



Planning Commission

October 15, 2025

7:00 PM

7071 University Avenue NE

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the September 17, 2025, Planning Commission Meeting Minutes

Public Hearing

2. Consideration of a Conditional Use Permit, CUP#25-01, by Mike Bismark and Dynamic Offensive Futbol, for indoor commercial recreation for a private soccer training facility
3. Consideration of a Conditional Use Permit, CUP #25-02, by Grown Rogue Unlimited, LLC, for indoor cannabis cultivation at 40 77th Avenue NE

Other Business

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntauv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: October 15, 2025

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the September 17, 2025, Planning Commission Meeting Minutes

Background

Attached are the September 17, 2025, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the September 17, 2025, Planning Commission Meeting Minutes

Attachments and Other Resources

- September 17, 2025, Planning Commission Meeting Minutes

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Planning Commission

September 17, 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

Aaron Klemz
Paul Nealy

Others Present

Nancy Abts, Senior Planner
Ryan Solberg, HRA and Administrative Intern
Daniel Brenk
Brianna Carfic
Alex Druley
Aidan Smith
Sal Bjornberg

Approval of Meeting Minutes

1. Approve July 16, 2025, 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 an Interim Use Permit, IUP #25-02, by Brenk Brothers Inc. to Allow the Property at 7490 Central Avenue NE to be Temporarily Used for the Outdoor Storage of a Shipping Container

Motion by Commissioner Brom 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 7:02 p.m.

Ryan Solberg, HRA and Administrative Intern, presented a request from Brenk Brothers Inc. for an Interim Use Permit (IUP) to allow the property at 7490 Central Avenue NE to be used temporarily for outdoor storage. He provided information on the site description and history, analysis, and recommended approval of the IUP as presented and subject to stipulations. He noted that a neighboring property owner did submit comments in favor of the request.

Commissioner Brom requested additional information on the recommended three-year period. Nancy Abts, Senior Planner, replied that although the applicant requested one year, three years is a reasonable timeline and would prevent the need for a future extension.

Commissioner Borman asked for more information on the shipping done by the business. Daniel Brenk, representing the applicant, explained that this would allow the shipping containers to be stored out of the way. Commissioner Borman commented that this seems like a great storage solution, as these appear to be reusable containers.

Commissioner Meisner asked for information on the Brenk Brothers business. Mr. Brenk provided more information on the business.

Motion by Commissioner Heuchert 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 7:12 p.m.

Commissioner Borman commented that this seems to be a reasonable request that will allow more space within the facility.

Motion by Commissioner Meisner recommending approval of an Interim Use Permit, IUP #25-02, to allow the property at 7490 Central Avenue NE to be used temporarily for the outdoor storage of a shipping container, with stipulations. Seconded by Commissioner Borman.

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

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

3. Public Hearing to Consider Ordinance No. 1434 Amending Title 6 Zoning and Subdivision Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures

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 7:15 p.m.

Ms. Abts provided background information on the Zoning Code update process and goals for annual updates. She provided more specific information on proposed changes to subdivision procedures, public facilities district, use definitions, use table, principal use standards, and recommended approval of the ordinance as presented.

Commissioner Meisner referenced the residential care use definition and standards, verifying that the setback is intentional. Ms. Abts provided additional information on the difference between residential group homes and other care facilities, such as a nursing home.

Commissioner Borman asked and received additional clarification on the difference between in-home and commercial daycare uses.

Commissioner Heuchert asked for more information on public use properties and clarification on the rezoning that occurred on a specific property. Ms. Abts provided more information on the rezoning that occurred when a public entity purchased the property per the current ordinance. She explained that with the changes, a public entity other than the City would need to request the rezoning; it would no longer be automatic.

Commissioner Meisner suggested language be added related to the office requirement for an auto sales use. It was determined that language should be added to specify that there be a permanent, on-site office.

Motion by Commissioner Heuchert 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 7:30 p.m.

Motion by Commissioner Heuchert recommending approval of Ordinance No. 1434 Amending Title 6 Zoning and Subdivision Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures. Seconded by Commissioner Meisner.

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

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

Other Business

4. Approval of the 2026 Planning Commission Meeting Dates

Motion by Commissioner Borman approving the 2026 Planning Commission meeting dates as presented. Seconded by Commissioner Meisner.

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

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 7:34 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison



Land Use Application Summary

Item: CUP #25-01

Meeting Date: October 15, 2025

GENERAL INFORMATION

Applicant:

Bismark Builders
21760 Tulip St NW
Oak Grove, MN 55303

Requested Action:

Public Hearing to Consider a Conditional Use Permit, CUP #25-01 to allow an Indoor Commercial Recreation facility at 7280 Commerce Circle East

Location:

7280 Commerce Circle East – tenant space
7264-7266

Existing Zoning:

M-1, Light Industrial

Size:

350,541 sq. ft. 8 acres
with the parking lot to the south

Existing Land Use:

Industrial

Surrounding Land Use & Zoning:

N: Industrial & M-1 and M-2
E: Commercial & C-2
S: Industrial & M-1
W: Industrial & M-2

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 612.03.1 requires a conditional use permit for indoor commercial recreation in an industrial building.

Building and Zoning History:

1979 – Lot is platted.
1979 – Office/Warehouse building constructed.

SPECIAL INFORMATION

Several permits have been issued over the years to allow interior remodels.
1985 – SUP for office use approved.
1989 – SUP for repair garage use approved.
2022 – SUP for Wild Things café approved.

Legal Description of Property:

Lots 1-5, Block 2, Paco Industrial Park

Public Utilities:

Building is connected

Transportation:

Property is accessed from 73rd Ave, Commerce Circle East, West and South

Physical Characteristics:

Building, parking, with edged landscaping

Summary of Request:

Bismark Builders, on behalf of Dynamic Offensive Futbol, are requesting approval of a conditional use permit for space at 7280 Commerce Circle East to be used for an indoor commercial recreation facility (private soccer club training).

Staff Recommendation:

City staff recommends approval of the conditional use permit request, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – November 10, 2025
60 Day Date – November 28, 2025

Staff Report Prepared by Ryan Solberg

Commented [SS1]: This description is needed as it's used to create the Commission agenda.

Written Report –

The Request

The petitioner, Bismark Builders, is requesting on behalf of Dynamic Offensive Futbol (DOF) the approval of a conditional use permit to allow the property at 7280 Commerce Circle East to be used for an indoor commercial recreation facility.



DOF, a private soccer club, is seeking to lease tenant spaces that are addressed as 7264-7266 Commerce Circle East, within the multi-tenant building at 7280 Commerce Circle East, to hold year-round private training sessions. The management company on behalf of the property owner has given the petitioner permission to submit this conditional use permit application.

Site Description and History

The subject property is located on 73rd Avenue, west of University Avenue. It is zoned M-1, Light Industrial. The existing office/warehouse building was constructed in 1979. Several interior modifications for new tenants have been made over the years, but otherwise, the exterior of the property has remained the same. In 1985, a special use permit was approved to allow an office use not associated with a principal use. That special use permit was specific to the Minnesota Department of Jobs and Training office and was to be discontinued when they moved out of the building. In 1989, a special use permit was issued to allow a repair garage use. That special use permit was not limited to one business, so because a special use permit stays with the property, provided the conditions set forth on the permit are adhered to, a repair garage is still permitted as a special use on this property. In 2022, a special use permit was issued to allow Wild Things Unlimited LLC to have a small coffee shop within their retail/warehouse space.

Code Requirements and Analysis

The M-1, Light Industrial zoning district allows wholesaling, warehousing, manufacturing, construction, or service uses as principal permitted uses. Accessory uses include off-street parking, retail sales of products manufactured or warehouses, and offices associated with the principal use. Indoor commercial recreation within an industrial building is a conditional use.

DOF is interested in leasing 9,061 sq. ft. of the 110,400 sq. ft. building at 7280 Commerce Circle East. Approximately 6,363 sq. ft. will be used as soccer training space. Turf will be installed over the existing concrete floor, and distinct training areas will be demarcated by short walls similar to hockey boards. Side and top netting will be installed to prevent stray soccer balls from leaving training spaces and potentially causing injury or damaging lighting and fire safety equipment. The

remaining square footage will be used for storage, a parent lounge, and maintaining the space's existing offices and bathrooms. A photo of a similar facility located in Oakdale, Minnesota has been included below to provide an idea of what the space will look like after remodeling. The petitioner's proposed floor plan is attached.

DOF anticipates their operating hours for the space will be 4 PM to 9 PM on weekdays and 9 AM to 7 PM on weekends. Peak occupancy during operating hours is expected to be roughly 40 people.

Fridley City Code requires 175 parking stalls for this property, based on the current uses in the building as well as the proposed use. There are 184 stalls on the subject property, with an additional 138 in the shared parking lot to the south, therefore the property is compliant in meeting their parking requirements.

City code does not currently list specific use standards references for indoor recreation. The Findings for Approval for conditional use permits outlined in Section 650.03.04 of Fridley City Code to were used to evaluate the petitioner's request.



CUP Findings for Approval	Analysis	
The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.	The comprehensive plan guides the site for Industrial land uses. Zoning code allows indoor commercial recreation as a conditional use.	✓
The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	Staff does not anticipate a negative impact on surrounding occupants due to the proposed use.	✓
The existing and anticipated traffic conditions.	Given the petitioner's anticipated hours of operation and peak occupancy, staff does not anticipate a negative impact on traffic in the area due to the proposed use.	✓
The effect on values of property in the surroundings.	Staff does not anticipate a negative impact on the values of surrounding properties due to the proposed use.	✓

Staff find that the application meets the standards for issuing a CUP.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #25-01.

Staff further recommends approval of Conditional Use Permit, CUP #25-01, with stipulations.

Stipulations

Staff recommends that if the conditional use permit is approved, the following stipulations be attached.

1. The petitioner shall obtain any permits needed for building alterations for the proposed use.
2. All updates and renovations to the facility shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City Fire Marshal.
3. The petitioner shall not install any permanent sign unless a permit has been applied for and issued by the City and the permanent sign complies with the City's Comprehensive Sign Plan.
4. The petitioner's footprint shall not exceed 9,500 square feet. The petitioner shall not expand their footprint unless an amendment to this Conditional Use Permit has been applied for and issued by the City.
5. Per 650.01.9.e.1 of the Fridley City Code, this Conditional Use Permit will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice



Fridley Civic Campus

7071 University Avenue N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

Permit Information:

Permit Type: Conditional Use Permit
Permit Subtype: Commercial
Permit Number: CUP25-000001
Work Description: We plan on using the building as a indoor private soccer training facility. We are training between 20 and 40 kids in the space.

Property Information:

Address: 7266 COMMERCE CIR E
City, State and Zip: FRIDLEY, MN 55432
PIN: 113024320029

Property Owner Information:

Property Owner: TRUSTEE GROUP REALTY PRTRNS IV
Property Owner Address: 6495 CITY WEST PKWY
EDEN PRAIRIE, MN 55344

Applicant Information:

Name: Bismark Builders
Address: 21760 Tulip Street NW
Oak Grove, MN 55110
Phone: (612) 325-3934

Application Information:

Zoning District: M-1 Light Industrial
Other:
Submittal Requirements:
Is the applicant the property owner?: No
Property Owner Email: [REDACTED]
Property Owner Phone Number: 952-473-5650
Will your project require a parking lot expansion of four (4) or more parking stalls.: No

Payment Information:

Payment Date	Received From	Payment Amount
09/26/2025	Mike Bismark	\$1,500.00
09/26/2025	Mike Bismark	\$41.25

Signature:**Application Date:**

Application Complete Date: 09/29/2025
60-Day Deadline: 11/28/2025
120-Day Extension: 01/27/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Planning Commission Meeting		10/15/20205
City Council Meeting		11/10/2025

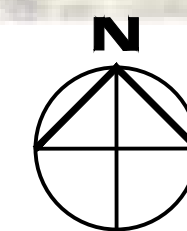
DYNAMIC OFFENSIVE FUTBOL

7266 Commerce Circle, Fridley, Minnesota 55379

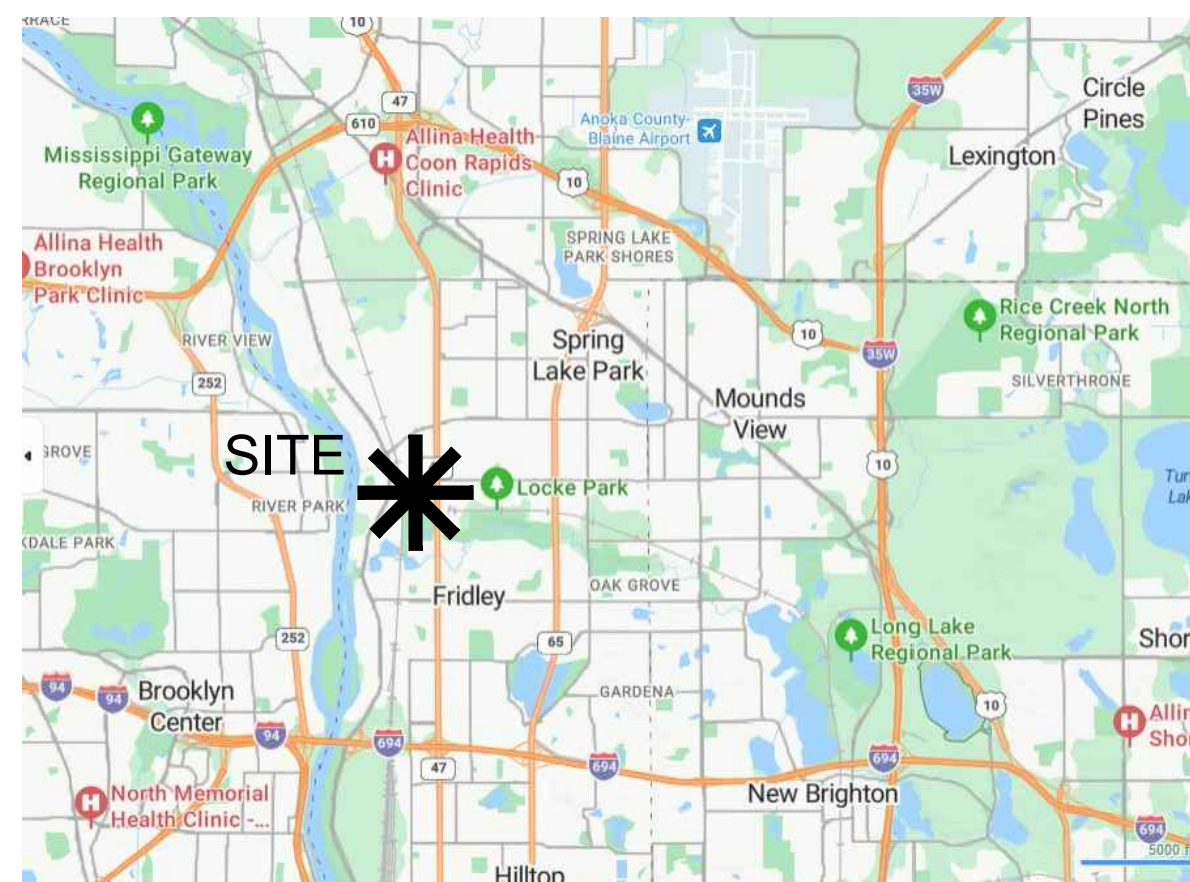
CODE REVIEW



SITE PLAN



1" = 40'-0"



SITE LOCATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Jerry W Anderson

Signature:

Date 09-xx-2025 Reg. No. 13639

Project

Dynamic Offensive Futbol

7266 Commerce Circle,
 Fridley, MN 55379

OWNER:

Commission Number 025-- Date 09/08/25

Drawn KJ Checked JA

SHEET INDEX

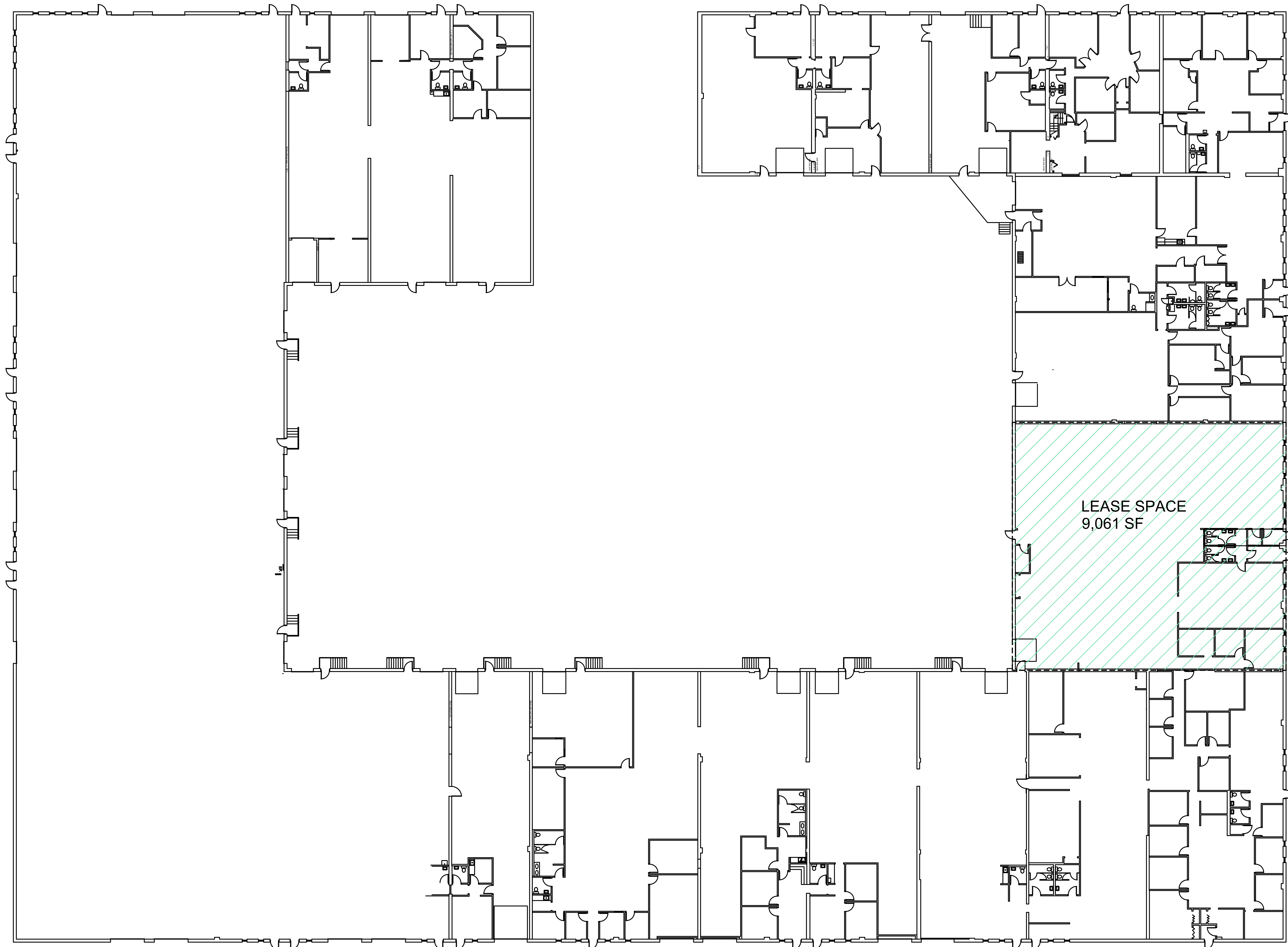
- T1 TITLE SHEET / CODE REVIEW
- A1 OVERALL BUILDING PLAN
- A2 TENANT IMPROVEMENT PLAN

Sheet Name

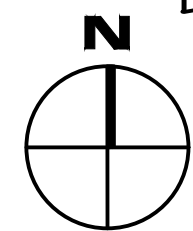
TITLE SHEET

Sheet

T1



OVERALL FLOOR PLAN



1/16" = 1'-0"

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Jerry W Anderson

Signature:

Date 09-xx-2025 Reg. No. 13639

Project

Dynamic Offensive Futbol

7266 Commerce Circle,
 Fridley, MN 55379

OWNER:

Commission Number	Date
025---	09/06/25

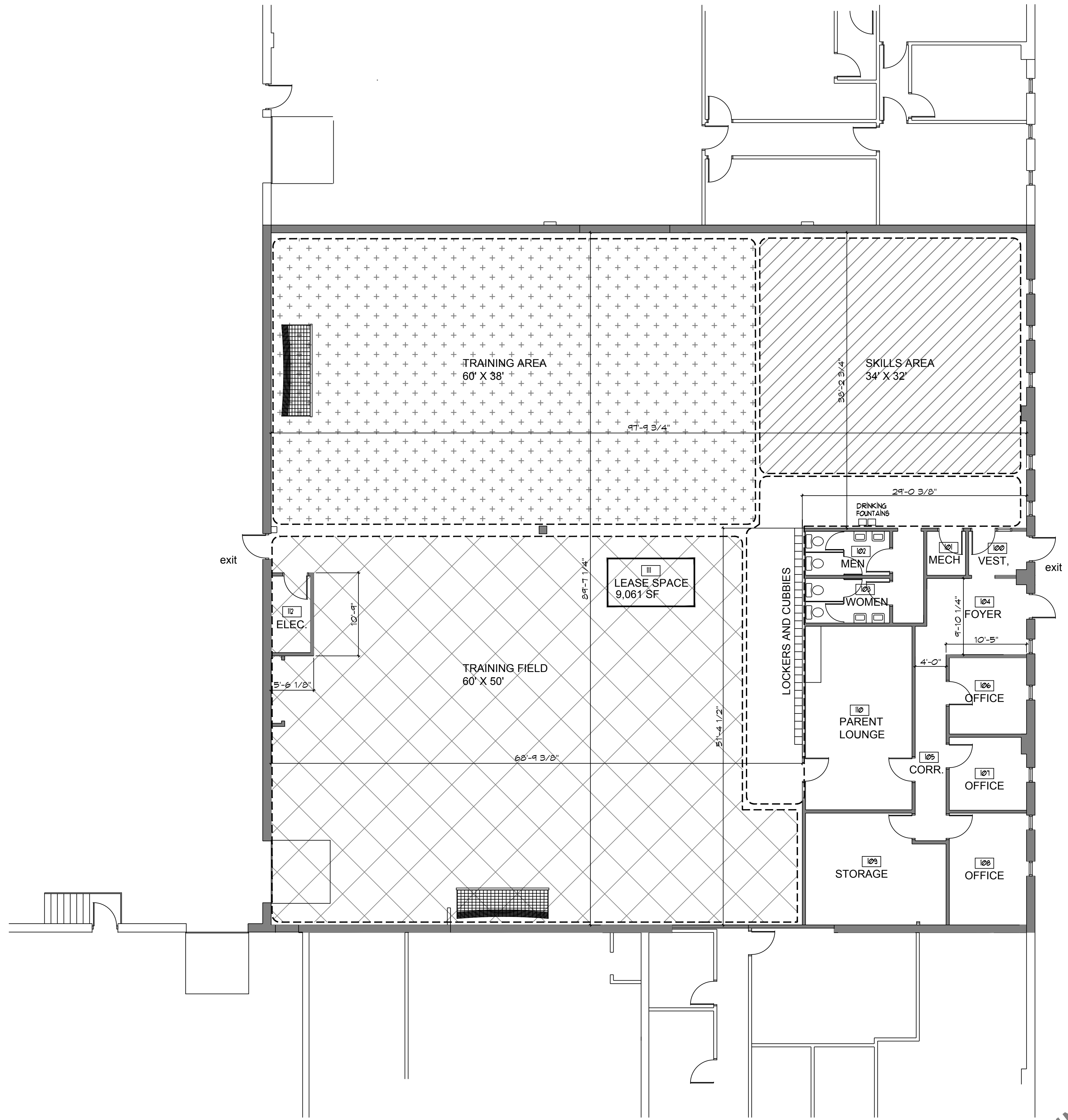
Drawn KJ Checked JA

Sheet Name

OVERALL BUILDING PLAN

Sheet

A1



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: Jerry W Anderson

Signature: _____

Date 09-xx-2025 Reg. No. 13639

Project

Dynamic Offensive Futbol

7266 Commerce Circle,
 Fridley, MN 55379

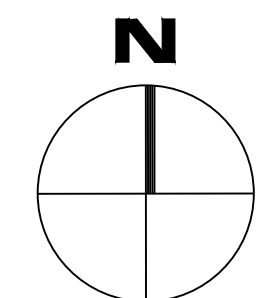
OWNER:

Commission Number 025--- Date 09/06/25

Drawn KJ Checked JA

TENANT FLOOR PLAN

1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

Sheet Name

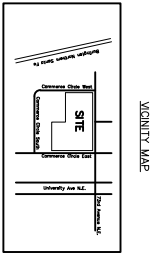
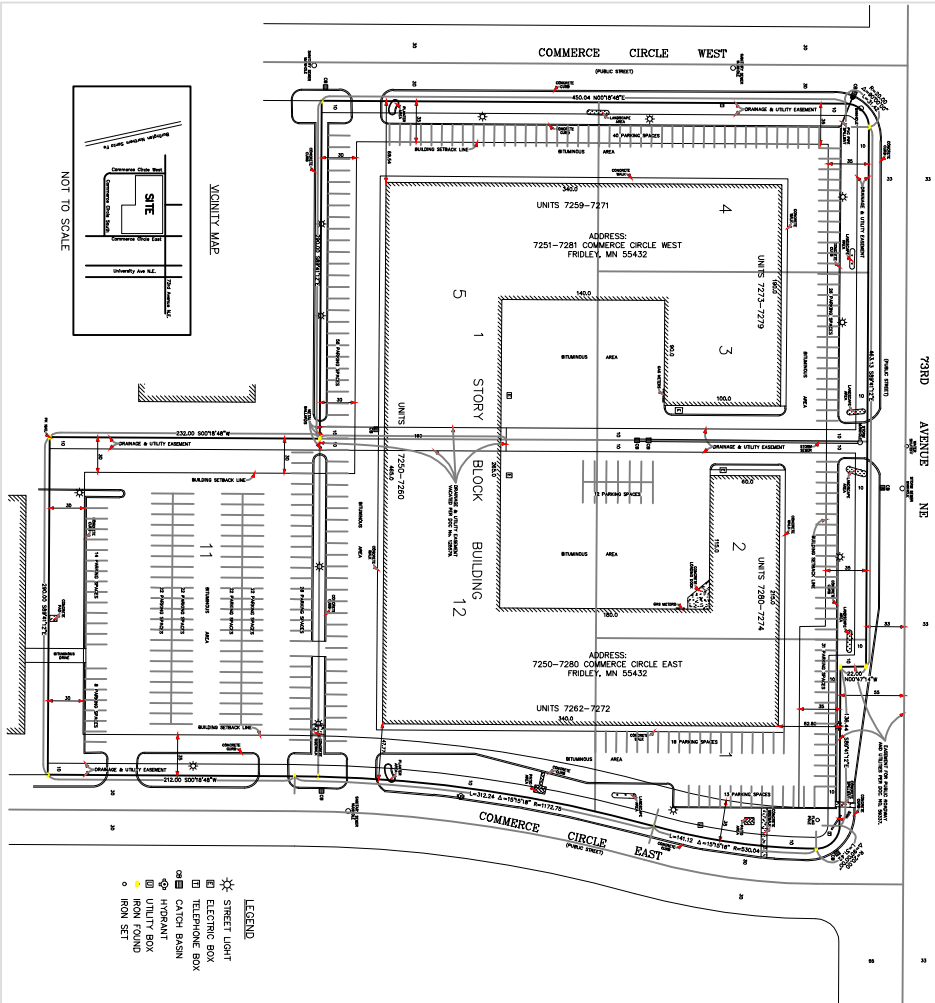
TENANT IMPROVEMENT PLAN

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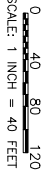
A2

TRUSTEE GROUP REALTY PARTNERS IV

ALTA SURVEY FOR



- LEGEND**
- ☼ STREET LIGHT
 - ⊠ ELECTRIC BOX
 - ⊠ CATCH BASIN
 - ⊠ HYDRANT
 - ⊠ UTILITY BOX
 - ⊠ FENCE
 - IRON SET



LEGAL DESCRIPTION:
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Surveyors Note:

- The owner has provided with this Commission No. 2892 having an effective date of February 19th, 2007 at 7:00 P.M. provided by Chicago Title Insurance Company.
- According to the Flood Insurance Rate Map (FIRM) panel No. 27013 0001 B, dated March 2nd, 1981, the subject property has with flood zone C.
- Flood zone information is per FEMA website.
- Utility Jointing 1-M-1 / Utility Indicator
- Site Area = 300,841 Sq. Ft. / 6.9 Acres
- Building Area = 116,450 Sq. Ft. / 2.65 Acres
- Building Height is 16.0 ft. at Southwest Building Corner.
- Property is subject to easements listed in Schedule B of this Commission No. 2886.
- Property and Utility Easements shown on said survey are from the recorded part of 2402 INDUSTRIAL PARK, Anson County, Minnesota. Filed on June 24, 1979 on Document No. 100429.
- Easements are listed as they appear in Schedule B.

Comments for address and change on address on the recorded part: (Filed on June 26, 1979 on Document No. 100429).

1) The owner has provided with this Commission No. 2892 having an effective date of February 19th, 2007 at 7:00 P.M. provided by Chicago Title Insurance Company.

2) According to the Flood Insurance Rate Map (FIRM) panel No. 27013 0001 B, dated March 2nd, 1981, the subject property has with flood zone C.

3) Flood zone information is per FEMA website.

4) Utility Jointing 1-M-1 / Utility Indicator

5) Site Area = 300,841 Sq. Ft. / 6.9 Acres

6) Building Area = 116,450 Sq. Ft. / 2.65 Acres

7) Building Height is 16.0 ft. at Southwest Building Corner.

8) Property is subject to easements listed in Schedule B of this Commission No. 2886.

9) Property and Utility Easements shown on said survey are from the recorded part of 2402 INDUSTRIAL PARK, Anson County, Minnesota. Filed on June 24, 1979 on Document No. 100429.

10) Easements are listed as they appear in Schedule B.



HY-LAND SURVEYING, P.A. ©
 LAND SURVEYORS
 8700 JEFFERSON HIGHWAY
 OSSISO, MINNESOTA 55050
 PHONE: 493-5761 FAX: 493-5761

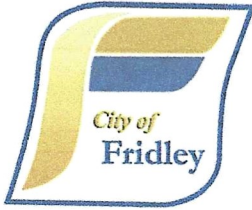
SURVEYOR'S CERTIFICATION
 I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Signed: 5/14/07
 Date: 5/14/07
 Reviewed: 5/29/07
 Date: 5/29/07
 Milton E. Hyland, Minn. Reg. No. 20262

JOB NUMBER:
31,021

FIELD BOOK NUMBER:
318/1-4

LEGAL DESCRIPTION:
 o - Denotes Iron Monument

DRAWN BY: MPS



Community Development Department
7071 University Ave NE
Fridley, MN 55432
(763) 752-3592 | www.FridleyMN.gov

PROPERTY OWNER AUTHORIZATION FORM

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 7266 Commerce Circle E, Fridley

Parcel ID Number: R11 - 30 - 24 - 32 - 0029

Project/Activity for which application(s) is being made: Private Soccer Training
for Dynamic Offensive Futbol

Name of Owner: Trustee Group Realty Partners IV LLP

Address 6495 City West Parkway City Eden Prairie State MN Zip Code 55344

Phone Number 952-473-5650 Email plensing@summerhillcommercial.com

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the City of Fridley for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the City.

Mike Bismark *Authorized agent for TGRP IV LLP*

Owner Signature

9/15/2025

Date

Authorized Agent Name: Mike Bismark

Company Name (if applicable): Bismark Builders LLC.

Address 21760 Tulip St. NW City Oak Grove State MN Zip Code 55303

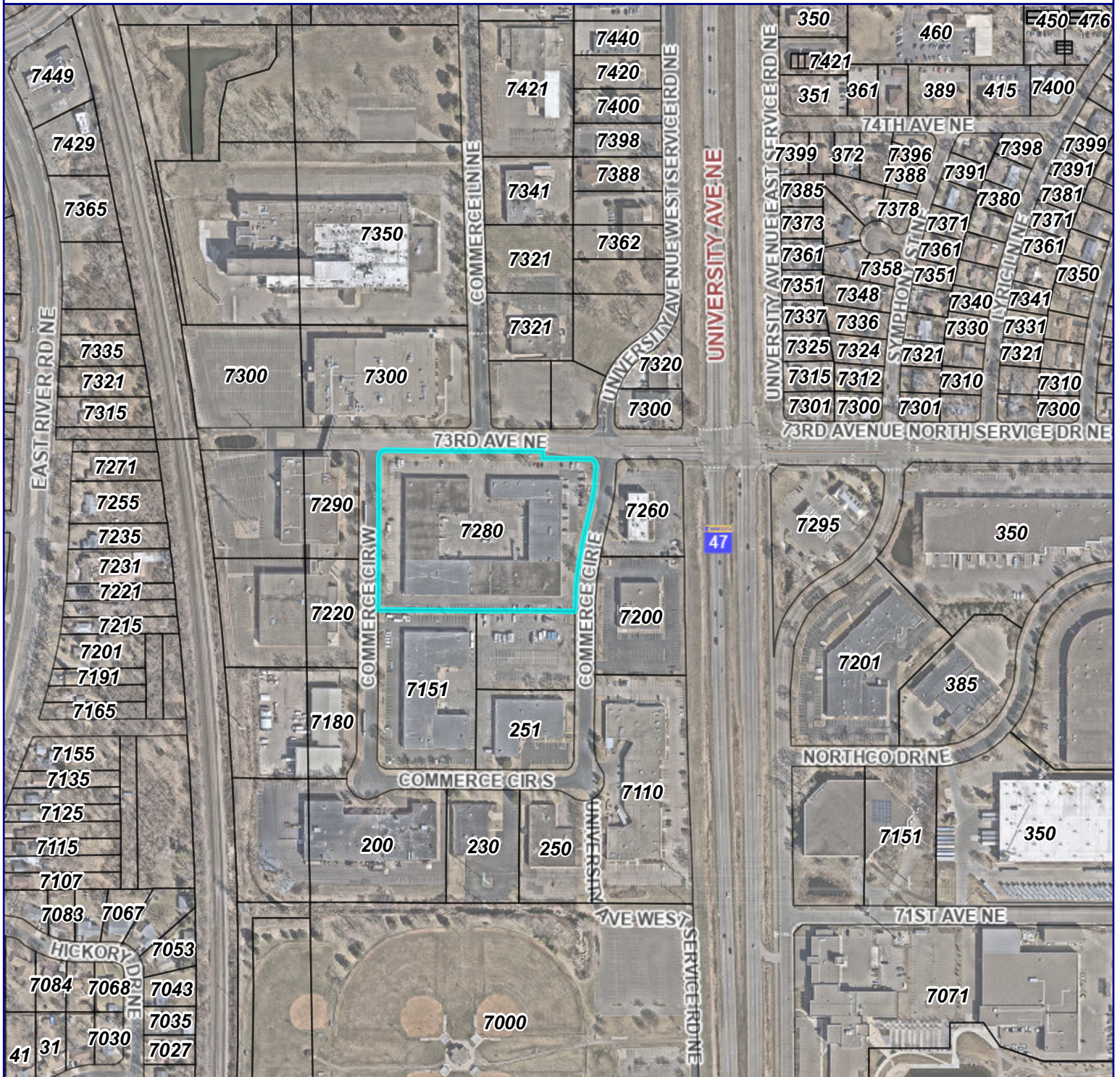
Phone Number 612-325-3934 Email Bismarkbuilders@hotmail.com

*Once completed, please return this form to the City of Fridley
or upload with your permit or license application*



Community Development Department Public Hearing Notice

Item 2.



Sources:

Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date: 9/23/2025

Conditional Use Permit Request, CUP #25-01

Petitioner: Mike Bismark

Address: 7280 Commerce Circle E





Land Use Application Summary

Item: CUP #25-02

Meeting Date: October 15, 2025

GENERAL INFORMATION

Applicant:

Mark Doherty, Grown Rogue Unlimited LLC
550 Airport Road, Medford, OR 97504

Requested Action:

Public Hearing to consider Conditional Use Permit, CUP #25-02 to allow Cannabis Cultivation at 40 77th Avenue NE

Location:

40 77th Avenue NE

Existing Zoning:

M-2, Heavy Industrial District

Size:

284,843 sq. ft. 6.54 acres

Existing Land Use:

Industrial; former Johnson Printing & Packaging site

Surrounding Land Use & Zoning:

N: Industrial, M-O Onaway District
E: Industrial, M-2
S: Industrial, M-2
W: Railroad; Industrial M-1; R-1 Single Family

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 612.03.1 requires a conditional use permit for a cannabis cultivation business in the Heavy Industrial district.

Building and Zoning History:

1952 – Lot is platted
1983 – Warehouse/manufacturing and office building constructed
1985 – Addition to building
1998 – SUP for cell tower addition approved; no subsequent building permits issued.

SPECIAL INFORMATION

Legal Description of Property:

See attached survey

Public Utilities:

Building is connected. Anticipated demand on municipal utilities can be accommodated.

Transportation:

Property is accessed from 77th Ave NE

Physical Characteristics:

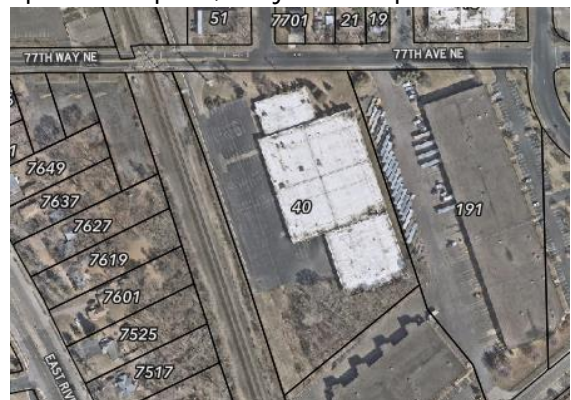
Large building with warehouse and office space, large parking and loading area, landscaping

Summary of Request:

Mark Doherty with recreational cannabis company Grown Rogue Unlimited LLC requests approval of a conditional use permit for space inside the existing building at 40 77th Ave NE to be used for a cannabis cultivation facility licensed by the State of Minnesota.

Staff Recommendation:

City staff recommend approval of the conditional use permit request, subject to stipulations.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – November 10, 2025

60 Day Date – November 10, 2025

Staff Report Prepared by Nancy Abts

Written Report –

Regulatory History

Minnesota Statutes Chapter 342 was passed in 2023, establishing a regulatory framework for the state’s recreational cannabis industry. In response to this legislation, Fridley adopted Ordinance 1426, Cannabis and Hemp Businesses, effective January 2025.

Through its Office of Cannabis Management (OCM), the state licenses specific types of cannabis businesses, ranging from cannabis producers to processors, transporters, and retailers. Cities have been given limited authority to further regulate legalized cannabis, most notably through land use restrictions. Cannabis uses are treated similarly to other uses in the City, with retail facilities generally located in Business zoning districts and production and processing uses located in industrial and manufacturing districts.

Under the city’s Cannabis and Hemp Businesses ordinance and the zoning code, cannabis cultivation may occur within M-1, M-2, and M-3 Industrial zoning districts and requires a Conditional Use Permit. Cultivation is only allowed within an enclosed building.

The Request

Mark Doherty of Grown Rogue Unlimited LLC, a Medford, Oregon-based cannabis company, has requested approval of an indoor cannabis cultivation facility. Grown Rogue proposes to operate within the former Johnson Printing building located at 40 77th Avenue NE in Fridley.

Grown Rogue has cultivation operations in three states, including both indoor and outdoor cultivation areas in their home state of Oregon, and indoor cultivation facilities in New Jersey and Michigan. Their proposed Fridley facility will meet operational and security standards imposed by OCM. Indoor operations include sealed cultivation and processing rooms that do not exchange air with the exterior. This ensures controlled growing conditions for the cannabis as well as limiting odors. Air exchanges with outdoor air will be filtered through carbon filtration systems.

The Fridley facility will be developed in phases. Phase 1 includes updates to the existing 12,000 square foot office area (which will be used for secured entry, locker rooms, and general office space) and construction of approximately 30,000 sq ft of cultivation and processing space. The entire building is approximately 107,700 square feet, leaving additional warehouse space for future phased cultivation expansion.

Grown Rogue does not propose to process cannabis extract at this site. Instead, they will prepare dried cannabis and pre-rolls for distribution through a licensed retailer.

Site Description and History

The subject property is located on 77th Avenue, west of University Avenue and immediately east of the railroad corridor. It is zoned M-2, Heavy Industrial. The existing office/warehouse building was

constructed in 1983. An addition was built in 1985, and modest upgrades and modifications to building systems have been made over the years. The building exterior has remained largely unchanged.

Code Requirements and Analysis

Parking

For Phase 1, the applicant anticipates 80 employees working over two shifts. There are 40 parking spaces required for the 12,000 square foot office portion of the project. An additional 15 spaces are needed for the 30,000 warehouse space utilized in Phase 1, requiring 55 parking spaces as the project is currently presented. The applicant reports the property has 85 parking spaces, which is adequate for the use.

If the entire non-office component of the building was developed as future cultivation space under the 1 parking stall per 2,000 square feet of warehouse space, the property would require a total of 88 parking spaces. If additional parking is required, there is extensive space for additional parking spaces to be striped on the existing paved area to the south of the current parking stalls.

Landscaping and Screening

There are no exterior alterations to the property that require an updated landscaping or screening plan. Fridley’s public safety department recommends vegetation thinning and removing ground-level brush across the site to improve visibility, particularly on the south end of the property.

Use

The M-2, Heavy Industrial zoning district allows cannabis cultivation as a Conditional Use. Conditions for Cannabis Cultivation uses are established in Code Chapter 620.09, and are included as stipulations 1-4 in the Conditional Use Permit.

Additionally, Findings for Approval for conditional use permits (Code Section 650.03.04) were used to evaluate the petitioner’s request.

CUP Findings for Approval	Analysis	Condition
The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.	The comprehensive plan guides the site for Industrial land uses. Zoning code allows indoor cannabis cultivation as a conditional use.	Not needed
The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	OCM is responsible for overseeing the health and safety impacts of the licensed activities.	# 1
The existing and anticipated traffic conditions.	Traffic and parking generation are consistent with previous and surrounding land use.	Not needed
The effect on values of property in the surroundings.	The proposed use is consistent with previous and surrounding land uses.	Not needed

Staff find that the application meets the standards for issuing a CUP.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #25-02.

Staff further recommends approval of Conditional Use Permit, CUP #25-02, with stipulations.

Stipulations

Staff recommends that if the conditional use permit is approved, the following stipulations be attached.

1. The cannabis cultivation facility must comply with all licensing requirements of the Office of Cannabis Management.
2. The cannabis cultivation business may only plant, grow, harvest, store, trim, or otherwise manipulate cannabis products inside of a completely enclosed structure within a limited access area. The cannabis cultivation facility may transport regulated cannabis in an outdoor portion of its limited access area only in compliance with state and local laws and regulations.
3. The provided odor mitigation plan identifies all odor emitting aspects of the business, as well as mitigations to be implemented to ensure odor is not readily detectable beyond the boundaries of the immediate site. Mitigation measures identified in the plan are required upon establishment of the business and to remain operational for the full duration of the business. The completely enclosed facility must be managed to prevent nuisance odors from being detectable from outside of the property.
4. The cannabis cultivation business agrees to comply with an approved National Fire Protection Association (NFPA) standard.
5. The cannabis cultivation business must obtain any permits needed for building alterations for the proposed use.
6. All parking for the use must be as provided for in the application. Parking for future expansions must be accommodated on site in accordance with Code Chapter 631 Off-Street Parking.
7. The cannabis cultivation business must not conduct any Cannabis or Hemp Manufacturing, or Cannabis or Hemp Processing or Extraction activities unless a separate Conditional Use Permit is granted.
8. Per 650.01.9.e.1 of the Fridley City Code, this Conditional Use Permit will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice

GROWN ROGUE

GROWN ROGUE IS A FLOWER-FORWARD CANNABIS COMPANY ROOTED IN OREGON'S ROGUE VALLEY—LONG ALIGNED WITH HUMBOLDT FOR ITS LEGACY AND CRAFT. WE DELIVER CONSISTENT, QUALITY FLOWER AT SCALE THROUGH DISCIPLINED, COST-EFFICIENT OPERATIONS.

ABOUT US

The genesis of what Grown Rogue has become today, started with humble beginnings over 15 years ago when founders, Obie and Sarah Strickler started in the Oregon Medical Marijuana Program. With a focus on alternative health and the vision of providing high quality and safe medicine, Obie and Sarah located the perfect property, nestled on a south facing mountain slope, with gravity fed spring water to begin their cannabis journey. Starting with 15 hand dug holes in the beautiful mountains of the Rogue Valley, these two Southern Oregon natives took their vision of superior cannabis products that enhance experiences first to Oregon and now to multiple states. While Sarah and Obie continue to expand the business outward, the roots of Grown Rogue will always be anchored in strong family values, authenticity, and integrity.



OBIE & SARAH STRICKLER -

Chamber of Commerce Board Members

OBIE STRICKLER -

Chairs the Jackson County Marijuana Advisory Committee

SARAH STRICKLER -

Downtown Medford Association (DMA)

Member of the Travel Medford Tourism Council (TMTC)

Liason for the DMA on the 2040 Vision Implementation Committee

Downtown Medford Economic Improvement Committee (EID)

Member of the Rogue Valley Timbers Soccer Club

COMMUNITY

At Grown Rogue we believe in the power of community. From the start community has been something we have been dedicated to, and prioritize. From establishing ourselves as one of the first ever cannabis companies to join our local Chamber of Commerce to serving on several local boards and non-profit organizations that support our community needs. When devastating Wild Fires raged through our community in 2020, Grown Rogue helped organize the Jackson County Fire Relief Fund. With over \$70,000 raised going directly to United Way to help those in need who were displaced during the fires. Grown Rogue strives to lead by example.

Not only do we commit ourselves to the communities we operate in, we're committed to our team and the health and well-being of our team members. We organize and offer leadership trainings within our organization to help team members grow as leaders and inspire teamwork and collaboration. We're not just growing plants, we're growing leaders!

Oregon

80,000 SQ FT OUTDOOR GARDENS
50,000 SQ FT INDOOR CULTIVATION
EMPLOYING OVER 120 COMMUNITY MEMBERS

Michigan

EXPANDED IN 2020
80,000 SQ FT INDOOR CULTIVATION

New Jersey

EXPANDED IN 2024
50,000 SQ FT INDOOR CULTIVATION



Conditional Use Permit – Project Narrative

City of Fridley Minnesota

Submitted: 9/12/2025

Purpose:

This Conditional Use Permit (CUP) request seeks approval to establish a cannabis cultivation at 40 77th Ave. NE, Fridley, MN.

Petitioner Information:

Grown Rogue Unlimited, LLC.

550 Airport Road

Medford, OR 97504

Submitted by: Mark Doherty, VP Construction and Facilities Management

markd@grownrogue.com

(315) 534-9278

Property Address:

40 77th Ave. NE, Fridley, Minnesota

Anoka County PID: 10-30-24-11-0024

Legal Description:

Real property in the City of Fridley, County of Anoka, State of Minnesota.

That part of Lot 5, REVISED AUDITOR'S SUBDIVISION NO. 77, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence northeasterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of N. 51° 03' 20" E; thence N. 15° 40' 00" W, a distance of 436.5 feet to the point of beginning; thence S. 51° 03' 20" W, parallel with the center line of said Osborne Road, 436.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the north line of said Lot 5; thence N. 89° 57' 31" E, along said north line, 425.48 feet to its intersection with a line bearing N. 18° 05' 56" W from the point of beginning; thence S. 18° 05' 56" E, a distance of 596.44 feet to the point of beginning, EXCEPT the North 33.00 feet taken for 77th Avenue.

Zoning:

Zoned M2 – Heavy Industrial District

Introduction

This Conditional Use Permit (CUP) request seeks approval to establish a cannabis cultivation facility within an existing 107,700 square-foot industrial building located at 40 77th Ave. NE, Fridley, MN. The City of Fridley allows cannabis cultivation as a Special Use Permit in the M1, M2, and M3 districts, subject to certain conditions. This narrative demonstrates the applicant's conformity with those requirements and outlines the project details.

Ownership and Operator

Grown Rogue Unlimited, LLC ("Grown Rogue"), as buyer, entered into a Real Estate Purchase Agreement dated August 10, 2025 with Frank Shear Associates, LLP, as seller, for the subject property. Founded in 2016, Grown Rogue is an experienced licensed cannabis cultivation company that currently operates facilities in Oregon, Michigan, and New Jersey.

Facility Description and Development

Grown Rogue will develop a highly secure, state-of-the-art, and energy-efficient cultivation facility serving the Minnesota cannabis market, in conformity with rules and regulations as set forth by the OCM and other State and Local officials. The existing 12,000 SF office area will be retained for secured entry, a security office, IT systems, locker rooms, and general office space, largely consistent with the current layout. The warehouse interior will be remodeled into sealed cultivation rooms, plant processing areas, final packaging, vault storage, and secure shipping and receiving bays.

The project will proceed in phases:

- Phase 1: Limited office modifications and buildout of approximately 30,000 SF of secured cultivation and processing space within the warehouse.
- Future Phases: Expansion of cultivation operations to the full building footprint, subject to code compliance, zoning requirements, and future permit approvals.
- The facility will comply with all applicable local, state, and national codes and will conform to NFPA 420 once adopted.

Odor Mitigation

Cannabis cultivation and harvesting emit volatile organic compounds (VOCs), detectable as odor. Grown Rogue implements a comprehensive odor mitigation plan to ensure VOCs are not detectable beyond the property boundary:

- Room-in-room construction: Cultivation areas are built with 4–6" insulated metal panels (closed-cell foam and metal sheathing), fully sealed during installation.
- Positive-pressure HVAC: Sealed cultivation and processing rooms do not exchange air with the exterior; any required air exchange passes through carbon filtration systems sized to eliminate odor.
- Air purification: Approved oxidizing air purification systems inside the building neutralize VOCs.

- Maintenance and oversight: An onsite facilities management team, supported by third-party service contracts, ensures odor control systems remain fully operational.

Security and Staffing

The facility prioritizes safety and security with onsite security staff during operating hours and 24/7 video surveillance. Employees will operate the facility in two shifts between 5:00 a.m. and 12:00 a.m., employing approximately 80 staff members. The property has 85 parking stalls, including 4 ADA-accessible spaces, which is sufficient to support shift-based operations.

Exterior and Site Conditions

No outdoor storage is proposed. Exterior changes are limited to adjusting egress points and modifying rear overhead doors at the loading dock. All door changes will comply with applicable design standards. No exterior signage is proposed. There will be no modifications to utility services, stormwater runoff, or impervious/pervious surfaces, existing grading, drainage, or landscaping. The site contains no wetlands, and none will be impacted. The project does not trigger EAW/EIS thresholds.

Alignment with the Comprehensive Plan

This proposal supports the City of Fridley's Comprehensive Plan by revitalizing an underutilized industrial site and retaining advanced employment opportunities in the community.

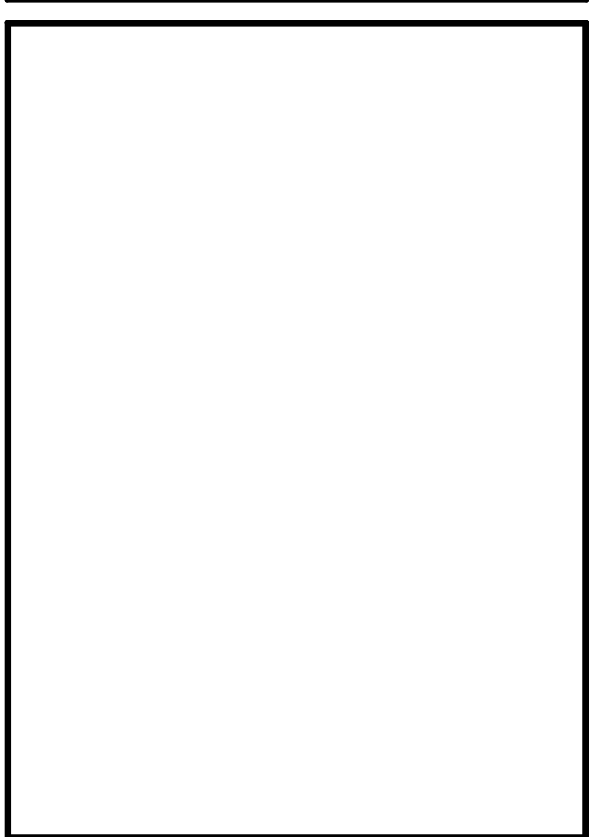
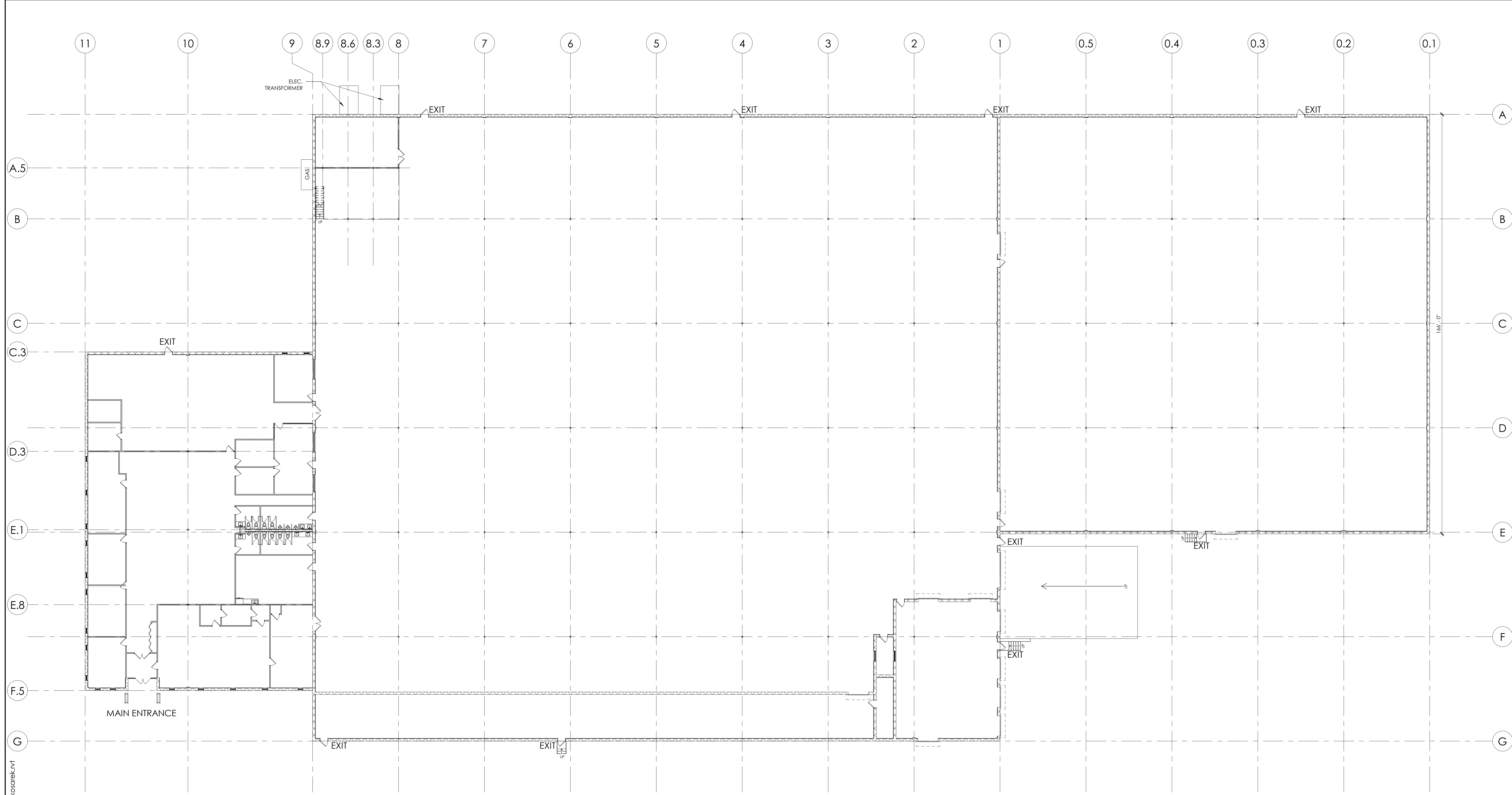
Submitted by:

Mark E. Doherty, VP of Construction and Facilities Management

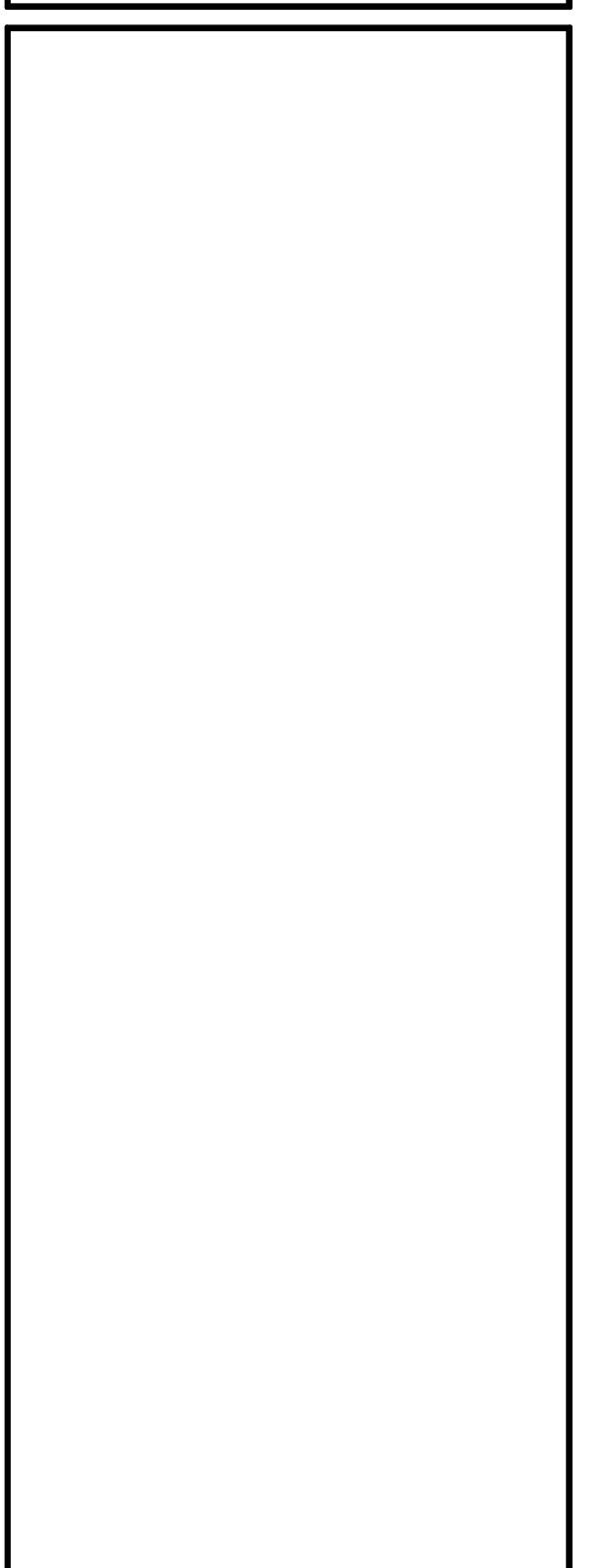
Grown Rogue Unlimited, LLC

markd@grownrogue.com

(315) 534-9278



**NOT FOR
CONSTRUCTION**



GROWN ROGUE MN
40 77th AVE. NORTHEAST
FRIDLEY, MN 55432

1 EXISTING FLOOR PLAN
EX100 1/16" = 1'-0"

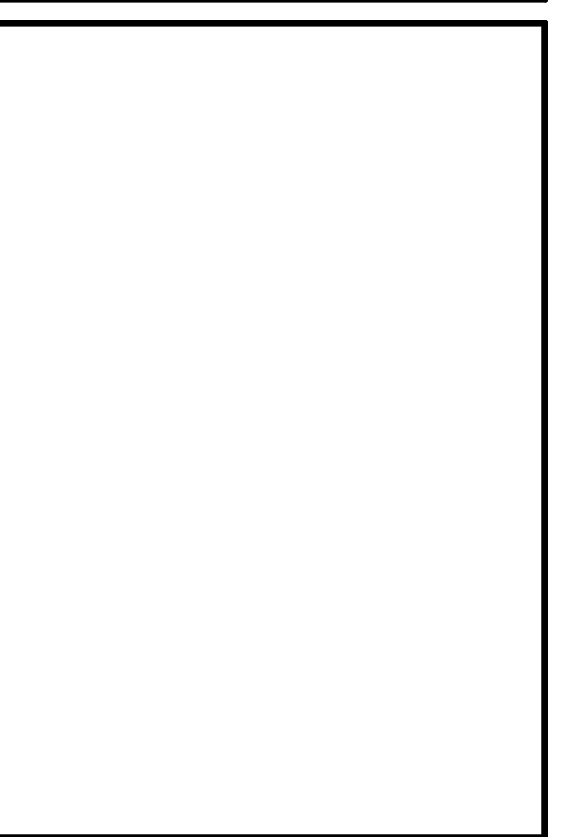
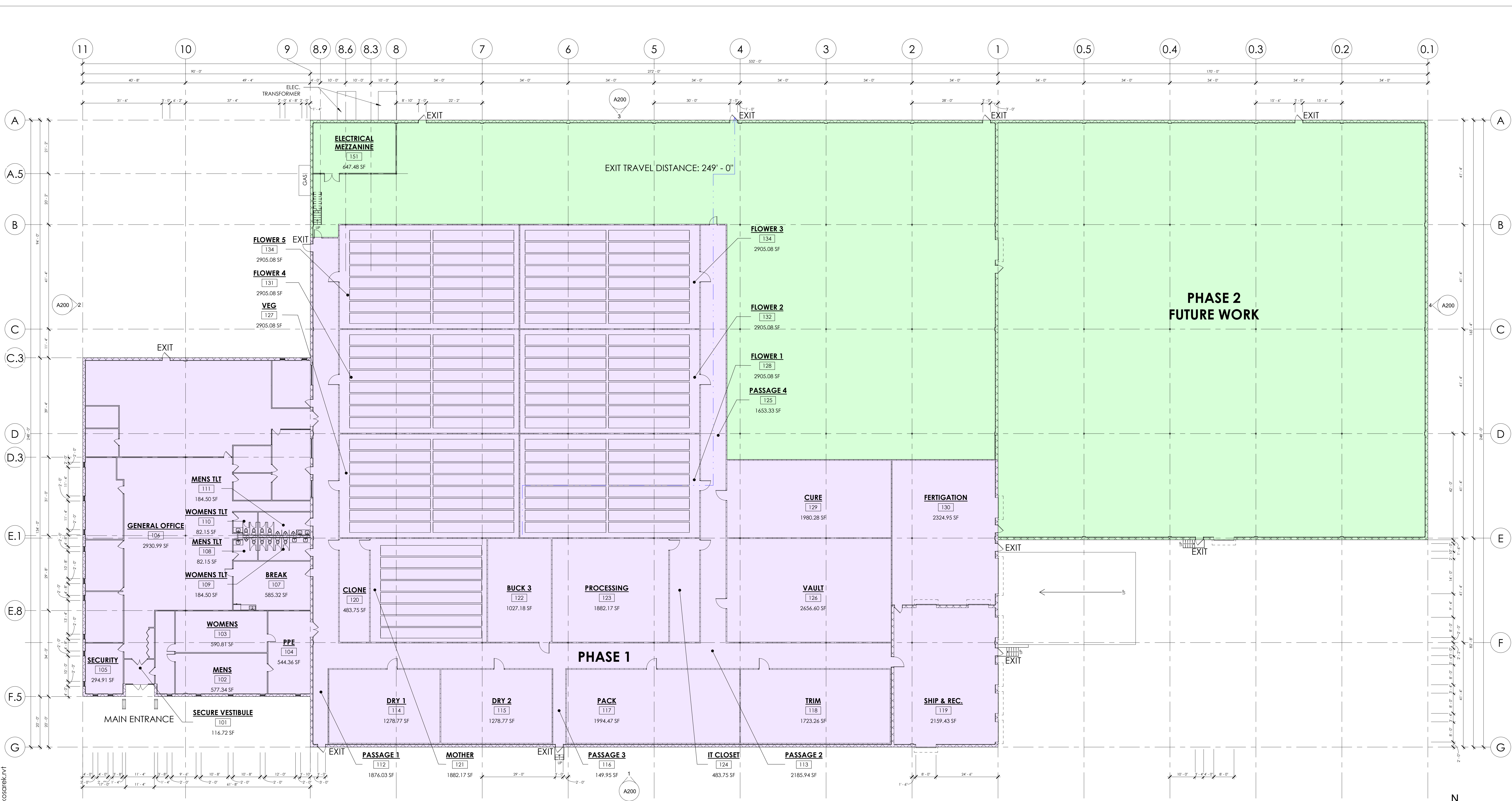
SCHEMATIC		
MARK	DATE	DESCRIPTION

THIS SHEET IS PART OF A COMPLETE SET. REFER TO DRAWING INDEX FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

VERVE PROJECT NO.: 25095
ISSUE DATE: 9/11/2025

SHEET NAME:
EXISTING CONDITIONS

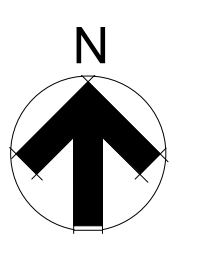
SHEET NO.
EX100



3 FIRST FLOOR PLAN
A100 1/16" = 1'-0"

COLUMNS FROM PREVIOUS CONSTRUCTION DOCUMENTS
MAX EXIT TRAVEL DISTANCE 249' - 0" (250 FEET ALLOWED)
F-1 USE GROUP BUILDING WITH A FULL FIRE SUPPRESSION SYSTEM

- FLOOR PLAN LEGEND**
- PHASE 1 AREA OF WORK
 - PHASE 2 AREA OF WORK
 - EXIT TRAVEL DISTANCE PATH (250' MAX)



GROWN ROGUE MN
40 77th AVE. NORTHEAST
FRIDLEY, MN 55432

SCHEMATIC		
MARK	DATE	DESCRIPTION

THIS SHEET IS PART OF A COMPLETE SET. REFER TO DRAWING INDEX FOR COMPLETE LIST OF DOCUMENTS. SHEET SIZE 30 X 42

VERVE PROJECT NO.: 25095
ISSUE DATE: 9/11/2025

SHEET NAME:
FLOOR PLAN

SHEET NO.
A100



ALLIANT

www.alliant-inc.com

PROPERTY DESCRIPTION

That part of Lot 5, REVISED AUDITOR'S SUBDIVISION NO. 77, Anoka County, Minnesota, described as follows:

Commencing at the intersection of the center line of Osborne Road, as now laid out, with the Easterly right-of-way line of Northern Pacific Railroad; thence northeasterly along said center line of Osborne Road, 436.50 feet, said center line has an assumed bearing of N. 51° 03' 20" E; thence N. 15° 40' 00" W, a distance of 436.5 feet to the point of beginning; thence S. 51° 03' 20" W, parallel with the center line of said Osborne Road, 436.5 feet to the Easterly right-of-way line of said Northern Pacific Railroad; thence Northerly, along said Easterly right-of-way to its intersection of the north line of said Lot 5; thence N. 89° 57' 31" E, along said north line, 425.48 feet to its intersection with a line bearing 18° 05' 56" W from the point of beginning; thence S. 18° 05' 56" E, a distance of 596.44 feet to the point of beginning, EXCEPT the North 33.00 feet taken for 77th Avenue.

(Abstract Property)

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company National Commercial Services, file no. NCS-1273059-MPLS, Rev. 1, dated August 4, 2025.
2. The basis of bearings is assumed.
3. All distances are in feet.
4. The property has vehicular access to 77th Avenue Northeast, public right of ways, via curb cuts.
5. The locations of existing public utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 252411178 and 252411089, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
6. The area of subject property is 284,843 square feet or 6.539 acres.

LEGEND

- SET CAP IRON MONUMENT 57366
- FOUND IRON MONUMENT
- ⊗ WATER VALVE
- ☒ TELEPHONE BOX
- ⊙ SANITARY MANHOLE
- ⊕ SIGN
- ▽ FLARED END SECTION
- ☒ ELECTRIC BOX
- ⊙ LIGHT
- BOLLARD
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ☒ ELECTRIC OUTLET
- ☒ COMMUNICATION BOX
- ☒ TRANSFORMER
- ◇ POWER POLE
- ☒ ELECTRIC METER
- ▽ ROOF DRAIN
- ☒ GAS METER
- GUY WIRE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- OVERHEAD UTILITIES
- FENCE
- DRIPLINE OF TREES
- CONCRETE
- BITUMINOUS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel Ekrem

Print Name

Signature

September 11, 2025 57366

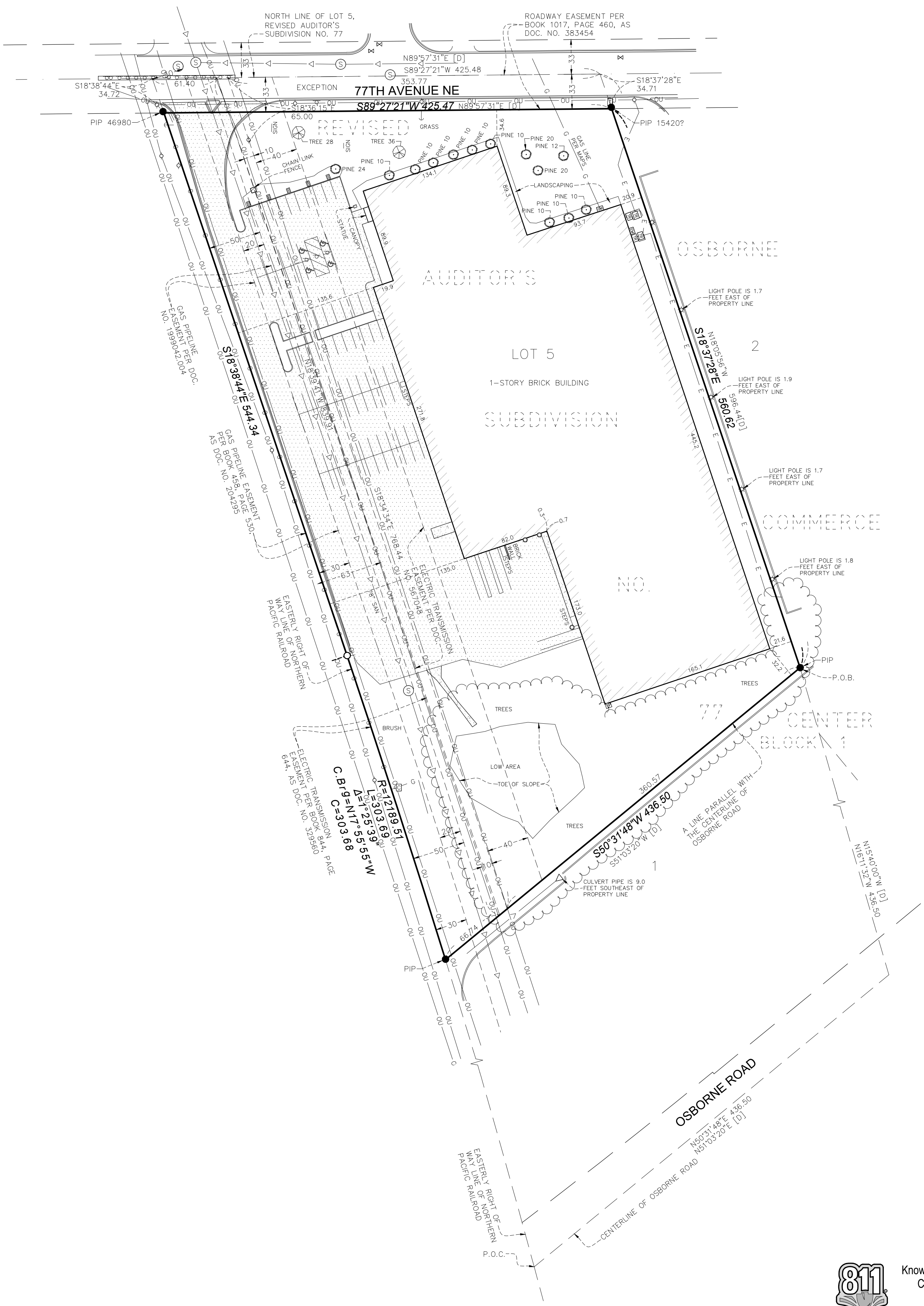
Date License Number

CLIENT
GROWN ROGUE UNLIMITED
 PROPERTY ADDRESS
**40 77TH AVENUE NE
 FRIDLEY, MINNESOTA**

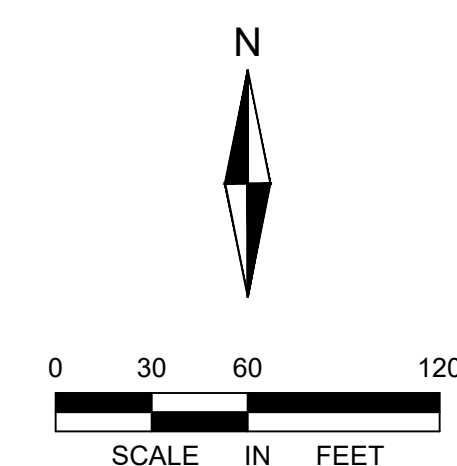
CERTIFICATE OF SURVEY

DOCUMENT

JOB NO.	DESCRIPTION	DATE	DRAWN BY:	CHECKED BY:	SCALE	FIELD DATE:	FIELD CREW:
4000832			MT	DE	1" = 60'	9/9/2025	CE,JE



Know what's below.
 Call before you dig.
 Dial 811





Community Development Department
7071 University Ave NE
Fridley, MN 55432
(763) 752-3592 | www.FridleyMN.gov

PROPERTY OWNER AUTHORIZATION FORM

I hereby affirm that I am the owner of the property located at:

Property Address/Location: 40 77th Ave. NE Fridley, MN 55432

Parcel ID Number: 10 - 34 - 24 - 11 - 0024

Project/Activity for which application(s) is being made: CUP - Cannabis Cultivaiton

Name of Owner: Frank Shear Associates, LLP

Address 1825 Major Drive North City Golden Valley State MN Zip Code 55422

Phone Number 612-751-9109 Email cabanaanna@aol.com

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the City of Fridley for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the City.



Owner Signature

September 12, 2025

Date

Authorized Agent Name: Mark Doherty

Company Name (if applicable): Grown Rogue Unlimited, LLC

Address 550 Airport Rd. City Medford State OR Zip Code 97504

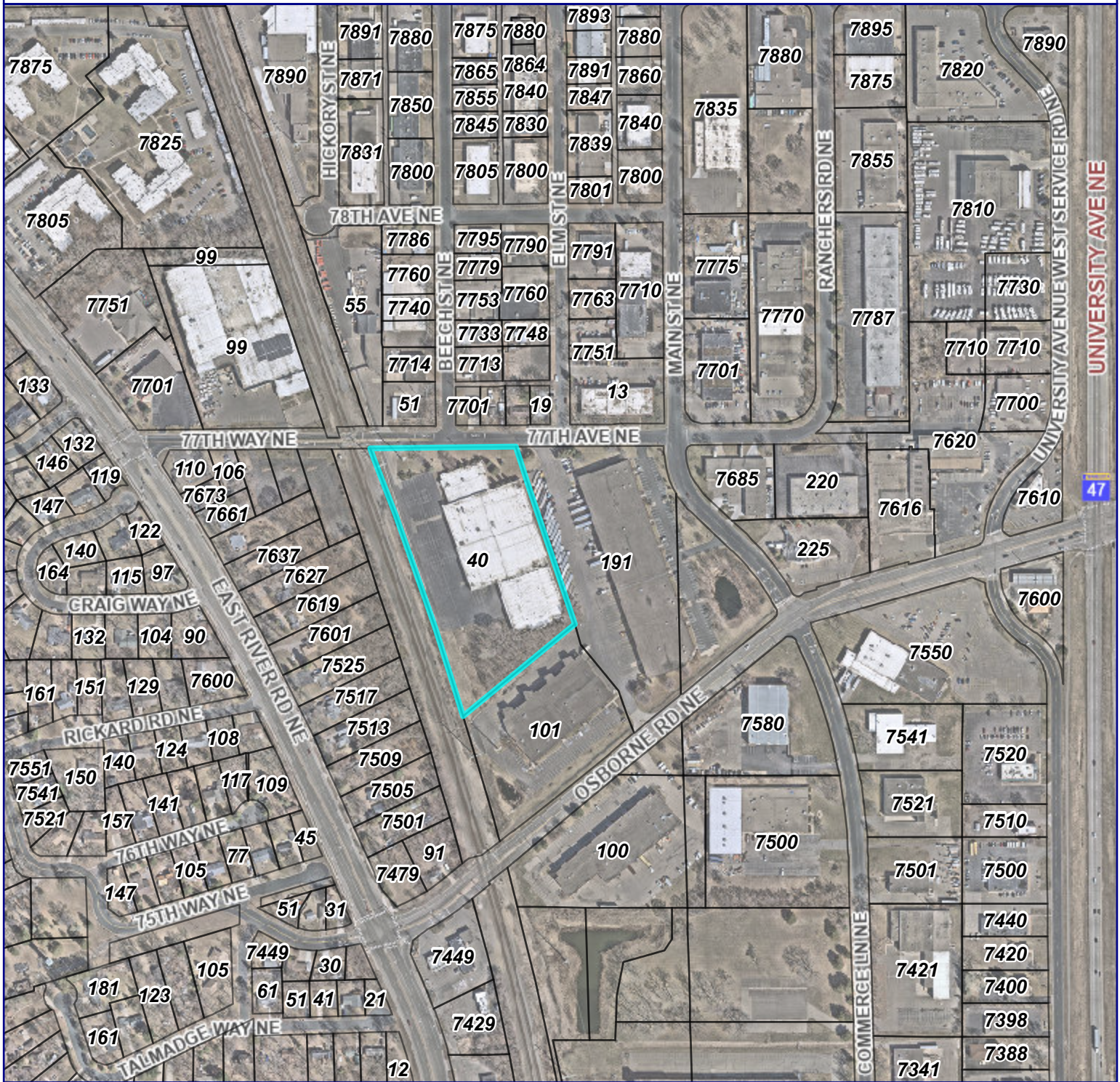
Phone Number (315) 534-9278 Email markd@grownrogue.com

**Once completed, please return this form to the City of Fridley
or upload with your permit or license application**



Community Development Department Public Hearing Notice

Item 3.



Sources:

Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date: 9/23/2025

Conditional Use Permit Request, CUP #25-02

Petitioner: Grown Rogue Unlimited, LLC

Address: 40 77th Ave NE

