



PLANNING COMMISSION

March 16, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

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

PRESENT

Mike Heintz

Terry McClellan

Mark Hansen

John Buyse

Ryan Evanson

Stacy Stromberg, Planning Manager

Nancy Abts, Associate Planner

Keith Eliason, 4623 2nd Street N.E.

Ondi Lemny, 6034 4th Street N.E.

Kevin Fay, 6034 4th Street N.E.

Londa Kroone, 5933 Main Street N.E.

APPROVAL OF MEETING MINUTES

1. Approve December 15, 2021 Planning Commission Minutes

Motion by Commissioner Evanson to approve the minutes. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS

2. Receive Other Commission Minutes

Motion by Commissioner Evanson to receive the minutes from other Commissions. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

3. Public Hearing to Consider an Ordinance Amendment, TA #22-01 to Allow Accessory Dwelling Units

Motion by Commissioner Evanson to open the public hearing. Seconded by Commissioner Heintz.

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 an overview of accessory dwelling units (ADUs) and reviewed benefits and concerns related to ADUs. She reviewed the different elements within the proposed ordinance amendment that would allow ADUs.

The Commission asked clarifying questions. It was confirmed that an ADU would require a separate entrance. A property would only be eligible for one ADU and the owner of the property must occupy the principle or accessory dwelling unit. Staff also reviewed the minimum and maximum size for an ADU, clarification between an ADU and mother in-law apartment, resale value, and parking. Approval would be provided administratively, and enforcement could occur through the rental license. Concern was expressed relating to the impact to adjacent properties.

Members of the public addressed the Commission. Questions were raised to as to whether both the home and ADU could be rented for a portion of the year, parking violations, and whether neighbors would be allowed to provide input on an application request. Rental of both the home and ADU would not be allowed, parking would be regulated through code enforcement, and input from neighbors would not be solicited. It was noted that if allowed, an ADU would be permitted in the same manner as a detached garage or other accessory structure that meets Code requirements. It was confirmed that an ADU could be allowed above a garage (detached or attached).

Motion by Commissioner Evanson 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 7:51 P.M.

The Commission recognized that there are pros and cons and that this would provide additional options for Fridley residents to remain in Fridley. It was agreed upon that the Commission recommends to the Council that the code language be modified to require a Special Use Permit for a detached ADU, which would be reviewed by the Planning Commission and approved by the Council.

Motion by Commissioner Evanson to recommend approval of Ordinance No. 1400 Amending the Fridley City Code Chapter 205, Zoning, to Allow Accessory Dwelling Units (ADUs) with the added condition that a detached unit would require a Special Use Permit. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Public Hearing to Consider Text Amendment TA #22-02, to Amend Chapter 205, Zoning to Allow 40-Foot-Wide Lots to be Considered Legal Conforming if the Lot was Platted Prior to 1955

Motion by Commissioner Evanson to open the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 8:02 P.M.

Stacy Stromberg, Planning Manager, presented a text amendment to consider allowing 40-foot single-family lots to be conforming. She noted that this would promote the goal of affordable housing and would also allow investment and improvement in existing housing stock. She confirmed that the lots can be served by public water and sewer.

Residents provided input expressing concern in allowing construction of new homes on the vacant 40-foot lots and ability would lend itself to rental units. Concerns were also expressed related to drainage and sewage backups. There was support for a maximum height to ensure new homes match the existing character and to allow existing residents to improve their homes.

The Commission reinforced the concept that a resident could purchase an adjacent 40-foot lot to prevent it from being developed.

A resident with a current nonconforming home asked about the ability to rebuilt even though it does not meet the current setbacks. Staff confirmed that if the home were damaged, it could be rebuilt to its current footprint.

Motion by Commissioner Evanson 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 8:37 P.M.

The Commission commented that Fridley is developed and therefore the opportunity is redevelopment and also recognized the importance of property rights for all parties and supported the condition that the new home must blend into the neighborhood. The Commission found value in allowing construction on 40-foot lots to promote affordable housing and use of those lots.

Motion by Commissioner Evanson to recommend approval of Ordinance No. 1402 Amending the Fridley City Code Chapter 205.31 Overlay District 0-6, Pre 1955 Lots. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Ms. Stromberg provided development updates.

ADJOURNMENT

Motion by Commissioner Evanson 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 8:50 P.M.

Respectfully submitted,
Amanda Staple, Recording Secretary