



Planning Commission

September 17, 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
Ross Meisner

Absent

Aaron Klemz
Paul Nealy

Others Present

Nancy Abts, Senior Planner
Ryan Solberg, HRA and Administrative Intern
Daniel Brenk
Brianna Carfic
Alex Druley
Aidan Smith
Sal Bjornberg

Approval of Meeting Minutes

1. Approve July 16, 2025, Planning Commission Minutes

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

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

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 Avenue NE to be Temporarily Used for the Outdoor Storage of a Shipping Container

Motion by Commissioner Brom 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 7:02 p.m.

Ryan Solberg, HRA and Administrative Intern, presented a request from Brenk Brothers Inc. for an Interim Use Permit (IUP) to allow the property at 7490 Central Avenue NE to be used temporarily for outdoor storage. He provided information on the site description and history, analysis, and recommended approval of the IUP as presented and subject to stipulations. He noted that a neighboring property owner did submit comments in favor of the request.

Commissioner Brom requested additional information on the recommended three-year period. Nancy Abts, Senior Planner, replied that although the applicant requested one year, three years is a reasonable timeline and would prevent the need for a future extension.

Commissioner Borman asked for more information on the shipping done by the business. Daniel Brenk, representing the applicant, explained that this would allow the shipping containers to be stored out of the way. Commissioner Borman commented that this seems like a great storage solution, as these appear to be reusable containers.

Commissioner Meisner asked for information on the Brenk Brothers business. Mr. Brenk provided more information on the business.

Motion by Commissioner Heuchert to close the public hearing. Seconded by Commissioner Meisner.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the public hearing was closed at 7:12 p.m.

Commissioner Borman commented that this seems to be a reasonable request that will allow more space within the facility.

Motion by Commissioner Meisner recommending approval of an Interim Use Permit, IUP #25-02, to allow the property at 7490 Central Avenue NE to be used temporarily for the outdoor storage of a shipping container, with stipulations. Seconded by Commissioner Borman.

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

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

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

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 7:15 p.m.

Ms. Abts provided background information on the Zoning Code update process and goals for annual updates. She provided more specific information on proposed changes to subdivision procedures, public facilities district, use definitions, use table, principal use standards, and recommended approval of the ordinance as presented.

Commissioner Meisner referenced the residential care use definition and standards, verifying that the setback is intentional. Ms. Abts provided additional information on the difference between residential group homes and other care facilities, such as a nursing home.

Commissioner Borman asked and received additional clarification on the difference between in-home and commercial daycare uses.

Commissioner Heuchert asked for more information on public use properties and clarification on the rezoning that occurred on a specific property. Ms. Abts provided more information on the rezoning that occurred when a public entity purchased the property per the current ordinance. She explained that with the changes, a public entity other than the City would need to request the rezoning; it would no longer be automatic.

Commissioner Meisner suggested language be added related to the office requirement for an auto sales use. It was determined that language should be added to specify that there be a permanent, on-site office.

Motion by Commissioner Heuchert 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 7:30 p.m.

Motion by Commissioner Heuchert recommending approval of Ordinance No. 1434 Amending Title 6 Zoning and Subdivision Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures. Seconded by Commissioner Meisner.

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

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

Other Business

4. Approval of the 2026 Planning Commission Meeting Dates

Motion by Commissioner Borman approving the 2026 Planning Commission meeting dates as presented. 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 Borman.

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,

Nancy Abts, Staff Liaison