



Planning Commission

July 16, 2025

7:00 PM

7071 University Avenue NE

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the May 21, 2025, Planning Commission Meeting Minutes

Public Hearing

Other Business

Adjournment

Accessibility Notice:

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- 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 ntawv 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.

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AGENDA REPORT

Meeting Date: July 16, 2025

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the May 21, 2025, Planning Commission Meeting Minutes

Background

Attached are the May 21, 2025, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the May 21, 2025, Planning Commission Meeting Minutes

Attachments and Other Resources

- May 21, 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
May 21, 2025
7:00 PM
Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Special Planning Commission Meeting to order at 6:00 p.m.

Present

Aaron Brom
Mark Hansen
Mike Heuchert
Aaron Klemz
Ross Meisner
Paul Nealy

Absent

Pete Borman

Others Present

Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner
Sarah Sonsalla, City Attorney
Anthony DeForge, Building Official
Scott Hickok, Community Development Director
Ann Bolkom, Councilmember

Approval of Meeting Minutes

Public Hearing

Other Business

1. Appeal Item

Sarah Sonsalla, City Attorney, explained that the Commission tonight is acting as the Board of Appeal and Adjustment to hear an appeal from a resident who was denied a request for an accessory dwelling unit (ADU) permit. She explained the process that will be followed for the meeting.

Nancy Abts, Associate Planner, stated that the appeal tonight is related to the denial of an ADU permit application for the property located at 6187 Heather Circle. The application was received electronically on February 10, 2025, and a number of the fields on the application were left blank. On February 13, 2025, the applicant submitted some amendments to the application. She provided

additional information on the ADU permit history with dates. She stated that after staff held a Development Review Committee meeting, the decision was made to request a meeting with the applicant to discuss the application, as there were still some details that were unclear. Staff met with the applicant on March 6, 2025. Conversation focused on revisions needed to the plans to limit the number of bedrooms to two and to address construction that had already occurred without permits. She reviewed the email received from the applicant on March 24, 2025, refusing to revise their plans and stating that they would like any response from the City to be a formal, written response. A letter to the applicant was sent on April 1, 2025, denying the request and expressing concerns related to the size, number of ADUs, zoning requirements, building code provisions, and parking.

Ms. Abts explained that ADUs and related principal structures must conform to Zoning Code requirements. She stated that the revised plans submitted on February 13th showed five bedrooms and two bathrooms for the basement ADU. She stated that the plans also show the main home to have four bedrooms and two bathrooms on the main floor and six bedrooms and one bathroom on the second floor. She stated that it seemed like a high number of bedrooms for a home in Fridley, and therefore, she requested additional information from the assessing department. It was noted that the home was permitted for construction in 1982, at which time five bedrooms were constructed. In 2016, an additional four bedrooms were noted through inspection. She stated that there is no evidence in City records that the home had any more than nine bedrooms. She commented that a thorough review of permit history for the property was completed, and no permits were pulled at any time for the creation of additional bedrooms. She stated that ADUs must meet the current building code and have sufficient parking, and noted that the construction had never been permitted. She commented that this property has been the subject of a large number of police citations for parking violations and provided that information. She commented that for those reasons, the permit was denied. She commented that there are three ADU permits which have recently been approved and noted that each of those required back and forth between staff and the applicant, and related revisions to the plans to ensure a safe living space is created.

Commissioner Klemz asked why the number of bedrooms was suggested to be reduced from five to two. Ms. Abts replied that the reduced number of bedrooms would likely reduce the parking impact. Commissioner Klemz asked if five bedrooms for the ADU would be acceptable if the main home had a smaller number of bedrooms. Ms. Abts replied that the current requirement is that the ADU has less than 50 percent of area of the main home. She noted that there are some circumstances where an ADU can take up an entire level of the home. Commissioner Klemz asked and received confirmation that these plans indicate that part of one floor of the home would become the ADU.

Commissioner Brom asked if a permit was issued in 2014 for the additional bedrooms and asked if there was any course of action on the part of the City when the additional bedrooms were discovered. Ms. Abts replied that a permit was not issued. She explained that the City did not take any action in 2016 as the bedrooms were identified as part of an assessment inspection. She explained that assessing staff capture the current conditions related to future sale value and do not complete code enforcement. Commissioner Brom asked if the additional bedrooms were part of a remodel or expansion. Ms. Abts was unsure, but based on limited exterior modifications, it would seem to be changes to the inside of the home rather than an expansion.

Commissioner Meisner asked when the current property owners purchased the home. Ms. Abts replied that the property owners purchased the home in 2017.

Chair Hansen invited the applicant to speak.

Tim Stone, architect for the applicant, stated that when he was hired, he was told by the applicant that, based on their conversations with building/planning staff, he needed to verify that the ADU space would meet the health, safety, and welfare of building permitting and construction. He stated that he visited the space to verify that the space had its own cooking area, bathroom, and to confirm the ADU's square footage. He stated that he marked items that he felt needed to be addressed to meet the City requirements. He commented that through the presentation just made, there was a lot of information he was not aware of, and therefore, he believes it best to simply explain his involvement.

Commissioner Klemz asked if the drawings submitted were drawn by Mr. Stone. Mr. Stone replied that he did not provide those; those drawings were provided by the applicant. He stated that he did package a drawing for the applicant, which included the square footage, requirements for egress windows, travel distances from the space, verifying the kitchen and bathrooms, and other elements such as CO2 detectors and fire extinguishers.

Commissioner Heuchert asked if Mr. Stone had completed the visual inspection of what could be seen, but could not verify the elements behind the walls. Mr. Stone confirmed that is correct, and he was made to understand that the property owners purchased the home in this manner, and therefore, he believed that the building code requirements had been met.

Commissioner Meisner asked if Mr. Stone assessed the parking. Mr. Stone stated that he did look at the City requirements for residential parking, which would seem to require four parking stalls for two dwelling units. He stated that he made the recommendation that the garage bays be split between dwelling units, which would then provide three off-street parking spaces per dwelling unit.

Commissioner Klemz referenced a statement from the applicant, which states that they have documentation that all required inspections were completed and passed, and would provide that to the commission. He asked if Mr. Stone has that documentation. Mr. Stone replied that he did not have that information and did not see any information on inspections. He reiterated that in his conversations with the property owner, it was communicated that they purchased the home in the way it exists today, noting that information has been provided tonight, which proves that to be inaccurate.

Commissioner Nealy asked if the applicant has been in possession of the property since 2017. It was confirmed that the applicant purchased the property in 2017.

Chair Hansen noted that there were nine bedrooms when the home was purchased in 2017 and asked if there are more bedrooms now or more bedrooms being proposed now. Mr. Stone commented that when he visited the property, there were 15 total bedrooms.

Commissioner Klemz asked if the five rooms shown in the basement have already been constructed. Mr. Stone confirmed that the bedrooms already exist.

Commissioner Meisner asked if Mr. Stone is being asked to do any work on the home. Mr. Stone commented that he is not being asked to do any work. He stated that the home is a single-family dwelling, and he was asked to reclassify the walk-out basement as an ADU, which would make the home two separate dwellings. He stated that he recommended that the applicant go through the zoning process to rezone the property to a two-family dwelling.

Ms. Abts provided some draft potential findings of fact for the Commission to consider. She agreed with the statements of Mr. Stone and commented that the bedrooms were not permitted and therefore are not eligible for an ADU permit.

Commissioner Meisner recapped that in 2017, there were nine bedrooms, several of which were not permitted, and since that time, an additional six bedrooms were added that also do not appear to be permitted.

Commissioner Klemz commented that it is clear there is not adequate parking for the number of bedrooms, and the on-street parking is not sufficient to accommodate all the vehicles.

Commissioner Heuchert stated that he does have safety concerns in the applicant requesting the City sign off on the safety of the space when the work was not permitted.

Commissioner Brom expressed similar concern with the unpermitted work on the home. He asked the course of action the City could take when work is done without a permit.

Commissioner Nealy asked if there is any information on those living in the home, referencing the City Code requirement that no more than two family units could occupy a single-family home.

Chair Hansen commented that the applicant has not followed up appropriately to address the concerns of staff. He stated that this would seem to be turning into a group home, which is not the intent of an ADU. He noted that there is already a history of parking violations, nonconformance, and disregard of the permit process. He stated that he would uphold the staff decision.

Commissioner Meisner asked the path for remedy for a homeowner with unpermitted work. Ms. Abts stated that a property owner can work with a building inspector to ensure that the work completed meets the building code. She stated that the decision tonight is whether or not the decision to deny the ADU permit was correct.

Motion by Commissioner Klemz to uphold the staff decision based on the written findings of fact as presented to the Commission. 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 Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison



Planning Commission

May 21, 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
Aaron Klemz
Ross Meisner

Absent

Paul Nealy

Others Present

Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner
Scott Hickok, Community Development Director
Zaheer Baber, Islamic Center of Minnesota President
Javeed Hadi, Islamic Center of Minnesota Vice President
Ibrahim Mujir, Islamic Center of Minnesota
Abdullah Naser, Al Shifa Clinic
Nate McNeilly, Chopper Powersports
Justin Ogg, Chopper Powersports

Approval of Meeting Minutes

1. Approve April 16, 2025, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider a Special Use Permit, SP #25-02 to Allow a Clinic at 1413 Gardena Avenue NE

Motion by Commissioner Meisner 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, reported that the Islamic Center of Minnesota has requested a Special Use Permit to operate a clinic at 1413 Gardena Avenue NE. She stated that the clinic has operated inside the Islamic Center for the past 30 years in a limited capacity. She reviewed the site description and history of the property and provided additional information on Code compliance and the related stipulations, which are recommended. Staff believe this to be a reasonable use of the property, subject to the stipulations and revocation of the previously approved Special Use Permit for a daycare use.

Commissioner Meisner asked if the plan contains an update to the sidewalk. Ms. Abts commented that the plan shows a potential sidewalk connection, which does not currently exist. She confirmed that it would seem to be a privately maintained sidewalk if it were to be built, and confirmed that is not currently a draft condition of approval. She stated that adequate parking is a condition, and the sidewalk could provide access to shared parking at the Islamic Center.

Commissioner Borman commented that clinic is a broad term and asked if there would be lab work performed at this location.

Ibrahim Mujir, Islamic Center of Minnesota, commented that he has been running the clinic for the past 25 years. He stated that the clinic is mostly run by volunteers, and patients can receive free services. He commented that they do not perform lab work and that service is referred to another location. He stated that they do offer flu shot clinics. He stated that they see six to eight patients on a typical week, most of whom do not have health insurance. He commented that they do receive referrals from Anoka County, and they do not discriminate against the patients they serve.

Commissioner Meisner asked how the applicant plans to address the issue of parking. Javeed Hadi, Vice President of the Islamic Center, commented that they will install a driveway from the existing driveway to the main parking lot entrance. He explained that the patients will park in the main parking lot and walk to the clinic. He stated that the driveway would be used for patient drop-off only. He stated that the neighborhood could also use the sidewalk.

Commissioner Heuchert stated that as someone who lives in the neighborhood, he appreciates the sidewalk.

Commissioner Brom asked if the space meets the needs of the user or whether there would be any expansion or remodeling. Mr. Hadi replied that they will be remodeling the existing building to have three patient rooms, and they will use the living room as the lobby. He noted that they will only

schedule a few patients at a time. It was noted that they received a grant from Anoka County to create a website and scheduling system, which has benefited the clinic.

Commissioner Meisner asked how much space the clinic currently uses inside the Islamic Center. Dr. Mujir replied that they only have two small rooms currently and use the library as the waiting area.

Motion by Commissioner Meisner 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 7:19 p.m.

Commissioner Brom commented that a free clinic is a great use.

Commissioner Klemz commented that he is comfortable allowing staff to work with the applicant to address the parking issue. Chair Hansen stated that he would like to see a condition related to the parking, as the parking on the plan is not realistic. He stated that a turnaround would need to be constructed if the parking were to work correctly. He noted that if the driveway is only going to be used for drop off, then that would seem to make sense, and parking would then need to be provided in the main lot with a sidewalk to provide the connection. He suggested that the sidewalk be constructed as part of the approval and wanted to see that added as a condition.

Commissioner Meisner commented that is within the plans of the applicant and was just discussed in the applicant's comments. Mr. Hadi confirmed that the intent is to build a sidewalk to provide a safe pedestrian access between the properties.

Stacy Stromberg, Planning Manager, commented that a condition could be added if that is the desire of the Commission or staff, and the applicant can work together on that solution.

Commissioner Meisner asked if the City has plans for a sidewalk along Gardena. Ms. Abts commented that there is an idea for a shared trail along Gardena, but believed that would be on the south side. Ms. Stromberg commented that these two sites will essentially act as a campus, and therefore, an internal sidewalk could be considered. Chair Hansen agreed that would seem more appropriate if there is not a sidewalk planned for that side of the road.

Commissioner Borman did not believe a condition is necessary, as it sounds like this could be worked out between staff and the applicant to find the proper solution.

Motion by Commissioner Heuchert to recommend approval of Special Use Permit SP #25-02, subject to stipulations and revocation of Special Use Permit SP #03-01 for a daycare use. Seconded by Commissioner Borman.

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

3. Public Hearing to Consider an Interim Use Permit, IUP #25-01, by Chopper Powersports to Allow the Property at 7151 Highway 65 NE to be Temporarily Used for the Storage and Display of Off-Road Vehicles

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 7:27 p.m.

Ms. Stromberg presented a request for an Interim Use Permit (IUP) to allow the property at 7151 Highway 65 NE to be used temporarily, a maximum of three years, for the storage and display of off-road vehicles. She reviewed the site description, history, and analysis of the request. Staff recommends approval of the IUP, subject to stipulations, with an expiration of June 9, 2028.

Commissioner Borman asked if the sale of the property has been finalized.

Nate McNealy, Chopper Power Sports, commented that they do have an agreement with the property owner for a temporary lease. He stated that they will sign the lease once they have received the approvals from the City. He noted that they are going to expand the building and at that time they would purchase the property. He confirmed that they would be combining the lots in the future.

Motion by Commissioner Meisner 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 7:36 p.m.

Chair Hansen commented that the request is reasonable and the stipulations make sense. He wished the applicant luck in their future expansion. Commissioner Borman commented that he supports the expansion of a local business. Commissioner Meisner agreed that it is nice to see a business succeeding and needing more space.

Motion by Commissioner Borman recommending approval of Interim Use Permit IUP #25-01 for a three-year period expiring on June 9, 2028, subject to stipulations. Seconded by Commissioner Brom.

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

Other Business

Scott Hickok, Community Development Director, commented that it has been his pleasure to serve the City of Fridley and work with the Planning Commission on some great projects throughout his career. He stated that the Commission is very thoughtful and prepared, and provides a great service to the community as volunteers. The Commission wished him well in his retirement.

Ms. Stromberg provided updates on recent actions of the City Council on planning-related matters.

Adjournment

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison