



Planning Commission Meeting

February 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 November 15, 2023, Planning Commission Meeting Minutes

Public Hearing

- [2.](#) Public Hearing to Consider Interim Use Permit, IUP #24-01, to allow an electric security fence use at 4650 Main Street NE

Other Business

Adjournment

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 the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: February 21, 2024

Meeting Type: Planning Commission

Submitted By: Julianne Beberg, Office Coordinator

Title

Approval of the November 15, 2023, Planning Commission Meeting Minutes

Background

Attached are the November 15, 2023, minutes from the meeting for the Commission's consideration

Financial Impact

None

Recommendation

Staff recommend the approval of the November 15, 2023, Planning Commission Meeting Minutes

Attachments and Other Resources

- November 15, 2023, Planning Commission Meeting Minutes

Vision Statement

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



Planning Commission

November 15, 2023

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
John Buyse II
Mark Hansen
Mike Heuchert
Aaron Klemz
Terry McClellan
Ross Meisner

Others Present

Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Approval of Meeting Minutes

1. Approve October 18, 2023, Planning Commission Minutes

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

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

Public Hearing

2. Public Hearing to Consider Interim Use Permit, IUP #23-01, to Allow an Electric Security Fence Use at 3737 East River Road

Motion by Commissioner Borman to open 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 opened at 7:01 p.m.

Nancy Abts, Associate Planner, presented a request from Amarok on behalf of Copart seeking approval for a ten-foot-tall low voltage electric security perimeter fence for the existing automotive

auction and outdoor storage use at 3737 East River Road. She reviewed the previous Special Use Permits that were issued for this use. She provided a site description and reviewed the history of the site. She reviewed the criteria and analysis for an Interim Use Permit (IUP) and provided additional details on landscaping. She then reviewed the proposed stipulations of approval. She asked that the Commission hold the public hearing and stated that staff recommends approval with the stipulations.

Commissioner Buyse asked how the City would know that the use has discontinued. Ms. Abts commented that staff is active in code enforcement and would discover that if the applicant did not expressly tell the City.

Commissioner Klemz asked if the fence has already been installed. Ms. Stromberg replied that the fence is installed and the request from the applicant is to make the installation legal. She confirmed that the fence was installed in 1994. She also confirmed that the landscaping plan is from 1987 and the stipulation would require compliance with that plan to some degree. Commissioner Klemz stated that it seems odd that the first IUP being considered is to ratify a site that is over 30 years old and has not been in compliance with paying park dedication fees or its landscaping plan for several decades. He stated that if approved there is a stipulation that the park dedication would be paid within 30 days and asked if that could be required before the City Council consider the application. Stacy Stromberg, Planning Manager, confirmed that change to the stipulation could be made. Ms. Abts commented that for this site the park dedication would have been collected with a building permit but there has not been a building permit, therefore staff believed it would be appropriate for that fee to be paid at this time.

Commissioner Heuchert asked and received confirmation that it was both the height and electrification that require the IUP. He asked for more details on how an electrified fence is a use, as the use of the parcel is already approved. Mr. Stromberg stated that the auto auction use is permitted through the Special Use Permit and this change would make the electric fence, that has existed for 30 years, legal through the use of an IUP. She stated that the fence would be removed if the use leaves the site. She stated that the applicant was going to apply for a text amendment to allow electric fences in all industrial districts, but staff felt that an IUP would be a better tool to allow this use.

Commissioner Klemz asked if approving this IUP would set precedent for future requests. He stated that while he could see that an electric fence would make sense in this location, there are other similar uses adjacent to residential that would not be a good fit for an electric fence. Ms. Abts replied that approving this IUP would not set precedent for future requests as it is unique to the property and temporary. She stated that anyone can make a request, but the request must be considered on its own merits.

Commissioner Borman stated that the staff report made it seem that the fence was not already in place, but received confirmation that the electric fence has been installed and in use for 30 years. Mr.

Stromberg stated that the Fire Department responded to a call four months ago and alerted staff to the fence which led to this path forward.

Commissioner McClellan asked and received confirmed that the Fire Department would have the appropriate key, or knowledge from the property owner, to disarm the fence if needed.

Commissioner Buyse asked if the City had previous knowledge of the fence. Ms. Stromberg stated that staff was not aware of the fence. She stated that the electric fence is inside the existing corrugated fence. She commented that the owner/operator has not been the same since 1994.

Commissioner Klemz asked and received confirmation that the owner of the site asked staff for approval to install an electric fence in 1994, was told to apply for a text amendment, did not do so and then installed the fence anyway.

Commissioner McClellan asked and received confirmation that the payment in lieu of trees planted would be placed into a forestry fund rather than the general fund.

Commissioner Meisner asked the length of the current ownership. He asked the schedule for business inspections, as he would anticipate that an unapproved property enhancement would have been caught during that process. Ms. Stromberg replied that a building permit has not been pulled since the 1990s, therefore she was unsure how often the Fire Department would have inspected the business. She noted that typically permitting is the trigger for business inspections.

Chris Eaton, Amarock, commented that the original owner of the company started as a guard dog company which then morphed into an electric fence type of protection. He stated that the use has always been an auto auction use and his company protects their sites all over the country. He stated that they reviewed previous City Council minutes from the 1990s and the only instance he could find was related to a discussion of a potential text amendment for an electric fence and while there seemed to be positive input from the Council, there did not seem to be any follow up therefore he was unsure where the miscommunication arose. He stated that they found out about this from the Fire Department, and they then worked with City staff to find a solution when they discovered the fence was not permitted. He stated that people are not aware of the fence because it is fairly transparent from the outside and is only armed when it needs to be armed. He further explained how the fence works and stated that his company owns the fence and if the use changes, they would remove the fence themselves. He asked that the Commission recommend approval of the fence as it would allow continued protection of the property. He confirmed that the signage has been in place and was updated to match his company's current standards.

Commissioner Buyse asked why Amarock is here rather than Copart. Mr. Eaton replied that his company owns the fence and leases it to the business owner. Commissioner Buyse commented that it seems strange that Copart is not here to address the other elements such as landscaping. Ms.

Stromberg stated that it is typical that another party can apply for a land use application for the property owner, provided the property owners signs off on the application, noting a similar situation in the next case. She clarified that Amarock is the petitioner. Commissioner Buyse asked why money would be accepted in lieu of the landscaping they would want to see. Ms. Abts replied that the recommendation is born out of practicality as there are not many opportunities to plant onsite given the 40 plus years of auto auction that has occurred onsite.

Commissioner Meisner asked if there has ever been enforcement on the lack of landscaping. Ms. Abts replied that the records do not show such actions.

Commissioner McClellan asked and received confirmation from Mr. Eaton that Amarock owns the fence and has owned the fence since its installation since 1994.

Commissioner Borman asked if Amarock would be paying the fee in lieu of landscaping. Mr. Eaton replied that Amarock is responsible for the fence, but the landscaping is the responsibility of Copart. He commented that Amarock did not know that this fence was not permitted when it was installed. He commented that while this seems unusual, this is not an unusual occurrence to find that something was not properly permitted. Commissioner Borman expressed frustration with this case being presented as something that has not yet happened only to find out this fence has existed for decades. He also expressed frustration with Copart not being present to provide input on the stipulations that would be directed towards the business related to park dedication and landscaping.

Commissioner Buyse commented that it would have been reasonable to give Copart time to plant trees, if they had not already had 30 years to do so and is not present tonight, therefore he supports the payment in lieu. Mr. Eaton noted that Copart may be in the same position of Amarock in that ownership has changed hands over the last 30 years and the current managers and principles had no idea of these outstanding issues, therefore all they can do it try to make it right at this time.

Commissioner Meisner asked what would occur if the applicant were to try to plant the trees and the trees were to die. Ms. Stromberg replied that the City is going to review its landscaping policy in the coming months to ensure they make sense. She stated that in this instance there is not a lot of space to plant trees, but if trees are planted and they die, the tree would need to be replaced. She commented on the staff turnover since the 1980s, noting that the landscaping plan was in the file, but she cannot say with certainty that it was an approved landscape plan. She commented that most of the landscaping was in the right-of-way and therefore permission would have been needed from Anoka County. She stated that nonconformities on the site have been identified and the current owners are trying to resolve them.

Commissioner Meisner asked if there are other electric fences in the city. Ms. Stromberg replied not that she is aware of.

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

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously and the public hearing was closed at 8:02 p.m.

Commissioner McClellan commented that he feels pressure to fix something that has been unresolved for decades and would have preferred for someone from Copart to be present.

Commissioner Buyse commented that while it does seem fishy, it could also be a mistake that occurred years ago. He stated that if the application were brought forward today, he would support the fence but would want it to be visually hidden. He also recognized that may not be something that is fixable.

Commissioner Meisner commented that this is located in an industrial area and therefore is not impacting residential properties.

Commissioner Klemz commented that he believes this is the best solution as he would not support a text amendment allowing electric fences district wide. He stated that he would like to see park dedication paid prior to this moving to the City Council. He stated that while there are concerns that this has been unpermitted for 30 plus years, this does appear to be the best solution.

Chair Hanson commented that he lives in this area and therefore drives by frequently and was not aware this fence existed. He recognized that there was probably miscommunication between all parties related to the original permit and also believed that this is the best method to resolve the situation, agreeing that the park dedication should be paid before moving to the City Council.

Motion by Commissioner Klemz recommending approval of the Interim Use Permit until the present automotive auction use is discontinued, subject to stipulations and amending the park dedication stipulation to state that park dedication be paid prior to the City Council meeting. Seconded by Commissioner Buyse.

Further discussion: Commissioner Meisner asked if additional language should be stated that in lieu of the landscaping requirements, the payment could be made.

Commissioner Buyse commented that the applicant would have one year to do so or make the payment.

Commissioner Klemz commented that if the trees would be feasible, he would be fine with the trees being planted. He believed the requirement was reasonable as stipulated and wanted to allow the applicant to make the decision.

Upon a voice vote, six voting aye, one voting nay (Borman), Chair Hansen declared the motion carried.

3. Public Hearing to Consider Special Use Permit, SP #23-03 to Allow an Assisted Living Use at 6425 Highway 65 N.E.

Motion by Commissioner Buyse to open 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 opened at 8:16 p.m.

Stacy Stromberg, Planning Manager, presented a request for a Special Use Permit to covert the property at 6425 Highway 65 to a Supervised Living Facility (assisted living facility). She noted that this use is permitted through the Minnesota Department of Health. She reviewed the site description and history of the previous activity of the site noting the last use as a chiropractic clinic. She reviewed the applicable Code requirements and analysis of the request. She asked that the Planning Commission hold the public hearing and stated that staff recommends approval of the request subject to the reviewed stipulations.

Commissioner McClellan asked if there are any other similar facilities in Fridley. Ms. Stromberg replied that all other assisted living facilities in the City would be similar. She confirmed that this would be a short-term facility with stays of 30 to 90 days. Commissioner McClellan asked if there were any concerns from Public Safety. Ms. Stromberg replied that Public Safety did not have any concerns.

Commissioner Klemz asked if the applicant owns any other facilities in Fridley.

Drew Horwitz, Horwitz Health, stated that this would be their first project in Fridley and fourth project in the metro. He commented that they like the building and location and believe this would also be an improvement for the site. He recognized that there are not many short-term facilities in this area. He stated that this facility would serve people 55 plus that experience cognitive delays and disorders, whether that is due to injury or age. He confirmed that this would be a transitional care facility and after their stay they could return home or to wherever would best care for them. He commented that all of their guests are staying their voluntarily and do not require a locked facility.

Stephanie Goode, Howitz Health, provided details on the security that would be implemented and the screening that is completed to ensure the resident would be appropriate for this facility. Mr. Horwitz stated that they also have case managers that help to develop a long-term plan for the residents, should that be needed.

Motion by Commissioner Meisner 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 8:30 p.m.

Commissioner Borman noted that there were residents that attended the public hearing for a previous use request for this property that requested the wooded area remain but be cleaned up.

Commissioner Buyse believed that this use would better fit the space compared to the previously requested daycare use that may have had some issues with parking.

Motion by Commissioner Meisner recommending revocation of the previously approved Special Use Permits for this property. Seconded by Commissioner Klemz.

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

Motion by Commissioner Klemz recommending approval of the Special Use Permit, subject to stipulations. Seconded by Commissioner McClellan.

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

Other Business

Ms. Stromberg provided an update on planning actions recently considered by the Council as well as items that are on the agenda to discuss in the coming year.

Adjournment

Motion by Commissioner McClellan 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 8:38 p.m.

Respectfully submitted,
Amanda Staple, Recording Secretary



LAND USE APPLICATION SUMMARY

Item: IUP #24-01

Meeting Date: February 21, 2024

General Information

Applicant:

Michelle Affronti, Amarok Security
550 Assembly Street, 5th Floor
Columbia, SC 29201
On behalf of property owner, Electric Motor Supply

Requested Action:

Public Hearing to Consider Interim Use Permit, IUP #24-01, to allow an electric security fence use at 4650 Main Street NE

Existing Zoning:

M-2, Heavy Industrial

Size: 11.47 acres

Existing Land Use:

Warehousing and Outdoor Storage

Surrounding Zoning & Land Use:

N: M-2 (Murphy Warehouse)
E: Main Street ROW & R-1 Residential
S: M-2 (Central Roofing Company)
W: BNSF Railroad ROW

Comprehensive Plan Conformance:

Existing and Future Land Use Maps both designate the property as Industrial: "...parcels that contain...storage of material and equipment". The property is not a designated potential Redevelopment Area.

Zoning Ordinance Conformance:

Warehousing is a permitted use. Outdoor storage is accessory to warehousing and is approved by an existing Special Use Permit. City Code Section 205.05.06 defines and regulates Interim Uses.

Special Information

Building and Zoning History:

1966 – Original Building Permits issued for masonry & steel factory, office, & factory addition for owner "Railroad Accessories Corporation."
1973, '77, '79, '83, '85 – Building Permits for Additions for "Safetran Systems"
1985 – Variance issued to increase lot coverage from 40 to 41.5 percent
2003 – Electric Motor Supply Co. occupies building & receives SUP for Limited Outdoor Storage

Legal Description of Property:

See "Exhibit A" within the proposed Resolution.

Public Utilities:

Building is connected.

Transportation:

The property receives access off Main Street NE

Physical Characteristics:

Large warehousing building with associated office space. Hard surface yard, parking area, landscaping. A multi-use trail is adjacent to the property.

Summary of Request:

The petitioner requests approval for a ten-foot tall low-voltage electric security fence around the rear storage and parking area.

Staff Recommendation:

City staff recommends denial of the interim use permit request.

City Council Action/60 Day Action Date:

City Council – March 11, 2024

60 Day Date – March 18, 2024

Staff Report Prepared by Nancy Abts

Written Report –

The Request

The applicant requests approval for a ten-foot tall low-voltage electric fence at the subject property. The property has an approved outdoor storage special use permit. The applicant is a security company that would install and own the fence and lease it to the property owner. The property owner is concerned about crime which has prompted the request for the interim use permit.

Site Description and History

The subject property is located off Main Street. It is zoned M-2, Heavy Industrial. It is a similar size to other M-2 properties in the city.

The property is located in southern Fridley, between Main Street and the railroad right-of-way. Limited outdoor storage on the site is authorized by Special Use Permit #03-18. The outdoor storage area is limited to no more than 50 percent of the building area. (The proposed electric fence encloses an area much larger than what is allowed for outdoor storage at this site.) The property is similar to other Fridley industrial properties in its location between the railroad and a two-lane road. It has a regular rectilinear shape.

The Fridley Police Department notes that the property has experienced theft and repeated damage to their existing chain link fence. Crime likely relates to the specific items that are stored outside at the property. Electrical and mechanical components are targets for theft. Other properties along the railroad store building materials without issue. The Police Department has offered to do a site security assessment for the business.

In response to concerns about security, the Police Department offers suggestions for improving safety at the site, including removing overgrown vegetation along and within the fence line and improving lighting. The chain link fence could be replaced with a solid barrier.

Figure 1: The current chain link fence, viewed from BNSF right-of-way on February 1, 2024. The fence has been cut and repaired (center of the image). Easily-climbable vegetation grows through the fence. The fence is shorter than the adjacent southern property's fencing.



Code Requirements and Analysis

In October 2023, the City's ordinance regulating Interim Uses went into effect. In December, the City Council approved an after-the-fact Interim Use Permit for an electric fence at the property located at 3737 East River Road (Copart), where automobile salvage is stored outdoors. The Copart application was submitted on October 13, 2023. The property owner authorization allowing Amarok to apply for this permit for EMSCO was signed on October 20, 2023. The Copart application was approved by the City Council on December 11, and the EMSCO application was submitted on the next available application date, January 19, 2024.

Interim use permits are intended to regulate a use that is presently acceptable, but that with anticipated redevelopment will not be acceptable in the future. Code lists the uses allowed by IUP as including:

- (1) Interim use of an identified Redevelopment Site unlikely to redevelop within the interim use permit period;
- (2) Temporary structures in use until a permanent facility can be constructed;
- (3) Off-site parking;
- (4) Seasonal uses not otherwise provided for;
- (5) Any other uses determined by the City Council to be the same or similar type uses.

Staff does not believe that an electric fence at the subject property qualifies under any of the possible uses. Outdoor storage of automotive salvage was the principal use at the property on East River Road where an IUP for an electric fence was approved (Copart). When the principal use of that property changes, the fence will no longer be needed. However, at the Main Street site (EMSCO), the principal use of the property—indoor warehousing—does not necessitate the electric fence.

Code provides general standards for reviewing IUPs in 205.05.6.D:

Criteria	Analysis	
The use will not: delay anticipated development or redevelopment of the site;	The site is not an identified redevelopment site and no future change in use is proposed	✓
Adversely impact implementation of the Comprehensive Plan;	The comprehensive plan guides the site for Industrial land uses, which includes "storage of material and equipment"	✓
Be in conflict with provisions of the city code on an ongoing basis;	If approved by the IUP, the use would not otherwise be in conflict with city code	✓
Adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located; and	The electric fence would be located within an existing chain link fence. However, the proposed fence would be located ~300 feet from a multi-use trail along Main Street and ~400 feet from residential properties. Its prominent warning signs would be visible to the area and would affect the neighborhood character. The area proposed to	✗

	be enclosed by the electric fence is much larger than the area allowed for outdoor storage.	
The date or event that will terminate the use can be identified with certainty	No criteria for terminating the interim use have been identified.	✗
The use will not impose additional unreasonable costs on the public	If the fence is not removed following the termination of the use, the City's abatement procedures will require the property to bear the costs of removal.	✓

The application acknowledges there is no entitlement to future re-approval of the IUP. The application also says the IUP won't impose additional costs on the public. Affirming these statements is part of the general standards of approval for IUPs.

Staff does not find that the application meets the standards for issuing an IUP. Given this site's proximity to residential and recreational uses (a multi-use trail along Main Street is approximately 300 feet from the proposed fence, and residential properties are approximately 400 feet from the fence) and its prominent warning signs, the electric fence would affect the neighborhood character. Additionally, the fence has not been identified as an interim use. There is no date, event, or criteria that would terminate the use. Unlike the Copart site, the principal use at this property is not outdoor storage.

Alternately, the Planning Commission or City Council might wish to allow electric fences more widely throughout the community. If a broader application of this use is allowed on a permanent—rather than interim—basis, the city's zoning code and fence code could be amended to identify electric fences as a use that is permitted with standards. That process would involve a text amendment application, not an interim use permit.

Staff Recommendation

Staff recommends the Planning Commission hold a public hearing for Interim Use Permit, IUP #24-01. Staff further recommends denial of Interim Use Permit, IUP #24-01.

Attachments

1. Petitioner's narrative and drawings
2. Public Hearing notice and mailing labels to properties within 350 ft.



Fridley Civic Campus

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

Permit Information:

Permit Type: Interim Use Permit
Permit Subtype: Non-Residential
Permit Number: IUP24-000001
Work Description: Installation of 10' low voltage, battery powered (12V/DC) pulse electric security fence

Property Information:

Address: 4650 MAIN ST NE
City, State and Zip: FRIDLEY, MN 55421
PIN: 273024440001

Property Owner Information:

Property Owner: STB MINNEAPOLIS PTSHP LLP
Property Owner Address: 4650 MAIN ST NE
FRIDLEY, MN 55421

Applicant Information:

Name: Michelle Affronti
Address: 550 Assembly Street
5th Floor
Columbia, SC 29201
Phone: (803) 923-2715

Application Information:

Is the applicant the property owner?	No
Property Owner Email	twhite@emscmn.com
Property Owner Phone Number	763-248-4044
When will the Interim Use end?	Unknown
Submittal Requirements	

I understand that the applicant, owner, operator, tenant and/or user has no entitlement to future re-approval of the interim use permit. 1

I affirm that the interim use permit will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future. 1

Payment Information:

Payment Date	Received From	Payment Amount
02/01/2024	Michelle Affronti	\$1,500.00
02/01/2024	Michelle Affronti	\$41.25

Signature:**Application Date:**

Application Date: 01/19/2024
60-Day Deadline: 03/19/2024
120-Day Extension: 05/18/2024

Review Dates:

Activity Name	Completion Date	Activity Status
Application Intake	01/24/2024	Complete
Send 15 Day Letter	02/01/2024	Complete
Planning Commission Meeting		
City Council Meeting		
File with County		

October 19, 2023

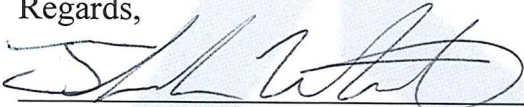
RE: Letter of Authorization

To whom it may concern,

Please accept this letter as authorization for AMAROK, LLC of Columbia, SC (Cindy Williams, Michelle Affronti, Michael Pate), to represent Ted White, EMSCO in applying, processing, and advancing any variance requests or permits required to install the AMAROK/Security Fence on our site.

Please feel free to contact me with any questions or concerns.

Regards,

 10-28-23

Hand signature Date

Name Ted White

Title Operations Manager

Contact Information

763-248-4044

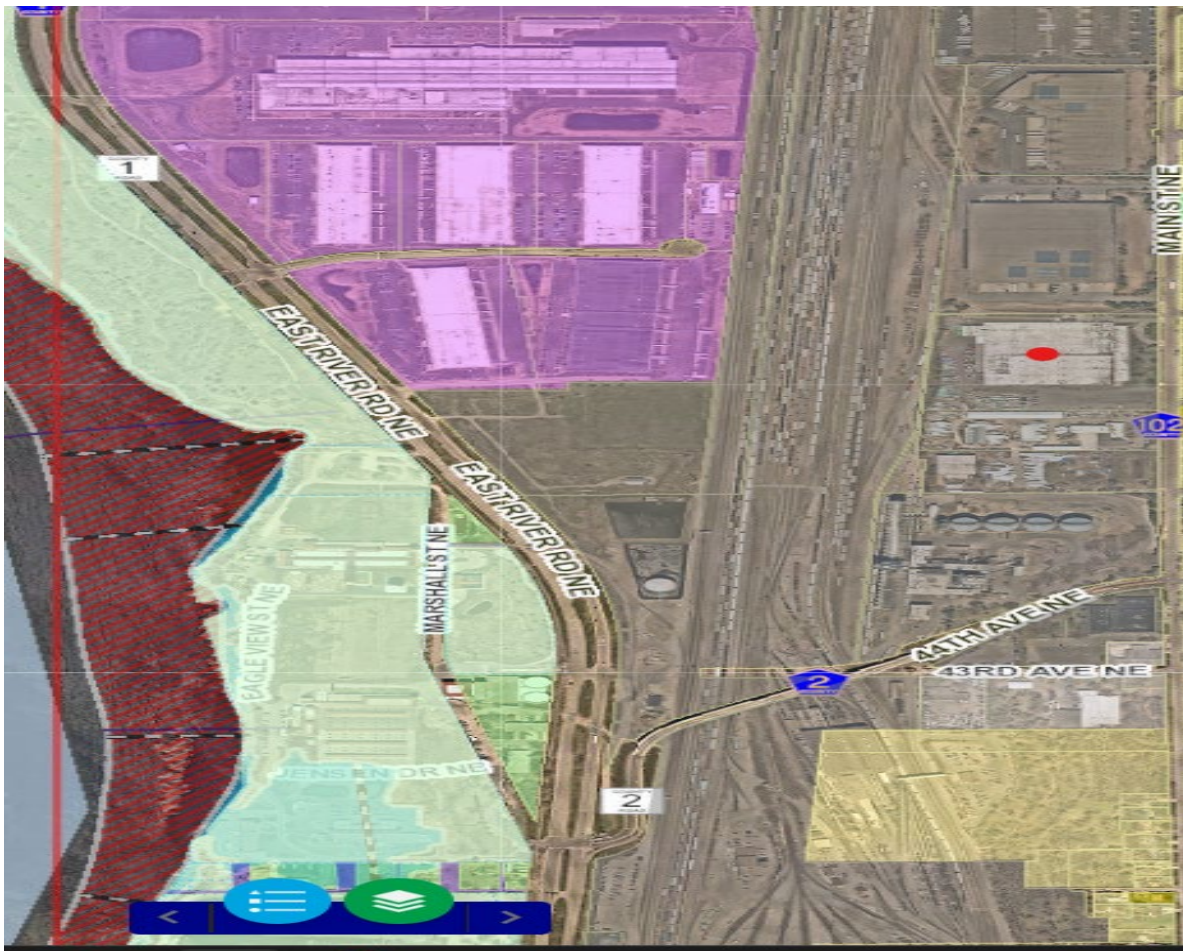
Twhite@emscow.com

ULTIMATE PERIMETER SECURITY

Justification for Interim Use Permit (10' Electrified) 4650 Main Street Northeast, Fridley, MN 55432

AMAROK, LLC on behalf of Electric Motor Supply Company, is respectfully requesting Fridley, MN to approve an Interim Use Permit for the security system application which has been submitted to the City of Fridley; allowing a 10' tall low-voltage, 12V/DC battery-powered, pulsed electric security system to secure the property of Electric Motor Supply Company safely and effectively.

The property is located at 4650 Main Street Northeast Road, Fridley, MN 55432, and is zoned M-2 Heavy Industrial. The installation of this security system is safely located inside of/behind the existing 6'-0" and 8'-0" tall partially slatted chain-link fence to secure the property during non-business hours. The AMAROK security system has proven to be the most effective theft and crime deterrent for businesses across the country such as Electric Motor Supply Company. Even in cases where businesses were experiencing frequent theft and loss, the installation of our security system immediately results in the prevention of any further attempted break-ins, vandalism, and theft.



The extenuating circumstances and special conditions are of no result of actions from the applicant. The extenuating circumstances and special conditions are based on business, theft and general crime experienced in the area. The applicant's actions have not contributed to this result in any way. The applicant is a reputable business owner contributing to the tax base, employing residents, and providing a valuable service to the community. The applicant should not be denied the right to protect property and assets, nor should the applicant have their business penalized by the inability to secure property.

The business inventory is currently secured behind a perimeter barrier which has proven ineffective. Due to the size, volume, and nature of the inventory, products must be stored in an outside lot and cannot be protected inside of a building or other enclosure. Even inventory inside the building is at risk due to the nature of the business. The products secured inside the yard are an open invitation to the criminal class. Vehicles, metal, electrical components, specialized equipment, and tools are all items that are targeted as whole or parts of these items, as these items can be sold for quick money. A business with products that include components or items that can be quickly stolen and fenced, are a criminal's dream to be able to obtain and cause a huge financial loss to a business, sometimes to the point where a business must close its doors which in turn taxes away from the tax base of a community and displaces employees from a job causing community hardships.

The company provides a valued and necessary service to the community. The company needs to ensure the safety of employees, supplies, products, and contents on the applicant's property to maintain their excellent reputation with residents, businesses, employees while maintaining the business, securing entry into the property and its assets on the property. Business theft of this nature, along with vandalism and criminal trespass continue to increase, and the applicant is taking proactive steps to decrease crime with a monitored security system and maintain the ability to operate the business. The elevated crime rate in the area is attributed to the property's location within the city, coupled with the unique characteristics, shape, and size of the land.

The property location makes this a property that ultimately lends itself to being more desirable to criminals due to the ability to access with minimal risk especially from the sides and rear. The parcel is bordered by trains, numerous local roads, and other businesses, which lends to the ability to enter and exit from various locations. The property is set back from the roads, and eyes of people passing by the property thus providing cover for criminals to trespass, commit the criminal acts, and flee with various access points surrounding the property virtually undetected.

The numerous train lines in the back provide a valuable link for products to companies, however at the same time, they bring the ability for transients to jump on and off, quickly, easily, and undetected exiting the area and on to the next to commit a crime. The ability to leave through the back, over the tracks and over to East River Road allows for various ways for criminals to trespass. The neighboring properties additionally provide cover when one is entering or exiting to commit a crime. Regrettably, the criminals could easily infiltrate a residential area, posing a threat to residents' physical, financial, and emotional well-being due to the escalating criminal activity.

The storage yard of products, shipments and supplies are set back from the road inside a chain link slatted fence to reduce the ability to see what is on the storage yard. Unfortunately, this also reduces the ability for a passerby to see any criminal activity. Even if someone were to notice, little consideration would likely be given, as it's a business area with trucks coming and going at various hours. People generally avoid getting involved in such matters. Driving by business, it is not possible to see into the area where the items are stored. A criminal might engage in activities such as stealing, vandalizing, or trespassing for illicit purposes without being observed by passersby, given the secluded location of the storage area on the property.

Criminals fleeing a crime scene are not concerned with residents or anyone in the area. They simply care about getting in and out with as much as possible. Criminal trespass and resultant incidents can lead to catastrophic outcomes (arson, employee endangerment) and/or a public safety concern. Public safety concerns come in many forms, such as stolen vehicles/trucks driven on public roadways or specialized tools, equipment, and regulated supplies being trafficked and sold illegally.

The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.

There is no change or newly proposed use to the existing parcel. The existing parcel's use remains the same with the battery-powered, perimeter security system running concurrent with the existing perimeter barrier fence. The security system does not affect the yard, spaces, fences, parking, loading, and landscaping. Therefore, there will be no impact on streets, highways, and pavement type.

The permit approval will not be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood, nor will there be any adverse effects on abutting properties or improvements in the neighborhood. The security system is installed completely inside the existing perimeter fence and therefore not exposed to the public. To encounter the AMAROK security system, a criminal would have to intentionally trespass on the property by, first, disregarding the posted warning signs and then breaking through or scaling the existing perimeter barrier.

The approval of the security system would have the opposite effect on the safety and general welfare of the neighborhood through crime prevention. In fact, the proposed security system enhances the health, safety, and welfare of persons by improving workplace safety and discouraging criminals from targeting the subject property and committing other crimes of opportunity in the neighborhood. The security system is medically safe and will not harm anyone who encounters the security system; however, it will deter someone who is planning on committing a criminal act and breach a perimeter fence.

The security system is the most reliable, economical, and effective perimeter security system application available. The installation of the security system will secure the property, increase the security of the surrounding properties and the immediate area by deterring the criminal element from targeting the neighborhood resulting in higher property values and increasing the

tax revenue for the community and the City of Fridley can redirect law enforcement time and resources toward crimes other than trespass and burglary.

The use will not adversely impact implementation of the Comprehensive Plan, nor will it be in conflict with provisions of the city code on an ongoing basis.

The granting of this interim use permit approval does not change or alter the use of the property. The purpose of the code is for the city to review and approve uses that enhance the city to residents and businesses, thus providing a high quality of life in the city to all who reside and work in Fridley. By granting interim use permit, the zoning code and planning remains intact with emphasis on keeping the city, businesses, and residents safe while providing a place of employment for residents, and tax revenue for the city by having a strong reputable business operate in the city of Fridley.

Electric Motor Supply Company has located the business at 4650 Main Street Northeast Road, Fridley, MN 55432 and provides a strong tax base to the community of Fridley. Electric Motor Supply Company would not consider implanting or using anything that could harm their employees or residents. Electric Motor Supply Company has installed this security system at other sites across the United States and found that it is the most effective way of securing their business, property, and employees.

Applicant should not be denied the right to operate a business and protect the business property along with the assets of the business. Businesses need to be able to secure products and supplies to continue to operate and add to the local economy.

The granting of the interim use permit will not provide applicant with any special privilege that is denied to others in this district. Granting the interim use permit will allow the Company to protect the business and its assets, alleviating the practical difficulty and resulting hardship that has not been caused by applicant.

Based on the information and evidence provided, we respectfully request the granting of this interim use permit for Electric Motor Supply Company.

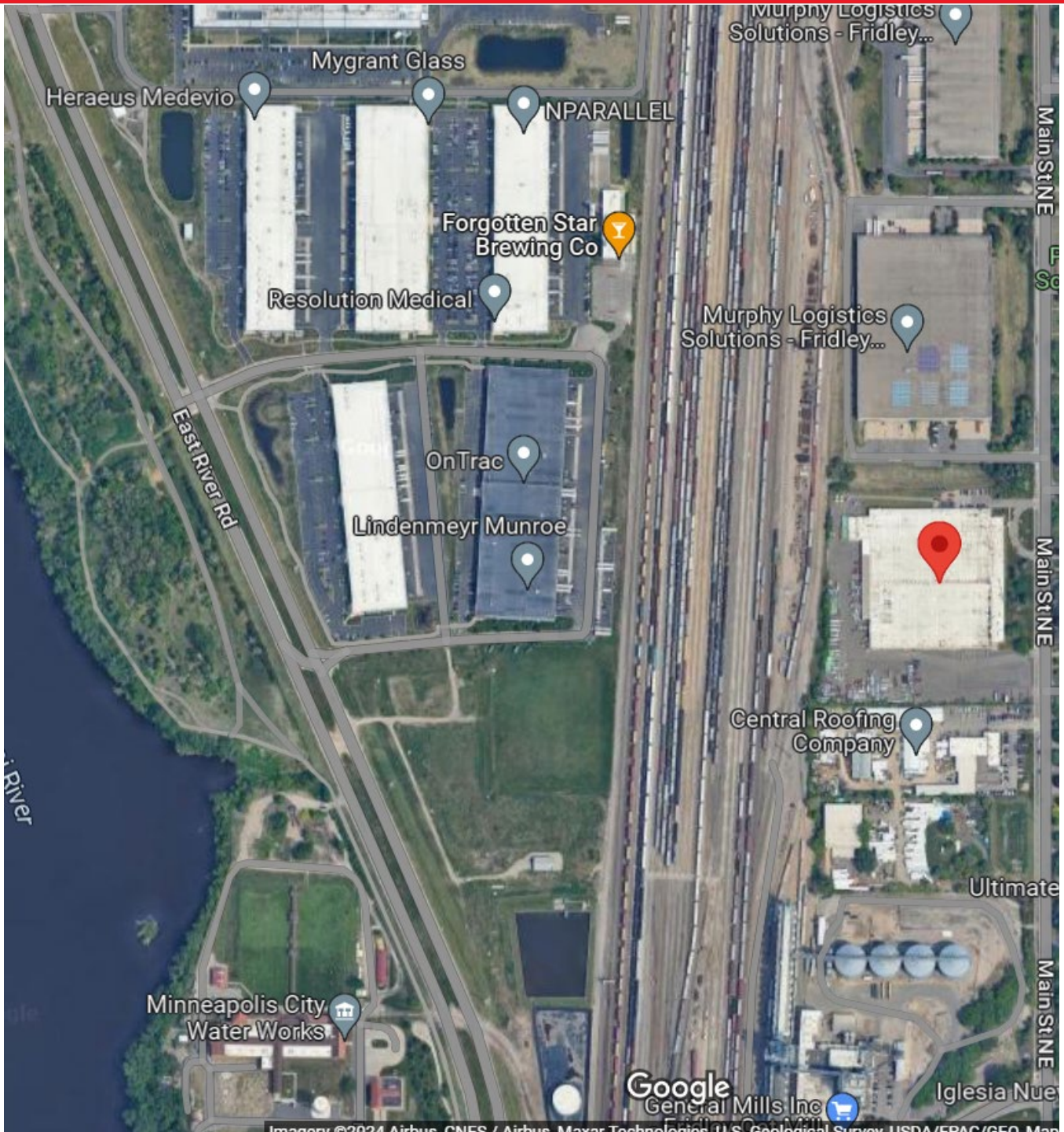


Michael Pate
Government Relations Director
AMAROK, LLC
Mobile:(803) 422-3600
mpate@amarok.com
www.AMAROK.com



Michelle Affronti
Compliance Manager
AMAROK, LLC
Mobile:(803) 923-2715
maffronti@amarok.com
www.AMAROK.com



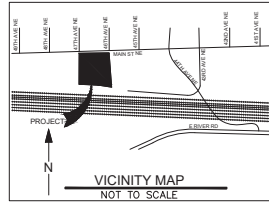




PROPERTY OWNER
STB MINNEAPOLIS PTSHLP LLP
4650 MAIN ST NE
FRIDLEY, MN 55421

PROJECT DATA
APN: 27-30-24-44-001
ZONING: M2
ACRES: 11.44

SITE PLAN REQUEST TO AUTHORIZE A SECURITY FENCE FOR: ELECTRIC MOTOR SUPPLY 4650 MAIN ST NE FRIDLEY, MN 55421



NOTES

POLE LOCATIONS:
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE.
FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30°

DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

STORM DRAIN:
NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: Nicholas Day, Jr.
No. 114620
License Ex. 43713

DATE / DESCRIPTION



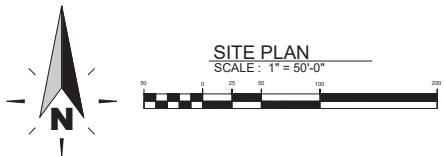
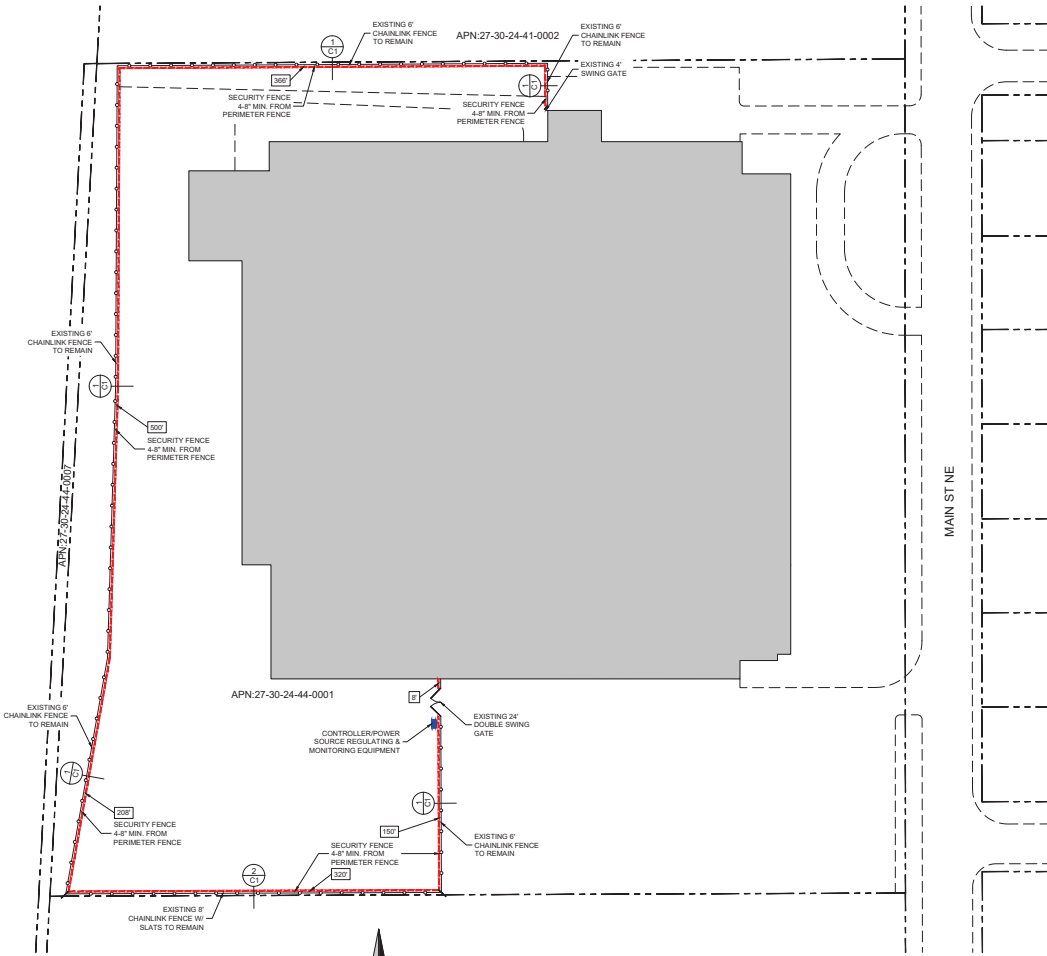
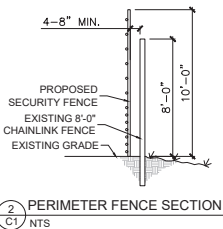
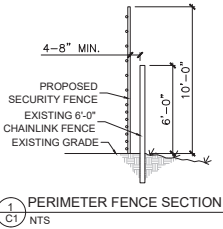
PROJECT: ELECTRIC MOTOR SUPPLY
4650 MAIN ST NE
FRIDLEY, MN 55421

SHEET TITLE: SITE PLAN

APPLICANT: AMAROK
800 ASSEMBLY ST STE 1FL
COLUMBIA SC 29001
803-404-6189

DATE: 10/31/2023
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET
C1
of 3

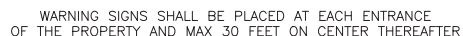


*PROPOSED LOCATION OF ELECTRONICS ONLY; SUBJECT TO CHANGE BASED ON SITE CONDITIONS.

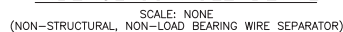


DURING CONSTRUCTION, STEEL POLE WILL BE SUPPORTED EXTERNALLY TO ASSURE 3" (MIN.) SPACE FROM BOTTOM OF FOOTING.

SCALE: NONE
(STRUCTURAL)



EXAMPLE WARNING SIGN @ 9"x12"



RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

WIRE SHOULD BE WRAPPED TWO OR
THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED
EITHER BETWEEN WIRES 15 & 16 OR AT
BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE,
WARNING SIGNS SHOULD ALSO BE PLACED
ON OR ABOVE THE PERIMETER FENCE.



PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Nicholas Jayzar
Dec: Signed by: Nicholas Jayzar
Signature: Nicholas Jayzar
Date: 1/19/2013 License #: 4371

#	DATE / DESCRIPTION



PROFIT

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

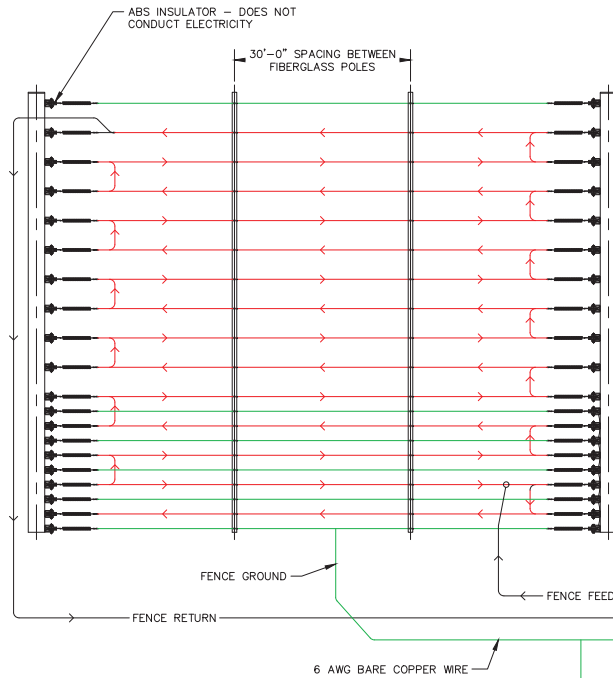
DATE: 10/31/2023
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET

C2

of 3

WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

A: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).

B: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).

C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

D: BATTERY ENCLOSURE - HOUSES THE BATTERIES (12V/DC MAX) AND INTER-CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).

E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

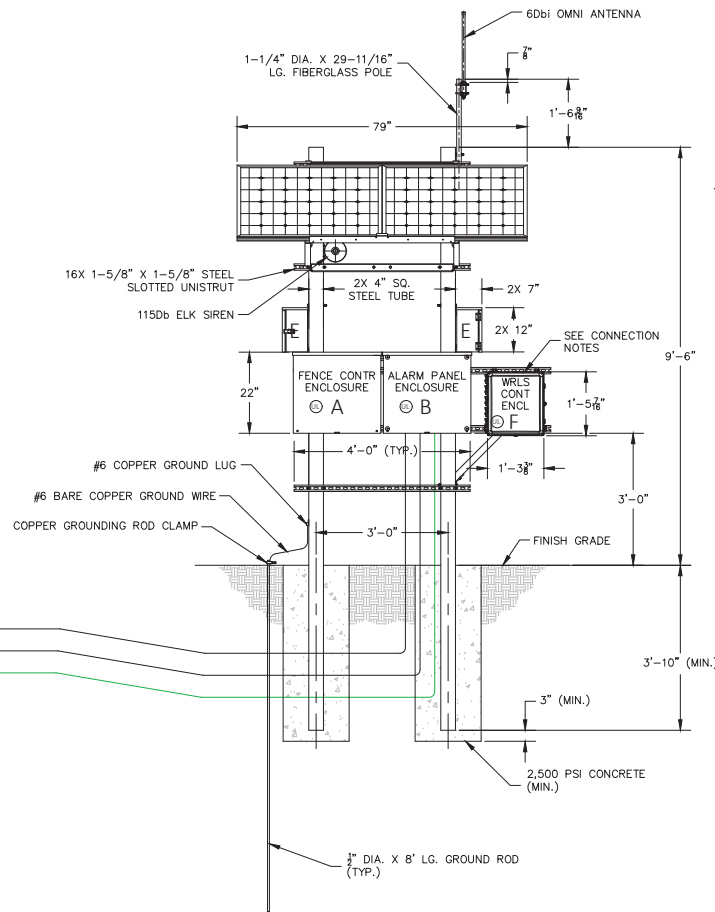
F: WIRELESS CONTROLLER ENCLOSURE - HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

GENERAL NOTE:

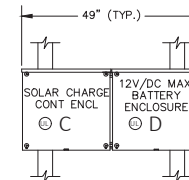
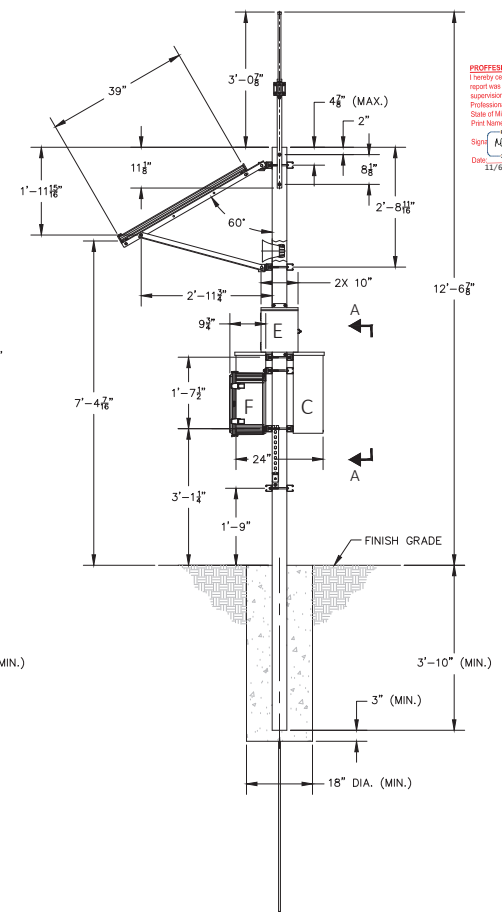
EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"x4"x10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.



FRONT ELEVATION

VIEW A-A
(KEYPAD ENCLOSURES
REMOVED FOR CLARITY)

RIGHT SIDE ELEVATION

ASSEMBLY WEIGHT CHART

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

ELECTRONICS ARMATURE

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

PROFESSIONAL ENGINEER

I hereby certify that the design of this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: Nicholas Lloyd Jasper
 Signature: [Signature]
 Date: 11/6/2023

DATE / DESCRIPTION

AMAROK
ULTIMATE PERIMETER SECURITY

ELECTRIC MOTOR SUPPLY
4650 MAIN ST NE
FRIDLEY, MN 55421

PROJECT: SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
884 ASSEMBLY ST STE 101
COLUMBIA SC 29001
803-404-6189

DATE: 10/31/2023
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET

C3

of 3

PUBLIC NOTICE

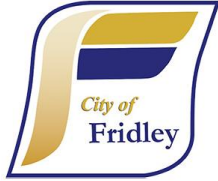
**City of Fridley Planning Commission
Notice of Public Hearing to Consider an Interim
Use Permit by Amarok, LLC on behalf of Electric Motor Supply Co**

Notice is hereby given that the Planning Commission of the City of Fridley will hold a public hearing on February 21, 2024 at 7:00 pm at Fridley City Hall, 7071 University Avenue N.E.

The public hearing will consider an Interim Use Permit, IUP #24-01, by Amarok, LLC on behalf of Electric Motor Supply Co, to allow a ten-foot tall electric security fence at 4650 Main Street NE, 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): February 9, 2024.

The City Council will consider this item on March 11, 2024.



Fridley Civic Campus

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

PUBLIC HEARING NOTICE

To: Property Owners and Residents within 350 feet of 4650 Main Street NE

Applicant: Amarok, LLC, on behalf of Electric Motor Supply Co.

Request: Interim Use Permit #24-01, by Amarok LLC, on behalf of Electric Motor Supply Co., to allow a ten-foot tall electric security fence at 4650 Main Street, the legal description is on file and available at Fridley Civic Campus.

Date of Hearings: Planning Commission Meeting, Wednesday, February 21, 2024 at 7:00 p.m.
The Planning Commission meeting is televised live the night of the meeting on Channel 17.

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

How to Participate: 1. You may attend the public hearing in person and testify.
2. You may submit a letter in advance of the meeting to Stacy Stromberg, Planning Manager at the address above or by email at stacy.stromberg@fridleymn.gov

Questions: Call or Email Stacy Stromberg, Planning Manager at 763-572-3595 or stacy.stromberg@fridleymn.gov

Mailing date: February 9, 2024 Publication date: February 9, 2024

**If you require auxiliary aids or services to participate to communicate in the meeting, please contact Roberta Collins at 763-572-3500 or roberta.collins@fridleymn.gov no later than February 14, 2024, for the Planning Commission meeting and March 4, 2024, for City Council meeting. The TDD # is: 763-572-3534.*