



Planning Commission

September 17, 2025

7:00 PM

7071 University Avenue NE

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the July 16, 2025, Planning Commission Meeting Minutes

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 Ave NE to be temporarily used for the outdoor storage of a shipping container.
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

Other Business

4. Approval of the 2026, Planning Commission Meeting Dates

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 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.

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: September 17, 2025

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the July 16, 2025, Planning Commission Meeting Minutes

Background

Attached are the July 16, 2025, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the July 16, 2025, Planning Commission Meeting Minutes

Attachments and Other Resources

- July 16, 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

July 16, 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

Absent

Ross Meisner

Paul Nealy

Others Present

Stacy Stromberg, Assistant Community Development and HRA Director

Nancy Abts, Senior Planner

Approval of Meeting Minutes

1. Approve May 21, 2025, Planning Commission Minutes

Motion by Commissioner Brom to approve the minutes. Seconded by Commissioner Klemz.

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 #25-03 to Allow an Automobile Service Use at 6301 Highway 65 NE

Motion by Commissioner Klemz 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 7:02 p.m.

Nancy Abts, Senior Planner, presented a request for a Special Use Permit to operate an automobile service use at 6301 Highway 65 NE. She provided a history of the site, a site description, the proposal, and information related to code compliance. She explained that the Special Use Permit would authorize a specific use and reviewed the details and proposed stipulations of approval. She asked the Commission to hold the public hearing. Staff recommends approval of the Special Use Permit with the stipulations and revocation of SP #79-03 and SP #84-15.

Commissioner Borman referenced the screening and asked for more information. Carlos Ortiz, applicant, commented that there is a fence bordering the neighborhood, but not along 63rd. He stated that they would plan to install a fence and gate.

Commissioner Heuchert requested additional information on parking, and it was confirmed that vehicles can only be parked on approved hard surfaces. Ms. Abts confirmed that the parking available at the site meets the requirements of the City Code.

Mr. Ortiz commented that he wants to open a small mechanical shop at the property.

Commissioner Borman asked if there are floor drains to manage the runoff from vehicles. Pedro Tapia, property owner, commented that there were previously drains that had been covered and will be restored for this use.

Motion by Commissioner Klemz 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 7:16 p.m.

The Commission expressed support for this use of the property.

Motion by Commissioner Heuchert to recommend approval of SP #25-03 to allow an automobile service use at 6301 Highway 65 NE with stipulations, and revocation of SP #79-03 and SP #84-15. Seconded by Commissioner Klemz.

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

Other Business

Adjournment

Motion by Commissioner Borman to adjourn the meeting. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison



LAND USE APPLICATION SUMMARY

Item: IUP #25-02

Meeting Date: September 17, 2025

General Information

Applicant:

Brenk Brothers Inc.
Mike Brenk
7490 Central Ave NE
Fridley, MN 55432

Requested Action:

Public Hearing to Consider an Interim Use Permit, IUP #25-02, by Brenk Brothers Inc. to allow the property at 7490 Central Ave NE to be temporarily used for the outdoor storage of a shipping container.

Existing Zoning:

M-1, Light Industrial

Size:

433,857.6 sq. ft. 9.96 acres

Existing Land Use:

Manufacturing facility

Surrounding Zoning & Land Use:

N: M-1 Light Industrial
E: ROW, R-1 One-Family Dwelling District, & R-2 Two-Family Dwelling District
S: ROW & R-4 Manufactured Home Park District
W: M-1 Light Industrial & B-2 Regional Business

Comprehensive Plan Conformance:

Existing and Future Land Use Maps designate the property as Industrial

Zoning Ordinance Conformance:

Section 650.03.4 defines and regulates Interim Uses. An Interim Use Permit can be issued for a temporary use of the property until a date specified within the approval

Special Information

Building and Zoning History:

1979 – constructed as a warehouse for a vending machine company.
1994 – purchased by Brenk Brothers Inc.
2007 – expansion of the facility with vacation of drainage and utility easement between lots 2 and 3.
2018 – further expansion of the facility.

Legal Description of Property:

Lot 2 Block 1 Kuban Addition

Public Utilities:

The property is connected to utilities.

Transportation:

The property has two points of access off Fireside Dr NE and two points of access off Central Ave NE.

Physical Characteristics:

The lot is flat with a grove of trees to the north and a drainage area to the west.

Summary of Request:

The petitioner, Mike Brenk with Brenk Brothers Inc., is requesting approval of an interim use permit to allow the property to be used temporarily (up to 3 years) for the outdoor storage of a shipping container.

Staff Recommendation:

City staff recommends approval of the interim use permit request, with stipulations.

City Council Action/60 Day Action Date:

City Council – October 13, 2025
60 Day Date – October 14, 2025

Staff Report Prepared by Ryan Solberg, City Manager/HRA Intern

Written Report –

The Request

Mike Brenk from Brenk Brothers Inc. is requesting an Interim Use Permit (IUP) to allow the property at 7490 Central Ave NE to be used temporarily, for 3 years maximum, for the outdoor storage of a shipping container.

Brenk Brothers Inc. manufactures several items whose shipping materials cannot be directly exposed to the elements. While the business is working to add more indoor storage space, the facility is not large enough to accommodate all shipping materials at once. Additionally, the company is adding additional machines, putting an even greater premium on available floor space. The IUP for outdoor storage of one shipping container to hold these materials as well as some rarely used devices would allow Brenk Brothers Inc. to meet increasing demand for its products while giving the company time to plan for further expansion of the facility.

Site Description and History

The subject property is located on the west side of Central Ave north of Fireside Dr. It is zoned M-1, Light Industrial, as are adjacent properties to the north and west. The property to the west is B-2, Regional Business, and is occupied by Friendly Chevrolet. The property to the south is zoned R-4, Manufactured Home Park District, and properties to the east are zoned R-1, One-Family Dwelling District, and R-2, Two-Family Dwelling District.

The facility was first constructed in 1979 as a warehouse for a vending machine company. Brenk Brothers Inc. took over the property in 1994. The company has expanded the facility twice since—in 2007 and 2018. As part of the 2007 expansion, the City Council approved a request to vacate a drainage and utility easement between Lots 2 and 3.

Analysis and Code Requirements

The petitioner notes in their narrative that since locating in Fridley, they've grown to 150 employees and expanded the facility to its current 100,000 square feet. Recent economic conditions leave the company unable to further expand the facility at this time. The IUP gives Brenk Brothers Inc. the time and flexibility to add equipment to meet growing demand for its products while planning for a future expansion project.



For the interim process, the petitioner plans on storing a steel shipping container on the north side of the property. The container would be approximately 8’ tall, 8’ wide, and 40’ long. The outdoor storage area would be screened from view on three sides by the existing grove of trees. The container would be placed on gravel at the same elevation as the existing parking lot. Staff finds gravel is an acceptable surface material due to the short duration permit and the petitioner’s intention to rarely move the shipping container.



The petitioner stated that the container will not store anything with fluids. The Fire Marshall has confirmed that there should be no fire code issues with the container or its contents as presented.

IUP’s are intended to regulate a use that is presently acceptable, but that with anticipated redevelopment will not be acceptable in the future. Code lists the uses allowed by IUP as including:

- (1) To allow a use for a temporary period of time until a permanent location is obtained or while the permanent location is under construction;
- (2) To allow a use that is presently judged acceptable by the City Council, but that with anticipated development or redevelopment will not be acceptable in the future or will be replaced in the future by a permitted or conditional use allowed within the respective district;
- (3) To allow a use that is season in nature; or
- (4) To allow a use for a limited period of time that reasonably uses the property where it is not reasonable to use it in the manner otherwise provided in the zoning ordinance or comprehensive plan.

City Code provides general standards for reviewing IUPs in 650.03.5.C:

Criteria	Analysis	
The use will not delay anticipated development or redevelopment of the site;	The use will help provide the time needed to allow further development of the site.	✓
Adversely impact implementation of the Comprehensive Plan;	The comprehensive plan guides the site for Industrial land uses. Outdoor storage in industrial areas is allowed by City code under a Conditional Use Permit.	✓
Be in conflict with provisions of the city code on an ongoing basis;	If approved by the IUP, the use would not otherwise be in conflict with City code.	✓

Adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located;	The use is an extension of the use/business that currently exists at 7490 Central Ave N.E. Approving the IUP will provide relief for the business until another building addition can be completed. Properties to the north and west are Commercial/Industrial, and the storage will be screened from residential areas to the south and east, so no adverse impacts are anticipated to the surrounding neighborhood.	✓
The date or event that will terminate the use can be identified with certainty;	A 3-year period has been established. October 13, 2028, is 3 years from the Council review date.	✓
The use will not impose additional unreasonable costs on the public;	The use will not impose additional unreasonable costs on the public.	✓
The applicant acknowledges there is no entitlement to future re-approval of the IUP;	The applicant understands.	✓
The applicant agrees to any conditions the Council deems appropriate for the use.	The applicant understands.	✓

Staff find that the application meets the standards for issuing an IUP.

Staff Recommendation

Staff recommend the Planning Commission hold a public hearing for Interim Use Permit, IUP #25-02.

Staff further recommend approval of the Interim Use Permit, IUP #25-02 for a maximum three-year period expiring on October 13, 2028, subject to stipulations.

Stipulations

Staff recommend that if the special use permit is approved, the following stipulations be attached.

1. The Interim Use Permit, IUP #25-02 will expire if the interim use ceases operation for a continuous period of at least one year or three years from the date of Council approval.
2. The petitioner shall be limited to enclosed storage within one shipping container, not to exceed 350 square feet in size.
3. The shipping container shall be located only in the location identified on the approved site plan and shall be maintained in a neat and orderly condition so as to allow adequate circulation throughout the property.
4. The shipping container shall be screened from public view through the use of existing vegetation and foliage on the property and in accordance with Code Chapter 635 Screening. Any removal or substantial thinning of said vegetation that results in diminished screening may require supplemental screening as determined by City staff.

5. Enclosed storage within the shipping container shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City Fire Marshal.

Attachments

1. Petitioner's application, narrative and drawings
2. Public Hearing notice to paper and properties within 350ft



Fridley Civic Campus

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

Permit Information:

Permit Type: Interim Use Permit
Permit Subtype: Non-Residential
Permit Number: IUP25-000002
Work Description: Adding storage container to our property

Property Information:

Address: 7490 CENTRAL AVE NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 123024240056

Property Owner Information:

Property Owner: BRENK PROPERTIES LLC
Property Owner Address: 7490 CENTRAL AVE NE
FRIDLEY, MN 55432

Applicant Information:

Name: brenk brothers
Address: 7490 CENTRAL AVE NE
fridley, MN 55432-3577
Phone: (763) 784-5621

Application Information:

Is the applicant the property owner? No
Property Owner Email mjb@brenkbrothers.com
Property Owner Phone Number 612-801-5378
When will the Interim Use end? 3 years or so.

I understand that the applicant, owner, operator, tenant and/or user has no entitlement to future re-approval of the interim use permit. 1

I affirm that the interim use permit will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future. 1

Payment Information:

Payment Date	Received From	Payment Amount
08/12/2025	rick besch	\$1,500.00
08/12/2025	rick besch	\$41.25

Signature:**Application Date:**

Application Complete Date: 08/15/2025
60-Day Deadline: 10/14/2025
120-Day Extension: 12/13/2025

Review Dates:

Activity Name	Date	Activity Status
Application Intake	08/26/2025	Complete
Send 15 Day Letter	08/21/2025	Complete
Planning Commission Meeting	09/17/2025	Pending
City Council Meeting	10/13/2025	Pending
File with County		



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: 7490 Central Ave NE

Parcel ID Number: 12 - 30 - 24 - 21 - 0034

Project/Activity for which application(s) is being made: Put a storage unit on our property

Name of Owner: MICHAEL BRENK

Address 2850 Northview Drive City MINNETRISTA State MN Zip Code 55364

Phone Number 612-801-5378 Email mjb@BRENBROTHERS.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.

Michael Brenk
Owner Signature

08-06-2025
Date

Authorized Agent Name: Rick Besch

Company Name (if applicable): Brenk Brothers

Address 7490 Central Ave NE City Fridley State MN Zip Code 55432

Phone Number 763-398-6167 Email Rick.besch@brenkbrothers.com

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

To Whom it may concern:

1) Business need for Interim Use Permit.

Brenk Brothers Inc is a high precision machine shop which is heavily entrenched in the manufacturing of Aerospace components for commercial and military aircraft, as well as medical, connector, space, and other high tech industries.

Started in 1989, we have been located in Fridley since 1992 when we purchased an existing 30,000 square foot vacant building. We have undergone 2 expansions, one in 2007 and the other in 2018, to get to our current 100,000 square foot facility and approximately 150 employees.

As we continue to expand our statement of work, our need for floor space for raw materials, parts in process, equipment, and shipping materials continues to grow. We are preparing for the addition of 2 more pieces of high-tech CNC equipment. Each one of these require at least 600 square feet of floor space for installation alone, with additional floor space required for material handling, operation, and inspection equipment for finished parts.

We are seeking an Interim Use Permit with the intension of installing a Dry Storage Container on the north side of the building to ease the congestion of shipping materials and rarely used devices in an effort to free up floor space for raw material storage, in-process parts handling, and CNC equipment which cannot be stored outside. Anything placed in the container would be free of fluids.

2) Alternatives considered.

Since expanding in 2018, we have survived the crushing impact of the COVID pandemic, and the economic turmoil of higher interest rates. While we own the land for further expansion, we are in no position financially to expand the facility at this time. The fact we are able to finally purchase new CNC equipment to expand our capabilities is in itself a victory, and bodes well for the future of Brenk Brothers Inc.

The items related to shipping finished goods we intend to store are bulky (shipping crates, pallets, bubble wrap, foam cushioning materials) and are used weekly. Other items have very little intrinsic value but are utilized throughout the year for particular projects and manufacturing.

Finding off-site storage would create a logistical and financial burden.

3) Proposed circumstances/timeline for concluding the Interim Use

While I don't have long term plans for expansion at this time, that will ultimately be the end game. We are on the cusp of increased demand on several projects, and need temporary expanded storage until we get the logistics of material and WIP (Work-in-process) worked out. We are actively installing additional Pallet Racking where we can to facilitate additional inside storage. At the crux of the issue is the shipping materials require so much floor space. They are bulky and cannot be exposed directly to the elements, particularly rain and snow.

Many of the parts we make are quite large, and the raw materials and WIP require a lot of inside storage. It takes several weeks to manufacture these parts, some of which are critical to the US military, so the logistical ballet of raw materials to finished goods is a delicate one.

4) Documentation that the proposed use meets city ordinance requirements

The use will not conflict with provisions of the city code on an on-going basis. We have and will continue to work with city staff to ensure compliance. The use will not adversely affect adjoining property or neighborhood. The use will not impose any costs to the public.

Thank You for your consideration.

Mike Brenk

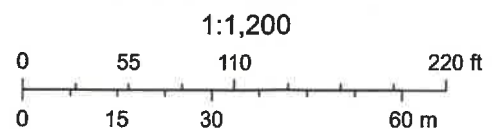
Owner, Production Manager

Brenk Brothers Inc.



8/7/2025, 9:03:39 AM

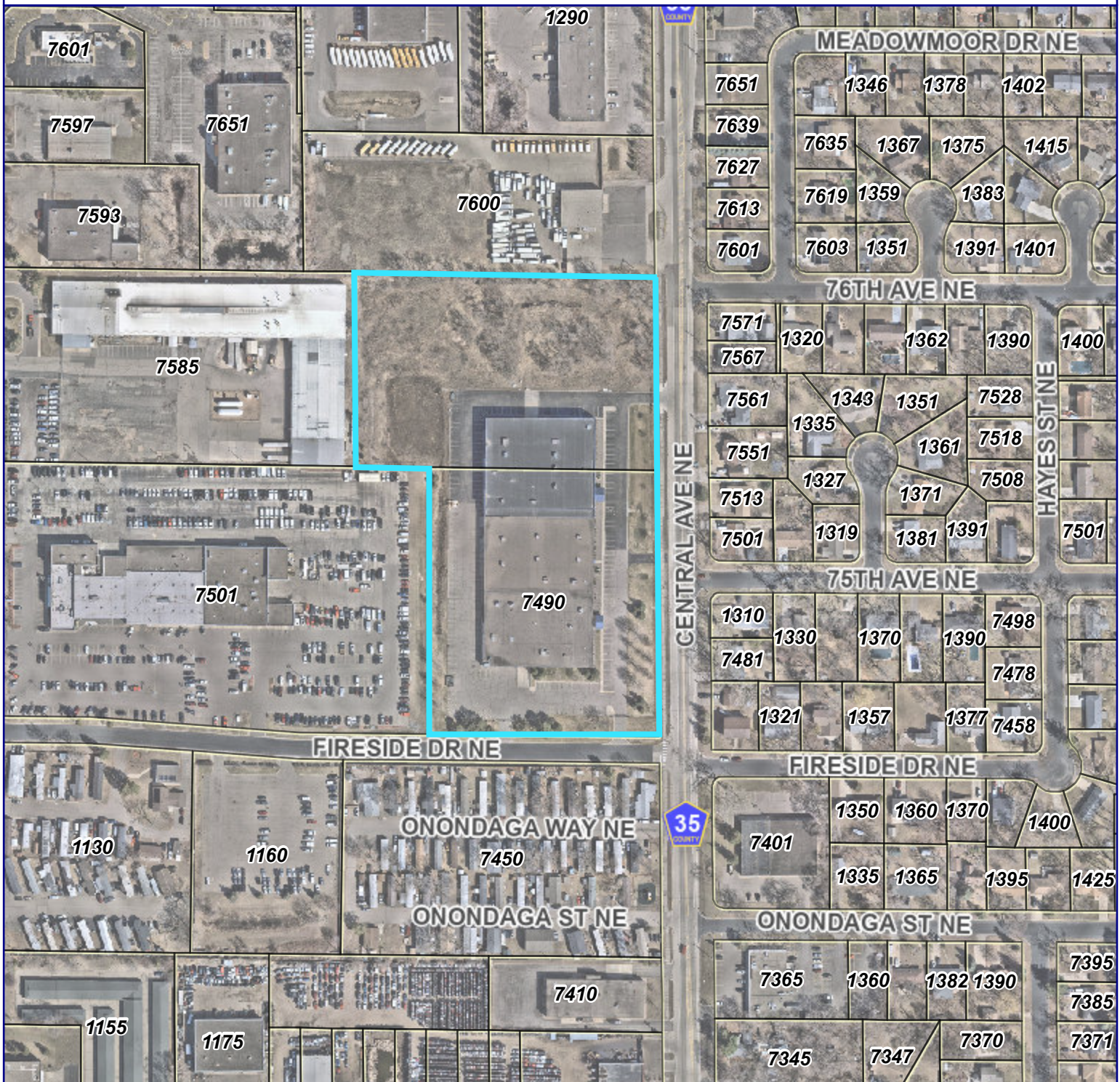
- Multi-units





Community Development Department Public Hearing Notice

Item 2.



Sources:

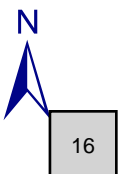
Fridley Engineering and Planning
Fridley GIS
Anoka County GIS

Map Date: 8/21/2025

Interim Use Permit, IUP #25-02

Petitioner: Brenk Brothers

Address: 7490 Central Ave NE



**City of Fridley
Planning Commission
Notice of Public Hearing to
Consider an Interim Use
Permit by Brenk Brothers**

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on September 17, 2025 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider an Interim Use Permit, IUP #25-02, to consider a temporary storage container to be located at 7490 Central Ave NE, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to Nancy.abts@fridleymn.gov 763-572-3593. Publication date(s): September 5, 2025.

The City Council will consider this item on October 13, 2025.



AGENDA REPORT

Meeting Date: October 17, 2025

Meeting Type: Planning Commission

Submitted By: Paul Bolin, Community Development Director
 Stacy Stromberg, Assistant Community Development Director
 Nancy Abts, Senior Planner

Title

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

Background

In May 2025, the City Council adopted a new Title 6, Zoning and Subdivision. The ordinance has been in effect since July 1, 2025.

As part of the recodification process, the city's zoning consultants recommend an annual review and update to the ordinance. This will help prevent accumulation of many "minor" issues needing to be addressed.

As a first annual update, staff have identified a handful of areas of the new ordinance needing to be modified. These changes are in response to experiences using the code for several months and in responding to requests from potential future land uses.

Subdivision Procedures

In the process of combining zoning and subdivision into a single title, procedures for processing Final Plats were not carried over. These procedures are being reintroduced into the title.

Use Definitions and Conditions of Approval

Reorganizing principal and accessory uses into tables from their previous text-based lists has made the overall code easier to administer. This translation also introduced some uncertainty about how to treat previously-unspecified use/district relationships. Now, changes to the use table are proposed to clarify that public uses are allowed in zoning districts other than the "P" Public district, and to update the classification of Hospitals from Permitted to Conditional.

Changes to the Motor Vehicle Sales and Rental Chapter are proposed to add a minimum lot size of one acre, and to clarify the lot area to be used in determining minimum building size.

Vision Statement

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

Care Facilities are distinguished from Hospitals through revisions to the respective definitions and use standards. They are identified as a Conditional Use in Business Districts, to match their treatment in Residential districts.

Public District

The Public District is updated to add provisions for rezoning property to this zoning district, if it is purchased by a government entity other than the City of Fridley.

Financial Impact

Absorbed and Planning Budget

Recommendation

Staff recommends the Planning Commission hold a Public Hearing for Ordinance No. 1434

Attachments and Other Resources

- Draft Ordinance 1434

Vision Statement

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

Ordinance No. 1434

Amending the City of Fridley Zoning and Subdivision Ordinance Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures

The City Council of the City of Fridley does ordain, after review, examination and staff recommendation that the City of Fridley Zoning and Subdivision Ordinance be amended as follows:

Section 1

The following definitions under Section 601.03 Use Definitions are amended to read as follows:

Care Facility. A facility licensed by the state which provides meals, lodging, and services on a regular basis, such as personal services, 24-hour supervision, social activities, and/or nursing care to two or more individuals who require assistance. Care facilities include facilities such as assisted living, nursing homes, rest homes, and convalescent care. This use does not include in-home residential care facilities or hospitals.

Care Facility, Residential. An in-home ~~residential~~ facility in a residential zoning district that is licensed by the state which provides primarily nonmedical care to individuals who are in need of personal assistance to manage the activities of daily life or for the protection of the individual. The number of people allowed in each facility is dictated by state statute with either groups of six or few persons or groups between seven – 16 persons.

Hospital. An institution open to the public and/or owned and operated by a unit of government, in which sick or injured persons receive medical, surgical or psychiatric treatment which may include inpatient care or overnight accommodations.

Public Building or Use. A building or use which is owned or managed by a public entity to serve the community. Schools and hospitals are a separate use as otherwise defined.

Section 2

Paragraph 2 of Section 612.05 District Standards is amended to read as follows:

2. P Public Facilities District

(a) The P District includes such land areas, waterways and water areas which are owned, controlled, regulated, used or proposed to be used by the City of Fridley or other governmental body.

(b) Land within the P District is automatically designated at the time of land acquisition by the City of Fridley for the principal public uses set forth in this Chapter. Land may be designated P District under the Ordinance Amendment procedures of this title.

~~(c) Upon removal of public use, land within the P District automatically reverts back to the original zoning that was on the property prior to the acquisition for such use.~~

~~(d)~~(b) All lot requirements and setbacks for uses in this District must be comparable to other similar uses that are allowed in other districts.

~~(e)~~(c) Building Requirements

(1) All building requirements for uses in this District will be comparable to other similar uses that are allowed in other districts.

Section 3

Section 612.03 Non-Residential District Principal Uses

Table 1 is amended as follows:

	Commercial		Industrial				Public	Use Standards Reference
Principal Use Type	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
Residential								
Group Living								
Care facility	PS-C	PS C						See Chapter 620
Continuum of care facility	C	C						
Lodging								

Principal Use Type	Commercial		Industrial				Public	Use Standards Reference
	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
Hotel or motel		PS						See Chapter 620
Community Services								
Clinic	P	P						
Daycare center	PS	PS						See Chapter 620
Funeral home	PS	PS						See Chapter 620
Hospital	<u>C</u>	<u>C</u>					<u>C</u>	See Chapter 620
Museum/art gallery	P	P					P	
Place of assembly	PS	PS						See Chapter 620
Public use	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	PS	See Chapter 620
Sacred community	PS	PS						See Chapter 620
School, college/ vocational/ business		P						
Public school, elementary, middle, or secondary	P	P					P	
Private school, elementary, middle, or secondary	P	P						

Section x.

Section 620 Principal Use Standards is hereby amended as follows:

620.17 Care Facility

1. Any care facility must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.

3. The site must contain a minimum of 150 square feet of usable open space per resident, consisting of outdoor seating areas, gardens or recreational facilities. ~~Public parks or plazas within 300 feet of the site may be used to meet this requirement.~~

620.xx Hospital

1. Any hospital must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.
3. The use must provide proof of all applicable state, federal, and other governmental licensing agency approvals.

620.xx Public Use

1. The use must serve the community.
2. The use must be in conformance with the Comprehensive Plan.
3. The use must conform with the surrounding neighborhood.
4. Adequate screening from neighboring uses and landscaping must be provided in accordance with the Screening chapter of this code.

620.26 Motor Vehicle Sales or Rental

1. Minimum lot size is one acre.
2. A minimum building floor area of 20 percent of the ~~lot~~ property's buildable area must be devoted to the related motor vehicle sales or rental use.
3. On lots with multi-tenant buildings, the individual parking demand of all uses must be met. The spots for the motor vehicle sales or rental use must be shown on a parking plan and identified with signage on site.
4. A fire lane must be maintained around the perimeter of the entire building.
5. The outdoor sales or display area must not interfere with circulation in any required parking, loading, maneuvering or pedestrian area.
6. The outdoor sales or display area must conform to the principal building setback requirements of the applicable zoning district.
7. Junk vehicles are prohibited.

Section x.

Section 650.04 Subdivision Procedures of the Fridley City Code is hereby amended to read as follows:

9. Final Plat

- (a) Applicability. After approval of a preliminary plat, the applicant shall prepare a final plat together with all required accompanying materials on forms furnished by the City.
- (b) Application Review
 - (1) The applicant shall submit the final plat together with all required accompanying material on forms furnished by the City.
 - (2) The final plat shall conform to the preliminary plat as tentatively approved or conditionally approved, including any required modifications and any additional requirements of law.
 - (3) The application shall be processed in accordance with the Section 650.01. While a public hearing is not needed, the Planning Commission shall review and provide a recommendation to the City Council.
- (c) Actions after Approval
 - (1) Survey. After approval of the final plat, the subdivider shall cause the subdivision to be surveyed, staked and monumented by a registered surveyor in accordance with the requirements herein, with statutory requirements and with any requirements of the County Platting Authority.
 - (2) Recording
 - ((a)) After approval, the final plat shall be recorded among the records of the County within one hundred eighty (180) days after the date of Council approval unless a longer period is granted at the time of approval.
 - ((b)) A plat not recorded within a period of one hundred eighty (180) days or the approved extension time, is deemed to be one that is not approved and such plat is not entitled to be recorded; and the same shall not thereafter be recorded except and unless it shall have again been presented to the Planning Commission and Council and approved for recording.
 - ((c)) A time extension for recording a plat shall be requested in writing and filed with the City at least 20 days before the expiration of the original approval. The request for extension shall state facts showing a good faith attempt to record the plat. In evaluating a request for an extension, the Council can consider among other things any changes in zoning, sizing of lots, location of streets and

utilities in the lands within or adjacent to said plat and other factors deemed material, and is not limited thereto.

- (3) No plat of a subdivision shall be filed with the Registrar of Deeds or accepted for filing unless signed by the Mayor and Manager or Clerk and unless approved as to survey and engineering accuracy by the County Platting authorities.

Section x. Effective Date and Term

This Ordinance shall become effective on passage and publication.

Passed and adopted by the City Council of the City of Fridley on this __ day of _____, 2025.

Dave Ostwald - Mayor

Attest:

Melissa Moore - City Clerk

First reading:
Second reading:
Summary Publication:

**City of Fridley
Planning Commission
and City Council
Notice of Public Hearing
to Consider a Text
Amendment by the City
of Fridley**

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on September 17, 2025 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

Notice is hereby given that the City Council of the City of Fridley will hold a public hearing on October 13, 2025 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider a Text Amendment, TA #25-02, to consider amendments to the City's Zoning and Subdivision Code to clarify definitions, permitted uses, and procedures for land use applications.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to Nancy.abts@fridleymn.gov 763-572-3593. Publication date(s): September 5, 2025 and September 12, 2025.



AGENDA REPORT

Meeting Date: September 17, 2025

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Community Development Specialist

Title

Approval of the 2026, Planning Commission Meeting Dates

Background

Approval of the 2026, Planning Commission Meeting Dates

Financial Impact

None

Recommendation

Approval of the 2026, Planning Commission Meeting Dates

Attachments and Other Resources

- 2026 Planning Commission Meeting Dates – See below

January 21, 2026

February 18, 2026

March 18, 2026

April 15, 2026

May 20, 2026

June 17, 2026

July 15, 2026

August 19, 2026

September 16, 2026

October 21, 2026

November 18, 2026

December 16, 2026

Vision Statement

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