



Planning Commission Meeting

August 19, 2026 at 7 p.m.

Fridley Civic Campus 7071 University Avenue NE

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approve May 20, 2026, Planning Commission Minutes

Public Hearing

2. Consider a Conditional Use Permit, CUP #26-02, by Dripco LLC, for a Hemp Manufacturing Use at 109 Osborne Street
3. Consider a Conditional Use Permit, CUP #26-03, by Gerhard Builders and Remodeling LLC, for an oversized garage at 531 Kimball Street
4. Consider a Conditional Use Permit, CUP #26-04, by Jim Mackey, Architect, for a Detached Above-Garage Accessory Dwelling Unit (ADU) at 160 Talmadge Way

Other Business

Adjournment

Accessibility Notice:

If you need free interpretation or translation assistance, please contact City staff. Upon request, accommodations will be provided to allow individuals with disabilities or those needing interpretation services to participate in City of Fridley services, programs or activities. If you are in need of an interpreter or require auxiliary aids, contact the City at 763-572-3450 at least five business days in advance to ensure arrangements can be made.

A solicitud, se darán adaptaciones para permitir que las personas con discapacidades o las que necesiten servicios de interpretación participen en los servicios, programas o actividades de la Ciudad de Fridley. Si necesita un intérprete o requiere ayudas auxiliares, comuníquese con la Ciudad al 763-572-3450 al menos cinco días hábiles de antelación para asegurar que se puedan hacer los arreglos.

Markii la codsado, adeegyo caawimaad ah ayaa la siin doonaa dadka naafada ah ama kuwa u baahan adeegga turjumaadda si ay uga qayb qaataan adeegyada, barnaamijyada, ama hawlaha magaalada Fridley. Haddii aad u baahan tahay turjubaan ama qalabka caawiya dadka naafada ah, kala xiriir Magaalada taleefankan 763-572-3450 ugu yaraan shan maalmood oo shaqo kahor, si loo hubiyo in qabanqaabada lagu sameeyo.

Raws li kev thov, yuav muaj kev pab tshwj xeeb rau cov neeg xiam oob qhab lossis cov uas xav tau kev pab txhais lus kom laww tuaj koom tau nrog Nroog Fridley (City of Fridley service) cov kev pab cuam, cov kev kawm, los sis cov

dej num sib txawv. Yog koj xav tau neeg txhais lus los sis xav tau lwm yam kev pab, thov hu rau lub Nroog ntawm 763-572-3450 kom tsis pub tsawg tshaj tsib hnuv ua hauj lwm ua ntej, xwv kom peb thiaj li npaj tau rau koj raws li lub sij hawm ntawv.



AGENDA REPORT

Meeting Date: August 19, 2026
Meeting Type: Planning Commission
Submitted By: Julie Beberg, Office Coordinator
Title: Approve May 20, 2026, Planning Commission Minutes

Background

Approve May 20, 2026, Planning Commission Minutes

Recommendation

Approve May 20, 2026, Planning Commission Minutes

Attachments and Other Resources

-
1. PC 05-20-2026

Vision Statement

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



Planning Commission

May 20, 2026

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

Nancy Abts, Senior Planner

Approval of Meeting Minutes

1. Approve October 15, 2025, Planning Commission Minutes

Motion by Commissioner Meisner 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. 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

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 7:03 p.m.

Nancy Abts, Senior Planner, presented a request for a Conditional Use Permit (CUP) for a telecommunications tower on the existing property at 1241 72nd Avenue NE. AMS Wireless has filed

the application on behalf of Public Safety Towers, and the property is owned by CTE Properties and used by Crysteel. She provided regulatory context and reviewed previous approvals. She presented details of the application, site description and history, code requirements, and recommended that the Commission hold a public hearing. She stated that staff recommends approval of the request, subject to the stipulations noted in the staff report.

Commissioner Brom noted a condition requiring the ability to support two additional wireless facilities and asked for more information. Ms. Abts replied that the intention is to somewhat consolidate the number of wireless facilities throughout the city. She stated that it is not uncommon for towers to support multiple facilities.

Commissioner Klemz recognized that this location is outside of the overlay district. He recognized that the applicant states in their narrative that they considered nine properties within the district, trying to find an opportunity, and asked if perhaps the overlay district needs to be updated. Ms. Abts replied that this is the first application the City has had in 11 years. She stated that if they continue to receive more applications, it would be a signal that they need to reevaluate the overlay district.

Commissioner Borman asked if this site would require a standby generator. Charlie Mischel of AMS Wireless did not believe this site would require a standby generator. Commissioner Borman asked if the applicant anticipates any issues with grounding due to the soil conditions. Mr. Mischel stated that a 'Phase One' was completed, and an additional soil and groundwater plan will be completed.

Commissioner Meisner referenced the language that the tower "would blend in with the surrounding environment" and asked for more information. Mr. Mischel stated that this is a light industrial area with light poles, and the monopole will look similar. He stated that there are stealth, tree designs, but that would look out of place in this area.

Commissioner Borman questions why the power easement is run through the property to the south and not the shorter distance to the road to the north. Mr. Mischel stated that they would run the power underground in a trench from the back of the property. Commissioner Borman asked if a structure would be constructed for equipment. Mr. Mischel replied that the equipment would be outdoors. He commented that they would not have a shelter structure because of the small size of the installation.

Commissioner Heuchert stated that the other examples are from quite a few years ago and asked what led to locating the tower on this property. Mr. Mischel stated that they received a search ring from a carrier that has a dead spot and approaching properties within the overlay, but that did not work out. He stated that this location is within the quarter-mile search ring from the carrier.

Commissioner Meisner asked why barbed wire would not be allowed, acknowledging that the applicant would be worried about the security of the tower. Ms. Abts replied that barbed wire is

allowed in specific locations to protect specific and sensitive things. She stated that more secluded, heavier industrial uses are sometimes allowed barbed wire or electric fencing.

Commissioner Meisner asked if there was surveillance on the site. Mr. Mischel replied that Crysteel Trucking has cameras and everything would be locked, with a separate lock on this property as well, which provides two levels of security.

Chair Hansen invited public comments.

Pam Reynolds, 1241 Norton Avenue NE, commented that this structure would be visible from her back door. She referenced the City Ordinance, which defines the overlay and the intention of the overlay. She commented that this tower will be very close to residential properties and stated that while the City Code specifies a distance of 300 feet from residential properties, the FCC and World Health Organization specify a distance of 1,300 feet from residential properties. She commented on the noise generated from the high power lines, Cummins, Medtronic, and Highway 65. She also spoke about property value impacts and did not believe it was fair that one property, Crysteel, would benefit from this while the other properties would not. She noted a previous request for a tower, in 2005, that was recommended for denial by the Planning Commission because of its proximity to Springbrook, but was then approved by the City Council. She asked if the EQEC had reviewed this request and provided a recommendation on who would monitor the RF frequency, whether the tower would interfere with other capabilities, and whether there would be flashing lights on the tower. She asked the Commission to deny the request.

Ms. Abts replied that the application was reviewed by members from all departments, and no concerns were raised about safety impacts from the tower.

Mr. Mischel stated that there would not be any flashing lights on the tower, and the proposal would meet all requirements of the FCC and FAA. He shared information about radio frequency levels for common household items, comparing those levels to the level that would be generated from the tower. He stated that the goal would be to allow space for all three major carriers on the tower, and there would be no interference generated from the tower. He stated that this area is a dead spot, which has led to the proposal. He stated that there is a property within the overlay near to this site, so the residents would still see the tower in that location as well.

Commissioner Meisner asked if there would be anything on the site that would generate noise. Mr. Mischel stated that they would not generate noise on this property. He stated that if they had a generator, it would only run if the power were out. He stated that the noise from the equipment would only be heard 20 to 30 feet from the tower, which would still be on the secured site.

Commissioner Klemz stated that the EQEC was not made a part of the review, but he is the Chair of that Commission and therefore is still part of the discussion. He asked staff about who received notification for the meeting. Ms. Abts replied that the notification radius is 350 feet from the subject

property, and the City also publishes information about public hearings on its website and in the *Star Tribune*.

Commissioner Meisner referenced the resident's concern with fire from a tower and asked if that is a concern. Mr. Mischel replied that he has been in this industry for almost 30 years and has not heard anything that was not caused by someone starting a fire in that area. He stated that there are lightning rods on the towers, and inside the cabinet space, there is a mechanism to keep fire self-contained if that were to occur.

Natividad Seefeld, Park Plaza resident, asked why a tower is being placed next to a manufacturing facility that has environmental issues and works with flammable materials. She asked if studies would be done on that property to ensure that environmental issues are not persisting on that property. She asked if the security of the tower would be placed on Crysteel or whether the tower company would have its own security. She asked how this would impact taxpayers.

Mr. Mischel replied that there would be no impact on taxpayers. He stated that Crysteel is providing a small area of land, and everything else is controlled and completed by Public Safety Towers.

Commissioner Klemz referenced the Telecommunications Act of 1996 and asked if the City Code complies with those regulations and whether there would be any limits on the City's decision. Ms. Abts stated that the Overlay District Ordinance was created in response to the 1996 Telecommunications Act. She stated that when the City recodified the Ordinance recently, there were no issues or challenges identified.

Ms. Reynolds referenced the O-3 overlay district, which includes a list of where things can be. She stated that the municipal garage is a listed location, and perhaps that would be a better choice for the location. Ms. Abts replied that there is a tower at the public works garage site. Commissioner Meisner noted that the location would also be outside of the applicant's search window.

Commissioner Meisner asked for information on decommissioning and/or removal of towers. Mr. Mischel stated that each of the sites is based on a lease, noting that this lease is probably 25 to 30 years. He stated that if the carrier does not want to extend the lease, the site has to be decommissioned and returned to natural conditions. He stated that if the site is decommissioned, everything would be removed.

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 7:53 p.m.

Commissioner Borman stated that he has no issues with the proposal as presented.

Commissioner Meisner commented that there are a number of towers in the city already.

Commissioner Klemz stated that this would be a good opportunity to review the overlay district in the future to determine if there is additional capability or whether the boundaries would need to be adjusted. He recognized that there are federal laws that preempt local regulations, and given that, he is persuaded that this is an acceptable use as it fits the criteria. He acknowledged the comments from Ms. Reynolds but did not agree that the WHO has actual setback requirements or recommendations. He stated that he recommends approval of the request.

Chair Hansen stated that he is empathetic to the residents' concerns, but believes that the use makes sense, noting that this is driven by the demand of the public for cell phones. He stated that if this were placed in the overlay district, it would be similarly visible to the resident.

Commissioner Klemz noted that the overlay district comes within one-half block of this property.

Motion by Commissioner Meisner to recommend approval of Conditional Use Permit, CUP #26-01, with the provided stipulations. Seconded by Commissioner Heuchert.

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

Chair Hansen noted that this item is scheduled to go before the City Council at the June 8, 2026, meeting.

Other Business

3. Elect Vice Chair

Ms. Abts stated that a Vice Chair needs to be elected, noting that the Chair has been appointed by the City Council.

Chair Hansen asked if Commissioner Meisner would be interested in continuing to serve in the position. Commissioner Meisner stated that he would be willing to continue to serve.

Motion by Commissioner Brom to elect Ross Meisner as Vice Chair of the Planning Commission. Seconded by Commissioner Klemz.

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

Adjournment

Motion by Commissioner Borman 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 8:00 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison

AGENDA REPORT



Meeting Date: August 19, 2026
Meeting Type: Planning Commission
Submitted By: Nancy Abts, Senior Planner
Stacy Stromberg, Assistant Community Development Director/HRA
Title: Consider a Conditional Use Permit, CUP #26-02, by Dripco LLC, for a Hemp Manufacturing Use at 109 Osborne Street

Background

Regulatory History

Edible hemp products containing intoxicating levels of THC were legalized for manufacture and sale in Minnesota on July 1, 2022. Fridley adopted Ordinance Number 1410 to regulate the sale of edible hemp products in July 2023 but did not regulate manufacturing under this ordinance. Ordinance 1426 was adopted in January 2025 to address legalized cannabis businesses, alongside hemp businesses. Ordinance 1426 regulates a spectrum of activities related to cannabis and hemp products, from cultivation to manufacturing, warehousing and transportation, as well as retail.

While the City was adopting its ordinance, Minnesota's Office of Cannabis Management (OCM) was undertaking rulemaking and businesses licensure activities for the cannabis and hemp industry. Ultimately OCM's approval process for cannabis and hemp separated:

1. Cannabis uses require local location approval before an OCM license or endorsement is issued
2. Hemp uses do not require local location approval before an OCM license or endorsement is issued. Instead, municipalities are notified of these businesses after the license is issued.

Under the recodified zoning ordinance, adopted as Ordinance 1431 on June 18, 2025, requirements for cannabis and hemp manufacturers were established. The ordinance requires a Conditional Use Permit for manufacturing of either cannabis or hemp products.

The Request

Business owner Anthony Haugen requests an after-the-fact Conditional Use Permit for a Hemp Products manufacturing use at 109 Osborne Road Northeast. The business uses hemp extract to create consumer goods, including gummies and flavored beverages.

Site Description and History

The property was platted and the original structure was built in 1997. Since that time, the permit history for the property shows routine maintenance including remodeling for past tenants, but

few large changes. Dripco LLC has occupied the property since 2025. The City was made aware of the hemp manufacturing use in spring 2026, when OCM issued a license for a Hemp Manufacturer at 109 Osborne Road NE.

Comprehensive Plan Guidance

The 2040 Comprehensive Plan guides this property for Industrial Use, described as “Lots or parcels that contain manufacturing or processing of products, warehousing or storage of material and equipment.” The application is consistent with this guidance.

Code Requirements and Analysis

Parking

The multi-tenant building is approximately 53,000 square feet. At a ratio of 75 percent warehouse space and 25 percent office space, 94 parking spaces would be required. The property currently has 97 off-street parking spaces.

Landscaping and Screening

No exterior alterations are proposed as part of this CUP, so changes to the landscaping and screening are not required.

Use

City Code 620.10 requires that a hemp manufacturing facility comply with all licensing requirements of the Office of Cannabis Management. Products may only be stored inside of a completely enclosed structure within a limited access area. An odor mitigation plan is required, and the hemp manufacturing business must agree to comply with an approved National Fire Protection Association (NFPA) standard. The applicant’s odor mitigation plan is included in the packet.

Use Standards (City Code 620.10)	Analysis	Condition
A cannabis or hemp manufacturing facility must comply with all licensing requirements of the Office of Cannabis Management.	The applicant holds a current license from OCM. The requirement is noted in the CUP for future business owners.	1
Entities engaged in cannabis or hemp manufacturing may only store cannabis or hemp extract inside of a completely enclosed structure within a limited access area.	The applicant’s operations take place within an completely enclosed structure within a limited access area. The requirement is noted in the CUP for future business owners.	2
A required odor mitigation plan must be provided. The plan will identify all odor emitting aspects of the business, as well as mitigations to be implemented to ensure odor is not readily detectable beyond the boundaries of the immediate site. Mitigation measures identified in the plan	The applicant states operations do not produce odors. An odor mitigation plan was submitted by the applicant. Complying with the plan on file is noted in the CUP as a requirement for future business owners.	3

are required...for the full duration of the business..

A cannabis or hemp manufacturing business must agree to comply with an approved National Fire Protection Association (NFPA) standard.

The applicant's amended narrative agrees 4 to comply with any applicable requirements in NFPA 420. The requirement is noted in the CUP for future business owners.

CUP Findings for Approval

The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.

The proposed use is consistent with the zoning code and comprehensive plan. Not needed

The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.

The use takes place completely within an enclosed building with security protocols. As a condition of approval, odor must not be readily detectable beyond the boundaries of the immediate site. 1,2,3,4

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.

The use takes place completely within an enclosed building with security protocols. As a condition of approval, odor must not be readily detectable beyond the boundaries of the immediate site. 3,4

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

Stipulations

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

1. The use must comply with all licensing requirements of the Office of Cannabis Management.
2. Hemp extract must only be stored inside of a completely enclosed structure within the limited access area as depicted on EXHIBIT B.
3. The approved odor mitigation plan on file must identify all odor emitting aspects of the business, as well as mitigations to be implemented to ensure odor is not readily detectable beyond the boundaries of the immediate site. Mitigation measures identified in the plan are required upon establishment of the business and to remain operational for the full duration of the business. The completely enclosed facility must be managed to prevent nuisance odors from being detectable from outside of the property.
4. The hemp manufacturing business must comply with the approved National Fire Protection Association (NFPA) standards applicable to the business' operations.

5. No direct-to-consumer retail sales of hemp products are permitted at this location.

Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #26-02.

Staff further recommends approval of Conditional Use Permit, CUP #26-02, with the listed stipulations.

Attachments and Other Resources

1. Land Use summary
2. Application Summary
3. Conditional Use Narrative
4. Amended_Narrative_and_Odor_Plan
5. DRIPco_Exhibits_C_and_D
6. LicenseReportV16_20260411_082612
7. OCC 2 Site Plan PDF

Vision Statement

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



Land Use Application Summary

Item: CUP #26-02

Meeting Date: August 19, 2026

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

Anthony Haugen of Dripco LLC

Requested Action:

Public Hearing to consider Conditional Use Permit, CUP #26-02 for Hemp Products Manufacturing at 109 Osborne Road NE

Location:

Multi-tenant building at 101 Osborne Road NE

Existing Zoning:

M-2, Heavy Industrial District

Lot Size:

4.05 acres | 176,418 sq ft

Existing Land Use:

Multi-tenant industrial building

Surrounding Land Use & Zoning:

N: Industrial, M-2

E: Multi-tenant Industrial, M-2

S: Multi-tenant Industrial, M-2

W: Railroad ROW and Residential, R-1

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Industrial

Zoning Ordinance Conformance:

Section 612.03 requires a conditional use permit for cannabis or hemp manufacturing uses.

Building and Zoning History:

1997 – Lot platted and building constructed

Legal Description of Property:

Lot 1 Block 1 Osborne Commerce Center

Public Utilities:

Building is connected.

Transportation:

The property is accessed from Osborne Road NE.

Physical Characteristics:

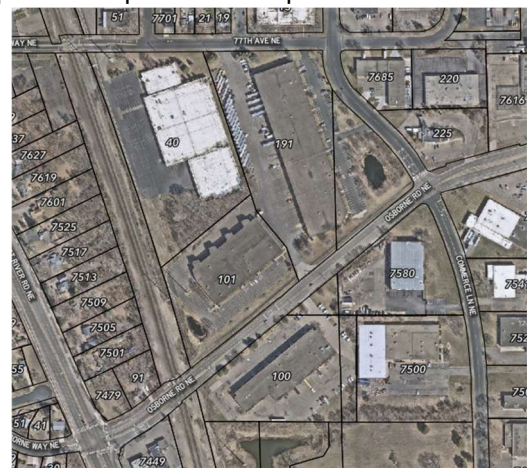
Large multi-tenant industrial building that abuts railroad right-of-way to the west. The site has a paved parking and loading area.

Summary of Request:

Anthony Haugen, Owner of Dripco LLC, has requested a Conditional Use Permit for a Hemp Products Manufacturing use at 109 Osborne Road Northeast.

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 – September 14, 2026

60 Day Date – September 14, 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: CUP26-000002
Work Description: Hemp Manufacturer

Property Information:

Address: 109 OSBORNE RD NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 103024110030

Property Owner Information:

Property Owner: TOUCHSTONE GROUP III LLP
Property Owner Address: 6495 CITY WEST PKWY
EDEN PRAIRIE, MN 55344

Applicant Information:

Name: Dripco LLC
Phone: (612) 963-3533

Application Information:

Zoning District ([Click here to view the zoning map](#)) M-2 Heavy Industrial
Other
SUBMITTAL REQUIREMENTS
Is the applicant the property owner? No
Property Owner Email Summerhill Commercial Real Estate
Property Owner Phone Number 952-473-5650
Will your project require a parking lot expansion of four (4) or more parking stalls. No

Payment Information:

Payment Date	Received From	Payment Amount
07/17/2026	Anthony Haugen	\$1,541.25

Signature:

Application Date:

Application Date: 07/17/2026
60-Day Deadline: 09/15/2026
120-Day Extension: 11/14/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	07/30/2026	Additional Information Required
Send 15 Day Letter	07/29/2026	Complete
Planning Commission Meeting	08/19/2026	Scheduled
City Council Meeting	09/14/2026	Scheduled
File with County		

Overview of Proposed Use

Dripco LLC is seeking a Conditional Use Permit to operate a hemp-derived low-potency edible and beverage manufacturing facility at 109 Osborne Road NE, Fridley, Minnesota. The proposed operation will involve the production, packaging, and wholesale distribution of low-potency hemp-derived edible products and beverages in compliance with Minnesota Statute Chapter 151 and the Minnesota Office of Cannabis Management (OCM) regulatory framework governing hemp-derived consumable products.

Nature of the Business

The facility will serve as a licensed manufacturing location for hemp-derived consumable products containing low-potency cannabinoids, as defined under Minnesota law. All products manufactured at this location will comply with the state-mandated limits for low-potency hemp edibles and beverages, which are regulated under Minn. Stat. § 151.72 and applicable OCM rules. Products will be manufactured, packaged, labeled, and distributed exclusively to licensed retailers and wholesale distributors in accordance with applicable state law.

The operation will not involve retail sales to the general public at this location. All manufacturing activities will take place entirely within the enclosed building. No outdoor storage, processing, or display of products or materials is anticipated.

Operational Details

The proposed facility will operate during standard business hours, Monday through Friday. The operation is expected to employ a small number of full-time and part-time staff engaged in production, quality control, packaging, and administrative functions. Delivery and distribution activities will be conducted by standard commercial vehicles consistent with the existing traffic patterns of the surrounding industrial area.

The facility will maintain all required state and local licenses, including but not limited to a Minnesota hemp manufacturer registration, applicable food handler permits, and any required Fridley business licenses. The operation will be subject to routine inspection by the Minnesota Department of Agriculture, the Minnesota Department of Health, and the Office of Cannabis Management as applicable.

Compatibility with Surrounding Uses

The subject property at 109 Osborne Road NE is located within an established commercial and light industrial corridor in the City of Fridley. The proposed hemp manufacturing use is consistent with and complementary to the existing character of the surrounding area, which includes light manufacturing, warehousing, and commercial service businesses. The proposed use will not generate noise, odor, traffic, or visual impacts beyond those typical of permitted light industrial or commercial manufacturing operations in this zoning district.

The enclosed nature of the manufacturing operation, combined with the absence of retail traffic, ensures minimal impact on neighboring properties and the surrounding community.

DRIPco LLC

109 Osborne Road NE • Fridley, Minnesota 55432 • (612) 963-3533 • dripcomn@gmail.com

AMENDED APPLICATION NARRATIVE AND SUPPLEMENTAL MATERIALS

Conditional Use Permit — Hemp Manufacturing Business

Item	Detail
Applicant	DRIPco LLC (d/b/a Dripco), Anthony Haugen, Owner
Property	109 Osborne Road NE, Fridley, MN 55432
Application	After-the-fact Conditional Use Permit — hemp manufacturing business
City received	July 17, 2026
Responding to	Incompleteness letter dated July 29, 2026 from Nancy Abts, Senior Planner
Submitted	August 6, 2026
Governing code	Fridley City Code Chapter 620.10 (620.10.1 through 620.10.4)

Ms. Abts:

This document responds to each of the four items identified in your letter of July 29, 2026. It amends and supplements the application narrative submitted on July 17, 2026, and should be read together with that submission. Where an item calls for an attachment rather than narrative text, the attachment is identified in the Exhibit Index below and is uploaded with this document through the online application portal.

DRIPco appreciates the City's guidance during the pre-application meeting and in your letter, and has structured this response to track your numbering exactly so that each requirement can be confirmed on its face.

Index of Responses

#	City Requirement	City Code	Where Addressed
1	Amended narrative confirming NFPA 420 compliance	620.10.4	Section 1, page 2
2	Copy of OCM license	620.10.1	Section 2 + Exhibit B
3	Floor plan showing limited-access area boundaries	620.10.2	Section 3 + Exhibit C
4	Odor-control plan (sub-items i–vi)	620.10.3	Section 4 + Exhibits D–G

Exhibit Index

Exhibit	Description
A	This Amended Application Narrative and Supplemental Materials
B	Office of Cannabis Management license — copy (see Section 2)
C	Floor plan — limited-access area boundaries
D	Floor plan — odor-emitting activities, exhaust, HVAC, and odor-mitigation equipment
E	HVAC equipment specification sheet / nameplate photograph
F	Odor-mitigation equipment — Electrocorp RAP 24 recirculating carbon air scrubber: manufacturer specification sheet and maintenance schedule
G	Odor Control Log — template (Appendix 1 to this narrative)

Section 1 — Compliance with NFPA Standard 420

Responding to City requirement 1; Fridley City Code 620.10.4.

1.1 Statement of Agreement

DRIPco LLC agrees to comply with NFPA 420, Standard on Fire Protection of Cannabis Growing and Processing Facilities, upon its adoption, and agrees that the property at 109 Osborne Road NE will comply with that standard as it is adopted and enforced by the Authority Having Jurisdiction. DRIPco consents to the inclusion of this agreement as an express and continuing condition of any Conditional Use Permit granted by the City.

1.2 Current Status of the Standard

NFPA 420 has not yet been issued. The standard remains within the NFPA standards-development process, with a first edition anticipated in 2027. Because no adopted text presently exists, DRIPco cannot certify compliance with specific numbered provisions at this time; it can and does commit to compliance upon adoption. To make that commitment concrete, DRIPco will:

- Monitor the standard through publication, including the Second Revision and any Notice of Intent to Make a Motion proceedings;
- Complete a written gap analysis of this facility against the published standard within ninety (90) days of the standard's issuance;
- Complete any facility modifications required by the standard within twelve (12) months of its adoption by the City of Fridley, the State of Minnesota, or the Fridley Fire Marshal as Authority Having Jurisdiction, or on such alternative schedule as the Fire Marshal approves in writing;
- Provide the gap analysis and evidence of any resulting modifications to the City upon request; and
- Invite the Fridley Fire Department to conduct a courtesy inspection of the facility in advance of adoption, at the Department's convenience.

1.3 Fire and Life Safety Standards Currently Met

In the interim, the facility is designed and operated to the fire and life safety standards presently applicable to it:

Standard / Code	How the facility complies
NFPA 13 — Automatic sprinklers	The building is protected throughout by an automatic fire sprinkler system covering all production, storage, shipping, and administrative areas.
NFPA 72 / detection and alarm	Fire and smoke detectors and carbon monoxide detectors are installed throughout, reporting to a monitored alarm control panel.
NFPA 101 / Minnesota State Fire Code (IFC) — means of egress	A marked Main Entrance/Exit on the south elevation and a marked Exit/Emergency Exit at the northwest corner provide separated means of egress. Emergency lighting is installed throughout the production, storage, and egress paths.
NFPA 70 — Electrical	Building electrical systems are installed and maintained to the National Electrical Code as adopted by the State of Minnesota. No electrical classification for hazardous (classified) locations is required — see 1.4.
Minnesota State Fire Code	The facility is subject to and operates under the Minnesota State Fire Code as adopted, and is available for inspection by the Fridley Fire Marshal.

1.4 Hazard Profile of This Facility

The City should be aware that the operation at 109 Osborne Road NE presents a materially lower fire hazard than the operations that motivated the development of NFPA 420. The provisions of the draft standard that address the highest-consequence hazards — solvent extraction rooms, hazardous exhaust systems, flammable-gas detection, deflagration venting and explosion control, and Class I hazardous-location electrical classification — have no application to this facility, because:

- DRIPco performs no extraction of any kind. All hemp-derived cannabinoid material is purchased in finished liquid or powdered form from licensed manufacturers.
- No flammable or combustible extraction solvents are present, used, or stored — no butane, propane, hexane, ethanol, or comparable solvent.
- No compressed flammable gases, no CO₂ extraction vessels, no closed-loop extraction equipment, no solvent recovery, and no distillation equipment are present on site.
- No cannabis or hemp is cultivated, grown, dried, or cured at the property. No raw plant material or biomass is received, stored, or handled.
- Operations are limited to mixing, depositing, filling, sealing, labeling, packaging, storage, and shipping of finished food and beverage products — a light food-manufacturing hazard profile.

DRIPco therefore expects that the applicable provisions of NFPA 420, once adopted, will be limited to those governing infused-product manufacturing, finished-product storage, general fire protection, and recordkeeping, all of which the facility is positioned to meet.

Section 2 — Office of Cannabis Management License

Responding to City requirement 2; Fridley City Code 620.10.1.

DRIPco LLC holds a Lower-Potency Hemp Edible (LPHE) Manufacturer license issued by the Minnesota Office of Cannabis Management, with endorsements as listed below. A copy of the license is submitted as Exhibit B.

Field	Detail
Licensee (legal name)	DRIPco LLC
Trade name (DBA)	Dripco
License type	Lower-Potency Hemp Edible Manufacturer
License number	LPMFR-L25-000010-01
Licensed premises	109 Osborne Road NE, Fridley, MN 55432
Date issued	4/11/26
Expiration date	4/11/27
Endorsements held	Lower-potency hemp product exporter endorsement; Edible cannabinoid product handler endorsement; Transportation (to own sites and other LPHE businesses); Packaging

The Site, Security, and Operations Plan filed with and approved by OCM as the official plan of record for this licensed premises is available to the City on request. Many of the operational controls described in Sections 3 and 4 below are drawn directly from that plan of record, so that the City's conditions and the State's licensure conditions remain consistent with one another.

Section 3 — Limited-Access Area and Floor Plan

Responding to City requirement 3; Fridley City Code 620.10.2.

3.1 Completely Enclosed Structure

All hemp extract and all hemp product at 109 Osborne Road NE is stored inside a completely enclosed structure. The building is a single-story commercial building of approximately 6,720 square feet (approximately 168 feet by 40 feet). There is no outdoor storage, no outdoor processing, no exterior container or trailer storage, and no point at which hemp extract or hemp product is located outside the enclosed building envelope other than while being loaded into or unloaded from a locked, enclosed transport vehicle at the loading dock under direct staff supervision.

3.2 Boundaries of the Limited-Access Area

The limited-access area is bounded by the building's exterior walls on the north, east, and west elevations, and by the interior partition separating the production and storage zones from the front-of-house administrative zone. The administrative zone — comprising the Office, Employee Breakroom, Restroom 1, Restroom 2, drinking fountain, and the Main Entrance vestibule — lies outside the limited-access area. No hemp extract or hemp product is stored, handled, or held in the administrative zone at any time.

The limited-access area includes the following zones, all as shown on Exhibit C:

Storage zones within the limited-access area	Production and logistics zones within the limited-access area
Hemp Storage / Hemp Extracts	Production area (general)
Raw Material Storage	Gummy Making Equipment
Ingredient Storage	Liquid Filling Equipment
Liquid Ingredients	Packaging Equipment
Product Storage (in-process)	Dating Equipment
Finished Hemp Products	Prep Table and Packing Table
Non-Hemp Storage	Shipping / Receiving
Packaging Storage (two zones)	Loading Dock

3.3 Storage of Hemp Extract Within the Limited-Access Area

- Hemp-derived liquid distillate and powdered cannabinoid input is received at the Loading Dock and moved directly into the Hemp Storage / Hemp Extracts zone, which lies wholly within the limited-access area.
- Hemp extract is stored only in sealed, labeled, manufacturer-supplied food-grade containers on locked shelving or in a locked cabinet within that zone.
- Extract containers leave storage only for the duration of an active production batch, are attended at all times while out of storage, and are resealed and returned to locked storage before the end of the shift.
- Finished lower-potency hemp edibles are held in the Finished Hemp Products zone, likewise within the limited-access area, in sealed, opaque, child-resistant, tamper-evident packaging.

3.4 Access Points and Access Controls

ID	Access point	Control
A1	Main Entrance / Exit (south elevation)	Commercial-grade lock; alarm sensor; camera coverage. Visitors are received in the Office, outside the limited-access area. No visitor enters the limited-access area without sign-in and staff escort.
A2	Exit / Emergency Exit (northwest, adjacent to Loading Dock)	Egress only; no exterior hardware; alarmed; camera coverage. Kept closed and latched at all times.
A3	Loading Dock overhead door (north elevation)	Closed and secured except during active loading or unloading. Attended by authorized staff at all times while open. Camera coverage of the dock apron and interior staging area.
A4	Interior door(s) between administrative zone and limited-access area	Commercial-grade lock; access restricted to authorized personnel by keycard or PIN. Kept closed and secured.
—	Windows (south elevation)	Fixed and/or kept closed and secured at all times. Not access points; not used for ventilation. See Section 4.1.

Additional controls applying throughout the limited-access area:

- Signage reading "LIMITED ACCESS AREA — AUTHORIZED PERSONNEL ONLY" is posted at each entry point into the area.
- Access is restricted to trained, authorized personnel; entry is logged. Visitors, contractors, and delivery personnel are signed in, badged, and escorted at all times.
- All perimeter doors carry alarm sensors reporting to a monitored alarm control panel.
- Digital cameras provide coverage of every access point, the Loading Dock, the Shipping/Receiving area, the Production area, and all hemp storage zones. Recorded footage is retained on a digital recording device for not less than thirty (30) days.

Section 4 — Odor Mitigation Plan

Responding to City requirement 4; Fridley City Code 620.10.3. Sub-sections 4.i through 4.vi correspond to items 4.b.i through 4.b.vi of the City's letter.

4.0 Nature of the Operation and Baseline Odor Profile

DRIPco manufactures two lower-potency hemp edible products: infused gummies and 2-ounce infused beverage shots. Both are produced by incorporating purchased, finished hemp-derived cannabinoid liquid or powder into a food or beverage base. The facility performs no extraction, no cultivation, no drying or curing, and no combustion. No raw hemp flower, trim, or biomass is received, stored, or processed at the property, and no smoking or vaping of any product occurs on site.

This matters to the odor analysis. The odor sources that ordinarily drive nuisance complaints at cannabis and hemp facilities — flower and biomass storage, drying and curing rooms, trimming operations, and solvent extraction — are entirely absent here. The residual odor potential at this facility is that of a small food and beverage manufacturing operation, and is limited to four sources:

- A brief, mild terpene or hemp note when a sealed distillate container is opened at the point of use;
- A sweet confectionery odor from heated gummy slurry (corn syrup, gelatin, and flavoring);
- A mild fruit-flavor odor during beverage filling; and
- Ordinary organic waste and cleaning-chemical odor.

At the planned production volume — approximately 20,000 beverage units and 5,000 gummy units annually, across roughly two to three production days per week — and with the controls described below, odor is not readily detectable beyond the boundaries of the immediate site. The measures in this plan are in place upon establishment of the business and will remain operational for the full duration of the business.

4.i Floor Plan of Odor-Emitting Activity and Emissions

Exhibit D is a floor plan identifying the location of each odor-emitting activity, the facility exhaust, the HVAC equipment, and the odor-mitigation equipment. The zones and activities keyed to that plan are:

Zone (Exhibit D)	Odor-emitting activity	Relative intensity	Control at the source
O-1 Prep Table / Production	Opening and dispensing hemp-derived distillate or powder into batch vessels	Low — brief terpene note	Container opened only at point of use and resealed immediately; dispensed over a covered vessel; total open time typically 5–15 minutes per batch
O-2 Gummy Making Equipment	Heating and mixing gummy slurry; depositing into molds	Low to moderate — sweet, confectionery	Kettle lidded except during charging and discharge; operation located within the carbon-filtered production zone
O-3 Liquid Filling Equipment	Filling and capping 2 oz beverage shots	Low — fruit flavoring	Closed transfer from mix tank; bottles capped immediately on fill; sleeve applied at packaging
O-4 Packaging Equipment / Packing Table	Sealing pouches, applying shrink sleeves, casing	Negligible	Product already sealed; no open product

Zone (Exhibit D)	Odor-emitting activity	Relative intensity	Control at the source
O-5 Locked waste bin(s)	Organic waste, trim scrap, spent packaging, used absorbent	Low	Gasketed, lidded, locked bins kept closed; emptied at the end of every production day
O-6 Sink / Dish Washer	Cleaning and sanitizing; sanitizer chemistry	Low	Sanitizers diluted to label concentration; no chlorine or quaternary product used at above-label strength
O-7 Storage zones	Sealed containers only	Negligible	All hemp extract and finished product held sealed; no bulk open storage at any time

4.i.1 Confirmation that the building is enclosed

The building is completely enclosed during all operations. Specifically:

- All exterior personnel doors remain closed and latched during operation, opening only momentarily for personnel passage.
- The six windows on the south elevation are **kept closed and sealed at all times during operation**. They are not opened for ventilation, cooling, or any other purpose. Weather stripping and glazing seals are inspected quarterly.
- The Loading Dock overhead door is kept closed and secured except during active loading or unloading, which occurs during daytime business hours only, is attended at all times, and typically lasts under thirty (30) minutes.
- No production, mixing, filling, or packaging operation is performed with any exterior door or window open.

4.i.2 Location of the facility's exhaust

The facility has no process exhaust. Because there is no extraction and no volatile solvent use, there are no fume hoods, no hazardous exhaust systems, no cooking hood exhaust, and no solvent venting. Air in the production and storage areas is recirculated and filtered rather than discharged to the exterior — a deliberate design choice, since air that is never discharged cannot carry odor across the property line.

The only exhaust discharges from the building are the restroom exhaust fans serving Restroom 1 and Restroom 2, which discharge at the south elevation and are marked E-1 and E-2 on Exhibit D.

4.i.3 Location of furnace / HVAC equipment

HVAC equipment is marked on Exhibit D as H-1, H-2, and so forth. Equipment details appear in Section 4.iv.

4.i.4 Location of odor-mitigation equipment

Two activated-carbon recirculating air scrubbers are located in the Production zone and are marked on Exhibit D as C-1 and C-2. C-1 is positioned adjacent to the Gummy Making Equipment, and C-2 is positioned between the Prep Table and the Liquid Filling Equipment. These two placements capture air at the only two locations in the facility where hemp-derived input is exposed to room air or where product is heated. Full specifications appear in Section 4.iii.2.D.

4.ii Odor-Emitting Activities, Operating Hours, Product Sealing, and Damaged-Package Protocol

4.ii.1 Operating hours

Activity	Hours
Facility hours	Monday through Friday, 7:00 a.m. to 5:00 p.m.

Activity	Hours
Production (odor-generating)	Typically 2 to 3 days per week, between 8:00 a.m. and 4:00 p.m., entirely within facility hours. No overnight production.
Receiving and shipping	Within facility hours only; dock door open only while attended
Weekend / holiday operation	None scheduled. Occasional administrative or shipping work only; no odor-generating production.

4.ii.2 Description of the odor-emitting activities

Gummy production. A gummy base of corn syrup, gelatin, and flavoring is heated and mixed in a covered kettle, combined with a measured quantity of purchased hemp-derived cannabinoid input, deposited into molds, set, and then transferred to packaging. The perceptible odor is a sweet, candy-like note characteristic of confectionery manufacturing rather than of cannabis.

Beverage production. Filtered water, sweetener, flavoring, and a measured quantity of purchased water-soluble hemp-derived cannabinoid emulsion are combined in a mix tank, then transferred by closed line to the filling equipment, filled into 2 oz bottles, capped immediately, and sleeved. Perceptible odor is a mild fruit-flavor note during mixing and filling only.

Input handling. Hemp-derived distillate and powder arrive in sealed, food-grade containers. A container is opened only at the point of use, the required quantity is dispensed, and the container is resealed immediately. Open time per batch is typically five to fifteen minutes.

Cleaning and waste. At the end of each production day, equipment and surfaces are cleaned and sanitized, and all organic waste and spent packaging is transferred to gasketed, lidded, locked waste bins and removed from the production floor.

4.ii.3 How stored products are sealed

- Hemp-derived inputs: manufacturer-sealed, food-grade containers with intact closures; stored sealed; resealed immediately after each dispensing operation; never left open or decanted into open vessels for storage.
- Finished gummies: opaque, child-resistant, resealable mylar pouches, heat-sealed with a tamper-evident closure.
- Finished beverage shots: 2 oz LDPE bottles with child-resistant caps, finished with a full shrink-wrap sleeve.
- Cases: cased, palletized, and shrink-wrapped for storage and transport.
- In-process product: held in sealed, lidded, food-grade bins in the Product Storage zone; no open in-process product is left unattended or held overnight.
- At no point is hemp extract or hemp product held in bulk open storage.

4.ii.4 Protocol if a package, seal, or wrapper is damaged

Any employee discovering a damaged package, broken seal, compromised wrapper, or spill follows this sequence:

1. Contain immediately. The item is isolated at the point of discovery and is not left open on the production floor or in a storage aisle.
2. Seal within five minutes. The item is placed into a sealed secondary container — a zip-seal bag placed inside a gasketed, lidded bin — so that no open product remains exposed to room air.

3. Log. The event is recorded in the inventory system with batch/lot number, quantity, date, time, discovering employee, and apparent cause, and the item is tagged as quarantined.
4. Disposition. Product that can be reworked is repackaged into compliant packaging during the same shift or returned to sealed intermediate storage. Product that cannot be reworked, or that is contaminated, is transferred to the locked, lidded waste bin, rendered unusable, and disposed of in accordance with OCM waste requirements, with the disposal documented.
5. Spill cleanup. Liquid spills are absorbed immediately, the surface is cleaned and sanitized, and all used absorbent material is sealed in a bag and placed in the locked waste bin — not left in an open trash receptacle.
6. Notify and correct. The designated local contact is notified the same day. Repeat failures of the same package format trigger a written corrective action, which may include changing supplier, closure type, or handling method.
7. Waste handling. Waste bins are gasketed and lidded, kept closed between deposits, emptied at the end of every production day, and are never staged uncovered outdoors.

4.iii Schedule of Odor-Emitting Activity; Odor-Reduction Equipment and Methods

4.iii.1 Frequency and duration of each phase

Phase	Frequency	Duration per occurrence	Odor potential
Receiving of hemp inputs	1 to 2 times per month	Under 30 minutes	Negligible — containers sealed
Distillate/powder dispensing	Each production batch	5–15 minutes	Low — brief terpene note
Gummy production run	Approximately 1 day per week	3–4 hours	Low to moderate — sweet
Beverage mixing and filling run	1 to 2 days per week	3–4 hours	Low — fruit flavoring
Packaging and labeling	2–4 days per week	2–6 hours	Negligible
Cleaning and sanitation	End of every production day	45–60 minutes	Low — sanitizer
Waste removal	Daily, end of production	Under 15 minutes	Low — controlled by lidded bins
Shipping / dock activity	As scheduled	Under 30 minutes, attended	Negligible

4.iii.2 Equipment and methods used to reduce odor

- A. Containment at the source. Sealed input containers opened only at point of use and resealed immediately; lidded mixing kettle; closed-line transfer to the filler; immediate capping and sealing of finished product; resealable, heat-sealed finished packaging; gasketed and lidded waste bins.
- B. Building envelope. The building is completely enclosed. Exterior doors are kept closed; the loading dock door is closed except during attended loading; windows are sealed and are not opened. Door sweeps, weather stripping, and glazing seals are inspected quarterly and repaired as needed.

C. Air handling and filtration. The HVAC system serving the production and storage areas is operated in recirculating mode during all production activity; it does not discharge production air directly to the exterior. Return air is filtered through pleated filters rated MERV 13, which are changed on the schedule in Section 4.iii.3.

D. Activated-carbon filtration. Two Electrocorp RAP 24 recirculating carbon air scrubbers are installed in the Production zone at locations C-1 and C-2 on Exhibit D. Specifications are as follows:

Specification	Detail
Manufacturer and model	Electrocorp RAP 24 series industrial air scrubber
Quantity and location	Two (2) units — C-1 adjacent to the Gummy Making Equipment; C-2 between the Prep Table and the Liquid Filling Equipment
Rated airflow	2,000 CFM per unit; 4,000 CFM combined
Carbon bed	60 lbs of activated carbon per unit (2 × 30 lb cartridges); 120 lbs total installed carbon
Additional filtration stages	Tar-trapping pre-filter and micro-HEPA filter in each unit
Configuration	360-degree radial intake, stand-alone floor-mounted, fully recirculating — no connection to any exterior discharge and no ductwork modification required
Design performance	Approximately 7 air changes per hour across the estimated 32,400 cubic foot production zone (approx. 45 ft × 40 ft × 18 ft clear height)
Committed performance	DRIPco commits to maintaining odor-control capacity of not less than four (4) air changes per hour across the production zone at all times
Operating regime	Run continuously during all production, cleaning, and waste-handling activity, and for not less than thirty (30) minutes after production ends

Manufacturer specifications and the manufacturer's maintenance schedule are submitted as Exhibit F. The recirculating configuration is a deliberate selection: because the units return filtered air to the room rather than exhausting it, there is no filtered or unfiltered discharge point through which odor could reach the property line.

E. Housekeeping. Daily cleaning and sanitation of all production surfaces and equipment; immediate cleanup of spills; sealed waste containment; daily waste removal. Monthly commercial pest inspection is performed by Plunkett's Pest Control, 40 52nd Way NE, Fridley, MN 55421, (763) 265-7812, which also serves to identify any accumulation that could become an odor source.

F. Operational limits. No odor-generating production outside posted operating hours; no overnight production; batch sizes kept within the design capacity of the installed odor-control equipment.

4.iii.3 Maintenance schedule

Component	Manufacturer interval	Facility action	Record kept
HVAC pleated filters (MERV 13)	Per manufacturer — 90 days	Replace quarterly; inspect monthly; replace early if loaded	HVAC Filter Log (Office)
RAP 24 tar-trapping pre-filters/will be installed	Per manufacturer — 3 months	Replace quarterly on both units; inspect monthly	Odor Control Log (Appendix 1)
RAP 24 activated-carbon cartridges/will be installed	Per manufacturer — 12 months	Replace annually on both units; monthly check for odor	Odor Control Log (Appendix 1)

Component	Manufacturer interval	Facility action	Record kept
		breakthrough and pressure drop; replace early on either finding	
RAP 24 micro-HEPA filters	Per manufacturer — 12 months	Replace annually on both units	Odor Control Log
Carbon scrubber fan and motor	Annual	Inspect motor amp draw, bearings, and airflow; clean housing	Odor Control Log
HVAC full preventive service	Semi-annual (spring and fall)	Service by Arctic Mechanical, 8236 Arthur St NE, Spring Lake Park, MN 55432, (612) 741-9297, under a written preventive-maintenance agreement	Contractor invoices and service reports
Door sweeps, weather stripping, window seals	Quarterly	Visual inspection of the full building envelope; repair or replace as needed	Facility Inspection Log
Waste bin lids and gaskets	Monthly	Inspect seal integrity; replace damaged lids or gaskets	Facility Inspection Log
Full odor plan review	Annual	Review the plan against actual operations and complaint history; update and refile with the City if changed	Odor Control Log

All records described above are maintained at the Office and retained for not less than five (5) years. They are available for inspection by the City on request, without subpoena or advance notice, consistent with Section 4.vi.

4.iii.4 Contingency plan for non-working equipment

1. Immediate reporting. Any failure or degraded performance of odor-control equipment is reported to the designated local contact immediately upon discovery and entered in the Odor Control Log with the date, time, and nature of the failure.
2. On-site spares. A complete spare set of HVAC filters and a spare set of carbon media are kept on site at all times, so that a filter or media failure can be corrected the same day without waiting on a supplier.
3. Production suspension. If activated-carbon filtration is out of service, all odor-generating operations — gummy cooking, distillate and powder dispensing, and beverage mixing — are suspended until service is restored. Non-odor-generating work (packaging of already-sealed product, labeling, storage, shipping, and administrative work) may continue.
4. Service response. A service call is placed to Arctic Mechanical, (612) 741-9297, the same business day. Arctic Mechanical is located at 8236 Arthur St NE, Spring Lake Park, approximately three miles from the facility, which supports same-day response. The target for restoration is 24 hours and in no case more than 72 hours. Carbon and pre-filter media failures are corrected in-house the same day from on-site spares under paragraph 2 above and do not require a service call.
5. Notice to the City. If restoration will exceed 72 hours, DRIPco notifies the City of Fridley Planning Division in writing, describing the failure, the interim measures in place, and the schedule for repair.

6. Interim measures during any outage. Portable carbon or HEPA-plus-carbon air cleaners are staged in the Production zone; all exterior doors are kept closed; loading dock activity is minimized; waste is removed more frequently; and batch sizes are reduced or production is deferred.

7. Closeout. The repair, the date and time of restoration, and any follow-up corrective action are recorded in the Odor Control Log and retained for five years.

4.iv Furnace and HVAC Equipment – Will verify information when rooftop access is granted

The HVAC system serving 109 Osborne Road NE is **stand-alone and dedicated exclusively to this facility**. It is not shared with any other user or tenant. There is no shared ductwork, shared return-air path, or common plenum connecting this occupancy to any adjacent occupancy.

Field	Detail
System type	[Read from the nameplate — e.g. "packaged rooftop gas/electric unit"]
Manufacturer (make)	[Read from the nameplate]
Model number	[Read from the nameplate]
Serial number(s)	[Read from the nameplate]
Number of units and location	[Count and mark as H-1, H-2 ... on Exhibit D]
Heating / cooling capacity	[Read from the nameplate — BTU/h and tons]
Filtration	Pleated filters rated MERV 13 at the return; replaced quarterly per Section 4.iii.3
Operating mode during production	Recirculating. The system is not operated in an economizer or outside-air purge mode during production, cleaning, or waste-handling activity.
Temperature control	Programmable thermostats; production and storage areas maintained at 60–75 °F
Humidity control	Relative humidity maintained below 60% using portable dehumidifiers seasonally; reservoirs emptied daily
Shared or stand-alone	Stand-alone — dedicated exclusively to DRIPco LLC; not shared with any other user or tenant
Service contractor	Arctic Mechanical, 8236 Arthur St NE, Spring Lake Park, MN 55432, (612) 741-9297 — semi-annual preventive maintenance under written agreement

No process exhaust, fume hood, hazardous exhaust system, or solvent venting is present or required, because the facility performs no extraction and uses no volatile solvents. Portable dehumidifiers are used seasonally in the production and storage zones to hold relative humidity below 60%; they are self-contained, are not connected to any exterior discharge, and have their reservoirs emptied daily.

4.v Designated Local Contact for Odor Complaints

Role	Contact
Primary local contact	Anthony Haugen, Owner and Primary Contact — direct telephone (612) 963-3533; email dripcomn@gmail.com

Role	Contact
Alternate contact	None designated. The primary contact is reachable directly at the mobile number above throughout normal business hours, so that no call is routed through a switchboard or answering service.
Availability	Available by telephone and able to respond within one (1) hour of a call during normal business hours
Responsibility	Receiving, investigating, documenting, and resolving odor complaints; directing corrective action; communicating with the City

DRIPco designates Anthony Haugen as the individual available by telephone to respond within one (1) hour of a call during normal business hours and responsible for responding to odor complaints. The complaint response protocol is as follows:

1. Log. Every complaint, whether received from the City, a neighbor, or any other source, is logged in the Odor Control Log with date, time, name and contact information of the complainant (if given), the location where the odor was detected, weather conditions, and a description of the odor.
2. Acknowledge within one hour. The designated contact acknowledges the complaint by telephone within one hour during normal business hours.
3. Assess on site within four hours. The designated contact or a trained designee conducts an on-site assessment, including a walk of the property line at the location identified by the complainant, and inspects the odor-control equipment and the building envelope.
4. Identify and correct. If a source is identified, corrective action is taken immediately — which may include halting the activity, replacing carbon media or filters, sealing a container, closing a door, or removing waste.
5. Respond within 24 hours. The complainant and, where the complaint came through the City, the Planning Division are informed in writing of the findings and the corrective action taken within twenty-four (24) hours.
6. Retain and review. The complaint, findings, and corrective action are retained in the Odor Control Log for not less than five (5) years and are available to the City on request. Complaint history is reviewed at the annual plan review.

The name and direct telephone number of the designated local contact are posted at the Main Entrance and are on file with the City Planning Division. DRIPco will notify the City in writing within ten (10) days of any change to the designated contact.

4.vi Acknowledgment of City Access for Inspection

DRIPco LLC acknowledges and agrees that the City of Fridley, and its officers, employees, inspectors, and designated agents, shall be allowed access to the facility at 109 Osborne Road NE during normal business hours, without prior notice, for the purpose of inspecting odor mitigation practices and odor source(s). DRIPco further agrees to make available, upon request and without advance notice, all records relating to odor mitigation, including the Odor Control Log, HVAC and carbon filter maintenance records, contractor service reports, and the odor complaint log. DRIPco acknowledges that the odor mitigation measures identified in this plan are required upon establishment of the business and shall remain operational for the full duration of the business, and that the completely enclosed facility shall be managed to prevent nuisance odors from being detectable from

outside of the property. DRIPco consents to the inclusion of this acknowledgment as an express condition of any Conditional Use Permit granted by the City.

Submitted this _____ day of August, 2026.

Anthony Haugen

Owner and Primary Contact, DRIPco LLC

109 Osborne Road NE, Fridley, MN 55432 • (612) 963-3533 • dripcomn@gmail.com

Appendix 1 — Odor Control Log (Template)

This log is maintained at the Office, completed contemporaneously, retained for not less than five (5) years, and made available to the City of Fridley on request without advance notice.

Part A — Equipment inspection and maintenance

Date	Equipment	Action taken	Findings	Initials

Part B — Odor complaints

Date / time	Source of complaint	Location & conditions	Findings	Corrective action	Closed (date / initials)

Part C — Equipment failures and production suspensions

Date / time of failure	Equipment and nature of failure	Interim measures taken	Restored (date / time)	City notified? (Y/N)

DRIPCO HEMP MANUFACTURING SITE LAYOUT

168 FT

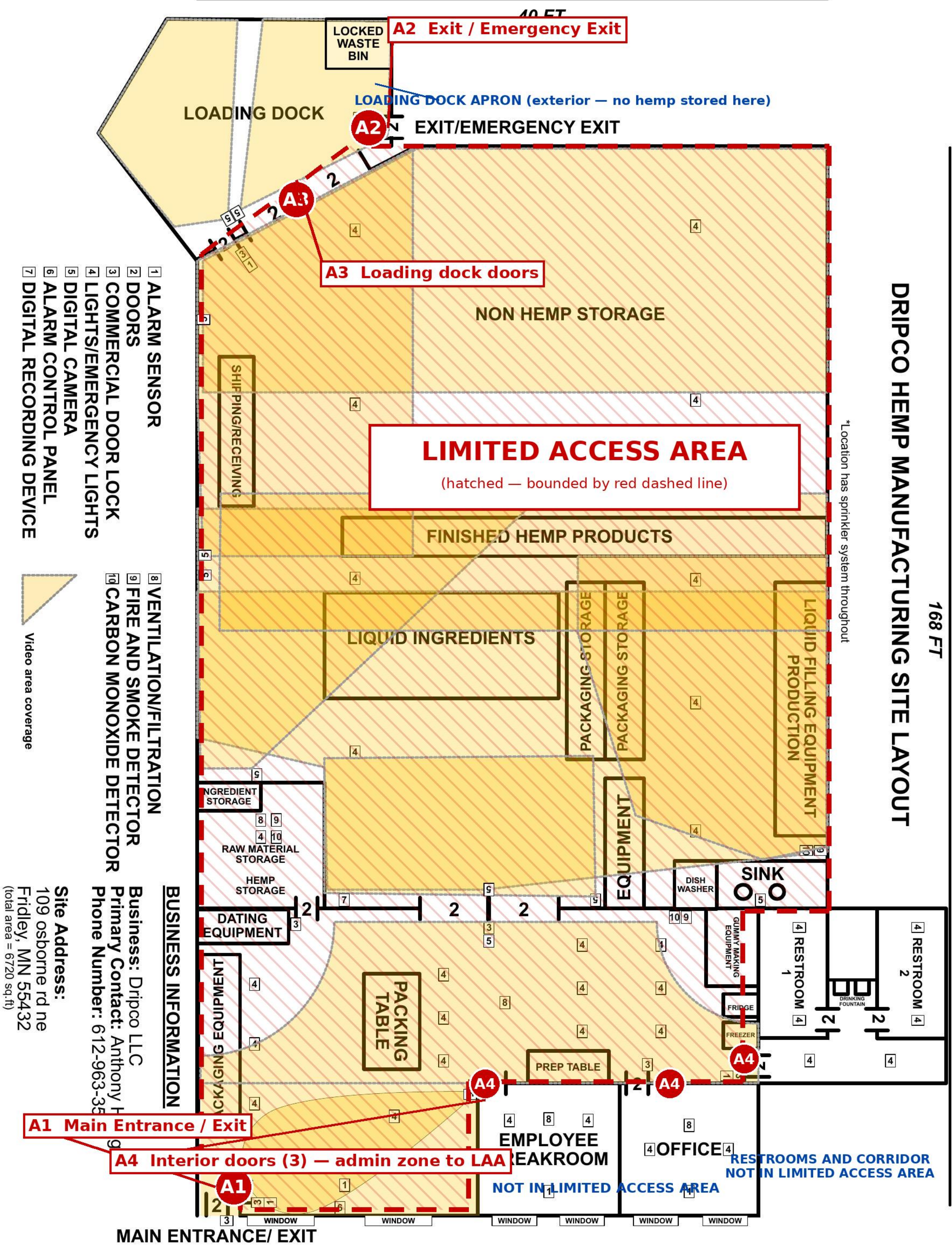


EXHIBIT C — LIMITED-ACCESS AREA BOUNDARIES
DRIPco LLC • 109 Osborne Road NE, Fridley, MN 55432 • CUP Application • Fridley City Code 620.10.2

- Boundary of limited-access area
- Interior of limited-access area (hatched)
- Controlled access point into the limited-access area

Base drawing: DRIPco Hemp Manufacturing Site Layout, as filed with the Minnesota OCM as the official plan of record. Base drawing unaltered; red annotation added for this application. Schematic — not to scale.

All hemp extract and hemp product is stored inside the hatched area, within a completely enclosed structure.

DRIPCO HEMP MANUFACTURING SITE LAYOUT

168 FT

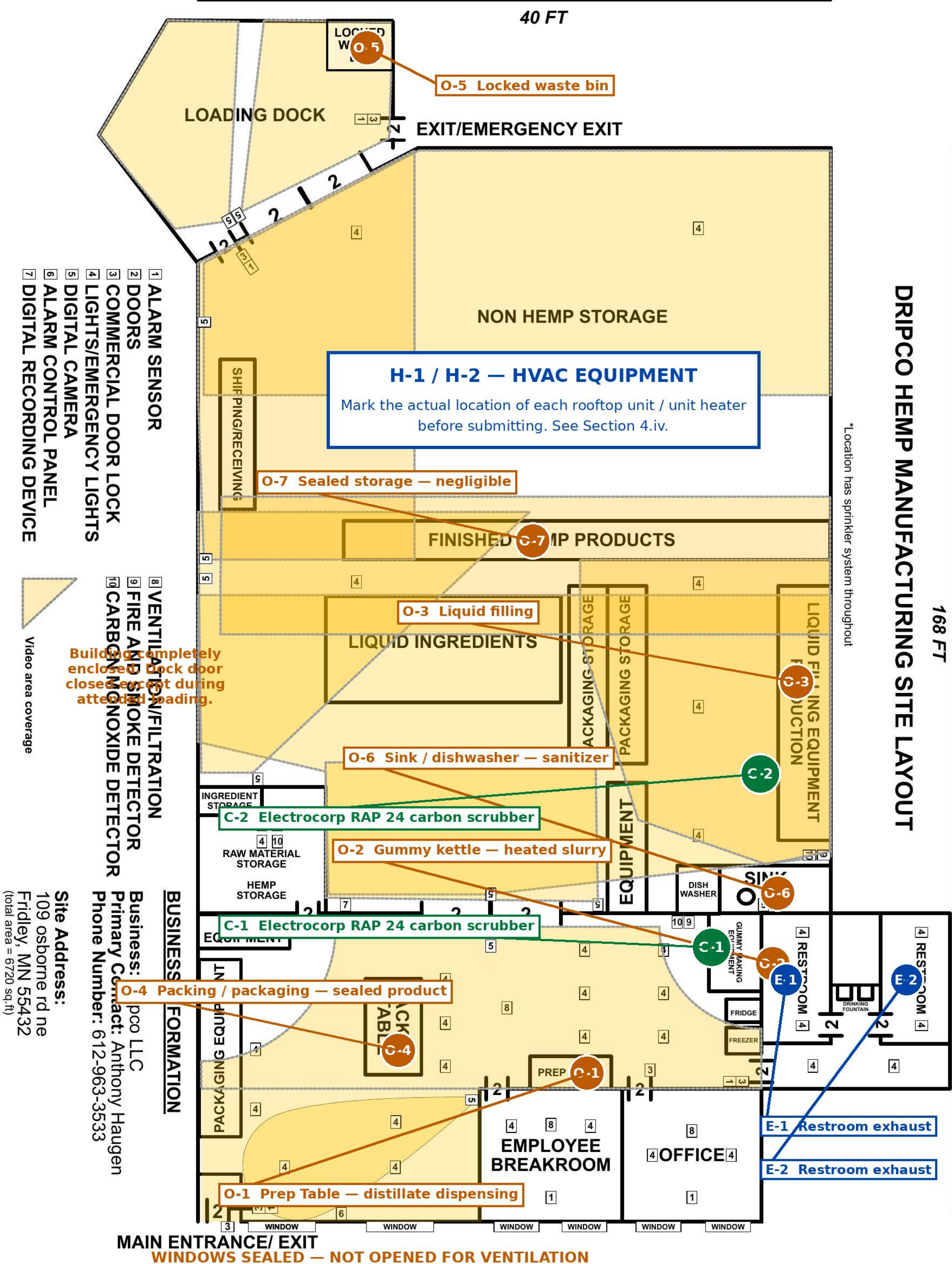


EXHIBIT D — ODOR-EMITTING ACTIVITY, HVAC, AND MITIGATION

DRIPco LLC • 109 Osborne Road NE, Fridley, MN 55432 • CUP Application • Fridley City Code 620.10.3

- O** Odor-emitting activity (see Section 4.i table)
- C** Activated-carbon air scrubber (Section 4.iii.2.D)
- E** Exhaust discharge — restroom only; no process exhaust

Base drawing: DRIPco Hemp Manufacturing Site Layout, as filed with the Minnesota OCM as the official plan of record. Base drawing unaltered; annotation added for this application. Schematic — not to scale.

No extraction, no volatile solvents, no cultivation, no drying or curing.
Production air is recirculated and carbon-filtered, not discharged.

LOWER-POTENCY HEMP EDIBLE MANUFACTURER LICENSE

DRIPCO LLC
LPMFR-L25-000010

Active Site Registrations

- LPMFR-L25-000010-01: 109 NE Osborne Road, Fridley, MN 55432

Approved Business Activities*

- Edible cannabinoid product handler endorsement (LPHE)
- Internal/external transport activity
- Hemp product exporter endorsement

**The business activities listed on this license are approved for the overall business, but may not be approved for each individual site.*



License Number: LPMFR-L25-000010

Effective Date: April 11, 2026

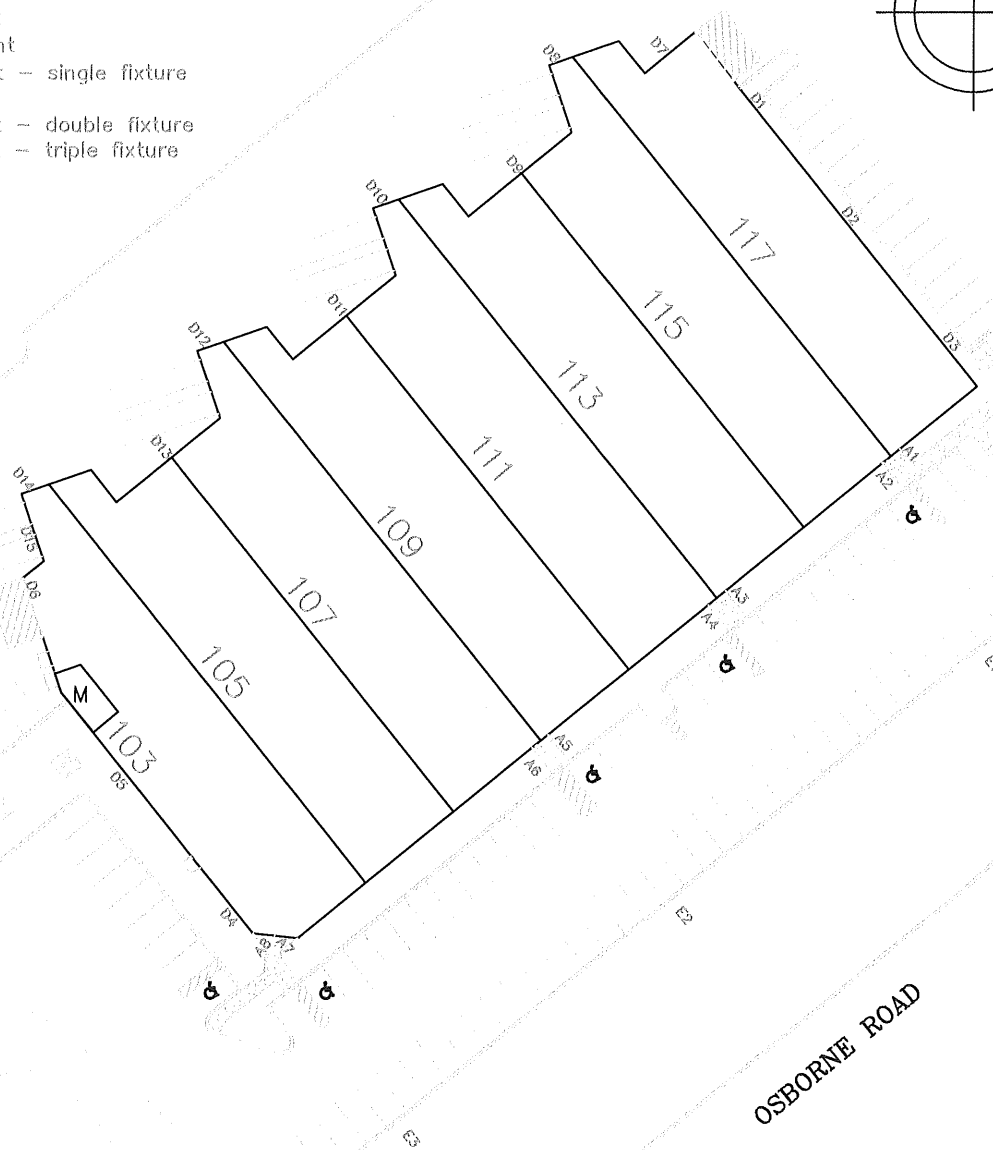
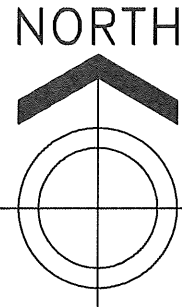
Expiration Date: April 11, 2027

Scan for more information on this licensed business.

Eric Taubel
Director

The establishment listed above has been issued a lower-potency hemp edible manufacturer license by the Minnesota Office of Cannabis Management. This license has been issued under the authority of Minnesota Statutes, chapter 342.

- A = Can light
- B = Flood light
- C = Pole light - single fixture
- D = Wallpack
- E = Pole light - double fixture
- F = Pole light - triple fixture
- G = Other



O C C 2



AGENDA REPORT

Meeting Date: August 19, 2026
Meeting Type: Planning Commission
Submitted By: Stacy Stromberg, Assistant Community Development Director/HRA
Title: Consider a Conditional Use Permit, CUP #26-03, by Gerhard Builders and Remodeling LLC, for an oversized garage at 531 Kimball Street

Background

See attached Planning Commission Report.

Recommendation

See attached Planning Commission Report.

Attachments and Other Resources

-
1. CUP26-03 Planning Commission Report
 2. Application Summary
 3. Property Owners Narrative
 4. 531 Kimball Street-Certificate of Survey
 5. 531 Kimball Street-Building Elevations

Vision Statement

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

LAND USE APPLICATION SUMMARY



Item: CUP #26-03

Meeting Date: August 19, 2026

General Information

Applicant:

Gerhard Builders and Remodeling, LLC

Requested Action:

Public Hearing to Consider Conditional Use Permit, CUP #26-03 to allow an oversized accessory structure at 531 Kimball Street N.E.

Location:

531 Kimball Street N.E.

Existing Zoning:

R-1, Single Family; O-2 Critical Area District

Size:

12,366 sq. ft. .28 acres

Existing Land Use:

Single Family Home

Surrounding Land-use & Zoning:

N: Single Family & R-1

E: Single Family & R-1

S: Single Family & R-1

W: Single Family & R-1

Comprehensive Plan Conformance:

The Comp Plan designates the property as Single-Family

Zoning Ordinance Conformance:

Chapter 621.04 requires a conditional use permit for accessory structures larger than the minimum size requirements set by code.

Building and Zoning History:

1922 – Lot platted.

1950 – House constructed.

1962 – Detached garage constructed.

1963 – Porch constructed.

1981 – Basement installed under dwelling

Special Information

Legal Description of Property:

Lots 13-16, and the Easterly 12.00 feet of Lot 17, Block D, Riverview Heights.

Public Utilities:

Home is connected.

Transportation:

The property receives access off Kimball Street.

Physical Characteristics:

Larger than typical single-family lot in this neighborhood, with home, detached garage, shed, and standard suburban landscaping.

Summary of Request:

The petitioner, Ryan Gerhard, with Gerhard Builders and Remodeling LLC is requesting a conditional use permit (CUP) to allow an oversized accessory structure for the property at 531 Kimball Street N.E.

Staff Recommendation:

City staff recommends approval of the conditional use permit, subject to stipulations.

City Council Action/60 Day Action Date:

City Council – September 14, 2026

60 Day Date – September 14, 2026

Staff Report Prepared by Stacy Stromberg

Written Report –

The Request

The petitioner, Ryan Gerhard, with Gerhard Builders and Remodeling LLC, on behalf of the property owners, is requesting a Conditional Use Permit (CUP) to allow the construction of an oversized accessory structure at 531 Kimball Street.

Site Description and History

The subject property is located on Kimball Street, west of East River Road, within the Riverview Heights Neighborhood. It is zoned R-1, Single Family, as are all surrounding properties. According to assessing records, the existing home was constructed in 1950. The detached garage was added in 1962, followed by a front porch in 1963. In 1981, a basement was constructed under the home. The property is in the O-2 Critical Area District, but there are no Primary Conservation Areas on the property and the project does not trigger a Critical Area Permit.



Code Requirements and Analysis

When the recodified Zoning Code was approved in May of 2025, a provision was added allowing single-family property owners to request a CUP to construct an accessory structure exceeding the maximum square footage requirement.

Current accessory structure standards are as follows:

- **Single-Family lots 15,000 sq. ft. or less**
 - Garage plus two additional accessory structures allowed
 - Maximum total footprint of all accessory structures: 1,500 sq. ft.
 - No accessory structure may exceed the footprint of the principal building (house)
- **Single-Family lots 15,001 sq. ft. or more**
 - Garage plus three additional accessory structures allowed
 - Maximum total footprint of all accessory structures: 2,000 sq. ft.
 - No accessory structure may exceed the footprint of the principal building (house)

The subject property is 12,366 sq. ft. The existing house is 1,140 sq. ft., the existing garage is 440 sq. ft., and an approximately 120 sq. ft. shed is present on the property. The petitioner proposes

removing both existing accessory structures and constructing a new 30 ft. by 60 ft. (1,800 sq. ft.) garage.

The purpose of a CUP is to provide the City with discretion in determining whether certain uses are acceptable based on their impacts to public welfare, health and safety. The CUP process also enables the City to impose reasonable conditions to mitigate potential negative impacts on surrounding properties.

During the recodification process, the City included conditions for various types of CUPs. However, no use-specific conditions were established for oversized accessory structures. As a result, staff have identified and including stipulations for this CUP request.

Analysis of Code Provision

Over time as staff have worked with the new code and evaluated actual applications, some challenges have been identified. Without clearly defined criteria for oversized accessory structures, determining an appropriate structure size through a CUP becomes difficult and inconsistent. The current standards limit accessory structures to the footprint of the principal building and to a combined maximum of 1,500 sq. ft. for this lot size, while the proposed structure is 1,800 sq. ft. This challenge highlights the need for more precise guidance within the ordinance.

During the zoning recodification process, it's common for staff and consultants to explore more flexible standards. These standards were created in part to support modern residential needs, such as providing additional storage space for homeowners, under the assumption that such flexibility would have minimal impact on surrounding neighborhoods.

When reviewed by the Development Review Committee (DRC), several concerns were identified. Most single-family lots in the City are 9,000 sq. ft. Oversized accessory structure on smaller lots risk dominating backyards, creating extensive visual mass, shading adjacent properties, and altering the typical residential character. Further, CUPs are not intended to replace dimensional standards; they regulate uses and associated conditions, not provide exceptions from height, bulk or area limits. Dimensional deviates are more appropriately reviewed through the variance process, which applied a defined legal standard.

Evaluating this provision through a real-world application has prompted staff to reconsider the appropriateness of allowing accessory structures to exceed standard size limits through a CUP. Staff anticipate recommending modifications to this section of code during our annual code update.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #26-03 and recommend approval with stipulations.

Stipulations

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

1. The petitioner must obtain all required permits for demolition of the existing accessory structures and construction of the new garage.
2. No additional accessory structures are permitted on the property for as long as this Conditional Use Permit remains in effect.
3. The accessory structure is not permitted to be used for a home occupation or converted into habitable space.
4. The accessory structure must be architecturally compatible with the principal dwelling and finished with complementary siding and color scheme.
5. Architectural features – such as windows or other design elements must be incorporated to break up the 60-foot east elevation wall to reduce the visual mass.
6. Drainage from the accessory structure must be managed on site and not directed onto adjacent properties. Gutters must be installed to properly capture and direct roof runoff.



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: R-1
Permit Number: CUP26-000003
Work Description: New Garage

Property Information:

Address: 531 KIMBALL ST NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 033024220087

Property Owner Information:

Property Owner: MESSER, KATHERINE E
Property Owner Address: 531 KIMBALL ST NE
FRIDLEY, MN 55432

Applicant Information:

Name: Ryan Gerhard
Phone: (612) 298-8995

Application Information:

Zoning District ([Click here to view the zoning map](#)) R-1, Traditional Single-Unit Residential
Other

SUBMITTAL REQUIREMENTS

Is the applicant the property owner? No
Property Owner Email firedogg95@gmail.com
Property Owner Phone Number 612-759-1424

Will your project require a parking lot expansion of four (4) or more parking stalls.

Payment Information:

Payment Date	Received From	Payment Amount
07/17/2026	Ryan Gerhard	\$1,027.50

Signature:

Application Date:

Application Date: 07/17/2026
60-Day Deadline: 09/15/2026
120-Day Extension: 11/14/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	07/20/2026	Complete
Send 15 Day Letter	08/04/2026	Complete
Planning Commission Meeting		
City Council Meeting		
File with County		

Conditional Use Permit Request

531 Kimball Street Fridley, MN 55432

Summary of request:

We are requesting approval to build an oversized detached garage on our property.

Reason for request:

As the third generation to own this home, we are committed to maintaining and improving it for future generations. Our current garage is undersized, leaving vehicles and personal property exposed to the elements. A larger garage would provide secure storage, improve the property's appearance, and increase its long-term value.

This project also holds deep personal significance. In January 2025, I lost my father. One of his greatest passions was a 1937 American LaFrance fire engine that he proudly owned since 1985. As a young boy in St. Louis Park, he watched this very truck respond to emergencies and dreamed of owning it. It eventually became much more than a vehicle—it became a treasured part of our family's history.

As we prepare to sell my father's home in Fridley, we have chosen to keep the fire engine in our family so his legacy can continue for future generations. However, our existing garage cannot safely accommodate this historic vehicle. Preserving it is the primary reason for our request.

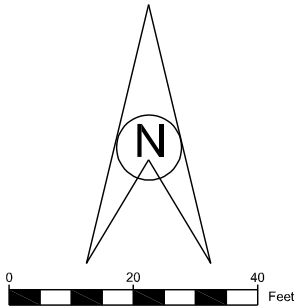
Our family has proudly served the Fridley community through the fire department since 1968. Building this garage is not only an investment in our property, but also a reflection of our continued commitment to the community that has meant so much to our family for generations.

Our goal is to create a secure home for an irreplaceable piece of our family's history while enhancing our property and preserving a legacy of service. We respectfully ask for your consideration and sincerely appreciate the opportunity to continue investing in both our home and the City of Fridley.

Thank you for your time and thoughtful review of our request.

Todd & Katherine Messer

Certificate of Survey

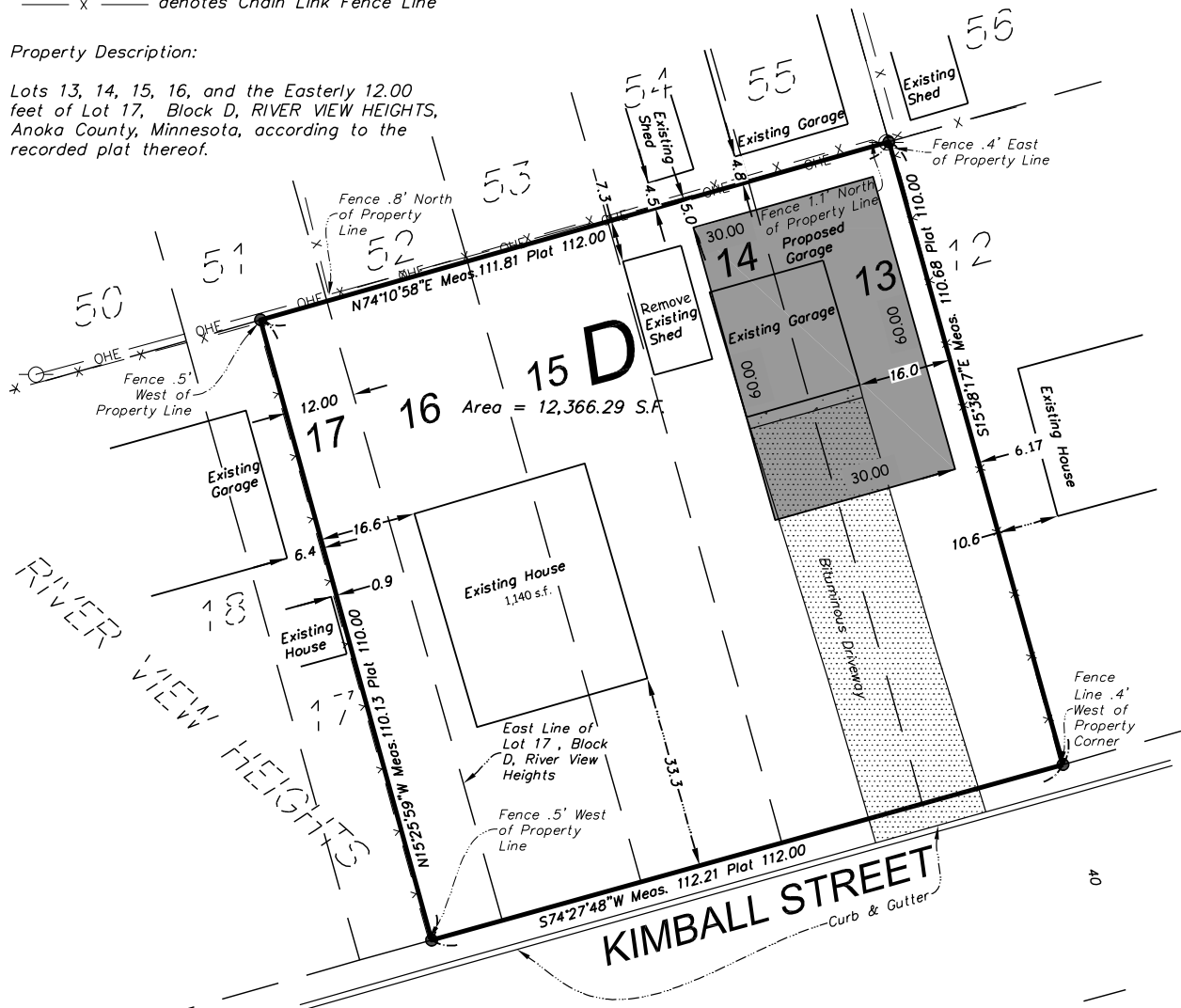


LEGEND

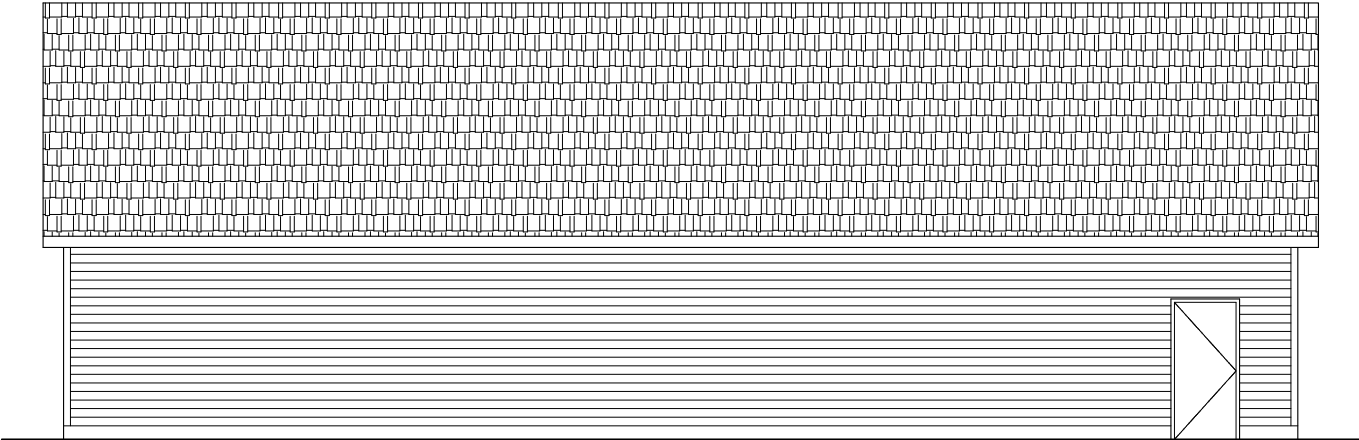
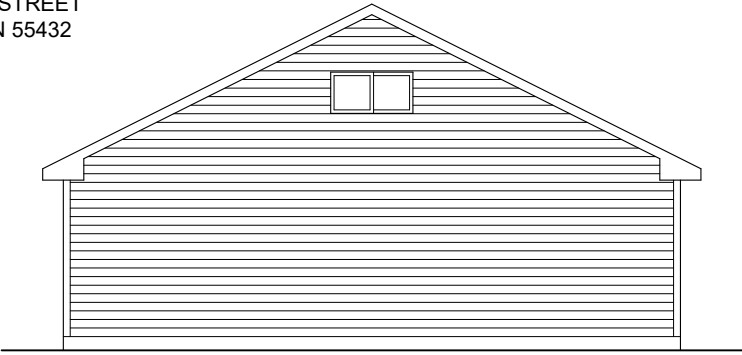
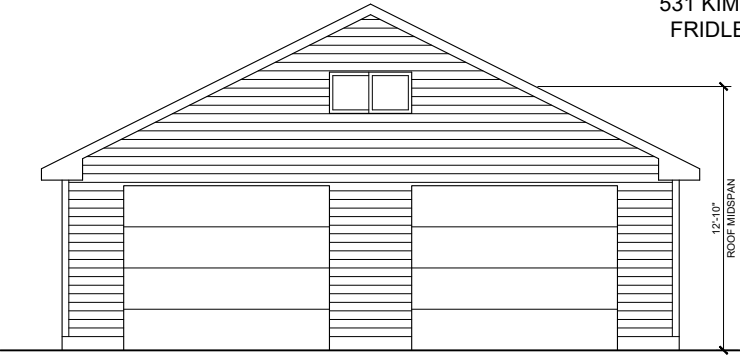
- denotes Power Pole
- OHE — denotes Overhead Electric Line
- x — denotes Chain Link Fence Line

Property Description:

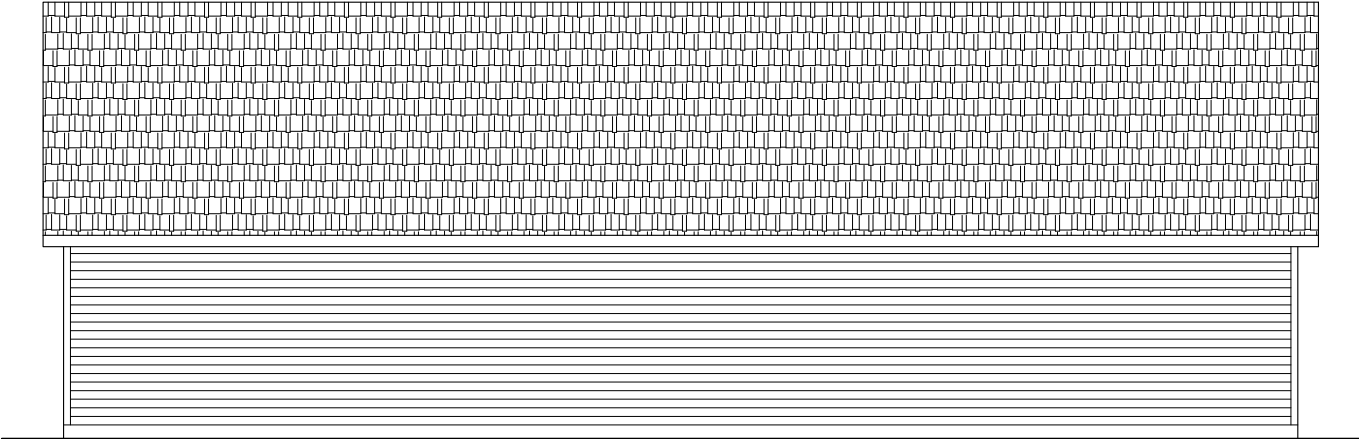
Lots 13, 14, 15, 16, and the Easterly 12.00 feet of Lot 17, Block D, RIVER VIEW HEIGHTS, Anoka County, Minnesota, according to the recorded plat thereof.



531 KIMBALL STREET
FRIDLEY, MN 55432



WEST ELEVATION



EAST ELEVATION



AGENDA REPORT

Meeting Date: August 19, 2026
Meeting Type: Planning Commission
Submitted By: Nancy Abts, Senior Planner
Stacy Stromberg, Assistant Community Development Director/HRA
Title: Consider a Conditional Use Permit, CUP #26-04, by Jim Mackey, Architect, for a Detached Above-Garage Accessory Dwelling Unit (ADU) at 160 Talmadge Way

Background

Regulatory History

Fridley's ordinance authorizing Accessory Dwelling Units was approved in 2022. Currently, seven internal and attached ADUs have completed the permit requirements, and an eighth is under construction. This is the first application the City has received for a detached ADU. A detached ADU requires a conditional use permit under the ordinance.

The Request

Architect James Mackey has requested a conditional use permit for a detached accessory dwelling unit at 60 Talmadge Way NE. The homeowners plan to use the ADU for visiting family members in the near future, and not as an income generating property.

Site Description and History

The subject property is a large, 1.13 acre lot that abuts Oak Glen Creek to the rear. The existing home was constructed in 1948, with an enclosed porch added in 1985. A recent appraisal of the property found the home contains 1,091 square feet of living space above grade, with an additional 809 square feet of finished living area in the basement. The applicant has stated that the proposed ADU has of living space, which would meet the code requirement that an ADU be no more than 50 percent of the size of the main home.

The current owners have had an interest in the property since 2024.



Existing house and garage

Comprehensive Plan Guidance

The 2040 Comprehensive Plan guides this property for Single Family Residential Use, described as “Lots or parcels containing single family detached housing, including manufactured homes, 1-4 units/acre.” The proposal to maintain two dwelling units on a 1.13 acre lot is compliant with this guidance.

Code Requirements and Analysis

Parking

The proposed ADU will replace the existing garage on the property.



Existing garage and neighboring house

Two enclosed parking spaces are required for the main home, while an additional two off-street (but not necessarily enclosed) parking spaces are required for the ADU. The proposal includes adequate parking.

Landscaping and Screening

Based on the plans submitted, it is not clear if construction will require any tree removals. For new construction in the R-1 zoning district, the property would need to have three overstory trees, with at least one of the trees located in the front yard. The rear of the lot is heavily tree covered.

Use

Use Standards	Analysis	Condition
The accessory dwelling unit must not be sold or conveyed independently of the principal residential dwelling.....	The homeowner plans to comply with this requirement. It is noted in the CUP for future owners.	#3
Either the ADU or the principal dwelling must be occupied by the property owner. There must be a restriction recorded against the property requiring owner occupancy with respect to at least one of	The homeowner plans to comply with the owner-occupancy requirement. It is noted in the CUP for future owners.	#1

the units. A rental license for the non-owner occupied unit is required.	The CUP will serve as the restriction recorded against the property.	
A detached ADU must be no more than 50% of the finished square footage of the principal structure.	The current proposal meets this requirement. It is noted in the CUP for future alterations.	#4.a
A detached ADU must have a water and sewer connection to directly to the respective utility main within the public right of way, or if direct connection is impractical, to the existing water and sewer connection at a location on the service to the principal structure...	The applicant has not provided a utility plan showing that direct connection is impractical.	#6
An ADU constructed above a detached garage must not exceed 21 feet in total height.	The current proposal meets this requirement. It is noted in the CUP for future alterations.	#4.e
CUP Findings for Approval		
The potential for the proposed use to be in harmony with the general purpose and intent of the Zoning Code and the Comprehensive Plan.	The proposal is consistent with the Comprehensive Plan and the zoning code.	Not needed
The effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.	The proposal is consistent with the Comprehensive Plan, zoning code, and surrounding land use. Ongoing compliance is noted in the CUP for future owners.	#7
The existing and anticipated traffic conditions.	Traffic and parking are consistent with previous and surrounding land uses. Adequate off-street parking has been provided.	Not needed
The effect on values of property in the surroundings.	The proposal is consistent with the Comprehensive Plan, zoning code, and surrounding land use.	Not needed

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

Stipulations

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

1. The ADU or the principal dwelling unit on the Property must at all times be occupied as the permanent and principal residence of the fee simple or equitable owner(s) of record of the Property. A rental license for the non-owner-occupied unit is required.
2. No more than one ADU is allowed on the property.
3. The accessory dwelling unit must not be sold or conveyed independently of the principal

residential dwelling and may not be on a separate tax parcel. A parcel with a principal structure and an ADU may not be subdivided through any means including, but not limited to, filing of a plat, a waiver of platting, lot split, a common interest community plat, or a registered land survey.

4. The exterior appearance of the accessory dwelling unit must be maintained as architecturally compatible with principal structure's siding, color schemes, roofing materials, roof type and roof pitch and consistent with the requirements of City Code 621.01, including:
 - a. A detached accessory dwelling unit must be no more than 50% of the finished square footage of the principal structure.
 - b. Any exterior stairway which accesses an accessory dwelling unit above the first floor must be located in a way to minimize visibility from the street and, to the extent possible, from neighboring property.
 - c. Balconies and decks above the ground floor must not face an interior side yard or an interior rear yard not abutting an alley. Rooftop decks for an accessory dwelling unit are not allowed.
 - d. Detached accessory dwelling units must be located a minimum of 10 feet from any side or rear lot line.
 - e. An accessory dwelling unit constructed above a detached garage must not exceed 21 feet in total height.
5. The home and the accessory dwelling unit together must have adequate off-street parking for any use on the lot.
6. Utility service must be in conformance with building codes and utility provider requirements.
7. Upon the failure to fully comply with the requirements of this approval, the non-compliant unit(s) shall be vacated within 30 days or another reasonable time as ordered by the City. The non-compliant unit(s) shall remain vacant and unoccupied until compliance is gained and the City gives written notice of compliance to the owner(s) of the Property.

Recommendation

Staff recommends the Planning Commission hold a public hearing for Conditional Use Permit, CUP #26-04.

Staff further recommends approval of Conditional Use Permit, CUP #26-04, with the noted stipulations.

Attachments and Other Resources

1. Land use Cover Sheet

2. Application Summary
3. Narrative
4. Certificate of Topographic Survey
5. 60 Talmadge Way-T1-Title Sheet
6. 60 Talmadge Way-A5-Exterior Elevations
7. 60 Talmadge Way-A6-Sections
8. 60 Talmadge Way-A3-ADU Main Floor Plan
9. 60 Talmadge Way-A4-ADU Upper Floor Plan
10. 60 Talmadge Way-A2-ADU Foundation Plan
11. 60 Talmadge Way-A1-Roof Plan

Vision Statement

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



Land Use Application Summary

Item: CUP #26-04

Meeting Date: August 19, 2026

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

James Mackey, Architect, on behalf of the property owners

Requested Action:

Public Hearing to consider Conditional Use Permit, CUP #26-04 for a Detached Accessory Dwelling Unit (ADU) at 60 Talmadge Way NE

Location:

60 Talmadge Way NE

Existing Zoning:

R-1, Traditional Single-Unit Residential District and O-2, CA:SR Critical Area District: Separated from River

Lot Size:

1.13 acres | 49,223 sq ft

Existing Land Use:

Single family residence

Surrounding Land Use & Zoning:

N: Residential, R-1
E: Residential, R-1
S: Residential, R-1
W: Residential, R-1

Comprehensive Plan Conformance:

The Future Land Use Map designates the property as Single Family Residential

Zoning Ordinance Conformance:

Section 611.03 requires a conditional use permit for a detached accessory dwelling unit.

Building and Zoning History:

1948 – Lot platted and home built
1985 – 20' x 11' porch added to home
2010 – Water damage to home repaired

Legal Description of Property:

Lots 5 and 6, LUND ADDITION

Public Utilities:

Existing building is connected. ADU will need to be connected.

Transportation:

The property is accessed from Talmadge Way NE.

Physical Characteristics:

Large residential lot that abuts Oak Glenn Creek to the south. The property contains a small existing home and one-stall garage.

Summary of Request:

On behalf of the homeowner, James Machey requests approval of a conditional use permit for an above-garage Detached Accessory Dwelling Unit at 60 Talmadge Way NE.

Staff Recommendation:

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



Rendering of the proposed ADU

City Council Action/60 Day Action Date:

City Council – September 14, 2026

60 Day Date – September 14, 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: R-1
Permit Number: CUP26-000004
Work Description: Proposed ADU - detached

Property Information:

Address: 60 TALMADGE WAY NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 103024140039

Property Owner Information:

Property Owner: IDROVO PERDOMO CHRISTIAN
Property Owner Address: 60 TALMADGE WAY NE
FRIDLEY, MN 55356

Applicant Information:

Name: Jim Mackey Architect
Phone: (651) 644-0869

Application Information:

Zoning District R-1, Traditional Single-Unit Residential
Other Shoreland Overlay

SUBMITTAL REQUIREMENTS

Is the applicant the property owner? No
Property Owner Phone Number 612-222-0887
Will your project require a parking lot expansion of four (4) or more parking stalls. No

Payment Information:

Payment Date	Received From	Payment Amount
07/20/2026	James Mackey	\$1,000.00

Signature:

Application Date:

Application Date: 07/20/2026
60-Day Deadline: 09/18/2026
120-Day Extension: 11/17/2026

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	07/27/2026	Under Review
Send 15 Day Letter	07/31/2026	Complete
Planning Commission Meeting	8/19/2026	Scheduled
City Council Meeting	9/14/2026	Scheduled
File with County		

JIM MACKKEY

ARCHITECT



**1723 LAFOND AVENUE
SAINT PAUL, MN 55104
OFFICE 651-644-0869
MOBILE 651-353-8210
E-MAIL jim.mack@myctl.net**

**60 TALMADGE WAY
FRIDLEY, MN**

PROJECT NARRATIVE

WE ARE SEEKING A CONDITIONAL USE PERMIT FOR NEW CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT LOCATED AT 60 TALMADGE WAY. THE STRUCTURE WILL BE 2 STORIES WITH A 2 CAR GARAGE WITH ADU ENTRY AND KITCHEN ON THE MAIN FLOOR. THE UPPER FLOOR WILL CONSIST OF A SMALL LIVING ROOM AND 2 BEDROOMS WITH 1 BATHROOM.

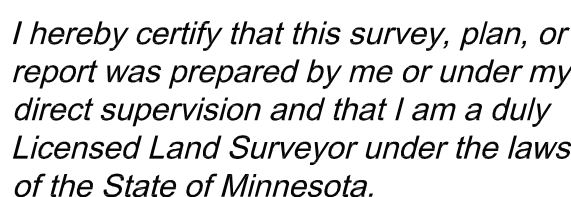
THE ADU WILL BE USED FOR EXTENDED FAMILY VISITS. IT IS NOT PROPOSED IN THE NEAR FUTURE AS A RENTAL UNIT. THE EXISTING HOUSE IS QUITE SMALL AND WITH AN EXTENDED FAMILY THE OWNERS WOULD BENEFIT THE APPROVAL OF THIS PROJECT.

PLEASE REFER TO THE DRAWING SET FOR FLOOR PLANS AND EXTERIOR ELEVATIONS OF THE PROPOSED STRUCTURE. THANK YOU FOR YOUR CONSIDERATION.

**JIM MACKKEY
ARCHITECT**

Benchmark:
NAIL IN POWER POLE

TALMADGE WAY NE



Requested By: Earley Construction, Inc.			
Date: 4-8-26	Drawn By: K.R.B.	Scale: 1"=30'	Checked By: P.E.O.

 OTTO ASSOCIATES <i>Engineers & Land Surveyors, Inc.</i>	<i>www.ottoassociates.com</i> <i>9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522</i>	<i>Revised:</i> 5-14-26 K.R.B. TOPO 7-16-26 E.M.H. BLUFF
		Project No. 26-0176

60 TALMADGE WAY NE FRIDLEY, MN 55432



PROPOSED ADU
LEVEL 1 296 SF.
LEVEL 2 688 SF.

GARAGE 520 SF.

PURPOSE OF DRAWINGS: These documents are for architectural visualization and spatial planning purposes only. They are intended to illustrate the scale, layout, and aesthetic intent of the design.

LIMITATIONS: These drawings do not constitute a complete set of construction documents.

NOT STRUCTURAL: This set does not include structural engineering, load-bearing calculations, or framing details.

COMPLIANCE: All dimensions and conditions must be verified in the field. Final construction must be performed based on stamped engineering drawings that comply with local building codes and regulations.



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60 TALMADGE
WAY

GARAGE/ADU

TITLE SHEET

Project Number	2424
Date	6-17-26
Drawn By	MARCO PLIEGO
Checked By	Checker

T1

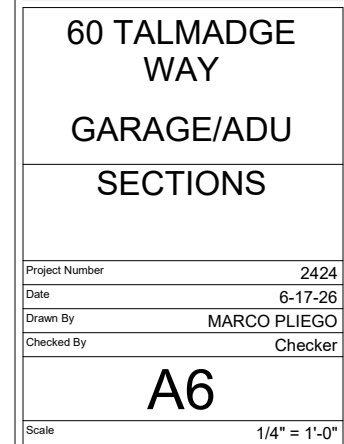
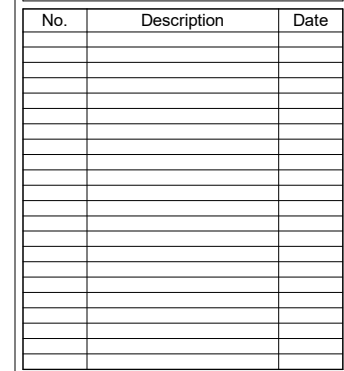
Scale

5/17/2026 11:26:38 PM

Architectural elevation drawing of a two-story house. The drawing shows a gabled roof with a central dormer. The second story has two double-hung windows. The first story features a large double door with a transom and a large window with a transom. The drawing includes dimensions: a total height of 20'-7 1/8" and a width of 24'-0". Notes specify vinyl siding, 1/2" fascia board, 12" roof, and 4" trim board windows.

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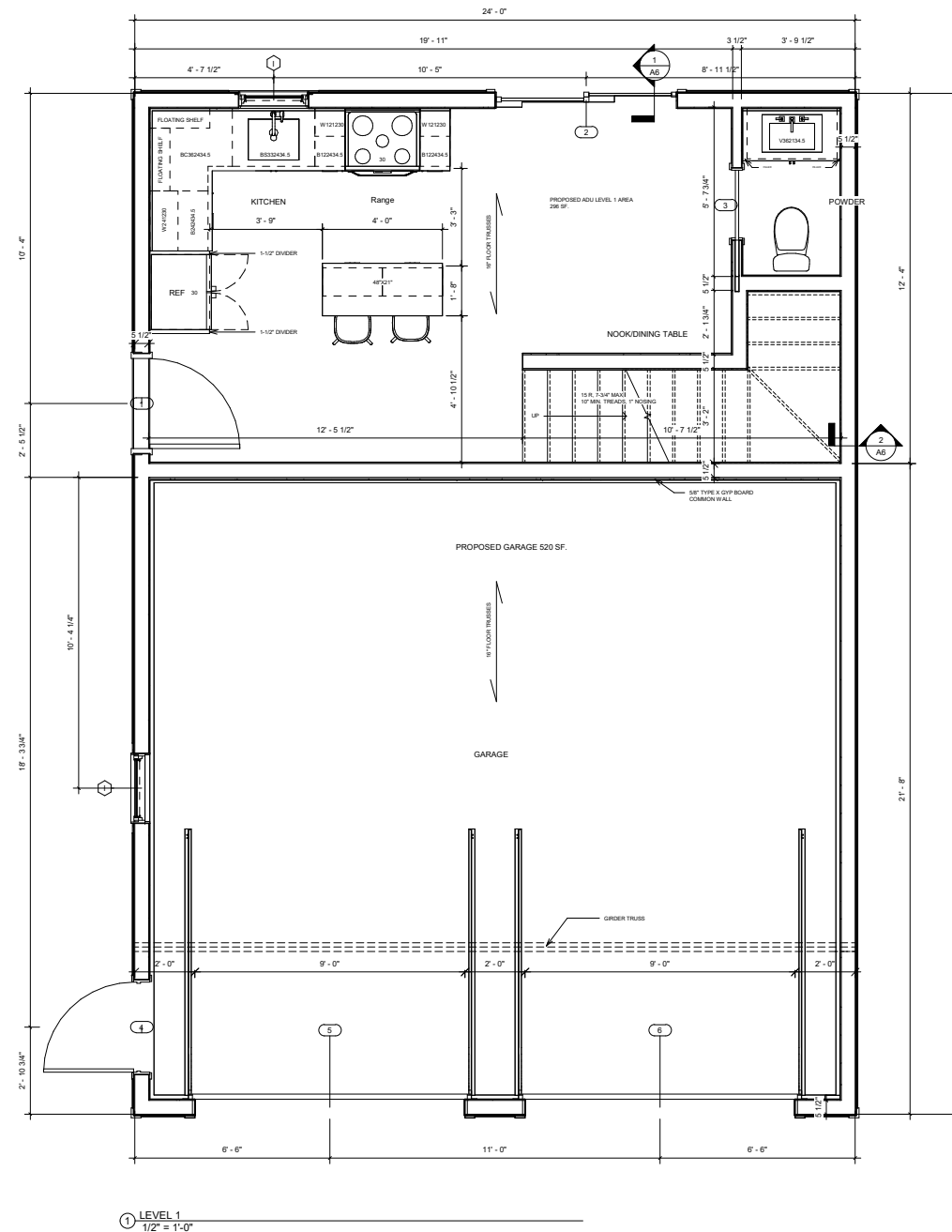
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Project Number	2424
Date	6-17-26
Drawn By	MARCO PLIEGO
Checked By	Checker
A3	
Scale	1/2" = 1'-0"

6/17/2026 11:26:33 PM



COMPLIANCE: All dimensions and conditions must be verified in the field. Final construction must be performed based on stamped engineering drawings that comply with local building codes and regulations.

[illegible]

Project Number	2424
Date	6-17-26
Drawn By	MARCO PLIEGO
Checked By	Checker

Scale	1/2" = 1'-0"
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6/17/2026 11:26:34 PM



COMPLIANCE: All dimensions and conditions must be verified in the field. Final construction must be performed based on stamped engineering drawings that comply with local building codes and regulations.

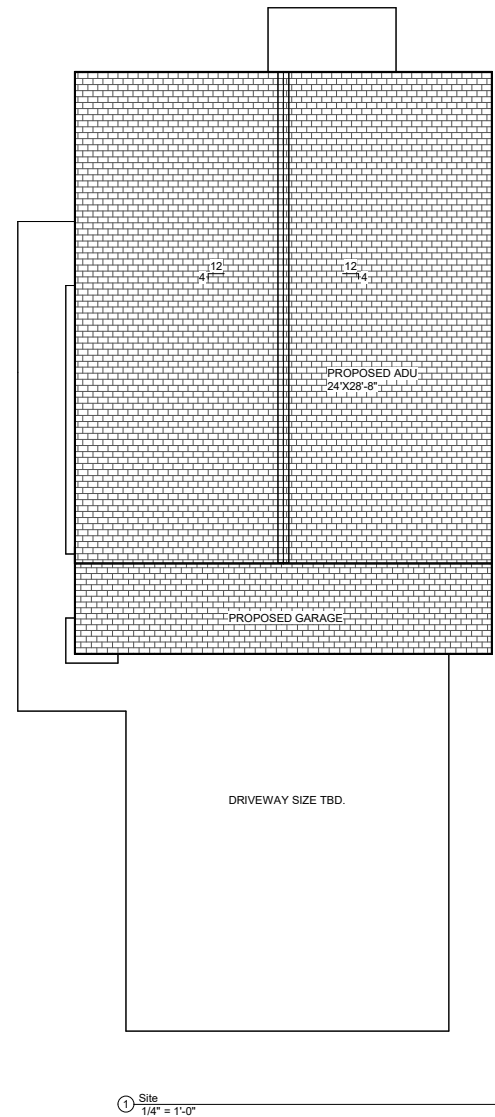
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Project Number	2424
Date	6-17-26
Drawn By	MARCO PLIEGO
Checked By	Checker

Scale	1/2" = 1'-0"
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6/17/2026 11:26:33 PM

60 TALMADGE WAY NE FRIDLEY, MN 55432



PURPOSE OF DRAWINGS: These documents are for architectural visualization and spatial planning purposes only. They are intended to illustrate the scale, layout, and aesthetic intent of the design.

LIMITATIONS: These drawings do not constitute a complete set of construction documents.

NOT STRUCTURAL: This set does not include structural engineering, load-bearing calculations, or framing details.

COMPLIANCE: All dimensions and conditions must be verified in the field. Final construction must be performed based on stamped engineering drawings that comply with local building codes and regulations.



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60 TALMADGE
WAY

GARAGE/ADU

SITE PLAN

Project Number	2424
Date	6-17-26
Drawn By	MARCO PLIEGO
Checked By	Checker

A1

Scale	1/4" = 1'-0"
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