



Planning Commission

April 16, 2025

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

Aaron Brom

Mark Hansen

Mike Heuchert

Ross Meisner

Absent

Paul Nealy

Aaron Klemz

Others Present

Stacy Stromberg, Planning Manager

Nancy Abts, Associate Planner

Rachel Workin, Environmental Planner

Rita Trapp, HKGi

David Ostwald, 6675 East River Road

Ted Huhmann, 5280 Main Street

Bruce and Colleen Vranish, 7573 Lyric Lane

Craig Collins, 144 Talmadge Way

Bosede Akinyelure, 1171 Northon Avenue

Approval of Meeting Minutes

1. Approve December 18, 2024, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider Ordinance No. 432 Amending the Zoning Code, by Repealing the Entirety of Chapter 205, Zoning and Chapter 211, Subdivision and Adopting a New Title 6, Zoning and Subdivision

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:01 p.m.

Stacy Stromberg, Planning Manager, provided background information on the zoning code recodification, which began in 2024. She provided an overview of the proposed changes to the Zoning Code, including districts combined or eliminated, zoning chapter changes, and use-specific standards.

Rita Trapp, HKGi, explained that they attempted to provide clarity and remove redundancy and reviewed additional information on standards, including off-street parking, landscaping, architectural standards, subdivision, and procedures.

Nancy Abts, Associate Planner, provided additional information on the changes to the zoning map and the open house that was held.

Rachel Workin, Environmental Planner, presented the proposed changes to the natural resources-focused overlay district updates, including the shoreland overlay district, critical area overlay district, floodplain management overlay district, and wetland overlay district.

Ms. Stromberg stated that staff recommend the Commission complete the public hearing and then consider adoption of the ordinance as presented.

Commissioner Borman asked if the elimination of the creek designations have been approved by the DNR, or would need to be approved by the DNR. Ms. Workin replied that the approval has already been received by the DNR, as required.

Commissioner Meisner asked where the maps could be found that were mentioned in the presentation. Ms. Stromberg replied that the current maps are available on the City website, and if the ordinance is approved, updated maps will be placed there as well.

Chair Hansen welcomed input from the public.

Colleen Vranish, 7573 Lyric Lane, referenced the proposed change for the old Lyric building across from her home and asked about the intended use, noting that she would not want to see a retail use across from her home.

Ms. Stromberg replied that office and clinic-type uses would be allowed in that area. She stated that a retail business could choose that location, but may not want to because of the lack of visibility. She clarified that the building directly across from the resident's home is zoned R-1 and has a Special Use Permit (SUP) to operate as a nursing home. She stated that zoning of the property would not be changing and would remain as R-1.

Bruce Vranish, 7573 Lyric Lane, commented that the building across from them is currently used as a treatment facility with people coming and going. He asked for clarification on how that could be zoned R-1.

Mr. Stromberg explained that the zoning is R-1 and the building has a SUP to operate as a nursing home or clinic. She stated that for anything other than a clinic or hospital type use, the property would need a new special use permit or be rezoned, and that is not proposed.

Ms. Abts commented that the parking lot to the north along Osborne Road is the CR-1 property that would be rezoned to B-1.

Bosede Akinyelure, 1171 Norton Avenue, stated that she does not understand the letter she received and requested a brief conversation with staff one-on-one in order to better understand what is proposed.

Chair Hansen confirmed that staff could speak with the resident to address her questions. Ms. Stromberg commented that she believes the concerns of the resident are related to the designation of the creek. She explained that the resident's property would not be impacted by the change, but confirmed that Ms. Workin could have a follow-up conversation with her.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:29 p.m.

Chair Hansen appreciated the graphics that were included, as he believes that they make it easier for people to understand. He also appreciates the undertaking of this activity by City staff and the City Council, noting that he learned a lot through this process.

Commissioner Borman commented that this cleans things up and makes it easier for people to find things within the ordinance.

Commissioner Meisner acknowledged the work of City staff, as the goals to simplify and clarify have been accomplished.

Motion by Commissioner Heuchert, recommending approval of Ordinance No. 432, Repealing the Entirety of Chapter 205, Zoning and Chapter 211, Subdivision and Adopting a New Title 6, Zoning and Subdivision. Seconded by Commissioner Borman.

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

Chair Hansen noted that this will be reviewed by the City Council at their May 12th meeting.

Other Business

3. Review Commission Onboarding Manual

Ms. Stromberg confirmed the acknowledgement by the members of the Commission that they have received the onboarding manual and reviewed its intended purpose.

4. Commission Appreciation Dinner

Ms. Stromberg noted the date of the upcoming Commission appreciation dinner and reminded members to RSVP if they have not yet done so.

Adjournment

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison