



PLANNING COMMISSION MEETING

June 15, 2022

7:00 PM

Fridley Civic Center, 7071 University Avenue N.E.

AGENDA

Call to Order

Roll Call

Approval of Meeting Minutes

- [1.](#) Receive and Approve the Minutes from the Planning Commission Meeting of March 16, 2022

Public Hearing

- [2.](#) Consideration of a public hearing for a Plat, (PS #22-02) by the City of Fridley

Other Business

Adjournment



AGENDA REPORT

Meeting Date: June 15, 2022

Meeting Type: Planning Commission

Submitted By: Julie Beberg, Office Coordinator

Title

Receive the Minutes from the Planning Commission Meeting of March 16, 2022

Background

Attached are the meeting minutes from the March 16, 2022, Planning Commission Meeting

Financial Impact

None

Recommendation

Staff recommend the City Council received the March 16, 2022, Planning Commission Minutes

Attachments and Other Resources

- Planning Commission Minutes of March 16, 2022

Vision Statement

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



PLANNING COMMISSION

March 16, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

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

PRESENT

Mike Heintz

Terry McClellan

Mark Hansen

John Buyse

Ryan Evanson

Stacy Stromberg, Planning Manager

Nancy Abts, Associate Planner

Keith Eliason, 4623 2nd Street N.E.

Ondi Lemny, 6034 4th Street N.E.

Kevin Fay, 6034 4th Street N.E.

Londa Kroone, 5933 Main Street N.E.

APPROVAL OF MEETING MINUTES

1. Approve December 15, 2021 Planning Commission Minutes

Motion by Commissioner Evanson to approve the minutes. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS

2. Receive Other Commission Minutes

Motion by Commissioner Evanson to receive the minutes from other Commissions. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

3. Public Hearing to Consider an Ordinance Amendment, TA #22-01 to Allow Accessory Dwelling Units

Motion by Commissioner Evanson to open the public hearing. Seconded by Commissioner Heintz.

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 an overview of accessory dwelling units (ADUs) and reviewed benefits and concerns related to ADUs. She reviewed the different elements within the proposed ordinance amendment that would allow ADUs.

The Commission asked clarifying questions. It was confirmed that an ADU would require a separate entrance. A property would only be eligible for one ADU and the owner of the property must occupy the principle or accessory dwelling unit. Staff also reviewed the minimum and maximum size for an ADU, clarification between an ADU and mother in-law apartment, resale value, and parking. Approval would be provided administratively, and enforcement could occur through the rental license. Concern was expressed relating to the impact to adjacent properties.

Members of the public addressed the Commission. Questions were raised to as to whether both the home and ADU could be rented for a portion of the year, parking violations, and whether neighbors would be allowed to provide input on an application request. Rental of both the home and ADU would not be allowed, parking would be regulated through code enforcement, and input from neighbors would not be solicited. It was noted that if allowed, an ADU would be permitted in the same manner as a detached garage or other accessory structure that meets Code requirements. It was confirmed that an ADU could be allowed above a garage (detached or attached).

Motion by Commissioner Evanson to close the public hearing. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:51 P.M.

The Commission recognized that there are pros and cons and that this would provide additional options for Fridley residents to remain in Fridley. It was agreed upon that the Commission recommends to the Council that the code language be modified to require a Special Use Permit for a detached ADU, which would be reviewed by the Planning Commission and approved by the Council.

Motion by Commissioner Evanson to recommend approval of Ordinance No. 1400 Amending the Fridley City Code Chapter 205, Zoning, to Allow Accessory Dwelling Units (ADUs) with the added condition that a detached unit would require a Special Use Permit. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Public Hearing to Consider Text Amendment TA #22-02, to Amend Chapter 205, Zoning to Allow 40-Foot-Wide Lots to be Considered Legal Conforming if the Lot was Platted Prior to 1955

Motion by Commissioner Evanson to open the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 8:02 P.M.

Stacy Stromberg, Planning Manager, presented a text amendment to consider allowing 40-foot single-family lots to be conforming. She noted that this would promote the goal of affordable housing and would also allow investment and improvement in existing housing stock. She confirmed that the lots can be served by public water and sewer.

Residents provided input expressing concern in allowing construction of new homes on the vacant 40-foot lots and ability would lend itself to rental units. Concerns were also expressed related to drainage and sewage backups. There was support for a maximum height to ensure new homes match the existing character and to allow existing residents to improve their homes.

The Commission reinforced the concept that a resident could purchase an adjacent 40-foot lot to prevent it from being developed.

A resident with a current nonconforming home asked about the ability to rebuilt even though it does not meet the current setbacks. Staff confirmed that if the home were damaged, it could be rebuilt to its current footprint.

Motion by Commissioner Evanson to close the public hearing. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 8:37 P.M.

The Commission commented that Fridley is developed and therefore the opportunity is redevelopment and also recognized the importance of property rights for all parties and supported the condition that the new home must blend into the neighborhood. The Commission found value in allowing construction on 40-foot lots to promote affordable housing and use of those lots.

Motion by Commissioner Evanson to recommend approval of Ordinance No. 1402 Amending the Fridley City Code Chapter 205.31 Overlay District 0-6, Pre 1955 Lots. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Ms. Stromberg provided development updates.

ADJOURNMENT

Motion by Commissioner Evanson to adjourn the meeting. Seconded by Commissioner McClellan.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:50 P.M.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: PS #22-02

Meeting Date: June 15, 2022

GENERAL INFORMATION

Applicant:

City of Fridley

Requested Action:

Plat

Location:

690 Cheri Lane N.E.

Existing Zoning:

P, Public

Size:

40,554 sq. ft. .93 acres

Existing Land Use:

Vacant land

Surrounding Land Use & Zoning:

N: Single Family & R-1

E: Target & C-3

S: Target & C-3 and Vacant land & R-1

W: Single Family & R-1

Comprehensive Plan Conformance:

Future Land Use Map designates this property
Park and Recreation

Building and Zoning History:

Auditor's Subdivision No. 155 filed in 1953

Land deeded to the City in 1967 for public

park, right-of-way and/or utility purposes

1976 – Storage building constructed for local
football and hockey associations

2015 – Storage building removed

Legal Description of Property:

See attached preliminary plat

Public Utilities:

Available in the street

Transportation:

Property is accessed from Cheri Lane

SPECIAL INFORMATION

Physical Characteristics:

Southern portion of the lot is tree covered;
northeast portion is flat with a life station
building

Summary of Request:

The City is requesting to replat the property at
690 Cheri Lane to redefine the lot lines and
create two outlots, both to be retained by the
City for park and utility purposes. The land
required for the Cheri Lane right-of-way will also
be dedicated as part of the platting process.

Staff Recommendation:

City staff recommends approval of the replat
request.



Aerial of the Property

City Council Action/60 Day Action Date:

City Council – June 27, 2022

60 Day Date – July 11, 2022

Staff Report Prepared by Stacy Stromberg

WRITTEN REPORT –

The Request

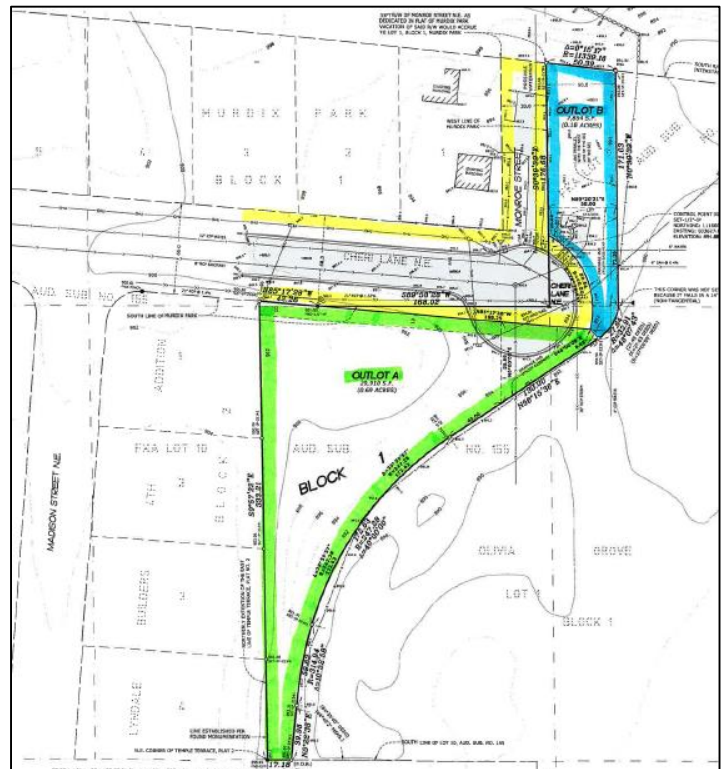
The City is requesting to replat the subject property at 690 Cheri Lane to create two outlots, both to be retained by the City for park and utility purposes. The replat will also include dedication of the land needed for the Cheri Lane right-of-way.

Site Description and History

The subject property is located at the end of the Cheri Lane cul-de-sac, east of 7th and Madison Street. The land was deeded to the City in 1967 from Target. Within the deed was a restriction that limits the use of the property to Park, Right-of-Way, and Utility.

As a result of the deed restriction, the City is asking to replat the property to simply designate two outlots. Outlot A (green) will be designated as Park land and Outlot B (blue) is land designated for Utilities, and the yellow lines signify the land used for the Cheri Lane right-of-way.

City Planning and Engineering staff have been working on this replat and believe this is the best way to clearly define the parcels and their public uses. Currently there are no plans to develop Outlot A with any park elements or features. We anticipate that at some point in the future a portion of the lot may be used to provide stormwater treatment in the area and provide an opportunity to construct a trail connection from Cheri Lane to 53rd Avenue or the Target property.



Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Plat Request, PS #22-02.

Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Attachments

1. Preliminary Plat
2. Public Hearing Notice and Mailing Labels to Properties within 350 ft.



PUBLIC NOTICE

City of Fridley Planning Commission Notice of Public Hearing to Consider a Plat by the City of Fridley

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on June 15, 2022 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

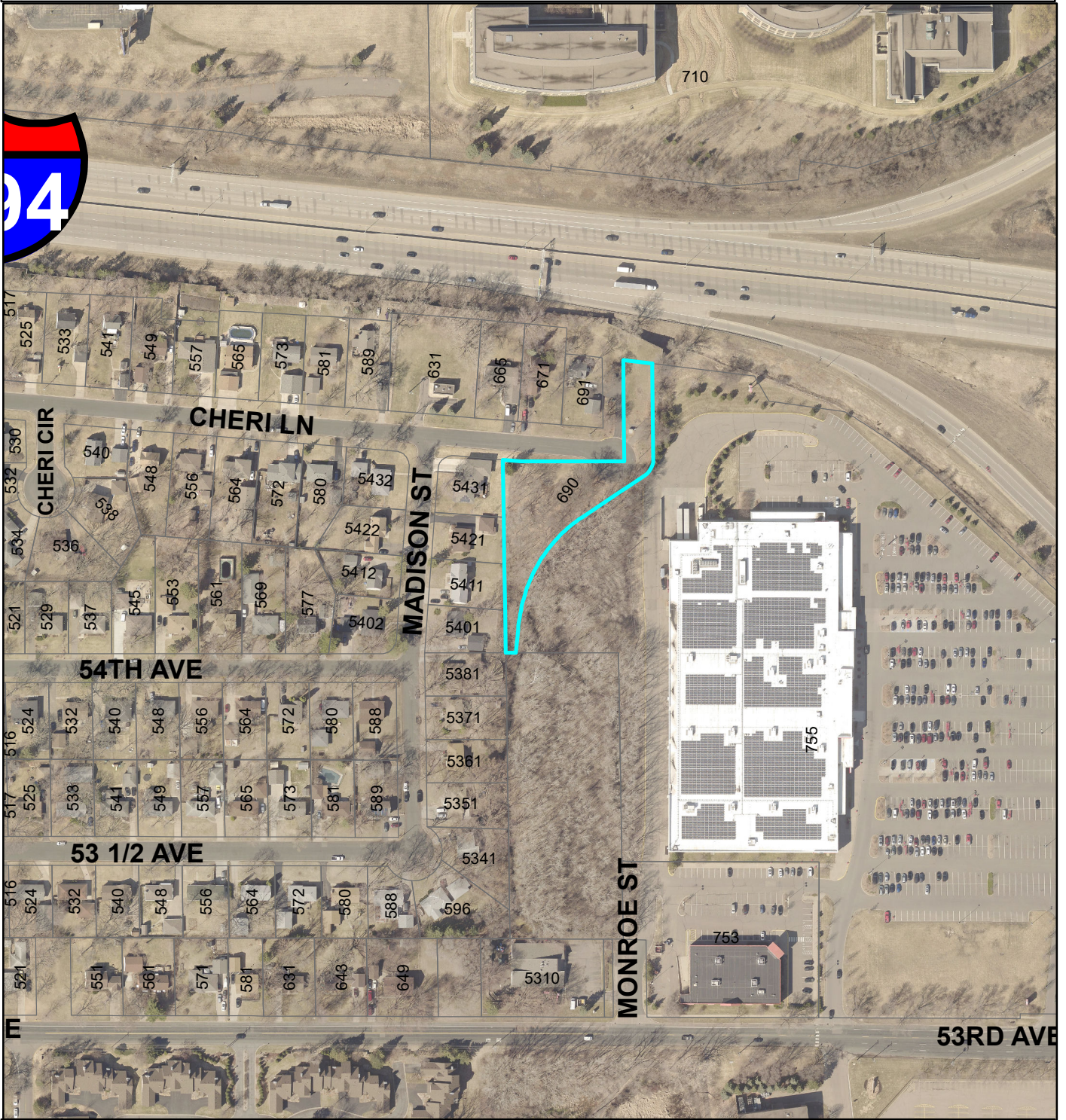
The public hearing will consider a Plat, (PS #22-02) by the City of Fridley, the City is requesting to replat the City owned property addressed as 690 Cheri Lane to redefine the lot lines and create 2 outlots, both to be retained by the City for utility and park purposes, the legal description is on file and available at Fridley City Hall.

Any person desiring to be heard shall be given an opportunity at the above stated time and place. Or, comments may be submitted before the meeting to stacy.stromberg@fridleymn.gov or 763-572-3595. Publication date(s): June 3, 2022.

The City Council will consider this item on June 27, 2022.



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Map Date: June 1, 2022

Plat Request, PS #22-02
 Petitioner: City of Fridley
 Address: 690 Cheri Lane N.E.



LABELS FOR
Current Resident

Current Resident
FRIDLEY MN 55421

Current Resident
572 54TH AVE NE
FRIDLEY MN 55421

Current Resident
755 53RD AVE NE
FRIDLEY MN 55421

Current Resident
690 CHERI LN NE
FRIDLEY MN 55421

Current Resident
580 54TH AVE NE
FRIDLEY MN 55421

Current Resident
710 MEDTRONIC PKWY NE
FRIDLEY MN 55432

Current Resident
5411 MADISON ST NE
FRIDLEY MN 55421

Current Resident
588 54TH AVE NE
FRIDLEY MN 55421

Current Resident
5422 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5421 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5341 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5432 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5431 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5351 MADISON ST NE
FRIDLEY MN 55421

Current Resident
580 CHERI LN NE
FRIDLEY MN 55421

Current Resident
665 CHERI LN NE
FRIDLEY MN 55421

Current Resident
5361 MADISON ST NE
FRIDLEY MN 55421

Current Resident
572 CHERI LN NE
FRIDLEY MN 55421

Current Resident
691 CHERI LN NE
FRIDLEY MN 55421

Current Resident
589 53 1/2 AVE NE
FRIDLEY MN 55421

Current Resident
577 54TH AVE NE
FRIDLEY MN 55421

Current Resident
5401 MADISON ST NE
FRIDLEY MN 55421

Current Resident
581 53 1/2 AVE NE
FRIDLEY MN 55421

Current Resident
5402 MADISON ST NE
FRIDLEY MN 55421

Current Resident
589 CHERI LN NE
FRIDLEY MN 55421

Current Resident
5371 MADISON ST NE
FRIDLEY MN 55421

Current Resident
5412 MADISON ST NE
FRIDLEY MN 55421

Current Resident
581 CHERI LN NE
FRIDLEY MN 55421

Current Resident
5381 MADISON ST NE
FRIDLEY MN 55421

LABELS FOR
Current Resident

Item 2.

Current Resident
631 CHERI LN NE
FRIDLEY MN 55421

Current Resident
671 CHERI LN NE
FRIDLEY MN 55421

LABELS FOR
Parcel Owner

LANEWOOD ESTATES LLC
14505 43RD AVE N
PLYMOUTH MN 55446

GONDORCHIN AARON JULIUS
572 54TH AVE NE
FRIDLEY MN 55421

Item 2.

DAYTON HUDSON CORPORATION
MINNEAPOLIS MN 55440

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

SPONSEL, JACOB G
580 54TH AVE NE
FRIDLEY MN 55421

MEDTRONIC INC
710 MEDTRONIC PKWY NE
FRIDLEY MN 55432

WARD, NICOLE
5411 MADISON ST NE
FRIDLEY MN 55421

KOSTICK, DONALD
588 54TH AVE NE
FRIDLEY MN 55421

JOHNSON CAROL
5422 MADISON ST NE
FRIDLEY MN 55421

VAN BUREN, PAMELA A
1151 122ND LN NE
BLAINE MN 55434

TRANTER JOHN
5341 MADISON ST NE
FRIDLEY MN 55421

SYKES, DEBRA LEE
5432 MADISON ST NE
FRIDLEY MN 55421

GRANDSTRAND WESLEY D & J C
5431 MADISON ST NE
FRIDLEY MN 55421

SARMIENTO, IVAN DELGADO
5351 MADISON ST NE
FRIDLEY MN 55421

JOHNSON CHARLES H & MARIE
580 CHERI LN NE
FRIDLEY MN 55421

CU, AN QUAN
665 CHERI LANE NE
FRIDLEY MN 55421

ROTH, MEGHABHUTI
5361 MADISON ST NE
FRIDLEY MN 55421

VANG JENNIFER BRITTANY
572 CHERI LN NE
FRIDLEY MN 55421

JORISSEN T J & KLINKE J
691 CHERI LN NE
FRIDLEY MN 55421

HUMENANSKY, KEVIN M
589 53 1/2 AVE NE
FRIDLEY MN 55421

CAULFIELD, AARON
577 54TH AVE NE
FRIDLEY MN 55421

PERKINS, KRISTOPHER K
5401 MADISON ST NE
FRIDLEY MN 55421

TOUPAL, JODY
581 53 1/2 AVE NE
FRIDLEY MN 55421

FLORES, CARRIE A
5402 MADISON ST NE
FRIDLEY MN 55421

BRANDENBURGER LISA A
401 SAND CREEK DR NW
COON RAPIDS MN 55448

LEMIEUX ALANNA & FRANKLIN
5371 MADISON ST NE
FRIDLEY MN 55421

OSLUND LINDA M
5412 MADISON ST NE
FRIDLEY MN 55421

BERGREN, ERIC J
581 CHERI LN NE
FRIDLEY MN 55421

KIPKOECH, SARAH M
5381 MADISON ST NE
FRIDLEY MN 55421

LABELS FOR
Parcel Owner

Item 2.

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

LAUBACH DANIEL
671 CHERI LN NE
FRIDLEY MN 55421