



Planning Commission

April 19, 2023

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

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

Present

Pete Borman

John Buyse II

Mark Hansen

Mike Heuchert

Terry McClellan

Nancy Abts, Associate Planner

Scott Hickok, Community Development Director

Peter Pfister, Superintendent of Minneapolis Water Treatment Plant Operations and Maintenance

Ann Bolkom, Councilmember Ward 3

Approval of Meeting Minutes

1. Approve January 4, 2023, Planning Commission Minutes

Motion by Commissioner McClellan 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 Plat Request, LS #23-01 for the City of Minneapolis

Motion by Commissioner Buyse 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.

Nancy Abts, Associate Planner, presented a plat request from the City of Minneapolis for the property generally located at 4300 Marshall Street. The replat will create one new lot that will better define the property lines for the Minneapolis Waterworks and the Minneapolis Emergency Operations Training Facility. She reviewed the analysis of the request and stated that staff recommends approval of the plat request.

The Commission asked for details related to right-of-way and details on the ownership and occupancy of the property. Ms. Abts provided additional details on the right-of-way and explained that Minneapolis owns the land and facilities.

Scott Hickok, Community Development Director, provided additional details on the right-of-way process including details on utility easements.

Councilmember Bolkom asked if the area would be cleaned up noting trash, abandoned vehicles, etc.

Peter Pfister, representing the applicant, provided additional details on the master planning for the property they are going through and addressing outdoor storage concerns in the area would be considered as part of that process.

Mr. Hickok commented that staff has been in contact with staff from Minneapolis. He explained how some vehicles are used in training incidents. He agreed that improvements could be made to the site or additional screening could be added.

A Commission member noted that the City of Minneapolis has owned the property for longer than the City of Fridley has been incorporated and asked for more details. Mr. Hickok provided some historical background.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:19 p.m.

The Commission asked the land use guidance for this property under the Comprehensive Plan. Mr. Hickok replied that the property is guided industrial and the use is appropriate for the property. Ms. Abts provided additional details on the zoning and land use, noting that is not proposed to change under this request.

The Commission noted that this request makes sense and commented that it would be nice to have the site cleaned up or better screened.

Motion by Commissioner Borman recommending approval of plat request, LS #23-01 for the City of Minneapolis. Seconded by Commissioner Buyse.

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

3. Public Hearing for Comprehensive Plan Amendment, CPA #23-01 by the City to Amend the Parks and Trails Chapter in the 2040 Comprehensive Plan and Update the Future Land Use Map

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was opened at 7:27 p.m.

Ms. Abts presented a request to update the 2040 Comprehensive Plan for consistency with the Park System Improvement Plan and in conjunction with the termination of the Joint Powers Agreement (JPA) with Anoka County regarding parks traversed by the Rice Creek West Regional Trail. She stated that they would also update the future land use map to change the guidance for a parcel that will be developed as a park/trail facility. She provided an overview of the requested updates.

The Commission asked how the size of the parks was determined. Ms. Abts replied that is based on the most recent parcel data of Anoka County. Mr. Hickok provided additional details on the concept for the new park/trail facility and how development will occur as funding becomes available.

A Commission member asked for details on the JPA with the County and why that is being dissolved. Mr. Hickok provided additional background information on the history and dissolution of the JPA as well as the plans going forward for those properties.

Motion by Commissioner McClellan 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 7:37 p.m.

The Commission noted that this makes sense to update the plans with the new information and expressed excitement for the new pocket park. Mr. Hickok provided additional details on the development of the pocket park which will use alternate funding and will not take away from the planned improvements identified in the master plan process for the parks. He confirmed that updates would also be made to the bus rapid transit stop.

Motion by Commissioner Buyse recommending approval of CPA #23-01. Seconded by Commissioner McClellan.

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

Other Business

The Commission asked for an update on potholes. Councilmember Bolkcom stated that public works staff will be working on that once the flood prevention efforts are completed. She noted that some streets are the responsibility of the County. Residents can report potholes to public works.

Mr. Hickok commented that staff is completing cold patching. He noted that there will be a town hall meeting on Saturday and invited residents to attend. The town hall will be followed by the environmental fun fair.

Adjournment

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:51 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary