



Planning Commission Meeting

May 20, 2026 at 7 p.m.
7071 University Avenue NE

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approve 10-15-2025, Planning Commission Minutes

Public Hearing

2. Conditional Use Permit, CUP #26-01, by AMS Wireless on behalf of Public Safety Towers Company, for a new 125 foot tall telecommunications tower at 1241 72nd Avenue NE

Other Business

Elect Chair and Vice Chair

3. Elect Vice Chair

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 cove 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: May 20, 2026
Meeting Type: Planning Commission
Submitted By: Julie Beberg, Office Coordinator
Title: Approve 10-15-2025, Planning Commission Minutes

Background

Approve 10-15-2025 Planning Commission Minutes

Recommendation

Approve 10-15-2025 Planning Commission Minutes

Attachments and Other Resources

1. PC 10-15-2025

Vision Statement

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



Planning Commission

October 15, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

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

Present

Pete Borman
Aaron Brom
Mike Heuchert
Aaron Klemz
Ross Meisner
Paul Nealy

Absent

Mark Hansen

Others Present

Nancy Abts, Senior Planner
Stacy Stromberg, Assistant Community Development and HRA Director
Ryan Solberg, HRA/City Manager Office Intern

Approval of Meeting Minutes

1. Approve September 17, 2025, Planning Commission Minutes

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

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

Public Hearing

2. Consideration of a Conditional Use Permit, CUP #25-01, by Mike Bismark and Dynamic Offensive Futbol, for Indoor Commercial Recreation for a Private Soccer Training Facility

Motion by Commissioner Heuchert to open the public hearing. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was opened at 7:02 p.m.

Ryan Solberg presented the request for a Conditional Use Permit (CUP) to allow tenant space 7264 – 7266 within the property at 7280 Commerce Circle East to be used for an indoor commercial recreation facility for Dynamic Offensive Futbol. He provided details on the site description and history, code requirements, analysis, CUP findings for approval, related findings, and recommended stipulations.

Commissioner Klemz stated that in previous cases, the Commission has been asked to repeal out-of-date Special Use Permits (SUPs) and CUPs, and asked if there is a similar recommendation in this case. Nancy Abts, Senior Planner, replied that staff is not recommending any action on the existing SUPs for the property.

Acting Chair Meisner asked if an SUP applies to the entire building or just a section. Ms. Abts replied that staff believe that the SUP would apply to the entire property unless the conditions of approval state otherwise. She stated that in this new CUP, the conditions are specific about where the use will be located within the property.

Commissioner Borman asked and received confirmation that the previous SUP did not stipulate a portion of the building and therefore applied to the entire property, whereas this use would be specific to the proposed space within the building.

Sam Diatta, spoke in representation of the applicant, he stated that the club is looking to find a home within Fridley, and he was present to answer any questions.

Commissioner Klemz asked where the current facility is located. Mr. Diatta replied that they are currently at TCO Sports Facility in Vadnais Heights, but have to relocate and were happy to find the location in Fridley. He provided additional details on the training program they run.

Acting Chair Meisner asked if the training is focused on kids or adults as well. Mr. Diatta replied that the main focus is kids, but adults participate as well at times.

Commissioner Borman asked how many participants are at any session. Mr. Diatta explained that it depends upon the space, but noted a recent session with 25 kids. He stated that during the summer, they held a camp with about 80 kids. He confirmed that the space is adequate for their needs.

Acting Chair Meisner asked when the business would hope to be operational in the space. Mr. Diatta replied that they would anticipate being open in January.

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

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was closed at 7:19 p.m.

Commissioner Borman commented that this seems to be a great use of the space, and the Commission agreed.

Commissioner Nealy asked if there is a concern that this space would occupy available industrial space. Acting Chair Meisner noted that this would be a commercial use within a space that has been vacant.

Motion by Commissioner Heuchert recommending approval of Conditional Use Permit, CUP #25-01, by Mike Bismark and Dynamic Offensive Futbol, for indoor commercial recreation for a private soccer training facility, subject to stipulations. Seconded by Commissioner Nealy.

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

It was noted that this item will go to the City Council for consideration at the November 10, 2025, meeting.

3. Consideration of a Conditional Use Permit, CUP #25-02, by Grown Rogue Unlimited, LLC, for Indoor Cannabis Cultivation at 40 77th Avenue NE

Motion by Commissioner Klemz to open the public hearing. Seconded by Commissioner Brom.

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was opened at 7:22 p.m.

Nancy Abts, Senior Planner, presented a request for a Conditional Use Permit for cannabis cultivation within the existing building at 40 77th Avenue NE from Grown Rogue Unlimited LLC. She provided additional details about the business and its operations in three other states. She presented details of the application, site description and history, Code requirements, and staff recommendation for approval with stipulations as presented.

Commissioner Brom referenced odor mitigation and asked how that would be measured/enforced. Ms. Abts provided details on how that is reviewed from the property line. She stated that if the odor is reasonably offensive at the property line, staff would ask the applicant to come into compliance. She referenced the experience of the applicant and their plan for odor mitigation.

Acting Chair Meisner asked if there is an objective measure for odor. Ms. Abts replied that there is not an agreed-upon objective measure for odor. She stated that enforcement would be based upon complaints and review by City inspectors. She reviewed the steps that would be followed related to enforcement.

Acting Chair Meisner asked if this type of business would place a higher burden on public safety. Ms. Abts replied that public safety did not have any concerns with this proposal. She stated that the business' security measures would prevent anyone from wandering in.

Mark Doherty, representing the applicant, stated that they are excited to bring the business to Fridley, and he was present to answer any questions. He confirmed that they do plan to purchase the building, and while taking a conservative approach initially, they would eventually plan to expand into the entire building.

Commissioner Brom noted the 80 anticipated employees and asked if those are new jobs or jobs being transferred from other states. Mr. Doherty replied that those jobs would be net new to the community and estimated at full capacity. He provided input on odor mitigation and noted that, in his experience, if there were odor issues, it would be identified through complaints from neighbors. He provided details on the odor mitigation for the business.

Commissioner Klemz asked if the business received a cannabis cultivation license from the Office of Cannabis Management (OCM). Mr. Doherty confirmed that they have received their license notification from the OCM.

Commissioner Brom asked if the law would need to change to allow the business to build out phase two. Mr. Doherty replied that the first phase would be 10,000 square feet of cannabis canopy, and their license would allow up to 30,000 square feet of cannabis canopy.

Commissioner Nealy asked about other approved cannabis cultivation licensing approved in the state. Mr. Doherty replied that currently there are two approved cultivators in the state, which have been operational under medical licensing and have been approved to convert their medical sales to retail. He stated that those cultivators are feeding their own dispensaries and are not supplying other retailers. He commented that tribal lands have been cultivating to a smaller degree as well. He provided additional details on the required testing that would be completed by a third party.

Commissioner Nealy asked if the facility would have security. Mr. Doherty confirmed that the facility would be heavily secured.

Commissioner Klemz asked the anticipated truck traffic for the site. Mr. Doherty replied that would be minimal as delivery is typically provided through sprinter vans. He anticipated a few trucks per week.

Acting Chair Meisner asked for more details on the odor mitigation and waste material. Mr. Doherty provided additional details on the odor mitigation process the company uses. He stated that the OCM has regulations to be followed for waste management of plant material.

Acting Chair Meisner asked if there would be an extra burden on fire safety and/or public safety. Mr. Doherty provided additional details on the fire safety of the building, which is already sprinkled. He stated that it is a highly secured facility, monitored 24/7, and in his experience, there has been no additional burden on public safety. He noted that the business would not even have a monument sign. He stated that their products would be wholesaled to Minnesota dispensaries.

Acting Chair Meisner asked if staff has explored whether this type of business would be a target in terms of security threats. Ms. Abts recognized that this is a new activity, but none of the medical cultivators or dispensaries have reported any issues. She noted that the OCM has also been proactive in how they have set up security requirements.

Acting Chair Meisner asked about employee health and safety. Mr. Doherty replied that they take employee health and safety seriously and provided information on the working conditions.

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

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the public hearing was closed at 8:00 p.m.

Commissioner Heuchert stated that the applicant addressed any concerns expressed.

Commissioner Borman recognized that odor is subjective and provided examples of odor from General Mills at times. He noted that the applicant seems to have a robust plan for odor mitigation.

Motion by Commissioner Klemz recommending approval of Conditional Use Permit, CUP #25-02, by Grown Rogue Unlimited, LLC for indoor cannabis cultivation at 40 77th Avenue NE, subject to stipulations. Seconded by Commissioner Borman.

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

It was noted that this item will move forward to the City Council for consideration at the November 10, 2025, meeting.

Other Business

Ms. Abts stated that the City is currently initiating a youth commissioner program, noting that applications are being accepted through October 24, 2025. It was confirmed that the youth members would be nonvoting members.

Adjournment

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

Upon a voice vote, all voting aye, Acting Chair Meisner declared the motion carried unanimously, and the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison



AGENDA REPORT

Meeting Date: May 20, 2026
Meeting Type: Planning Commission
Submitted By: Nancy Abts, Senior Planner
Stacy Stromberg, Assistant Community Development Director/HRA
Title: Conditional Use Permit, CUP #26-01, by AMS Wireless on behalf of Public Safety Towers Company, for a new 125 foot tall telecommunications tower at 1241 72nd Avenue NE

Background

Regulatory History

Cellular towers have been regulated under Fridley's zoning code since the 1990s. The City created a list of pre-identified approved locations for cellular towers and added them to a zoning overlay district. The overlay is now known as the O-3 Telecommunications Overlay. Towers are permitted by right at properties within the overlay. Locating a tower outside the overlay district requires a Conditional Use Permit. A Telecommunications Tower CUP is allowed in M-1, M-2, and M-3 districts and railroad rights-of-way that abut these districts.

The Request

Angela Campbell of AMS Wireless has requested approval of an 125' Wireless Telecommunications Tower. The request comes on behalf of Public Safety Towers. The tower will ultimately have wireless facilities for ATT Wireless and has been designed for at least two facilities. The tower will be located on property owned by Crysteel, located at 1241 72nd Avenue NE in Fridley. This site is outside the O-3 overlay. The company could not secure a site for a new tower within the overlay.

The facility will be accessed from 73rd Avenue. (The property is a through-lot and has frontage on both 73rd and 72nd Avenues.) The tower base will be inside an approximately 1200 square foot fenced enclosure. Additional space is dedicated to a driveway and utility access.

Site Description and History

The subject property spans between 73rd and 72nd Avenues, west of Central Avenue. It is zoned M-1, Light Industrial. The property has a long history of outdoor storage and environmental contamination. Contamination has been addressed on an ongoing basis since the 1970s. There are several storage buildings on the site, dating from the 1960s onwards. In 2014, the property

was replatted to allow sale of an adjoining property.

Code Requirements and Analysis

Parking

Application materials show 54 parking spaces. Based on warehouse use for the existing buildings, the site has enough parking spaces.

Landscaping and Screening

The property alterations do not require a completely updated landscaping plan. However, the project prompted review of the existing landscaping. There are 7 dead ash trees on the north edge of the property that must be replaced with compliant plantings. The replacement trees must meet minimum size requirements. Because of the small number of trees to be planted, they must be from different species. No more than 20% of planted trees are from a single genus. The applicant has not provided a compliant plan for replacing these trees.

Additionally, telecommunications towers must be screened by "existing structures, a brick decorative wall, or a solid 100% opaque vegetative enclosure, six feet in height." The site is not currently screened from the 72nd Avenue right-of-way, or from the apartments located south of 72nd Avenue.



The application shows barbed wire enclosing the base of the tower, which is not allowed at this site. Barbed wire is only allowed for sites that abut a railroad right-of-way.

Use

The 125' tall tower complies with the zoning code height requirement.

CUP Findings for Approval	Analysis	Condition
The potential for the proposed use to be in harmony with the general Zoning Code and the Comprehensive Plan.	The comprehensive plan guides the site for Industrial land uses. Zoning code allows for a telecommunications tower as a conditional use.	Not needed

The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	The proposed tower meets federal safety standards. However, visual impact of the tower will need to be addressed through screening and landscaping. Barbed wire is not allowed.	1, 2, 3, 4, 5, 6
The existing and anticipated traffic conditions.	Traffic and parking are consistent with previous and surrounding land uses.	Not needed
The effect on values of property in the surroundings.	Visual impact of the tower will need to be addressed through screening and landscaping.	4, 6

Staff find that the application does not meet the standards for issuing a CUP, without stipulations. Draft stipulations are provided below.

Stipulations

Staff recommends that if the conditional use permit is approved, the following stipulations be attached.

1. The telecommunications tower must comply with all requirements of the Federal Communications Commission, Federal Aviation Administration, and National Electric Safety Code.
2. Construction, alteration, and expansion of the telecommunications facility all require building permits.
3. The telecommunications tower design must substantially be as presented in the application materials, including:
 - a. The tower must support more than two wireless facilities,
 - b. The tower must be finished with a non-corrosive material, and
 - c. The tower must be finished so as to be compatible with other buildings and structures in the area.
4. All ground equipment must be fully screened from public rights-of-way by existing structures, a brick decorative wall, or a solid 100% opaque vegetative enclosure. When used for screening purposes, chain link fences must have slats.
5. The telecommunications tower must be secured to protect against trespass, without the use of barbed or razor wire.
6. Required landscaping must be replaced as required by City Code Chapter 632, including replacement of the 8 dead ash trees on the north side of the property with 8 trees which meet the requirements of Chapter 632. Required landscaping must be replaced within one year of CUP approval.
7. The telecommunications tower must at all times be kept and maintained in good condition, order and repair.
8. Per 650.01.9.e.1 of the Fridley City Code, this Conditional Use Permit will become null and void one year after the City Council approval date if work has not commenced or if the Petitioner has not petitioned the City Council for an extension.

Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #26-01.

Staff further recommends approval of Conditional Use Permit, CUP #26-01, with the provided stipulations.

Attachments and Other Resources

- 1. CUP 26-01 PC Report_1241 73rd Ave NE Cell Tower_Summary
- 2. Land Use Application Summary_CUP26-01
- 3. FRIDMN-0374_Project Narrative_New Cell Tower_Crysteel Trucking_04.15.2026_REV1_04.29.26_REV2_05.01.2026
- 4. PST_FRIDMN-0374_Zoning_RevB (1)
- 5. PH notice resident cup 26-01-AMS Wireless

Vision Statement

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



Land Use Application Summary

Item: CUP #26-01

Meeting Date: May 20, 2026

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

Angela Campbell, AMS Wireless, on Behalf of Public Safety Towers Company

Requested Action:

Public Hearing to consider Conditional Use Permit, CUP #26-01 for a Wireless Telecommunications Tower at 1241 72nd Ave NE

Location:

1241 72nd Avenue NE

Existing Zoning:

M-1, Light Industrial District

Size:

6.09 acres

Existing Land Use:

Industrial; Crysteel Manufacturing

Surrounding Land Use & Zoning:

N: Industrial, M-1
E: Industrial, M-2
S: Multi-Family, R-3
W: Industrial, M-2

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 614.04.4 requires a conditional use permit for a wireless facility not located on a site within the O-3 Telecommunications Towers and Wireless Facilities Overlay District.

Building and Zoning History:

1949 – Lot is first platted
1968 – First building constructed
1976 – Detterman Welding building constructed; some hazardous materials removed

1980s – 2nd building + expansions permitted, storage area cleaned, more materials removed, screening installed, bikeway easement granted
1990s & 2000s – Additional remediation occurs
2014 – Lot is replatted under PS14-05 to accommodate sale of adjacent property.

Legal Description of Property:

See attached survey

Public Utilities:

Building is connected.

Transportation:

Tower will be accessed from 73rd Ave NE

Physical Characteristics:

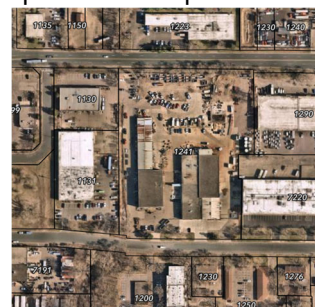
Large industrial site with warehouse and large outdoor storage and parking area

Summary of Request:

AMS Wireless on behalf of Public Safety Towers requests approval of a conditional use permit for a 125' tall wireless telecommunications tower at 1241 72nd Ave NE.

Staff Recommendation:

City staff recommend approval of the conditional use permit request with stipulations.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – June 8, 2026

60 Day Date – June 16, 2026

Staff Report Prepared by Nancy Abts



Fridley Civic Campus

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

Permit Information:

Permit Type: Conditional Use Permit
Permit Subtype: Commercial
Permit Number: CUP26-000001
Work Description: New Proposed Telecommunications Tower - 125' Monopole

Property Information:

Address: 1241 72ND AVE NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 123024310115

Property Owner Information:

Property Owner: CTE PROPERTIES LLC
Property Owner Address: 52248 EMBER RD
LAKE CRYSTAL, MN 56055

Applicant Information:

Name: AMS Wireless On Behalf of Public Safety Towers Company
Phone: (919) 649-2486

Application Information:

Zoning District M-1 Light Industrial
Other

SUBMITTAL REQUIREMENTS

Is the applicant the property owner? No

Will your project require a parking lot expansion of four (4) or more parking stalls. No

Payment Information:

Payment Date
04/17/2026

Received From
Anegla Campbell

Payment Amount
\$1,541.25

Signature:**Application Date:**

Application Date: 04/17/2026
60-Day Deadline: 06/16/2026
120-Day Extension: 08/15/2026

Review Dates:

Activity Name	Date
Planning Commission Meeting	05/20/2026
City Council Meeting	06/08/2026

May 1, 2026
Project Narrative for
FRIDMN-0374
1241 72nd Ave NE Fridley MN 55432
Parcel Number: 12-30-24-31-0115

The proposed site is located on a 6.09-acre parcel owned by CTE Properties, LLC, a limited liability company under the laws of Minnesota (Crysteel Trucking). Public Safety Towers (PST) is proposing to install a new Wireless Communications Facility at 1241 72nd Ave NE Fridley MN 55432. PST is proposing to construct a 125' Monopole (tower) within a 35' x 35' lease area that will be enclosed with fencing. The purpose of the proposed site is in response to changes in technology for wireless services, and a commitment to providing better service throughout the area, to existing and potential customers. There is a need to increase coverage as well as safety services and data capabilities in this area, so this will help service the surrounding areas and fill in the current gaps in coverage.

This parcel of property is zoned M1 - Light Industrial District and will meet the following criteria:
Maximum Height of 125'

Will support more than two wireless facilities for tower equipment as well as more than two facilities for the ground support structure.

Tower will be designed to blend in with surrounding environment

Proposed tower is a monopole design and will be finished with non-corrosive material

Proposed tower will not be illuminated

Location of tower is inside a fenced area at the Crysteel Trucking Equipment property which is currently screened from public right of ways with fencing and vegetation and not near any residential parcels.

All ground equipment will be enclosed with steel cabinet structures

Tower will be reasonably posted and secured to protect against trespass and designed to discourage unauthorized climbing

Signs no larger than four square feet in size will be posted

Ordinary and reasonable care of tower and facility will always be employed; tower and facility will be maintained in good condition order and repair so that the same shall not menace or endanger the life or property of any person
Public Safety Towers will install and maintain the tower and facility in compliance with the requirements of the National Electric Safety Code and all FCC, State and local regulations, and in such a manner that will not interfere with the use of other property

All maintenance or construction on tower and facility will be performed by qualified personnel

Compliance with all FCC radio frequency standards will be maintained by public safety towers and copies of all FCC information will be provided to the City annually

In the event the use of the tower or facility is discontinued by public safety tower company or if a notice to FCC is filed for discontinued use, tower owner will provide written notice to the City.

An attempt was made to locate a new telecommunications facility on one of the pre-approved properties listed on Fridley City Code Chapter 205.30 Telecommunications Towers and Facilities District, Appendix A. The only property on the list that met the location criteria is number 9 on the list, the Cummins Corporation. The Cummins Corporation declined a ground lease offer for a tower. George Mbuthia, Logistics Site Manager advised that the Cummins Corporation is transforming their property and a tower would hinder that process.

Please see documents attached below:

Site Lease Agreement between Crysteel Trucking & Public Safety Towers dated 2/17/2026

FAA Determination of No Hazard Letter dated 3/13/2026

FCC Antenna Registration dated 4/10/2026

Radio Frequency Electromagnetic Energy (RF-EME) Compliance Report dated 3/15/2026

Environmental Geotechnical Report by TEP (Tower Engineering Professionals) dated 3/19/2026

Documents uploaded to the Portal:

Survey, SMW Engineering Group dated 12/3/2025

Site Plan / Site Drawings, AMS Wireless Solutions dated 10/24/2025

Valmont Tower Design dated 4/1/2026

Letter of Authorization from Property Owner dated 4/15/2026

Please let me know if you have any questions or need any additional information.

Thank you!

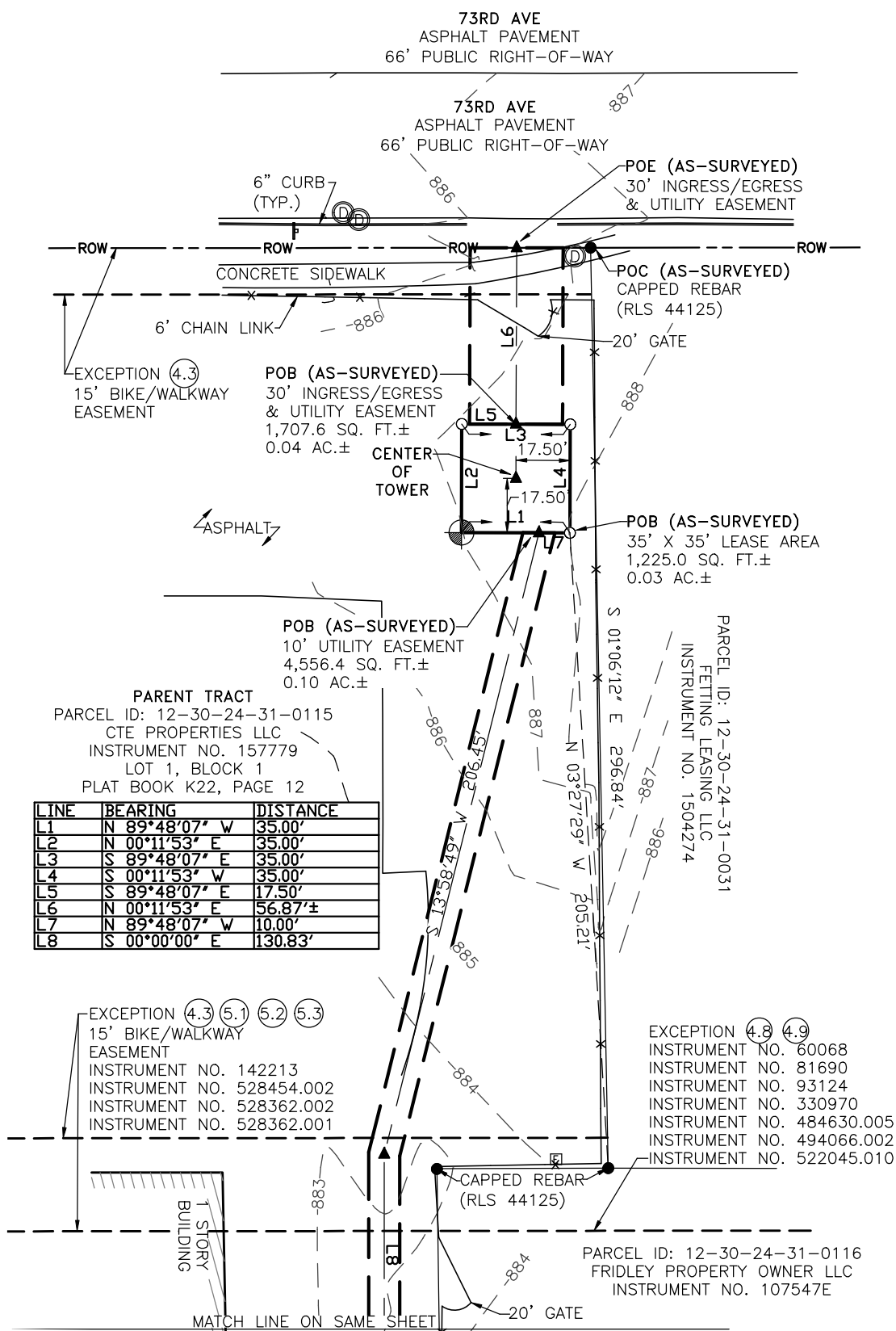
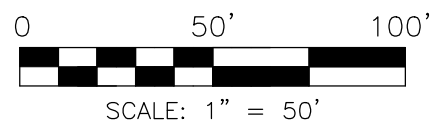
Angela Campbell
Project Manager
919.649.2486



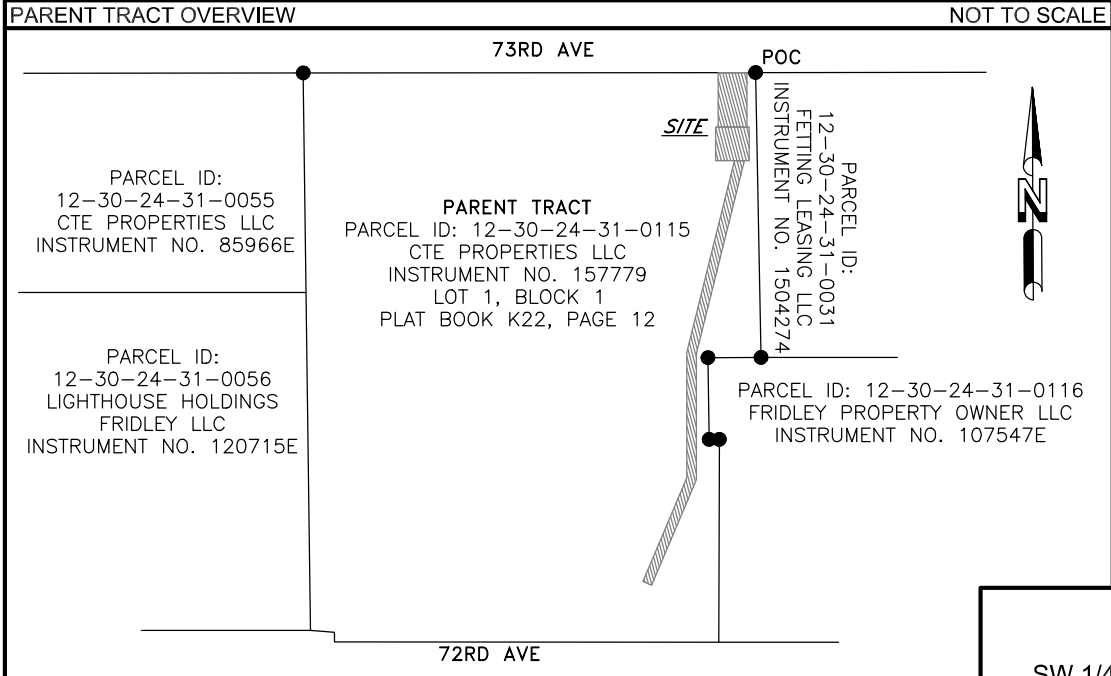
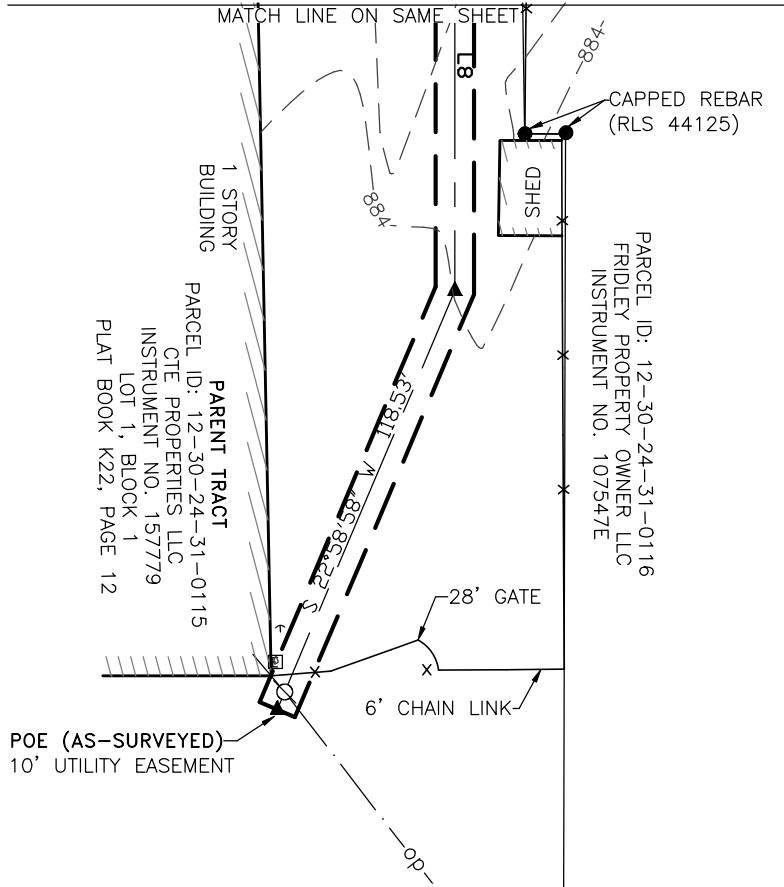
4431 Town Center Place
Kingwood, TX 77339

angela@ams-wireless.com





LINE	BEARING	DISTANCE
L1	N 89°48'07" W	35.00'
L2	N 00°11'53" E	35.00'
L3	S 89°48'07" E	35.00'
L4	S 00°11'53" W	35.00'
L5	S 89°48'07" E	17.50'
L6	N 00°11'53" E	56.87'±
L7	N 89°48'07" W	10.00'
L8	S 00°00'00" E	130.83'

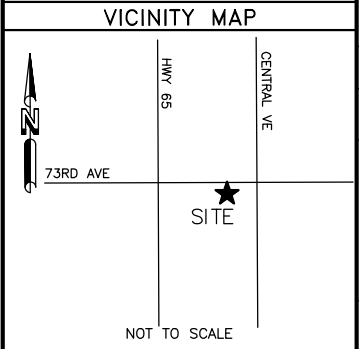


TOWER INFO

CENTER OF TOWER

LATITUDE: 45°06'00.723" NORTH
 LONGITUDE: 93°14'22.785" WEST (NAD 83)
 GROUND ELEVATION: 887.45' ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 73RD AVENUE
 FRIDLEY, MINNESOTA 55432



MINNESOTA SOUTH

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
 0°31'58.59007

TRUE NORTH TO MAGNETIC DECLINATION
 0°8' W

COMBINED SCALE FACTOR
 0.999976638

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = REFERENCED INFORMATION
 - (M) = MEASURED
 - ⊗ = POWER POLE
 - ⊕ = GUY ANCHOR
 - ⊞ = ELECTRIC BOX
 - ⊞ = SIGN
 - ⊞ = STORM DRAIN MANHOLE
 - ⊞ = TEMPORARY BENCHMARK
 - 5/8" REBAR SET
ELEVATION 887.54'
 - ROW --- RIGHT-OF-WAY
 - - - - - OP - - - - - OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 27003C0401E, which bears an effective date of December 16, 2015 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

FRIDMN-0374
 16434618
 SW 1/4, SEC. 12, T-30-N, R-24-W
 ANOKA COUNTY, MINNESOTA

BY: _____ DATE: _____

REVISION: _____

NO. _____

PROJECT NO. 25-1177

DRAWN BY: DG
 CHECKED BY: KM
 FIELD CREW: MCK
 APPROVED BY: MKD
 DATE: 10/16/25
 SCALE: AS SHOWN
 SHEET 1 OF 2

RAWLAND TOWER SURVEY

AMS WIRELESS
 4431 TOWN CENTER PLACE
 KINGWOOD, TEXAS 77389

FOR: **SMW Engineering Group, Inc.**
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

ENGINEERING GROUP, INC.

PARENT TRACT (PER TITLE)

Lot 1, Block 1, Determan Addition, according to the recorded plat thereof, Anoka County, Minnesota.

35' X 35' LEASE AREA (AS--SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 157779 in the Office of Land Records and Recording, Anoka County, Minnesota, lying in the southwest quarter of Section 12, Township 30 North, Range 24 West and being more particularly described as follows:

Commencing at a capped rebar found (RLS 44125) on the northeast corner of said certain tract of land and on the south right-of-way line of 73rd Avenue; thence S 01°06'12" E a distance of 296.84 feet to a capped rebar found (RLS 44125) on along the east property line of said certain tract of land; thence N 03°27'29" W a distance of 205.21 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°48'07" W a distance of 35.00 feet to a 5/8" rebar set; thence N 00°11'53" E a distance of 35.00 feet to a 5/8" rebar set; thence S 89°48'07" E a distance of 35.00 feet to a 5/8" rebar set; thence S 00°11'53" W a distance of 35.00 feet to the Point of Beginning. Said above-described Lease Area contains 1,225.0 square feet or 0.03 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS--SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 157779 in the Office of Land Records and Recording, Anoka County, Minnesota, lying in the southwest quarter of Section 12, Township 30 North, Range 24 West and being more particularly described as follows:

Commencing at a capped rebar found (RLS 44125) on the northeast corner of said certain tract of land and on the south right-of-way line of 73rd Avenue; thence S 01°06'12" E a distance of 296.84 feet to a capped rebar found (RLS 44125) on along the east property line of said certain tract of land; thence N 03°27'29" W a distance of 205.21 feet to a 5/8" rebar set; thence N 89°48'07" W a distance of 35.00 feet to a 5/8" rebar set; thence N 00°11'53" E a distance of 35.00 feet to a 5/8" rebar set; thence S 89°48'07" E a distance of 17.50 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width lying 15 feet each side of the following described centerline; thence N 00°11'53" E a distance of 56.87 feet, more or less, to a point on the south right-of-way line of said 73rd Avenue and the Point of Ending. Said above-described Easement contains 1,707.6 square feet or 0.04 acres, more or less.

10' UTILITY EASEMENT (AS--SURVEYED)

Being a portion of that certain tract of land described and recorded in Instrument No. 157779 in the Office of Land Records and Recording, Anoka County, Minnesota, lying in the southwest quarter of Section 12, Township 30 North, Range 24 West and being more particularly described as follows:

Commencing at a capped rebar found (RLS 44125) on the northeast corner of said certain tract of land and on the south right-of-way line of 73rd Avenue; thence S 01°06'12" E a distance of 296.84 feet to a capped rebar found (RLS 44125) on along the east property line of said certain tract of land; thence N 03°27'29" W a distance of 205.21 feet to a 5/8" rebar set; thence N 89°48'07" W a distance of 10.00 feet to the Point of Beginning of an Utility Easement being 10 feet in width lying 5 feet each side of the following described centerline; thence S 13°58'49" W a distance of 206.45 feet to a point; thence S 00°00'00" E a distance of 130.83 feet to a point; thence S 22°58'58" W a distance of 118.53 feet to the Point of Ending. Said above-described Easement contains 4,556.4 square feet or 0.10 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Minnesota Registered Land Surveyor. Date of field survey is September 30, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Minnesota South State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DL9804. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted in reference to a Report for Title Insurance prepared by U.S. Title Solutions, Commitment No. UST81464, dated October 6, 2025.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Minnesota to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

BY	
DATE	
REVISION	
NO.	
PROJECT NO.	25-1177
DRAWN BY: DG	
CHECKED BY: KM	
FIELD CREW: Mck	
APPROVED BY: MKD	
DATE: 10/16/25	
SCALE: N/A	
SHEET 2 OF 2	

FOR: **RAWLAND TOWER SURVEY**

AMS WIRELESS
4431 TOWN CENTER PLACE
KINGWOOD, TEXAS 77389

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com



FRIDMN-0374
16434618
SW 1/4, SEC. 12, T-30-N, R-24-W
ANOCA COUNTY, MINNESOTA



Fridley Civic Campus

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

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 1241 72nd Avenue NE

Applicant: AMS Wireless on behalf of Public Safety Towers Company

Request: Conditional Use Permit, CUP#26-01, for a new 125 foot tall telecommunications tower at 1241 72nd Avenue NE, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, May 20, 2026 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

Location of Planning Commission Hearing: Meeting will be held in person at Fridley Civic Campus located at 7071 University Avenue NE.

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Nancy Abts, Senior Planner, at the address above or by email at Nancy.Abts@fridleymn.gov

Questions: Call or Email Nancy Abts, Senior Planner at 763-572-3593 or Nancy.Abts@fridleymn.gov

Mailing date: May 8, 2026 Publication date: May 3, 2026

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: May 20, 2026
Meeting Type: Planning Commission
Submitted By: Julie Beberg, Office Coordinator
Title: Elect Vice Chair

Background

Elect Vice Chair

Recommendation

Elect Vice Chair

Attachments and Other Resources

Vision Statement

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