



Planning Commission Meeting

August 21, 2024

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approval of the July 17, 2024, Planning Commission Meeting Minutes

Public Hearing

2. Public Hearing to Consider a Lot Split, LS #24-01 to create two single-family lots from the property at 7800 Pearson Way N.E.

Other Business

3. Approval of the 2025, Planning Commission Meeting Dates

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntauv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: August 21, 2024

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the July 17, 2024, Planning Commission Meeting Minutes

Background

Attached are the July 17, 2024, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the July 17, 2024, Planning Commission Meeting Minutes

Attachments and Other Resources

- July 17, 2024, Planning Commission Meeting Minutes

Vision Statement

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



Planning Commission

July 17, 2024

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

Paul Nealy

Mark Hansen

Ross Meisner

Absent

Aaron Klemz

Mike Heuchert

Others Present

Nancy Abts, Associate Planner

Hal W. Erks, Harbon Montessori School

Dawn Baker, Harobn Montessori School

Approval of Meeting Minutes

1. Approve April 17, 2024, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider Special Use Permit (SUP), SP #24-02 to Allow a Private School at 6180 Highway 65 N.E.

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

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

Nancy Abts, Associate Planner, presented a request to consider a private school, Harbon Montessori School to be located at 6180 Highway 65 NE. She stated that this would offer a preschool and elementary school in the same facility as the church. She stated that the school would be moving from its current location in New Brighton, noting that there have not been any issues reported in New Brighton. She reviewed the hours of operation, current enrollment and capacity for students, and explained that this use would not conflict with the church because of the opposite peak days and hours for each use. She reviewed the history of the site, overview of the site, parking and signage, and details of the requested Special Use Permit and stipulations of approval. She also recommended revocation of a previously-authorized adult daycare special use permit, as that is no longer occurring on the site.

Commissioner Nealy asked if the adult daycare never came to fruition or if it was active for a period of time.

Ms. Abts replied that it was a use for a period of time but before she became a staff member of Fridley.

Hal Erks, applicant, provided information about the Harbon Montessori School. He stated that they are excited to operate in the new location and space.

Commissioner Borman asked if the classrooms would be adequate or whether any modifications would be needed.

Mr. Erks replied that the location is adequate, and they would not be making modifications to the space.

Commissioner Nealy asked the reason the school is relocating from its current facility.

Mr. Erks replied that the church in which they are currently located is going to do something else with the space. He also provided details on the enrollment capacity for students, noting that they could have up to 79 students.

Commissioner Meisner asked if students are picked up and dropped off as there is no transportation plan.

Mr. Erks confirmed that parents drop off and pick up students.

Commissioner Meisner asked if there is a partnership with other local schools to offer sports or extracurricular programs.

Mr. Erks replied that they do not currently do that.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 7:18 p.m.

Commissioner Meisner commented that this is a reasonable request. He asked staff for more details on the history of the site and specifically the educational building.

Ms. Abts provided some input on the building based on aerial imagery.

Commissioner Borman commented that the facility is up to date and adequate, noting that the Lions have used the space for things in the past.

Commissioner Nealy commented that this is a busy area and therefore did not anticipate that this use would cause a noticeable increase to traffic.

Chair Hansen commented that this seems to be a good use.

Motion by Commissioner Meisner to recommend approval of the Special Use Permit #24-02, subject to stipulations and to revoke the Special Use Permit #94-15 for adult daycare. Seconded by Commissioner Nealy.

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

Chair Hansen noted that this will move forward for consideration by the City Council on August 12, 2024.

Other Business

Adjournment

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Stacy Stromberg, Staff Liaison



LAND USE APPLICATION SUMMARY

Item: LS #24-01

Meeting Date: August 21, 2024

General Information

Applicant:

Wheeler Law Office, John Wheeler
1102 Grand Avenue
St. Paul, MN 55105

Requested Action:

Public Hearing to Consider a Lot Split, LS #24-01 to create two single-family lots from the property at 7800 Pearson Way N.E.

Location:

7800 Pearson Way N.E.

Existing Zoning:

R-1, Single Family

Size:

51,007 sq. ft. 1.17 acres

Existing Land Use:

Single family home

Surrounding Land-use & Zoning:

N: Single Family & R-1
E: Singel Family & R-1
S: Single Family & R-1
W: Singel Family & R-1

Comprehensive Plan Conformance:

Existing and Future Land Use Plan designate the property for single family.

Zoning Ordinance Conformance:

Section 205.07 of the zoning code requires a minimum lot size of 9,000 sq. ft. and a minimum lot width of 75 ft. at the front yard setback line for properties zoned R-1, Single Family.

Building and Zoning History:

Original home constructed prior to 1949.
1959 – Addition to home.

Special Information

Legal Description of Property:

Lot 7 and 8, Block 6, Pearson's Craigway Estates 2nd Addition.

Public Utilities:

Existing home is connected, new home will need to be connected to water and sewer services.

Transportation:

Existing and new home will be accessed off Pearson Way.

Physical Characteristics:

Flat, large single-family lot.

Summary of Request:

The petitioner, John Wheeler of Wheeler Law Office on behalf of the property owner is requesting a lot split, to allow the construction of a second single family home on the property at 7800 Pearson Way N.E.

Staff Recommendation:

City staff recommends approval of the lot split, with stipulations.

- *Lots meets code requirements.*
- *Provides additional homeownership opportunities*

City Council Action/60 Day Action Date:

City Council – September 9, 2024
60 Day Date – September 16, 2024

Staff Report Prepared by Stacy Stromberg

Written Report –

Analysis

John Wheeler, of Wheeler Law Office, on behalf of the property owner of 7800 Pearson Way N.E. is requesting to split the property, to allow a second single-family lot.

The subject property is zoned R-1, Single Family, as are all surrounding properties. The original home was constructed prior to the City's incorporation in 1949. The archived address file for the property, shows that an addition was constructed to the home in 1959. The property remained under one ownership until 2023 when it was purchased by the current property owner. The property is located within the Mississippi River Corridor Critical Area (MRCCA); however, subdivisions of three or fewer lots are exempt from the subdivision standards of the MRCCA ordinance. There are no Primary Conservation Areas on the property.

Fridley City code requires that single family lots in the R-1, Single Family zoning district have a minimum of 25 ft. along a right-of-way, be a minimum of 75 ft. in width at the front yard setback line, and have minimum lot area of 9,000 sq. ft.

The subject property is a large single-family lot at 51,007 sq. ft. The petitioner is requesting to split the lot to create two single-family lots.

Parcel A (yellow) will be 31,830 sq. ft. in size, will have 41 ft. of frontage on Pearson Way, and 75 ft. of width at the front yard setback. The existing home is on Parcel A and will continue to comply with setback and lot coverage requirements.



Parcel B (green) will be 19,177 sq. ft. in size and 75 ft. wide at the street and front yard setback. Both lots proposed meet or exceed the minimum requirements for lot width along the right-of-way and front yard setback line and lot size.

To date, staff have heard from one neighboring property owner who wanted to know if a duplex could be built on the new lot. Staff confirmed that the property is zoned R-1, Single Family, so only a single-family house can be built.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for LS #24-01.

Staff further recommends approval of LS #24-01, with stipulations as the proposed lots meet the minimum code requirements and provide an additional home ownership opportunity in the City.

Stipulations

Staff recommends that if the lot split is granted, the following stipulations be attached:

1. All necessary permits shall be obtained prior to construction of the new home.
2. A grading and drainage plan shall be submitted and approved by the City's engineering staff prior to issuance of any building permits, to minimize impacts to the surrounding properties.
3. The property owner at time of building permit application shall provide proof that any existing wells or individual sewage treatment systems located on the site are properly capped or removed.
4. The property owner at time of building permit application for the construction of the single-family home shall pay the \$1,500 required park dedication fee.
5. The property owner at time of building permit application for the construction of the single-family home shall pay all water and sewer connection fees for the new single-family home.
6. The existing driveway and shed on Parcel B shall be removed within 60 days of approval of the lot split application by the City Council.
7. A driveway permit application shall be approved, and the new driveway installed for Parcel A within 60 days of approval of the lot split application by the City Council.



Fridley Civic Campus

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

Permit Information:

Permit Type: Subdivision - Lot Split
Permit Subtype: Lot Split
Permit Number: LS24-000001
Work Description: To construct future single family residence.

Property Information:

Address: 7800 PEARSON WAY NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 033024430042

Property Owner Information:

Property Owner: JOHNSON RANDY
Property Owner Address: 7800 PEARSON WAY NE
FRIDLEY, MN 55432

Applicant Information:

Name: Wheeler Law Office
Address: 1102 Grand Ave
Saint Paul, MN 55105
Phone: (651) 260-5948

Application Information:

GENERAL INFORMATION

PROJECT INFORMATION

Number of lots

Is the applicant the property owner?

No

Property Owner Email

ray_joh32@yahoo.com

Property Owner Phone Number

(612) 203-2941

Payment Information:

Payment Date	Received From	Payment Amount
08/02/2024	John Wheeler	\$1,250.00

Signature:

John Wheeler

Review Comments:

Reviewer: Nancy Abts, Community Development

Review Status: Approved with Conditions

- Excess drive aisle (i.e., pavement past the front yard setback line) & accessory structure (shed) should be removed from lot without a principal structure (Parcel B). Driveways and accessory structures are allowed only with a Principal Structure. A Demolition Permit may be required for shed removal. A Land Alteration Permit may be required for removal.
- Right-of-way (Driveway) permit required for new proposed bituminous driveway for Parcel A.

Application Date:

Application Date: 07/18/2024
60-Day Deadline: 09/16/2024
120-Day Extension: 11/15/2024

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	07/22/2024	Complete
Send 15 Day Letter	07/29/2024	Complete
Planning Commission Meeting		Pending
City Council Meeting		

Randy Johnson
P. O. Box 11564
Minneapolis, Minnesota 55411

July 18, 2024

City of Fridley
Community Development Department
7071 University Avenue NE
Fridley, MN 55432

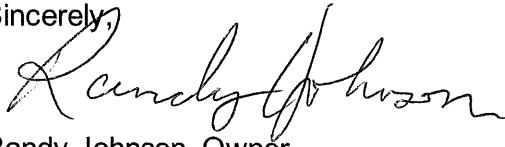
Re: Lot Split Application - 7800 Pearson Way NE, Fridley, MN 55432

To Whom It May Concern:

Please consider this letter as authorization for John Wheeler, Wheeler Law Office, to submit on my behalf a Lot Split Application and ancillary documentation for the above-referenced property and to also communicate with staff to assist with the process.

Thank you.

Sincerely,



Randy Johnson, Owner

EXISTING PROPERTY DESCRIPTION

Lot 7 and 8, Block 6, PEARSONS CRAIGWAY ESTATES 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.
 Property Area = 51,007 sq. ft. - 1.17 Acres

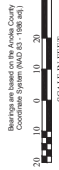
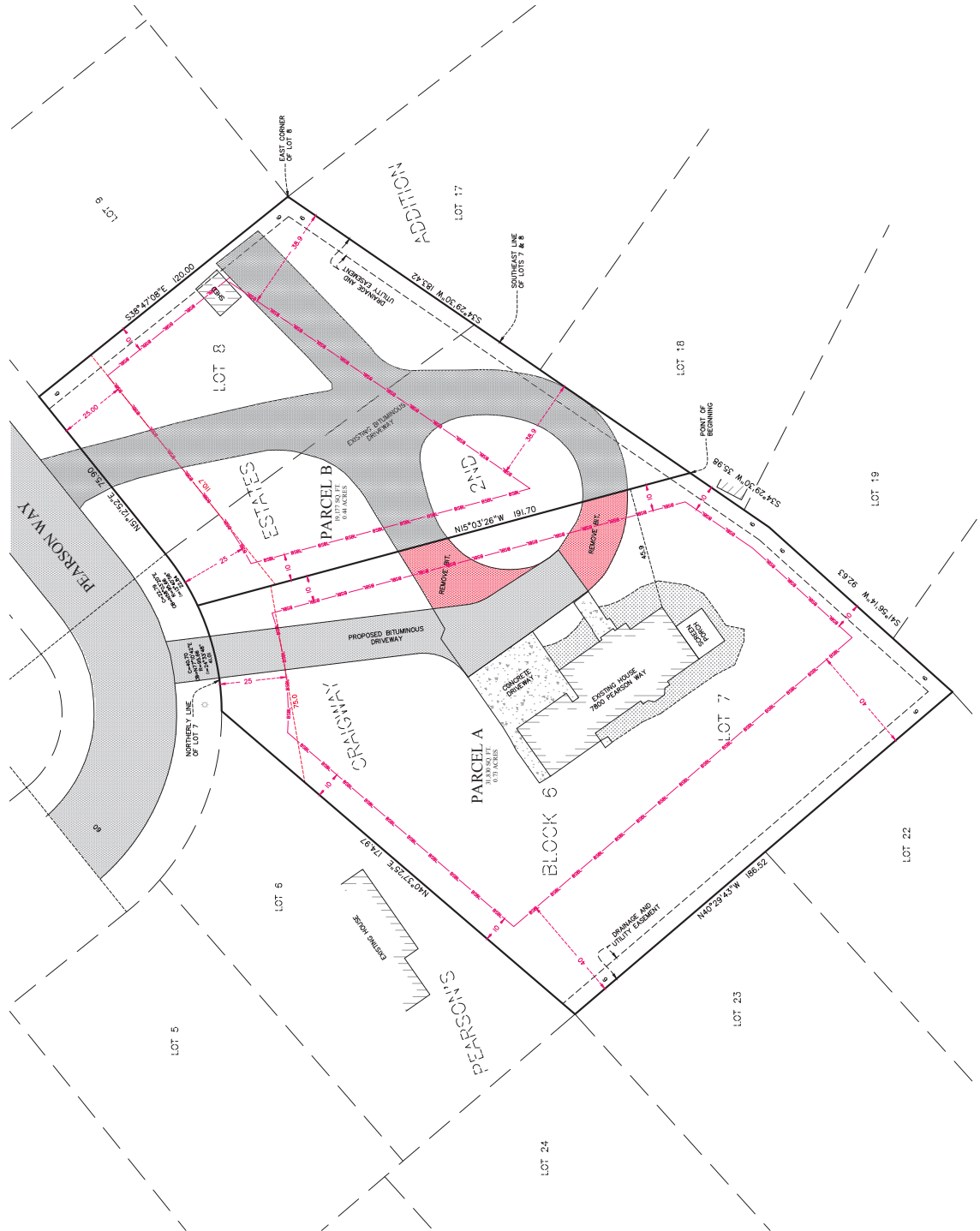
PROPOSED PROPERTY DESCRIPTIONS

PARCEL A:

That part of Lot 7, Block 6, PEARSONS CRAIGWAY ESTATES 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, lying southwest of a line described as commencing at the east corner of Lot 8, said Block 6, thence on an assumed bearing of South 34 degrees 29 minutes 30 seconds West along the southeast line of said Lots 7 and 8 a distance of 183.47 feet to the actual point of beginning of the line to be described, thence North 15 degrees 00 minutes 26 seconds West and distance of 191.70 feet to the northerly line of said Lot 7 and there terminating.
 Parcel A Area = 31,839 sq. ft. - 0.73 Acres

PARCEL B:

Lot 8, Block 6, PEARSONS CRAIGWAY ESTATES 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, and
 and
 That part of Lot 7, Block 6, said PEARSONS CRAIGWAY ESTATES 2ND ADDITION, lying northeast of a line described as commencing at the east corner of said Lot 8, thence on an assumed bearing of South 34 degrees 29 minutes 30 seconds West and distance of 183.47 feet to the actual point of beginning of the line to be described, thence North 15 degrees 00 minutes 26 seconds West and distance of 191.70 feet to the northerly line of said Lot 7 and there terminating.
 Parcel B Area = 19,177 sq. ft. - 0.44 Acres



ARRANGED AND UTILITY ASSUMED AS SHOWN HEREON FROM RECORDED PLAT

FIELD CHECK NO. BY DATE DRAWN CHECKED DATE		REVISION		FIELD NO. 4714-001 REF: 14642-001 1		LOT LINE REARRANGEMENT PREPARED FOR: RANDY JOHNSON	
TWP. 33 - R. 6E - 24 - SEC. 03 Anoka County		FRIDLEY, MINNESOTA		SATHRE-BERGQUIST, INC. 14335 BENTLEY BLVD. SUITE 101 FLYING DUTCHMAN 55447 (612) 478-6000 WWW.SATHRE.COM		I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Dated this 1st day of July, 2024. <i>Colin H. Frost</i> Colin H. Frost, P.L.S. Minnesota License No. 62169 www.msds.com	

Item 2.



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering and Planning
 Fridley GIS
 Anoka County GIS

Lot Split Request, LS #24-01
Petitioner: Wheeler Law Office
Address: 7800 Pearson Way N.E.



Map Date: July 29, 2024

AFFIDAVIT OF PUBLICATION



STATE OF MINNESOTA)
COUNTY OF HENNEPIN)

650 3rd Ave. S, Suite 1300 | Minneapolis, MN | 55488

Terri Swanson, being first duly sworn, on oath states as follows:

1. (S)He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

<u>Dates of Publication</u>	<u>Advertiser</u>	<u>Account #</u>	<u>Order #</u>
StarTribune 08/09/2024	FRIDLEY CITY OF	1000019971	494492

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: **\$58.46**

5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Terri Swanson

Subscribed and sworn to before me on: 08/09/2024

Diane E. Rak Kleszyk



Notary Public



AGENDA REPORT

Meeting Date: August 21, 2024

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Community Development Specialist

Title

Approval of the 2025, Planning Commission Meeting Dates

Background

Approval of the 2025, Planning Commission Meeting Dates

Financial Impact

None

Recommendation

Approval of the 2025, Planning Commission Meeting Dates

Attachments and Other Resources

- 2025 Planning Commission Meeting Dates

Vision Statement

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



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Memorandum

DATE: August 21, 2024

TO: Planning Commission Members

FROM: Julianne Beberg, Community Development Specialist

SUBJECT: Proposed 2025 Planning Commission Meeting Dates

The following dates are for your review and approval of the proposed 2025 Planning Commission meeting dates.

Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
15	19	19	16	21	18	16	20	17	15	19	17