



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