



Planning Commission

December 18, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

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

Present

Pete Borman
Mark Hansen
Mike Heuchert
Ross Meisner
Paul Nealy

Absent

Aaron Brom
Aaron Klemz

Others Present

Stacy Stromberg, Planning Manager
Bill Davis, representing Maria Herrera, 5216 Pierce Street
Craig Kayser, 5210 Pierce Street
Dave Ostwald
Patrick Vescio

Approval of Meeting Minutes

1. Approve October 16, 2024, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider a Lot Split, LS #24-02 to Allow a Property Line Adjustment of Six Feet from 5210 Pierce Street to 5216 Pierce Street N.E.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:03 p.m.

Stacy Stromberg, Planning Manager, presented a request for a lot split requested by the owner of 5216 Pierce Street. She explained that the request would adjust the lot line by six feet and had been approved by the property owner of 5210 Pierce Street. She stated that three neighboring property owners reached out to request additional information noting that one resident expressed concern with potential lost views from their property while the others supported the request. Staff recommends approval of the request with the noted stipulations.

Commissioner Borman noticed a five-foot offset from the garage to the living space and confirmed that accounts for the required setbacks for a garage and living space. Ms. Stromberg confirmed that was correct.

Commissioner Meisner asked if there is a sale involved in this transfer of property. Ms. Stromberg confirmed that there is a negotiated price involved.

Chair Hansen asked if there would be tree removal required on the lot line. Ms. Stromberg did not believe so but noted the applicant could provide additional details.

Bill Davis, brother of the applicant, spoke in representation of the application as she is recovering from a motor vehicle accident. He stated that they are not planning to remove trees but would not fully know until they begin the foundation work. He stated that their architect drew the plans too close to the property line, but they believe this looks the best for this property and the neighborhood and therefore are moving forward as presented.

Craig Kayser, 5210 Pierce Street, stated that he does not utilize this strip of property, and they would only be building to where the fence already exists. He stated that his only concern was with drainage but was confident that would be handled through the review by the City. He commented that he does believe that this will improve the value of the applicant's property.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:14 p.m.

Commissioner Borman commented that this seems straightforward and both neighbors are in agreement.

Commissioner Nealy agreed noting that this would be an improvement to the property.

Motion by Commissioner Heuchert to recommend approval of the lot split with the stipulations. Seconded by Commissioner Neely.

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

Other Business

Ms. Stromberg provided a presentation on what the Commission accomplished during 2024.

Adjournment

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:21 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison