



Planning Commission

July 17, 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

Aaron Brom

Paul Nealy

Mark Hansen

Ross Meisner

Absent

Aaron Klemz

Mike Heuchert

Others Present

Nancy Abts, Associate Planner

Hal W. Erks, Harbon Montessori School

Dawn Baker, Harobn Montessori School

Approval of Meeting Minutes

1. Approve April 17, 2024, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider Special Use Permit (SUP), SP #24-02 to Allow a Private School at 6180 Highway 65 N.E.

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 7:02 p.m.

Nancy Abts, Associate Planner, presented a request to consider a private school, Harbon Montessori School to be located at 6180 Highway 65 NE. She stated that this would offer a preschool and elementary school in the same facility as the church. She stated that the school would be moving from its current location in New Brighton, noting that there have not been any issues reported in New Brighton. She reviewed the hours of operation, current enrollment and capacity for students, and explained that this use would not conflict with the church because of the opposite peak days and hours for each use. She reviewed the history of the site, overview of the site, parking and signage, and details of the requested Special Use Permit and stipulations of approval. She also recommended revocation of a previously-authorized adult daycare special use permit, as that is no longer occurring on the site.

Commissioner Nealy asked if the adult daycare never came to fruition or if it was active for a period of time.

Ms. Abts replied that it was a use for a period of time but before she became a staff member of Fridley.

Hal Erks, applicant, provided information about the Harbon Montessori School. He stated that they are excited to operate in the new location and space.

Commissioner Borman asked if the classrooms would be adequate or whether any modifications would be needed.

Mr. Erks replied that the location is adequate, and they would not be making modifications to the space.

Commissioner Nealy asked the reason the school is relocating from its current facility.

Mr. Erks replied that the church in which they are currently located is going to do something else with the space. He also provided details on the enrollment capacity for students, noting that they could have up to 79 students.

Commissioner Meisner asked if students are picked up and dropped off as there is no transportation plan.

Mr. Erks confirmed that parents drop off and pick up students.

Commissioner Meisner asked if there is a partnership with other local schools to offer sports or extracurricular programs.

Mr. Erks replied that they do not currently do that.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:18 p.m.

Commissioner Meisner commented that this is a reasonable request. He asked staff for more details on the history of the site and specifically the educational building.

Ms. Abts provided some input on the building based on aerial imagery.

Commissioner Borman commented that the facility is up to date and adequate, noting that the Lions have used the space for things in the past.

Commissioner Nealy commented that this is a busy area and therefore did not anticipate that this use would cause a noticeable increase to traffic.

Chair Hansen commented that this seems to be a good use.

Motion by Commissioner Meisner to recommend approval of the Special Use Permit #24-02, subject to stipulations and to revoke the Special Use Permit #94-15 for adult daycare. Seconded by Commissioner Nealy.

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

Chair Hansen noted that this will move forward for consideration by the City Council on August 12, 2024.

Other Business

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 7:23 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison