



Planning Commission

August 21, 2024

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Commissioner Borman called the Planning Commission Meeting to order at 7:05 p.m.

Motion by Commissioner Brom to appoint Pete Borman as the Chair Pro-Tem. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously.

Present

Pete Borman

Aaron Brom

Mike Heuchert

Paul Nealy

Absent

Mark Hansen

Aaron Klemz

Ross Meisner

Others Present

Stacy Stromberg, Planning Manager

John Wheeler, Wheeler Law Office

Randy Johnson, 7800 Pearson Way

Roland Peterson, 235 Craigbrook Way

Approval of Meeting Minutes

1. Approve July 17, 2024, Planning Commission Minutes

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

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously.

Public Hearing

2. Public Hearing to Consider a Lot Split, LS #24-01, to Create Two Single-Family Lots from the Property at 7800 Pearson Way N.E.

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

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously and the public hearing was opened at 7:07 p.m.

Stacy Stromberg, Planning Manager, presented a request from the property owner of 7800 Pearson Way N.E. to split the lot to create a second single-family lot. She provided background information on the property and an analysis of the request, noting that both lots proposed would meet or exceed the minimum lot requirements. She stated that staff received a question from a neighboring property owner asking for clarification on what could be constructed on the new lot and explained that the property would only allow construction of a single-family home. She stated that there are not yet details on the home that would be proposed for the new lot. Staff recommends approval of the request as presented and reviewed the recommended stipulations.

Chair Pro-Tem Borman invited the applicant to address the Commission.

John Wheeler stated that the request is for a lot split, and the goal would be for Mr. Johnson to retain ownership of the second lot and develop that within the next year or so with a single-family home that would fit in well with the neighborhood.

Chair Pro-Tem Borman asked if this was previously two lots as there are two PIDs. Ms. Stromberg confirmed that there are currently two lots, and this would modify the position of the lot line. She stated that both lots are currently buildable as is.

Commissioner Brom asked for details on the driveway placement. Mr. Wheeler replied that each lot would have its own driveway and identified those elements on the site plan.

Commissioner Nealy referenced stipulation six and asked if the driveway and shed on the new parcel would be removed within 60 days of approval, even if they do not plan to begin construction right away. Mr. Wheeler confirmed that they understand the stipulation and would do that.

Roland Peterson, 235 Craigbrook Way, stated that he does not oppose the request and has not heard any negative comments from anyone in the neighborhood about the request.

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

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously and the public hearing was closed at 7:17 p.m.

Motion by Commissioner Heuchert to recommend approval of the Lot Split, LS #24-01, for the property at 7800 Pearson Way N.E., with stipulations. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously.

Other Business

3. Approval of the 2025 Planning Commission Meeting Dates

Ms. Stromberg reviewed the proposed 2025 meeting dates.

Motion by Commissioner Nealy approving the 2025 Planning Commission Meeting Dates. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously.

Ms. Stromberg provided brief updates on planning related matters.

Adjournment

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

Upon a voice vote, all voting aye, Chair Pro-Tem Borman declared the motion carried unanimously and the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison