



Planning Commission

August 16, 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

John Buyse II
Mark Hansen
Mike Heuchert
Terry McClellan
Ross Meisner

Absent

Pete Borman
Aaron Klemz

Others Present

Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Approval of Meeting Minutes

1. Approve June 21, 2023, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing for Registered Land Survey (RLS) PS #23-01 for 5660 Main Street

Motion by Commissioner Meisner to open 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 opened at 7:00 p.m.

Stacy Stromberg, Planning Manager, presented a registered land survey request noting that the Fridley HRA is the petitioner, and the action would create two new lots from the property at 5660 Main Street.

She explained that this would allow the City to take ownership of Tract B, which is the area needed for right-of-way for the 57th Avenue bridge extension. She reviewed the connections that this bridge would provide and an analysis of the request. Staff recommends approval of this request.

Commissioner Meisner asked if the bridge would be decorative. He also asked about access for an adjacent parcel. Ms. Stromberg replied that they are still working on the design, noting that it would be functional for both vehicles, bicycles, and pedestrians.

Chair Hanson asked if there has been interest in the former Goodwill building, whether reuse or redevelopment. Ms. Stromberg commented that staff has received inquiries about different retail opportunities within that space but none have moved forward at this time.

Motion by Commissioner Meisner 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 7:09 p.m.

Commissioner McClellan asked about traffic control anticipated at East River Road.

Chair Hanson acknowledged that funds have been received for the design and asked if a construction timeline is known. Ms. Stromberg provided additional details noting that they hope to secure funding to move forward with construction within three to five years. She provided additional details on potential funding options that the City would pursue.

Commissioner Meisner noted that the bridge would be visible from 694 and therefore it would be nice to have it be aesthetically pleasing.

Motion by Commissioner Heuchert recommending approval of a Registered Land Survey (RLS) PS #23-01 for 5660 Main Street. Seconded by Commissioner Buyse.

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

3. Public Hearing for Text Amendment 2023-02: Interim Use Permits

Motion by Commissioner Meisner 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 7:15 p.m.

Nancy Abts, Associate Planner, presented a request for a text amendment to update the zoning code to allow Interim Use Permits. She provided additional explanation on the purpose and use of an Interim Use Permit (IUP) and reviewed examples of things that could be considered for an IUP. She explained

that difference between an IUP and a Special Use Permit (SUP). Staff recommends approval of the text amendment.

Commissioner McClellan asked if staff would be required to review Special Use Permits (SUPs) to determine if they would better fall under an IUP. Ms. Abts replied that SUPs that have already been approved would continue and would not be revoked, explaining that this would provide another option going forward. Ms. Stromberg explained that this would be a tool to allow something on a temporary basis while SUPs and CUPs, once approved, provide permanent approval.

Commissioner Heuchert asked if this would change the uses typically allowed within a zoning district and whether the City has received this type of request. Ms. Abts replied that these would be distinct categories of uses compared to what it typically found in the ordinance. She noted that staff has received some temporary requests, such as a need for a temporary storage container, over the past few years and this would provide flexibility for that type of use.

Chair Hanson asked if an IUP would be approved administratively or would require a public hearing. Ms. Abts replied that this would follow the same land use process and require a public hearing.

Commissioner Meisner asked for input on whether there would be a specified end date for the permit. Ms. Stromberg confirmed that there would be an end date specified in the approval. Ms. Abts provided additional details on the enforcement that could be taken if the activity did not stop after that date. She also confirmed that a public hearing and the same approval process would need to be followed if the applicant wanted to request an extension.

Motion by Commissioner Meisner to close 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 closed at 7:28 p.m.

Commissioner Buyse commented that this seems to be a straightforward request that would provide the City with an additional tool to use.

Motion by Commissioner Meisner recommending approval of Ordinance No. 1414. Seconded by Commissioner Buyse.

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

Other Business

Ms. Stromberg provided an update on recent Council actions related to cases previously reviewed by the Planning Commission and a general update on development activity.

Adjournment

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

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,
Amanda Staple, Recording Secretary