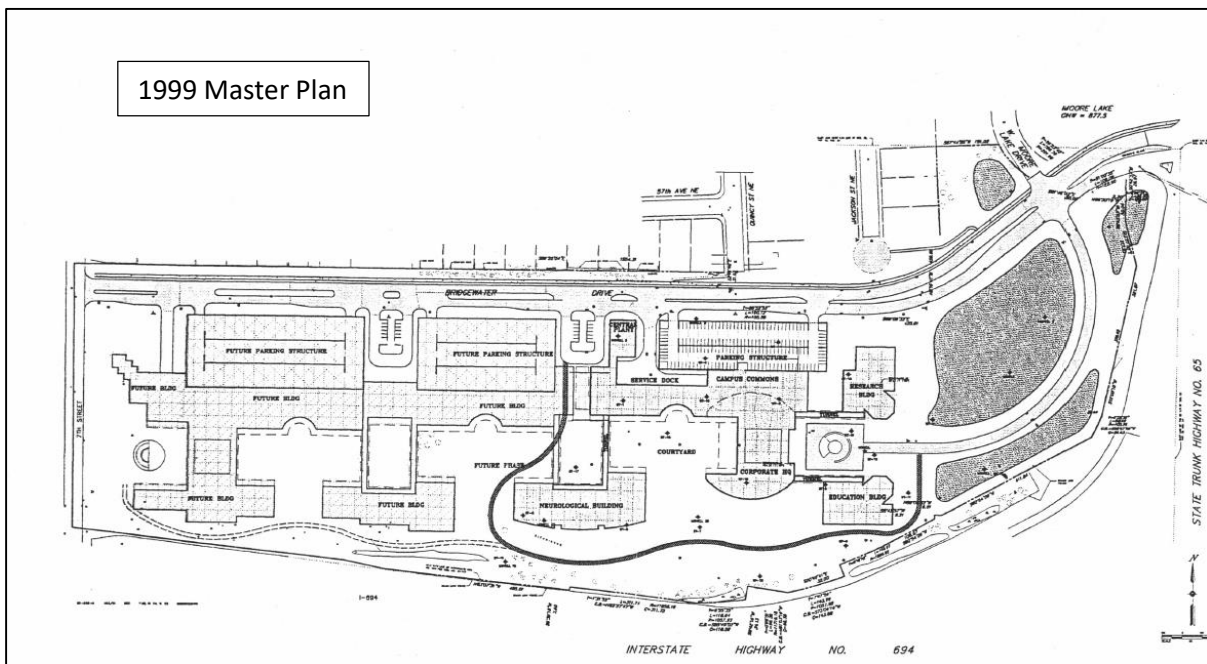
The better part of 13 years was spent courting Medtronic as the ideal candidate for the site. Medtronic had already made an enormous investment in the City with their Rice Creek Campus Complex and this would provide them the opportunity to expand close to their Fridley Campus, and would provide Fridley with the image and investment they hoped to see in the site. Medtronic was very close to the vest with their intentions to develop the Fridley Lake Pointe site.

Only after the City of Fridley signed a development deal in 1997, with a development company headquartered in the United Kingdom; did Medtronic step forward and confirm interest in owning and developing the site. Fortunately, the HRA had built in a caveat into the UK development deal that said, if Medtronic were to step forward, prior to their construction on the site, the HRA could cancel the development deal to negotiate for a Medtronic Development.

Once Medtronic stepped forward, a lengthy negotiation process began. Lengthy enough in fact, that the HRA and Medtronic felt it would be necessary to re-approach the State Legislature to extend the 25-year Tax Increment Financing District that was created to assist with extraordinary site development costs another 5 years. Thankfully, the legislature extended the district until 2025, and negotiations concluded that involved Medtronic master planning the entire site. As a result,

construction was able to begin on the first phase of a 3-phase, 1.6 million square foot, master planned headquarters campus.

The City Council approved the Master Plan for the Medtronic World Headquarters on April 26, 1999. The first phase consisted of approximately 500,000 sq. ft. and that has been constructed. Phase 1 consisted of six buildings, including a research building, education building, corporate headquarters building, neurological building, a commons building, a central plant facility, and a 1,000-car parking ramp.



In 2000, the City Council granted Medtronic an amendment to their Master Plan to allow the construction of an 11,270 sq. ft. free-standing daycare center and parking lot in the northwest corner of the subject property. Staff recommended approval of this amendment because it did not subtract from the anticipated placement of the Phase 2 and Phase 3 portions of the development.

In 2001, a temporary, 282 stall parking lot was constructed on the east side of the daycare center. The lot is considered temporary because it would need to be removed in order for Phase 2 and Phase 3 to be completed. This parking lot was constructed as a result of parking problems Medtronic was experiencing during special corporate events held at the Headquarters' Campus, that are not experienced on a daily basis. Without the full build-out of the additional parking ramps, this was viewed as the best solution to bridge the parking gap, without permanently changing the master plan layout.

In 2006, staff recommended denial of a Master Plan amendment to construct a billboard on the southern edge of the Medtronic property, because it was a conflict of the 1999 Master Plan. Council approved a master plan amendment, with a stipulation that prior to issuance of a building permit for Phase 2, the petitioner shall remove the billboard, footings and all structures related to the billboard.

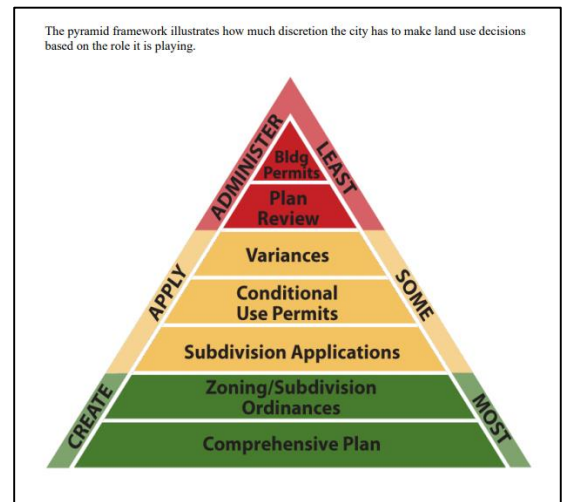


### *Rezoning to S-2 Redevelopment District*

The City has the most discretion when they are making legislative decisions, such as creating a Comprehensive Plan, creating an ordinance, or making a zoning change. A rezoning request is changing the zoning designation on a property from one designation to another.

The properties addressed as 500, 710, and 720 Medtronic Parkway were rezoned to S-2 Redevelopment District in 1986 through a joint application from Woodbridge Properties and the City's HRA. The S-2, Redevelopment District is a special zoning district that was created to:

- Allow for a mixed-use development within special redevelopment district as set up in Minnesota State Statutes Chapter 462
- Allow for the maximum flexibility in the promotion of difficult redevelopment projects
- Allow for development by a plan which is acceptable to, and in the best interest of, the City and the overall district and development plan



The 1999 Master Plan with its Phased development achieved the original vision the City had for the subject properties and was consistent with the City's S-2, Redevelopment District objectives.

### **Analysis**

The master plan amendment being considered with this application is to allow approximately five acres of undeveloped land that is master planned for Phases 2 and 3 of the Operational Headquarters site to be covered with ground-mounted solar. The City Code considers ground-mounted solar as an accessory use in any zoning district, provided a special use permit is issued. The City currently does not have a separate ordinance that regulates solar; however, it has been on staffs' to-do list. As a result, staff has reviewed the Minnesota Model Solar Ordinance and consulted with other communities about best practices for ground mounted equipment. Almost all cities allow them as an accessory use to a principal structure, provided they are located in the side or rear yard and comply with other conditions.

For example:

- Rogers – requires that no more than 5% of the lot area be covered
- Minneapolis – requires that no more than 5% of the lot area be covered in office districts
- St. Francis – requires that no more than 10% of the lot area be covered
- Hopkins – only allowed on closed landfill restricted districts
- Andover – does not allow ground mounted equipment in non-residential areas
- Coon Rapids – does not allow them if they are to provide offsite energy production
- Golden Valley and Blaine – require that a special use permit be approved
- Eagan – allows a maximum of 70% lot coverage with all buildings, hard surface and solar panels



Another consistent requirement is that the equipment be screened to the extent possible without reducing their efficiency.



FIGURE 3 – VIEW FROM MEDTRONIC PARKWAY LOOKING EAST

The City through its Energy Action Plan and Comprehensive Plan encourages Renewable Energy and Solar particularly in under-utilized areas such as over roofs and parking lots. The City's support for these types of projects was evident in recommending approval of the solar panel car-port panels over the parking lot at Medtronic's Rice Creek Campus through a special use permit.

There are several factors to consider in reviewing ground-mounted solar on the Operational Headquarters site and a combination of those factors causes staff to recommend denial of the Master Plan Amendment. Those factors include:

- The location of the ground-mounted solar is in direct conflict with Master Plan, MP #99-01 that the Council approved for this site.
- As pointed out in the attached memo by James Casserly, the attorney for the HRA, ground-mounted solar does not fit within the spirit or intent of the Private Redevelopment Contract that was entered into between the City's HRA and Medtronic in 1999.
- This site is a prominent location within the City of Fridley, and has frontage along four rights-of-way, which make it impossible to screen.
- The installation of the ground-mounted solar would potentially delay the construction of Phase 2 and 3 until it has served its purpose and its costs to be somewhat amortized.
- There are options to install solar devices on the existing rooftops of several of the buildings or on top of the parking deck that would not be in conflict the Master Plan.

- Current code requires that a special use permit be issued for solar energy devices that are not part of the principal structure. In the case of the parcel addressed as 500 Medtronic Parkway, there are two separate parcels. The north parcel's primary use is the daycare, so ground-mounted solar would be an accessory to the daycare. The solar created would not supply energy to the daycare, so it would not be considered an accessory to the daycare. The southern parcel



does not have a primary use, so solar would not be allowed, because solar is not allowed to be a principal or stand-only use.

**HRA Commission Recommendation**

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This request was heard by the HRA Commission on Thursday June 3, 2021. The Commission recommended denial of the request based on the findings listed above. Their draft minutes are attached for your review.

**Staff Recommendation**

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*City staff recommends denial of the Master Plan Amendment, MP #21-01, to allow ground-mounted solar at the Medtronic Operational Headquarters property based on the above findings.*

**Attachments and Other Resources**

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- Petitioner's application and submittal documents
- Public hearing notices



# MASTER PLAN AMENDMENT CITY OF FRIDLEY

Medtronic

## Master Plan Amendment – City of Fridley

PID 23-30-24-42-0041, 23-30-24-42-0042, 23-30-24-41-0031, & 23-30-24-41-0030

**May 14<sup>th</sup>, 2021**

|                    |              |                                                                                            |
|--------------------|--------------|--------------------------------------------------------------------------------------------|
| ROCHELLE DANIELSON | 612-231-0218 | <a href="mailto:ROCHELLE.L.DANIELSON@MEDTRONIC.COM">ROCHELLE.L.DANIELSON@MEDTRONIC.COM</a> |
| JASON KRINGLE      | 763-486-8588 | <a href="mailto:JASON.D.KRINGLE@MEDTRONIC.COM">JASON.D.KRINGLE@MEDTRONIC.COM</a>           |
| DAN ROGERS         | 952-393-7721 | <a href="mailto:DAN@NOKOMISENERGY.COM">DAN@NOKOMISENERGY.COM</a>                           |
| JULIAN WHITE       | 612-910-2933 | <a href="mailto:JULIAN@NOLOMISENERGY.COM">JULIAN@NOLOMISENERGY.COM</a>                     |

## OVERVIEW

Medtronic, Inc. submits this application for a Master Plan Amendment with the City of Fridley Planning Commission for an accessory Photovoltaic Ground Mounted 1MW Solar Energy System, under the City of Fridley Zoning Ordinance Chapter 205.24, for a system located in the S-2 Redevelopment District. The project site plans, project renderings, grading and drainage plans, and preliminary SWPPP are attached. Medtronic, Inc has an agreement with TC Solar OHQ LLC to build and operate a Solar Garden on the property.

The Solar Garden will consist of approximately 3,300 panels on roughly 7 acres of vacant undeveloped and underutilized land directly west of the Medtronic Operational Headquarters Campus. This solar array is expected to operate on the property until additional building space is needed to support Medtronic's growth; in the interim for 20 years, with the ability for Medtronic to extend the contract OR buy out the project and have it removed at any time during the term. Once operating, this project will deliver over 2,000MWh of clean, local energy annually to the Campus facility with only the sun as feedstock, equaling over 30% of the Campus' annual electric needs. Any excess energy that is not consumed by the building, will be sent back into the electric grid, and used within the community.

The Solar Garden consists of steel driven posts embedded in the ground, with solar modules attached to the top of the posts, tracking the sun east to west throughout the day, sitting approximately 10-ft off the ground at the highest point. This project utilizes silicon based solar panels which have an anti-glare coating. There are no hazardous materials in the system, and no noise, other than typical transformer humming, would be present within the fence. We have proposed to enclose the system with a 7-foot-tall fence to restrict access to the system from unqualified personnel. The site will be accessible at the northeast corner through a locked gate on a 14' wide driveway. The cover plantings inside the footprint of the system will be a combination of low growth native crops and a seed mix that promotes pollinator friendly habitats consistent with MN Stat. 216B.1642 as required. A preliminary cover crop mix blend is attached, along with example planting plan.

3rd Party Engineering has been commissioned to perform wetland, hydrology, historical, ecological and an environmental survey to ensure the site is suitable for development. Construction is targeted to occur between Oct 2021 to June 2022. Proposed working times would be between the hours of 7am-7pm on Monday thru Friday. Weekend work may take place if there are significant project delays due to weather. These hours are flexible, and we intend to work with the community to control noise and disturbance. A more detailed construction schedule can be made available to the City as needed.

An Operations and Maintenance contractor will be hired by TC Solar OHQ LLC. This team would consist of an electrician, as well as a groundskeeper to ensure the system is operating safely and the landscaping is properly maintained. Each would independently visit 3-6 times a year depending on necessity. While onsite, the technician checks equipment for proper operation. While onsite, the groundskeeper mows, manages vegetation, and verifies storm water management is properly working. A Maintenance Plan is included for more detail.

## MAINTENANCE PLAN

TC Solar OHQ LLC will have a long-term maintenance plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on site will alert the maintenance team in real time of a system performance issue. Maintenance teams are required to have proper safety plans and equipment in place to perform all work. Details of the plan are finalized at construction once final system design is complete. The final plan for the site can be requested at any time after construction. Maintenance of systems can be broadly defined in two categories:

### Preventative Maintenance

The following items are performed on a routine basis.

- Mechanical checks – one to two times per year a technician visits the site. While on site the technician checks bolts and piers for any loosening or corrosion. When an issue is discovered a set of corrective actions is defined, executed and a full report is logged.
- Electrical checks - one to two times per year a technician visits the site. While on site the technician checks the major electrical components (panels, inverters, safety switches) and connections to ensure proper working order. When an issue is discovered a set of corrective actions is defined, executed and a full report is logged.
- Groundskeeping – three to six times per year a technician visits the site. While onsite, the technician mows, manages vegetation, and verifies storm water management is properly working.

### Reactive Maintenance

Monitoring equipment and preventative maintenance are used to identify potential system safety and performance issues. Once an issue is identified a technician is assigned to the issue and corrective actions are executed.



FIGURE 1 – AERIAL RENDERING OF OHQ WITH SOLAR ARRAY





**FIGURE 2 – VIEW FROM HIGHWAY TO THE SOUTH LOOKING NORTH**



**FIGURE 3 – VIEW FROM MEDTRONIC PARKWAY LOOKING EAST**

Table 1 - List of Commonly Performed Operations and Maintenance Activities

| Item                              | Activity                                                                                                                                                                                                                                |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Monitoring                        | On-going tracking and verification of system performance, weather, and equipment alerts.                                                                                                                                                |
| Grounds Keeping                   | Manage all vegetation including mowing. Maintain all vegetative screening.                                                                                                                                                              |
| Solar Module Inspection           | Inspect for cracks and general damage. Inspect for dirt, vegetation, and other potential shading issues. Perform electrical checks for proper performance characteristics. Cleaning will utilize only water from a sprinkler/hose head. |
| Racking & Mounting Inspection     | Inspect for damage, corrosion, and loose connections.                                                                                                                                                                                   |
| Inverter Inspection & Maintenance | Inspect for corrosion and general damage. Confirm proper ventilation and environmental seals. Inspect all electrical connections and wires coming into and out of the units. Complete manufacturer recommended maintenance activities.  |
| DC Electrical Inspection          | Inspect DC runs from solar panels to inverters for damaged/loose wires and debris.                                                                                                                                                      |
| AC Electrical Inspection          | Inspect AC runs from inverter to switchgear for damage/loose wires and debris.                                                                                                                                                          |
| Switchgear Inspection             | Inspect switches for proper functionality. Inspect connections for appropriate torque. Inspect latches and environmental seals.                                                                                                         |
| Monitoring Inspection             | Inspect existing monitoring systems for functionality. Complete manufacturer recommended maintenance activities.                                                                                                                        |
| System Repair                     | Perform all necessary work as determined by inspections.                                                                                                                                                                                |
| Warranty Administration           | Administer defective components and file warranty claims.                                                                                                                                                                               |

## Wetland Delineation

TC Solar OHQ LLC has discussed the project with the Rice Creek Watershed District. No potential wetlands are present within the project; however, there will be a submission to the RCWD and USACE for no loss determination. This will be received prior to commencement of construction.

## Decommissioning & Site Restoration

Medtronic, Inc. commits to both our neighbors and permitting authorities that we will decommission and restore the site at the end of the system's serviceable life or if the system becomes a discontinued use. The project owner will be responsible for all costs associated with decommissioning.

All equipment will be removed within one (1) year from the day the system is no longer in service or discontinued. A system shall be considered out of service at the end of the CSG's useful life unless a plan is submitted to the City of Fridley Board outlining the steps and the schedule for repowering the system.

Once initiated, decommissioning will occur within a period of sixty (60) days. Removal of modules, inverters, wiring, electrical equipment, racking and foundations, fencing, underground wires and conduit and concrete pads will be removed and recycled or disposed of in a suitable manner. After all equipment is removed, the Project site will be restored to a condition comparable to its pre-construction use if the Project site will once again be used for agricultural. If holes are created when infrastructure is removed, they will be backfilled and covered with topsoil. Unless requested otherwise, permanent access roads constructed on the Project will be removed.

Thank you for your consideration!

## About Medtronic

Medtronic plc ([www.medtronic.com](http://www.medtronic.com)), is among the world's largest medical technology, services and solutions companies – alleviating pain, restoring health and extending life for millions of people around the world. Medtronic employs more than 90,000 people worldwide, serving physicians, hospitals and patients in more than 150 countries. The company is focused on collaborating with stakeholders around the world to take healthcare Further, Together.

Medtronic recently committed to achieving zero net carbon emissions by FY2030, including obtaining more than 50% of their energy from renewable sources by FY2025. This project represents one of a number of large, clean energy projects Medtronic is investing in to support their sustainability goals.

## About Nokomis Energy

Nokomis Energy is a Minneapolis based energy developer with a mission to accelerate local energy adoption through equitable partnerships. We specialize in understanding the full development process from origination, to technology, to long-term operation. Through a combination of development and consulting services we use distributed energy to deliver economic and social benefits to local communities.



LEGEND

|  |                             |  |                               |
|--|-----------------------------|--|-------------------------------|
|  | PARENT PARCEL BOUNDARY LINE |  | BUILDING HATCH                |
|  | RIGHT OF WAY LINE           |  | BITUMINOUS SURFACE            |
|  | LOT LINES                   |  | CONCRETE SURFACE              |
|  | EASEMENT LINES              |  | GRAVEL SURFACE                |
|  | SECTION LINES               |  | PROPOSED SOLAR ARRAYS         |
|  | QUARTER LINES               |  | PROPOSED UNDERGROUND ELECTRIC |
|  |                             |  | PROPOSED SITE FENCE           |

# CERTIFICATE OF SURVEY

## LOTS 1, 1A, BLOCK 1, OUTLOT A AND B

### FRIDLEY EXECUTIVE CENTER 2ND ADDITION, ANOKA COUNTY, MN

Property Description: (per Stewart Title Guaranty Company Commitment No. 21000330015, Revision No. 1, dated December 16, 2020)

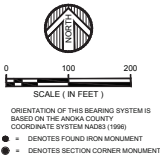
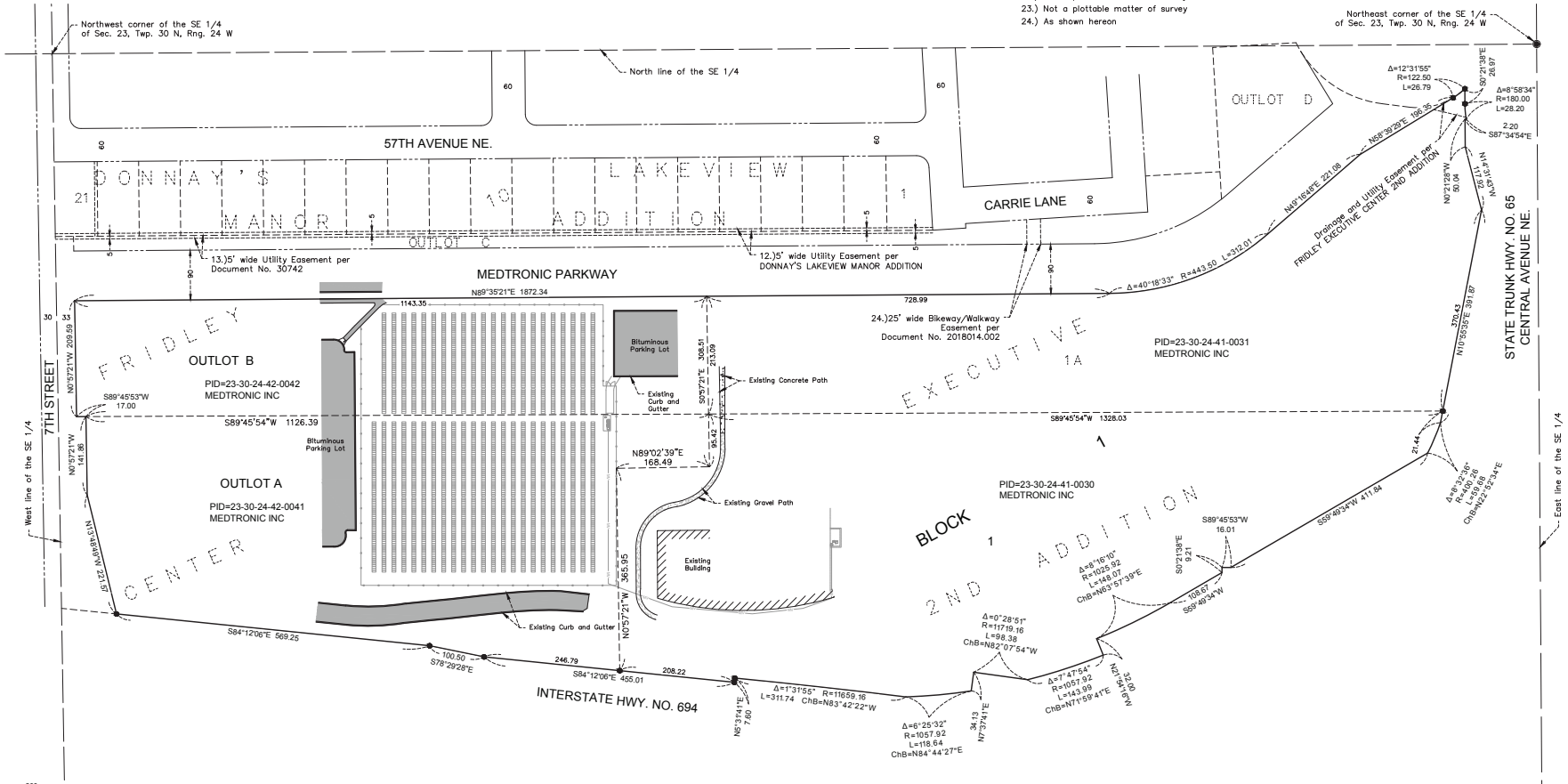
Parcel 1:  
Lot 1 and Lot 1A, Block 1, Fridley Executive Center 2nd Addition, Anoka County, Minnesota.  
Being Abstract Land.

Parcel 2:  
Outlot A, Fridley Executive Center 2nd Addition, Anoka County, Minnesota.  
Being Abstract Land.

Parcel 3:  
Outlot B, Fridley Executive Center 2nd Addition, Anoka County, Minnesota.  
Torrens - Certificate of Title No. 89619

SURVEYOR'S SCHEDULE B TITLE RESPONSES:

- 1-11.) Not a plottable matter of survey
- 12.) As shown hereon
- 13.) As shown hereon
- 14.) Not a plottable matter of survey
- 15.) Not a plottable matter of survey
- 16.) The right of way is shown hereon
- 17.) Not a plottable matter of survey
- 18.) Not a plottable matter of survey
- 19.) Not a plottable matter of survey
- 20.) Not a plottable matter of survey
- 21.) Not a plottable matter of survey
- 22.) Not a plottable matter of survey
- 23.) Not a plottable matter of survey
- 24.) As shown hereon

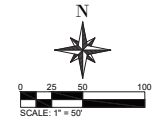


|              |               |       |  |             |     |                                                                                                                                                                                           |
|--------------|---------------|-------|--|-------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE:        | APRIL 8, 2021 | DATE: |  | AMENDMENTS: | BY: | PREPARED FOR: NOKOMIS PARTNERS                                                                                                                                                            |
| SCALE:       | AS SHOWN      |       |  |             |     | HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. |
| DRAWN BY:    | JMS           |       |  |             |     | J. Brunkhorst                                                                                                                                                                             |
| CHECKED BY:  | JMS           |       |  |             |     | J. Brunkhorst                                                                                                                                                                             |
| FILE NUMBER: | 2021-10497    |       |  |             |     | JUERGEN BRUNKHORST, L.S. DATE: 4/8/21 LIC. NO. 48688                                                                                                                                      |

**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

Project: 10/10/2020 8:50 PM By: Sarah Smedley

C:\Users\Sarah Smedley\OneDrive\Engineering\LLC\201-11 TC Solar OHQ\Drawings\2001 TC SOLAR OHQ SITE PLAN.dwg



**CONSTRUCTION NOTES**

- 1 CONSTRUCT 14' WIDE GRAVEL ACCESS ROAD PER DETAIL 1 ON SHEET C401
- 2 CONSTRUCT 7' FENCE PER DETAIL 2 ON SHEET C401
- 3 CONSTRUCT 16' WIDE DRIVE GATE PER DETAIL 3 ON SHEET C401

\*PROPOSED FENCE TO BE EITHER AGRICULTURAL FENCE OR BLACK CHAIN LINK WITH THE INTENTION OF MAINTAINING AESTHETICALLY CONSISTENCY WITH THE CITY OF FRIDLEY AND MEDTRONIC.



**PRELIMINARY**

NOT FOR CONSTRUCTION

**REVISIONS**

| NO. | DATE       | DESCRIPTION                   |
|-----|------------|-------------------------------|
| 1   | 10/10/2020 | PLANNED UNIT DEVELOPMENT PLAN |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |
|     |            |                               |

PROJECT

**TC SOLAR OHQ LLC**  
 PID: 233024420041 GPS: 45.069231° -93.252400°  
 710 MEDTRONIC PKWY NE, FRIDLEY, MN 55432

**SITE PLAN**

**C201**

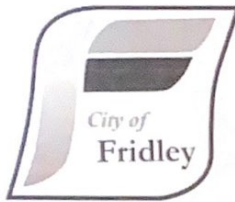
SHEET SIZE: 22"x34" REVISION: 0

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Sarah Smedley*

SARAH SMEDLEY, MINNESOTA LICENSE NO. 52804  
 DATE OF SIGNATURE: MAY 10, 2021





Community Development Department  
 7071 University Avenue NE  
 Fridley MN 55432  
 763-572-3592  
 Fax: 763-571-1287  
[www.fridleymn.gov](http://www.fridleymn.gov)

## S-2 REDEVELOPMENT DISTRICT PROJECT PLAN APPROVAL/AMENDMENT TO MASTER PLAN APPLICATION

### Property Information

Address: 500 Medtronic Parkway NE Fridley, MN 55432  
 Anoka County Property Identification Number (PIN #): \_\_\_\_\_  
 Legal Description: See Attached  
 Current Zoning: S-2 Square footage of Parcel: 36 acres

**Description of Proposed Project (one sentence summary, please attached full description)**  
1MW Photovoltaic Ground Mounted Accessory Solar Energy System, narrative attached

### Fee/Property Owner Information (as it appears on property title)

**\*\*Fee owner must sign this form prior to processing**

Name (please print): Medtronic Inc.  
 Mailing address: 710 Medtronic Parkway  
 City: Minneapolis State: MN Zip code: 55432  
 Daytime Phone: 763-505-8672 Fax Number: \_\_\_\_\_  
 Cell Phone: 763-486-8588 E-mail address: jason.d.kringle@medtronic.com  
 Signature/Date: JASON KRINGLE 5/13/21

### Petitioner Information

Company Name (please print): Medtronic Inc.  
 Contact Person's Name (please print): Jason Kringle  
 Mailing address: 710 Medtronic Parkway  
 City: Minneapolis State: MN Zip code: 55432  
 Daytime Phone: 763-505-8672 Fax Number: \_\_\_\_\_  
 Cell Phone: 763-486-8588 E-mail address: jason.d.kringle@medtronic.com  
 Signature/Date: JASON KRINGLE 5/13/21

### FOR OFFICE USE ONLY

#### Fees

\$1,500 - \_\_\_\_\_  
 Application Number: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Received By: \_\_\_\_\_  
 Application Date: \_\_\_\_\_  
 15 Day Application Complete Notification Date: \_\_\_\_\_  
 Scheduled Planning Commission Date: \_\_\_\_\_  
 Scheduled City Council Date: \_\_\_\_\_  
 60 Day Date: \_\_\_\_\_  
 60 Day Extension Date: \_\_\_\_\_

# PUBLIC NOTICE

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## **City of Fridley Planning Commission Notice of Public Hearing to Consider a Master Plan Amendment by Medtronic Inc.**

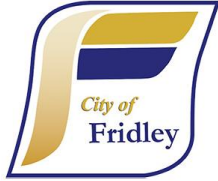
Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on June 16, 2021 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Master Plan Amendment (MP #21-01) by Medtronic Inc., for an amendment to the Master Plan that was approved for the Medtronic Campus in 1999 to allow for the installation of a ground mounted solar energy system in the vacant land west of the existing buildings, generally located at 500 Medtronic Parkway N.E., the legal description is on file and available at Fridley City Hall.

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](mailto:stacy.stromberg@fridleymn.gov) or 763-572-3595.

The City Council will consider this item on June 28, 2021.

Melissa Moore, Deputy City Clerk



## Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432  
763-571-3450 | FAX: 763-571-1287 | [FridleyMN.gov](http://FridleyMN.gov)

---

### PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 500 Medtronic Parkway

Applicant: Medtronic Inc.

Request: Master Plan Amendment, MP#21-01, by Medtronic Inc., for an amendment to the Master Plan that was approved for the Medtronic Campus in 1999 to allow the installation of a ground mounted solar energy system in the vacant land west of their existing buildings, generally located at 500 Medtronic Parkway NE, the legal description is on file and available at Fridley City Hall.

Date of Hearings: Planning Commission Meeting, Wednesday, June 16, 2021 at 7:00 p.m.  
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

City Council Meeting, Monday, June 28, 2021 at 7:00 p.m.  
The Council meeting is televised live the night of the meeting on Channel 17.

Location of City Council Meeting Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 university Avenue NE.

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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](mailto:stacy.stromberg@fridleymn.gov)

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

Mailing date: June 4, 2021 Publication date: June 4, 2021

*\*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](mailto:roberta.collins@fridleymn.gov) no later than June 9, 2021, for the Planning Commission meeting and June 21, 2021, for City Council meeting. The TDD # is: 763-572-3534.*

LABELS FOR  
Current Resident

Current Resident  
655 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
530 57TH AVE NE  
FRIDLEY MN 55432

Item 3.

Current Resident  
505 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
525 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
540 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
515 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
575 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
550 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
645 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
585 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
635 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
595 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
510 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
625 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
535 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
630 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
615 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
545 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
640 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
660 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
555 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
650 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
670 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
565 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
590 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
665 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
520 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
600 57TH AVE NE  
FRIDLEY MN 55432

LABELS FOR  
Current Resident

Current Resident  
5695 JACKSON ST NE  
FRIDLEY MN 55432

Current Resident  
675 57TH AVE NE  
FRIDLEY MN 55432

Item 3.

Current Resident  
610 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
5684 JACKSON ST NE  
FRIDLEY MN 55432

Current Resident  
5695 QUINCY ST NE  
FRIDLEY MN 55432

Current Resident  
620 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
5694 JACKSON ST NE  
FRIDLEY MN 55432

Current Resident  
680 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
560 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
5685 QUINCY ST NE  
FRIDLEY MN 55432

Current Resident  
690 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
570 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
5685 JACKSON ST NE  
FRIDLEY MN 55432

Current Resident  
700 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
580 57TH AVE NE  
FRIDLEY MN 55432

Current Resident  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

Current Resident  
5612 7TH ST NE  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
5640 7TH ST NE  
FRIDLEY MN 55432

Current Resident  
500 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
5660 7TH ST NE  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
5631 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
5705 JACKSON ST NE  
FRIDLEY MN 55432

Current Resident  
720 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

Current Resident  
5621 6TH ST NE  
FRIDLEY MN 55432

LABELS FOR  
Current Resident

Current Resident  
573 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
910 LYNDE DR NE  
FRIDLEY MN 55432

Item 3.

Current Resident  
5611 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
581 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
5695 HACKMANN AVE NE  
FRIDLEY MN 55432

Current Resident  
5601 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
541 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
941 HILLWIND RD NE  
FRIDLEY MN 55432

Current Resident  
5651 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
549 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
5695 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

Current Resident  
5641 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
5529 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
5707 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

Current Resident  
5536 7TH ST NE  
FRIDLEY MN 55432

Current Resident  
5589 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
FRIDLEY MN 55432

Current Resident  
5546 7TH ST NE  
FRIDLEY MN 55432

Current Resident  
5549 6TH ST NE  
FRIDLEY MN 55432

Current Resident  
5733 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

Current Resident  
665 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
631 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
5741 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

Current Resident  
589 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
671 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
5719 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

Current Resident  
565 CHERI LN NE  
FRIDLEY MN 55421

Current Resident  
5701 CENTRAL AVE NE  
FRIDLEY MN 55432

Current Resident  
5724 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432



LABELS FOR  
Current Resident

*Item 3.*

Current Resident  
5714 WEST MOORE LAKE DR NE  
FRIDLEY MN 55432

LABELS FOR  
Parcel Owner

CURTIS SHONTELE S  
655-57TH AVENUE NE  
FRIDLEY MN 55432

BOHN DOUGLAS W & ROCHEL  
530 57TH AVE NE  
FRIDLEY MN 55432

Item 3.

BARTNICZAK CECILIA A & C B  
505 57TH AVE NE  
FRIDLEY MN 55432

GROTH, DARREN A  
10696 WREN ST NW  
COON RAPIDS MN 55433

SYTSMA, EILEEN V  
540 57TH AVE NE  
FRIDLEY MN 55432

BRANDT, VENUS M  
515 57TH AVE NE  
FRIDLEY MN 55432

TOMCZYK, LEONA  
575 57TH AVE NE  
FRIDLEY MN 55432

JOSEPH CHAD T  
550 57TH AVE NE  
FRIDLEY MN 55432

BLOMBERG THOMAS E & KARLA A  
3158 BROOKSHIRE LN  
NEW BRIGHTON MN 55112

PLIEGO, ADILENE  
585 57TH AVE NE  
FRIDLEY MN 55432

FRIDLEY CITY OF  
7071 UNIVERSITY AVE NE  
FRIDLEY MN 55432

WILSON PAUL I & GRACE A  
635 57TH AVE NE  
FRIDLEY MN 55432

HEPPNER, MEGAN  
595 57TH AVE NE  
FRIDLEY MN 55432

CHEVRETTE, MICHAEL L  
510 57TH AVE NE  
FRIDLEY MN 55432

ZEMAN PATRICK & GWENDOLEN  
625 57TH AVE NE  
FRIDLEY MN 55432

FLATGARD TRUSTEE, KIMBERLY M  
535 57TH AVE NE  
FRIDLEY MN 55432

PRZYBILLA ROBERT J & SHEILA  
630 57TH AVE NE  
FRIDLEY MN 55432

REHLANDER, JONATHON D  
615 57TH AVE NE  
FRIDLEY MN 55432

MURZYN, PATRICIA A  
545 57TH AVE NE  
FRIDLEY MN 55432

MARTIN, BRUCE D  
640 57TH AVE NE  
FRIDLEY MN 55432

FYTEN PAUL E & MARILYN J  
660 57TH AVE NE  
FRIDLEY MN 55432

GOMEZ SERGIO MARTINEZ  
555 57TH AVE NE  
FRIDLEY MN 55432

JOHNSON, JEREMY  
650 57TH AVE NE  
FRIDLEY MN 55432

VAN DIEPEN, DAVID J  
670 57TH AVE NE  
FRIDLEY MN 55432

DARGIS, JESSE A  
565 57TH AVE NE  
FRIDLEY MN 55432

BARRETT ANTHONY E III & D M G  
590 57TH AVE NE  
FRIDLEY MN 55432

BRANDT, BRUCE B  
665 57TH AVE NE  
FRIDLEY MN 55432

PROWIZOR, RYAN D  
520 57TH AVE NE  
FRIDLEY MN 55432

IH2 PROPERTY ILLINOIS LP  
1717 MAIN ST STE 2000  
DALLAS TX 75201

LABELS FOR  
Parcel Owner

AMBROSE ANTHONY  
5695 JACKSON ST NE  
FRIDLEY MN 55432

KALENBERG, ANGELA  
675 57TH AVE NE  
FRIDLEY MN 55432

Item 3.

HERMAN TRUSTEE, KIRK G  
610 57TH AVE NE  
FRIDLEY MN 55432

HAUSSLER CHARLES G & JOANN  
5684 JACKSON ST NE  
FRIDLEY MN 55432

YOUNG RICHARD F & DAWN E  
5695 QUINCY ST NE  
FRIDLEY MN 55432

DIRCKS, ANTHONY J  
620 57TH AVE NE  
FRIDLEY MN 55432

MCCOY LEROY O & DONNA M  
5694 JACKSON ST NE  
FRIDLEY MN 55432

JEDLENSKI SYLVESTER & D L  
680 57TH AVE NE  
FRIDLEY MN 55432

PODANY PHILLIP J  
560 57TH AVE NE  
FRIDLEY MN 55432

LEE, MEE X  
5685 QUINCY ST NE  
FRIDLEY MN 55432

MYERS, ANGELA  
690 57TH AVE NE  
FRIDLEY MN 55432

KELLAR ANTHONY L  
570 57TH AVE NE  
FRIDLEY MN 55432

SOLIS, JUNNIOR MANOLO MARTINEZ  
5685 JACKSON ST NE  
FRIDLEY MN 55432

NELSON, ANTHONY A  
700 57TH AVE NE  
FRIDLEY MN 55432

JOSEPH, KYLE  
580 57TH AVE NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

MED PARK ON 7TH LLC  
2395 3RD ST NW  
NEW BRIGHTON MN 55112

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

MED PARK ON 7TH LLC  
2395 3RD ST NW  
NEW BRIGHTON MN 55112

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

OMAR, BASHI A  
5660 7TH ST NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

SCHROEDER ANGELA JOY  
5631 6TH ST NE  
FRIDLEY MN 55432

MCCANN, JASON HOWARD  
5705 JACKSON ST NE  
FRIDLEY MN 55432

MEDTRONIC INC  
710 MEDTRONIC PKWY NE  
FRIDLEY MN 55432

JONSSON, DAVID H  
5621 6TH ST NE  
FRIDLEY MN 55432

LABELS FOR  
Parcel Owner

BORN BRIAN & TERESA  
573 CHERI LN NE  
FRIDLEY MN 55421

LYNDE INVESTMENT CO  
PO BOX 16501  
MINNEAPOLIS MN 55415

HAMILTON, IAN  
5611 6TH ST NE  
FRIDLEY MN 55432

BERGREN, ERIC J  
581 CHERI LN NE  
FRIDLEY MN 55421

LYNDALE TERMINAL CO  
ATTN: TAX DEPT #188-03  
MINNEAPOLIS MN 55440

AWAD, AHMED M  
5601 6TH ST NE  
FRIDLEY MN 55432

LANUM, ALEDITH B  
541 CHERI LN NE  
FRIDLEY MN 55421

ROLCHE PARTNERSHIP  
3647 MCKINLEY NE  
MPLS MN 55418

ROITERO, AMBER  
5651 6TH ST NE  
FRIDLEY MN 55432

OLSON, ANTHONY  
1747 133RD AVE NW  
ANDOVER MN 55304

HRA OF FRIDLEY  
7071 UNIVERSITY AVE NE  
FRIDLEY MN 55432

PARCELLS BARBARA A  
5641 6TH ST NE  
FRIDLEY MN 55432

GOAR, HOLLY  
5529 6TH ST NE  
FRIDLEY MN 55432

H R A OF FRIDLEY  
7071 UNIVERSITY AVE NE  
FRIDLEY MN 55432

BUI, THOMAS CAO  
5473 ADAMS ST  
MOUNDSVIEW MN 55112

BOYER TRUSTEE, WANDA L  
5589 6TH ST NE  
FRIDLEY MN 55432

FRIDLEY HRA  
7071 UNIVERSITY AVE NE  
FRIDLEY MN 55432

QUINCY RAVEN PROPERTIES LLC  
12147 205TH ST N  
MARINE ON ST CROIX MN 55047

RANA, PURAN  
5549 6TH ST NE  
FRIDLEY MN 55432

NOLAN, CAROLYN JEAN  
5733 W MOORE LAKE DR NE  
FRIDLEY MN 55432

CU, AN QUAN  
665 CHERI LANE NE  
FRIDLEY MN 55421

FRIDLEY CITY OF  
7071 UNIVERSITY AVE NE  
FRIDLEY MN 55432

DECKER TRUSTEE, FRANCES D  
5800 ST CROIX AVE N W310  
GOLDEN VALLEY MN 55422

BRANDENBURGER, TIMOTHY J  
572 CHERI LN NE  
FRIDLEY MN 55421

LAUBACH DANIEL  
671 CHERI LN NE  
FRIDLEY MN 55421

MOEN, CARRIE R  
5719 W MOORE LAKE DR NE  
FRIDLEY MN 55432

FISHER, SHARI L  
565 CHERI LN NE  
FRIDLEY MN 55421

MOORE LAKE APARTMENTS LLC  
14 NORTH MALLARD COURT  
NORTH OAKS MN 55127

LATAWIEC KATHLEEN M  
5724 W MOORE LAKE DR NE  
FRIDLEY MN 55432

LABELS FOR  
Parcel Owner

*Item 3.*

HAIDLE, ROSS EDWARD  
5714 W MOORE LAKE DR NE  
FRIDLEY MN 55432



# HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

June 03, 2021

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

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## MINUTES

### Call to Order

**Chair Holm** called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

### Roll Call

#### MEMBERS PRESENT:

Rachel Schwankl  
Gordon Backlund  
William Holm  
Elizabeth Showalter

#### MEMBERS ABSESENT:

Kyle Mulrooney

#### OTHERS PRESENT:

Paul Bolin, HRA Assistant Executive Director  
Scott Hickok, Community Development Director  
Wally Wysopal, City Manager  
Stacy Stromberg, Planning Manager  
Vickie Johnson, Attorney  
Jason Kringle, Medtronic  
Dan Rogers, Nokomis

### Action Items

1. Approval of Expenditures

Motion by Commissioner Showalter to approve the expenditures. Seconded by Commissioner Schwankl.

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

2. Approval of the Minutes from the HRA Meeting of May 6, 2021

Motion by Commissioner Showalter to approve the May 6, 2021 HRA Meeting Minutes as presented. Seconded by Commissioner Schwankl.

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

3. Annual Election of Officers

Commissioner Showalter nominated William Holm as Chair.

Commissioner Schwankl nominated Elizabeth Showalter as Vice Chair.

MOTION by Commissioner Schwankl to close the nominations. Seconded by Commissioner Backlund.

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

4. Amend Leases of 1314 Mississippi Street & 6491 Central Avenue

Paul Bolin, HRA Assistant Executive Director, stated that the Authority approved the purchase of 1314 Mississippi Street at the April meeting and the property was closed on May 13. The properties include one single family resident and a small commercial building. The Authority took over the leases for both properties. The original lease for 1314 Mississippi Street expires August 2<sup>nd</sup> with no renewal or extension. The tenant is looking for a home to purchase and has asked to amend the lease and charge rent of \$1.00 per month for June, July and August. The tenant is not able to find home a home to purchase and would like the option to stay until November 1 and pay full rent for September and October. 6491 Central Avenue has a commercial building and the lease is due to expire October 5, 2021. The tenant is asking the Authority to terminate their lease on July 16 and prorate rent for July as she already found another building. Staff recommends the Authority approve the motion amending property leases as presented.

Motion by Commissioner Backlund to amend the leases of 1314 Mississippi Street and 6491 Central Avenue. Seconded by Commissioner Showalter.

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

5. Review and Make a Recommendation on a S-2, Redevelopment District Master Plan Amendment, MP #21-01 Request for Medtronic, located at 500 Medtronic Parkway N.E.

Stacy Stromberg, Planning Manager, stated that Medtronic is requesting an amendment to the S-2, Master Plan that was approved in 1999 for the Operational Headquarters (OHQ) site located at 500 – 720 Medtronic Parkway. This amendment would allow for the construction of a ground mounted Solar Energy Garden that would be located on the vacant land to the west of the existing buildings on the Campus. The petitioner notes in their narrative that the solar garden would consist of approximately 3,300 panels. The solar array is expected to operate on the property until additional building space is needed to support Medtronic's growth; in the interim for 20 years, with the ability for Medtronic to extend the contract OR buy out the project and have it removed at any time during the 20-year term.



The solar garden will consist of steel posts embedded in the ground, with the modules attached to the top. The modules will track the sun east to west throughout the day. This site was once the home of the 100 Twin Drive-In Theater. The theater was demolished in the mid 1980's and the land was purchased by Woodbridge Properties who intended to develop the property. After a short term of ownership and attempt to take a project through the development process, Woodbridge Properties began to experience financial difficulties and ended up not developing the site. Initially the HRA marketed the site as Lake Point Office Park and concept site plans and renderings were prepared to show how the site could be developed. The initial plan considered a small amount of office, commercial, and a hotel immediately adjacent to Hwy 65/Central Avenue. The remainder of the site was marketing with and eye on attracting a corporate headquarters. The idea was that this would be the impressive entrance into the community as Central and 694. The better part of 13 years was spent courting Medtronic as the ideal candidate for this site.

Only after the City of Fridley signed a development deal in 1997, with a company headquartered in the United Kingdom did Medtronic step forward and confirm interest in owning and developing the site. Fortunately, the HRA had built in a caveat to the UK Development deal that said, if Medtronic were to step forward, prior to their construction on the site, the HRA could cancel the development deal to negotiate for a Medtronic Development. Once Medtronic stepped forward, a lengthy negotiation process began. Lengthy enough that the HRA and Medtronic felt it would be necessary to re-approach the State Legislature to extend the 25-year Tax Increment Financing District that was created to assist with extraordinary site development costs.

In 2000 the Master Plan amendment was approved to allow construction of the daycare. 2001 a temporary parking lot was constructed and in 2008 the Master Plan amendment was approved to construct a billboard. The Master Plan amendment being considered tonight is to allow five acres of undeveloped land that is master planned for Phases 2 and 3 to be covered with ground-mounted solar. City Code considers ground-mounted solar an accessory use in any zoning district, provided a special use permit is issued. The City currently does not have a separate ordinance that regulates solar; however, it has been on staffs' to-do list. Examples of other city's conditions:

- Rogers – requires that no more than 5% of the lot area be covered
- Minneapolis – requires that no more than 5% of the lot area be covered in office districts
- St. Francis – requires that no more than 10% of the lot area be covered
- Hopkins – only allowed on closed landfill restricted districts
- Andover – does not allow ground mounted equipment in non-residential areas
- Coon Rapids – does not allow them if they are to provide offsite energy production
- Golden Valley and Blaine – require that a special use permit be approved.

Another consistent requirement is that the equipment must be screened to the extent possible without reducing their efficiency.

The City through its Energy Action Plan and Comprehensive Plan encourages Renewable Energy and Solar particularly in under-utilized areas such as over roofs and parking lots. The City's support for these types of projects was evident in recommending approval of the solar panel car-port panels over the parking lot at Medtronic's Rick Creek Campus through a special use permit. There are several factors to consider in reviewing this request and a combination of those factors causes staff to recommend denial.

The current code requires that a special use permit be issued for solar energy devices that are not part of the principal structure. In the case of the parcel addressed as 500 Medtronic Parkway, there are two separate parcels.

City staff recommends denial of the Master Plan amendment, MP#21-01, to allow ground-mounted solar at the Medtronic Operational Headquarters property based on the factors mentioned above. City staff is asking for the HRA to make a recommendation to the Planning Commission and City Council on the Master Plan Amendment Request. Planning Commission will hold a public hearing on June 16, 2021 and City Council will review the request on June 28, 2021.

Jason Kringle, Medtronic Facilities Director, understands the concerns of staff. Medtronic's primary goal of the project is to utilize the field next to the primary structure to reach sustainability goals to be carbon neutral by 2030. Medtronic is doing projects like this across the globe. He understands the concerns about the master plan but guarantees they would not stop building because of the solar garden in the area. Medtronic is looking for ways to address sustainability goals and utilize the vacant space.

Commissioner Schwankl asked if the rooftop or parking lot installation of solar panels would work.

Dan Rogers, Nokomis, replied that they looked at those solutions, but they would not be as effective. The challenge with solar is doing it efficiently and in a cost-effective manner. A community solar garden operates on a different revenue structure.

Mr. Kringle added that if the economics don't work out, they would be less likely to pursue the project.

Commissioner Backlund asked what the break-even point would be or how many years it would take for the project to be self-sufficient.

Mr. Kringle replied that Nokomis is going to front the capital costs in return for a 20-year lease. If the life of the current panels exceeded 20 years, that would be the break-even point.

Mr. Rogers said that if a buyout happened and a building was needed, there would be a termination schedule.

Chair Holm said that if a buyout happened after 2 years the loss would be substantial, but after 20 years it would be nominal. Immediately Medtronic would benefit and paying Nokomis to partially offset the cost of electricity.

Commissioner Showalter asked if there was originally an anticipated timeline of a full buildout with phase 2 and phase 3. The TIFF district was extended and now it's 2021 and only one building is on the site.

Scott Hickok, Community Development Director, replied that there was no timeline, but a certain amount of square footage was required in phase one of the development to secure the property.

Commissioner Showalter was concerned about the future if other buildings will be added.

Mr. Kringle said that the intent is to still build another building, but with COVID many staff are working from home and there is no formal plan in place for people returning to work. The intent is to build on the property. The way Medtronic is structured, the Mounds View campus is set up for more offices versus more open space. They are a different operation and the headquarters in Fridley is a separate group.

Wally Wysopal, City Manager, asked what was up for consideration for the Authority tonight.

Ms. Stromberg replied that because the area is zoned S-2 Redevelopment District the redevelopment code states that the HRA needs to make a recommendation to Council. Staff is looking for an approval or denial that can be brought to the Planning Commission and City Council.

Mr. Hickok noted that if the HRA recommends approval, there would be consideration of default on the development agreement to be considered by the HRA.

Mr. Bolin added that because of the S-2 District and they are in a TIFF District, this comes back to the HRA because the HRA has paid Medtronic \$12M in tax increment to assist with the parking deck. If this was approved by City Council it would still come back to the Authority to ask for an amendment to the development agreement or find Medtronic in default and they would lose \$2.0M in tax increment over the rest of the district. Tax increment will continue to go into this site.

Chair Holm said that this is a difficult issue in that we all agree solar energy is very important. The issue is with the master plan agreement.

Commissioner Backlund moved to table this discussion until the Authority receives more clear information on what we are doing with this holistic product. He doesn't want to put Medtronic in violation of the agreement.

Commissioner Schwankl supports renewable energy but there is an obligation to the community and taxpayers. If value isn't increased on this property, there is no benefit to people who helped bring this project to fruition. For those reasons she would move to deny the request at this time.

Commissioner Showalter doesn't consider solar an eye sore, it's the issue of a broken promise. The HRA put money on the table and we didn't get what we expected. Installing a solar garden for the financial benefit of Medtronic isn't a community goal.

Mr. Kringle hoped that this would be a partnership like the Rice Creek request for solar and publicize this as one of the first solar projects for Minnesota. This fits with our technology goals and how we view our company. Medtronic would like to advance whether it's wind, solar, etc. and would like to bring that to Fridley. He looks at using this space adjacent to corporate headquarters for something good rather than a field until we need another building.

Vickie Johnson, Attorney, said that due to the timing action would need to be taken tonight. The development contract requires the Authority to approve or reject in writing within 40 days after the receipt of the request thereof.

Commissioner Schwankl said that Medtronic could withdraw their request and resubmit next month.

Ms. Johnson said that the Authority could reject this request and Medtronic could resubmit an amendment any time after rejection or send forth a revised plan. Medtronic submitted the application on May 14, time starts to accept or reject and provide reasons thereof. The HRA can accept and approve or reject and provide reasons in accordance with the terms of the contract.

Commissioner Schwankl agreed to reject this request as it is not keeping the promise of the master plan, we need to look out for taxpayers to get something built there with taxable value to be a benefit to the community. This is also not a great spot to have 5 acres of panels visually.

Commissioner Backlund withdrew his motion to table this item.

Commissioner Showalter said that it is clear this doesn't fit within spirit of the redevelopment contract. She is comfortable recommending denial today and Medtronic can relook at the future of this site and how sustainably it will fit long term when additional buildings are on this spot.

Motion by Commissioner Schwankl to reject the approval of the S-2 Redevelopment District Master Plan Amendment MP #21-01 Request for Medtronic, located at 500 Medtronic Parkway N.E. Seconded by Commissioner Showalter.

Upon a voice vote, Commissioner Schwankl, Commissioner Showalter and Chair Holm voting aye, Commissioner Backlund abstained, the motion carried on a 3/1 vote.

### **Informational Items**

6. Monthly Housing Program Update

Mr. Bolin reported that in May 11 loans were issued making a total of 23 year to date. This is the highest year we have ever had. Remodel advisor visits had 14 in April for a year to date total of 33. Home energy squad visits have seven year to date. The Front Door Grant received 38 applications, 16 signed agreements and one project completed. Foundations Grant had four applications, two signed agreements and Exterior Paint Grant had two applications received.

### **Adjournment**

Motion by Commissioner Showalter to adjourn. Seconded by Commissioner Backlund.

Upon a voice vote, all voting aye, Chair Holm declared the motion carried and the meeting adjourned at 8:08 p.m.

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Krista Peterson  
Recording Secretary



# AGENDA REPORT

**Meeting Date:** June 16, 2021

**Meeting Type:** Planning Commission

**Submitted By:** Scott Hickok, Community Development Director  
 Stacy Stromberg, Planning Manager  
 Rachel Workin, Environmental Planner

## Title

Consideration of Text Amendment Application 2021-02 by Bird Rides, Inc to add new code language that allows for micromobility sharing services within the public-right-of-way.

## Background

The City received a text amendment application from Santa Monica, CA-based Bird Rides, Inc. to update Chapter 509 (Motorized Vehicle Rental) of the City Code to allow for the rental of motorized foot scooters, a type of shared micromobility device. Chapter 509 was adopted in 1965 and allows for licensing of motor vehicle rental companies; however, the code's definition of motor vehicles does not include motorized foot scooters. Bird Rides, Inc. is applying to add motorized foot scooters to the definition of motor vehicles included in Chapter 509.

While not part of the zoning code, this text amendment has similar citywide impacts and objectives as zoning regulation. In addition to the inclusion of motorized foot scooters within the code, staff recommends adding language specific to the storage of shared micromobility vehicles in the right-of-way. Since staff does not license motorized vehicle rental companies, language requiring licensure motor vehicle rental companies will be removed. As a result, Chapter 509 would apply specifically to shared micromobility devices.

In addition to the updated ordinance language, staff is developing a new license agreement for shared micromobility devices. This license would regulate the following components of a micromobility sharing operation:

- Use of the City Right-of-Way
- Fleet equipment, maintenance, and safety
- Fleet parking and redistribution
- Complaints and enforcement
- Data privacy
- Reporting
- Insurance

The license would be issued by the City Manager or delegated staff annually on May 1 and expire on October 31 to coincide with the City's licensing schedule and winter parking requirements.

## Recommendation

### Vision Statement

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

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Staff recommend the approval of Text Amendment #21-02 using the language found in Ordinance No. 1393

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**Attachments and Other Resources**

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- Ordinance 1393

**Vision Statement**

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

## Ordinance No. 1393

### Amending the Fridley City Code Chapter 509, Motorized Vehicle Rentals

The City of Fridley does ordain, after review, examination and staff recommendation that Chapter 509, Motorized Vehicle Rentals, of the Fridley City Code be amended as follows:

#### FRIDLEY CITY CODE

#### **CHAPTER 509, ~~MOTORIZED VEHICLE RENTALS~~ MICROMOBILITY SHARING OPERATIONS**

(Ref. 303, 1393)

##### **509.01. DEFINITIONS**

The following definitions shall apply in the interpretation and application of this Chapter and the following words and terms, wherever they occur in this Chapter, are defined as follows:

##### ~~1. Motorized Vehicle.~~

~~Any self-propelled vehicle not operated exclusively upon railroad tracks. Motorized bicycles, motor scooters, motorcycles and the like are included within the definition of a motor vehicle. Vehicles designed to be operated exclusively over snow, motorized wheel chairs, farm tractors or other farm implements, passenger cars, trucks, tractors, trailers, semi-trailers, lift trucks, lawn mowers or any other mobile equipment whether or not used on highways, which are leased for business, commercial or home maintenance purposes are not included in the definition of a motor vehicle.~~

Attended. Having a readily identifiable user that is located within five feet of the micromobility vehicle.

Impoundment. Removal of a micromobility vehicle to a storage facility or designated impound location by the City or a licensed City contractor in response to authorization from a police officer or other City employee who is designated by the City Manager or their designee to act under this section.

License Agreement or License. A written contract or agreement issued by the City Manager or their designee.

Micromobility Sharing or Micromobility Sharing Service. A rental or lending service that:

- A. Allows riders to temporarily use micromobility vehicles available from a fleet in exchange for a fee or other form of direct or indirect compensation; and
- B. Encourages, allows, or is susceptible to micromobility vehicle vending, renting, or lending from City-maintained right-of-way or other City property.

Micromobility Vehicle. Bicycles, electric-assisted bicycles, motorized foot scooters, and any other transportation device intended for short-duration or short distance trips. A current list of all micromobility vehicles included in this definition shall be kept on file by the City Manager or their designee and will be made readily available for public inspection.

##### **509.02. LICENSE REQUIRED**



~~No person, firm or corporation shall engage in the business of renting motorized vehicles to any person or persons for hire unless said person, firm or corporation is duly licensed as hereinafter provided.~~

1. Notwithstanding any other provision to the contrary, no person shall engage in the business of micromobility sharing from City-maintained right-of-way or other City property without a valid license agreement with the City.

2. Any micromobility vehicle that is part of a micromobility sharing operation not authorized by a license agreement under this section shall be deemed an unpermitted micromobility vehicle. Any person in possession of an unpermitted micromobility vehicle may ride such micromobility vehicle into and through the City, subject to all applicable state and local laws and rules. All unpermitted micromobility vehicle must be attended by the same user at all times while on City-maintained right-of-way or other City property.

### **509.03. APPLICATION CONTROL OF THE RIGHT-OF-WAY**

~~1. All persons, firms or corporations engaging in the business of renting motorized vehicles shall file a written application with the City clerk of the City of Fridley. The application shall contain the following:~~

~~A. The name and business address of licensee; and~~

~~B. The year, make, model, serial number and license number that identifies each motorized vehicle to be rented.~~

~~2. Said application shall be duly sworn to by the person or by the proper officer of the company or corporation applying for the license.~~

License agreements issued pursuant to this Chapter shall not operate so as to transfer ownership or control of the public right-of-way to micromobility sharing operators, or to any other party.

### **509.04. LESSEE SHALL BE LICENSED COMPLIANCE WITH LAWS**

~~No licensee shall let or furnish any motorized vehicle to any person(s) not having a motor vehicle driver's license which has been issued in accordance with the provisions of the laws of the State of Minnesota. It shall be unlawful for any person(s), whether they be the owner or lessee of a motorized vehicle, to permit any person who is not so licensed by the State of Minnesota to drive or operate such vehicle. Before letting, leasing or furnishing any motorized vehicle to any person(s), the licensee shall make a permanent and legible record containing the name, address and age of the person to whom the motorized vehicle is leased, rented or let and shall record thereon the number, date of issue and expiration of the driver's license, together with the description of the person as shown by the driver's license and identify the vehicle leased or rented to the person by the motorized vehicle license number issued by the State of Minnesota, together with the date or dates of such licensing. It shall be unlawful to let, rent or furnish any motor vehicle to any person under the age of eighteen (18) years unless such person shall furnish and leave the licensee a statement in writing showing the consent of the parent or guardian to the leasing or letting of the motor vehicle to such person. All records required by this Section shall be kept for a period of not less than one (1) year and shall at all times be open to inspection by the Police Department of the City of Fridley.~~

Micromobility sharing operators and consumers shall comply with all applicable federal, state, and local laws, as they may be amended from time to time. The operation of a micromobility vehicle upon a public street, alley, highway, sidewalk, or other public property in the City shall be governed by the corresponding provisions of Minnesota Statute Chapter 169.

#### **509.05. ~~INSURANCE REQUIRED ENFORCEMENT~~**

~~1. No motorized vehicle rental license shall be issued to any person, firm or corporation to engage in said business in the City of Fridley until the applicant obtains and files with the City of Fridley a policy of liability insurance that has been issued by an insurance company authorized to do business under the laws of the State of Minnesota. The liability or indemnity insurance for each motor vehicle shall be in the minimum amount of \$10,000 for injury to person or persons and shall provide for and be made to cover all injuries to property in the minimum amount of \$5,000. Such policy shall be in such form that it shall provide for the payment of any judgment against the insured therein to the extent of the liability therein obtained by any person injured in person or property by reason of any act of the owner, driver or any other person in the operation of said vehicle, and for the payment of any judgment obtained against the insured therein by any person injured or by the representative of any person killed or injured by such act. Such policy shall have a condition that it cannot be canceled after loss or without written notice to the City of Fridley; and in case of any cancellation the license therein provided for, issued to the person, firm or corporation whose policy is so canceled, shall become, by virtue of such cancellation, inoperative and void, unless another policy is forthwith issued, approved and filed in lieu of said canceled policy. The Council of the City may require the licensee to replace said policy of insurance if it deems said policy unsatisfactory or insufficient for any reason, and the default or refusal of said licensee to comply with any such order of the Council shall be grounds for revocation of the license of the person, firm or corporation so offending. Said policy shall be approved as to form by the City Attorney of the City of Fridley and shall be filed with the City Clerk.~~

~~2. Upon compliance with the above stated provisions, the City Clerk shall issue a license to the applicant in conformity with the provisions of this Chapter, together with a tag bearing the same number as the license, which the applicant shall display in a conspicuous place on the motorized vehicle.~~

1. Micromobility vehicles may be deemed to be part of a micromobility sharing operation based on any of the following: marketing or advertising associated with a business logo attached to the vehicle; marketing or advertising associated with the overall appearance of the vehicle; the existence of a locking mechanism that can be unlocked for a fee or other form of direct or indirect compensation; or any other indicator that would lead a reasonable person to believe that the vehicle is used for micromobility sharing as defined in this section.

2. Any micromobility vehicle deemed to be part of a micromobility sharing operation that is found illegally parked, or otherwise in violation of this section or the terms of a valid City license agreement, shall be subject to impoundment under subsection 509.07 herein.

3. Any micromobility vehicle deemed to be part of a micromobility sharing operation that is left unattended on private property shall be subject to impoundment under subsection 509.07 herein. Impoundment shall not occur unless and until a qualifying request to remove the micromobility vehicle is made by the owner or authorized representative of such property.

4. In addition to any other remedy available at equity or law, failure to comply with the provisions of this section, or with the terms of any license agreement issued pursuant hereto, may result in impoundment as provided in this section, license termination, suspension or cancellation, administrative fines, restrictions, or other penalties as provided herein.

#### **509.06. FEES**

The annual license fee and expiration date shall be as provided in Chapter 11 of this Code. Receipt for such payment shall be presented to the ~~City Clerk~~ City Manager or their designee before the issuance of any license.

#### **509.07 IMPOUNDING AUTHORIZED**

1. Micromobility vehicles may be impounded by any police officer or duly authorized City employee because:
  - A. The micromobility vehicle was found unattended and blocking traffic, public infrastructure, or otherwise compromising public safety.
  - B. The micromobility vehicle is part of an unpermitted micromobility vehicle sharing operation or is found in violation of one or more provisions of this section.
  - C. The micromobility vehicle is found in violation of one or more of the terms of a contract or license issued under subsection 509.02 herein.
2. All micromobility vehicles found in violation of this section are subject to impoundment without warning.
3. Not more than 72 hours after impoundment of any micromobility vehicle, the City shall provide written notice to the owner of the micromobility vehicle, as disclosed by readily identifiable owner contact information attached to the micromobility vehicle. The notice shall be sent by either electronic or US mail. The notice shall contain the full particulars of the impoundment and redemption process. If a micromobility vehicle is redeemed prior to the submission of notice, or if the City is unable to readily identify the owner, then notice need not be sent. Saturdays, Sundays, and City holidays are to be excluded from the calculation of the seventy-two-hour period.
4. All micromobility vehicles impounded under this section shall be subject to an impoundment that is sufficient to offset the City's costs of enforcement and storage for each such micromobility vehicle.
5. Any micromobility vehicle lawfully coming into the possession of the City and remaining unclaimed by the owner for a period of at least thirty (30) days may be sold to the highest bidder at public auction or sale following reasonable published notice.

#### **509.07 08. PENALTIES**

Any violation of this Chapter is a misdemeanor and is subject to all penalties provided for such violations under the provisions of Chapter 901 of this Code.

**Passed and adopted by the City Council of the City of Fridley on this [Day] day of [Month], 2021.**

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Scott J. Lund - Mayor

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Daniel Tienter - City Clerk

First Reading:  
Second Reading:  
Publication:

DRAFT



Community Development Department  
 7071 University Avenue NE  
 Fridley MN 55432  
 763-572-3592  
 Fax: 763-571-1287  
[www.fridleymn.gov](http://www.fridleymn.gov)

## TEXT AMENDMENT APPLICATION

### Property Information

Address: N/A  
 Anoka County Property Identification Number (PIN #): \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_ Square footage of Parcel: \_\_\_\_\_

**Reason for Text Amendment (one sentence summary, please attached full description)**  
To allow the rental and use of electric foot scooters.

### Fee/Property Owner Information (as it appears on property title)

**\*\*Fee owner must sign this form prior to processing**

Name (please print): Bird Rides, Inc.  
 Mailing address: 406 Broadway Ave. #369, Santa Monica, CA 90401  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_  
 Daytime Phone: (866) 205-2442 Fax Number: \_\_\_\_\_  
 Cell Phone: 617.758.9114 E-mail address: licenses@bird.co

DocuSigned by:  
 Signature/Date: Austin Marshburn 5/12/2021  
 62BF71F77A40484...

### Petitioner Information

Company Name (please print): Bird Rides, Inc.  
 Contact Person's Name (please print): Austin Marshburn  
 Mailing address: 406 Broadway, #369  
 City: Santa Monica State: CA Zip code: 90401  
 Daytime Phone: 866.205.2442 Fax Number: \_\_\_\_\_  
 Cell Phone: 617.758.9114 E-mail address: licenses@bird.co

DocuSigned by:  
 Signature/Date: Austin Marshburn 5/12/2021  
 62BF71F77A40484...

### FOR OFFICE USE ONLY

#### Fees

\$1,500 - X  
 Application Number: TA 21-02 Receipt #: pd. Received By: \_\_\_\_\_  
 Application Date: 5-14-21  
 15 Day Application Complete Notification Date: 5-28-21  
 Scheduled Planning Commission Date: 6-16-21  
 Scheduled City Council Date: 6-28-21  
 60 Day Date: 7-19-21  
 60 Day Extension Date: 9-9-21

# PUBLIC NOTICE

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## **City of Fridley Planning Commission and City Council Notice of Public Hearing to Consider a Text Amendment by Bird Rides, Inc.**

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on June 16, 2021 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

Notice is hereby given that the City Council of the City of Fridley will hold a public hearing on June 28, 2021 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearings will consider a Text Amendment application (TA #21-02) by Bird Rides, Inc. of Santa Monica, CA, for a revision to the City code to add Micromobility sharing operations, which will allow the rental and use of electric foot scooters within the City of Fridley.

Any person desiring to be heard shall be given an opportunity at the above stated times and places. Or, comments may be submitted before the meetings to [stacy.stromberg@fridleymn.gov](mailto:stacy.stromberg@fridleymn.gov) or 763-572-3595.

Melissa Moore, Deputy City Clerk