

CITY OF FRIDLEY
A G E N D A

PLANNING COMMISSION MEETING WEDNESDAY, APRIL 20, 2016 7:00 P.M.

=====

LOCATION: COUNCIL CHAMBERS
FRIDLEY MUNICIPAL CENTER, 6431 UNIVERSITY AVENUE NE

CALL TO ORDER:

ROLL CALL:

APPROVE PLANNING COMMISSION MEETING MINUTES: December 16, 2015

1. PUBLIC HEARING:

Consideration of a Public Hearing for a Lot Split, LS# 16-01, by Boulder Contracting, to split the vacant lot at the corner of 64th Way and Ashton Avenue, to create 2 single family lots.

2. PUBLIC HEARING:

Consideration of a Public Hearing for a Special Use Permit, SP #16-02, by Peak Physique LLC, to allow a commercial recreational use (fitness training studio) in an M-1, Light Industrial zoning district, legally described as LOT 2 BLOCK 1 ANDERSON DEVELOPMENT REPLAT EXCEPT WEST 45 FT THEREOF, generally located at 1290 Osborne Road.

3. PUBLIC HEARING:

Consideration of a Public Hearing for a Text Amendment, TA #16-02, by the City of Fridley, to consider a text amendment to Ch. 205.10, Mobile Home Park District Regulations, which would update definitions to match the Zoning Code, including what home occupations are allowed as accessory uses, and would eliminate the option to obtain a special use permit for exterior storage.

4. RECEIVE THE MINUTES OF THE DECEMBER 8, 2015, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.

5. RECEIVE THE MINUTES OF THE JANUARY 12, 2016, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.

6. RECEIVE THE MINUTES OF THE FEBRUARY 9, 2016, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.

7. RECEIVE THE MINUTES OF THE MARCH 8, 2016, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.

8. RECEIVE THE MINUTES OF THE DECEMBER 3, 2015, HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION MEETING.

9. RECEIVE THE MINUTES OF THE JANUARY 7, 2016, HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION MEETING.

10. RECEIVE THE MINUTES OF THE FEBRUARY 4, 2016, HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION MEETING.

11. RECEIVE THE MINUTES OF THE MARCH 3, 2016, HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION MEETING.
12. RECEIVE THE MINUTES OF THE DECEMBER 7, 2015, PARKS & RECREATION COMMISSION MEETING.
13. RECEIVE THE MINUTES OF THE FEBRUARY 1, 2016, PARKS & RECREATION COMMISSION MEETING.
14. RECEIVE THE MINUTES OF THE MARCH 7, 2016, PARKS & RECREATION COMMISSION MEETING.

OTHER BUSINESS:

ADJOURN

**PLANNING COMMISSION MEETING
December 16, 2015**

Chairperson Kondrick called the Planning Commission Meeting to order at 7:03 p.m.

MEMBERS PRESENT: David Kondrick, Leroy Oquist, David Ostwald, Brad Sielaff, and Mike Heintz

MEMBERS ABSENT: Todd Olin, and Dean Saba

OTHERS PRESENT: Scott Hickok, Community Development Director

Approval of Minutes: October 21, 2015

MOTION by Commissioner Sielaff approving the minutes. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

1. HRA Project Area Expansion for the Commercial Loan Program.

Scott Hickok, Community Development Director, stated this is a request by the HRA to expand the project area to allow them to expand their loan programs into the commercial and industrial specters of the City's population here in Fridley. The HRA is reviewing current loan programs, and the last program to assist small business expansions and improvements lacks the ability right now without this change to be able to fund gap plan financing for businesses.

Mr. Hickok stated from staff's business retention visits they learned that there is a need out there for industry if they want to do things like a building expansion or machinery expansion and Code corrections. Industries sometimes could use this gap financing that would really help, and the HRA is interested and willing to do that. It would add value to these industries, and it may keep them here as opposed to trying to expand elsewhere in another community.

Mr. Hickok stated the HRA has the ability to provide assistance to businesses and, for consistency, they want to provide loans in the redevelopment project area. To be clear, Statute does not say that the City has to do this expansion. This is truly about the HRA wanting to be consistent with their other programs and where they are able to provide assistance, it is in a redevelopment project area.

Mr. Hickok stated adding commercial and industrial properties is an important thing the staff has found through its business retention visits throughout the community. Adding the Columbia Arena site, anticipating development there on the private side, would be another opportunity for the HRA to help fund maybe some smaller businesses, say, in a mixed use building.

Mr. Hickok stated Statute requires the Planning Commission to review changes in the redevelopment project area. If the redevelopment project area is going to be expanded or modified, the Planning Commission needs to act on it. That is a bit different than what they were saying earlier in that their redevelopment project area is consistent with where they have loaned money before, and this would allow them to continue to be consistent. Also, not only with their own practice but with the Comprehensive Plan which is the City's guiding plan and is most of what the City does in Planning.

Mr. Hickok presented a map showing the redevelopment project area. A lot of those small industries in the Onaway district, north of Osborne Road, west of University Avenue, and east of the railroad tracks, are businesses that might really benefit from a program like this. They are adding them in by expanding the project area.

Mr. Hickok stated staff recommends that the Planning Commission approve the attached Resolution adjusting the boundary of the redevelopment project area. If approved tonight in their recommendation, the item would go to the HRA on January 7; and public hearing and final action would be set to take place with the City Council on January 25, 2016.

Commissioner Heintz asked why would this plan not make the City boundaries be the redevelopment plan area?

Mr. Hickok replied, there needs to be a reasonable nexus to the Comprehensive Plan and, in the Comprehensive Plan, staff tries to define where redevelopment is going to take place. The nature of the Comprehensive Plan is such that it is meant to be a guiding tool, not only for the City but the Metropolitan Council. They can look at it and say, okay, here is how much possibly that the City would need to expand sewer treatment if that redevelopment area expands in the way that the City wants to do it. If they included all of the City in that boundary, it would essentially eliminate their ability to predict because they basically are saying anywhere in the City can expand. What staff is trying to do is just get the best guess and line up the lines where they think activity is going to happen. It is very consistent with the Comprehensive Plan; it does not mess up the Metropolitan Council's ability to define where development is going to go. Also, it gives the City that good strong feeling it is being consistent with the Comprehensive Plan and its current modification.

Commissioner Sielaff stated the Comprehensive Plan is the one that determines the redevelopment areas, etc. so these boundaries would be based on that? The Metropolitan Council approves that and everything?

Mr. Hickok replied, correct. The City defines that and then it goes from the City to the Metropolitan Council. The City is really in control of its local planning, but then it is approved or endorsed by the Metropolitan Council. Sometimes they want to negotiate little differences but, generally, they leave local planning to the local planners and the Commission, the policymakers, and then the plan comes back for official approval by the City. There is where Statute applies. In order for the City to have this project area defined, the City needs to make sure it is consistent with the Comprehensive Plan.

Commissioner Sielaff asked whether these are loans the HRA actually provides businesses then?

Mr. Hickok replied, they do not do it now but they would.

Commissioner Sielaff asked, they would get money from banks and then they pass that through the HRA?

Mr. Hickok replied, they would use it from the HRA's general fund. They do have their own money to lend. Like any bank they would treat this like a bank relationship where the interest would accrue, etc. as if they were getting it from a bank. One of the differences though is the HRA can control the interest rate on that. Sometimes where this really helps is that a lender for industry, one, either will not be troubled

with these small gap funding type loans or, second, they see it as a different package in their portfolio of programs so that there are these examples like an industry here in Fridley where the City learned they wanted to add one of their products which is a rubber product that typically they sell as black; but they have a client that really would buy a lot of this product although they want to buy it in white. They would be adding a fourth machine to the ones they have now, and it would simply contain the white product. From the sounds of it that investment that the HRA could make, would open up a new channel of product line for them. Although their banks are interested, it is a loan amount the HRA could handle; but banks are not necessarily as interested in lending the money.

Commissioner Oquist asked whether they are currently doing that now in some areas?

Mr. Hickok replied, this is a whole new avenue.

Commissioner Oquist stated who is going to administer it?

Mr. Hickok replied, the HRA has a loan group. They are basically a bank authority that the HRA contracts with and does all of the lending. Right now they do not have the ability to loan because the perimeters for the HRA are set for residential loans only. This is kind of opening up a new window. The banker the HRA already has doing their other loans will take this on and start lending.

Commissioner Sielaff asked whether there are written policies to determine what the interest rate is they are going to charge? They can decide each one individually by case?

Mr. Hickok replied, no, they do not do that. They will decide though so they again can be consistent. They do not imagine there is going to be a huge number of these. The whole purpose of the HRA doing this is to help Fridley to help business. If it is that prime has shifted and they can get as good of a deal as the bank, they will hear the HRA say, they are not there to compete with the banks but are there to help people in gap financing or help them in a way that makes it desirable for them to come to the HRA. One of the things the HRA recently did in that regard is they evaluated the upper end limits on residential housing loans and decided, they do not need to make it income guided, there are probably a number of folks in Fridley who would probably take advantage of an interest point or two lower and why not make it available to all the City's residential homeowners. They recently adjusted and at least eliminated the upper limit so that it really broadens the pool of folks who can use the HRA's program.

Commissioner Oswald asked if this resolution is adopted, is the HRA going to send the information to all the people who are affected?

Mr. Hickok replied, yes, they will in a number of different ways through the newsletter, probably direct mailings to the industrial/commercial entities and, as staff goes out and does the business retention visits staff will take information along so they are aware that is something the HRA has available.

Commissioner Heintz asked whether the citizen portion have limits like this also?

Mr. Hickok replied, yes, there are certain guidelines they have for their different residential programs. Some of them are guided by HUD, and so it is just a flow through program where the HRA does not have much ability to adjust based on federal lending guidelines. Others are more designed and tailored to HRA desires, and they can lend accordingly.

MOTION by Commissioner Sielaff approving HRA Project Area Expansion for the Commercial Loan Program. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

- 2. Receive the Minutes of the November 10, 2015, Environmental Quality and Energy Commission Meeting.**

MOTION by Commissioner Sielaff to receive the minutes. Seconded by Commissioner Ostwald.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

- 3. Receive the Minutes of the October 1, 2015, Housing and Redevelopment Authority Commission Meeting.**

MOTION by Commissioner Oquist to receive the minutes. Seconded by Commissioner Sielaff.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

- 4. Receive the Minutes of the November 5, 2015, Housing and Redevelopment Commission Meeting.**

MOTION by Commissioner Ostwald to receive the minutes. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

- 5. Receive the Minutes of the November 2, 2015, Parks and Recreation Commission Meeting.**

MOTION by Commissioner Heintz to receive the minutes. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

- 6. Approve 2016 Planning Commission meeting dates.**

MOTION by Commissioner Sielaff approving the 2016 Planning Commission meeting dates. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY.

Mr. Hickok stated the City has a lot of great development activity happening. Folks have probably

noticed that at 53rd and Central, Starbucks is inches away from opening up. The AT&T cellular store is just about ready, and Leann Chin will be shortly behind. There is also construction underway for a Caribou Coffee, Pancheros Grill, Great Clips, and Einstein Bagels down in front of Cub Foods. The hotel that wants to be on that site is very eager to get going as soon as the snow melts this spring.

ADJOURN:

MOTION by Commissioner Sielaff to adjourn. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:23 P.M.

Respectfully submitted,

Denise M. Johnson
Recording Secretary

City of Fridley Land Use Application

LS #16-01

April 20, 2016

GENERAL INFORMATION

Applicant:

Boulder Contracting LLC
Brian Jansen
2322 171st Lane NE
Ham Lake MN 55304

Requested Action:

Lot Split

Purpose:

To create two single-family lots

Existing Zoning:

R-1 (Single Family Residential)

Location:

SE corner of Ashton Avenue & 64th Way NE

Size:

25,760 sq. ft. .59 acres

Existing Land Use:

Large Single Family Lot

Surrounding Land Use & Zoning:

N: Single Family & R-1
E: Railroad & RR
S: Single Family & R-1
W: Single Family & R-1

Comprehensive Plan Conformance:

Consistent with Plan

Zoning Ordinance Conformance:

Section 205.07 requires a minimum lot size of 9,000 sq. ft. and a minimum lot width of 75 ft.

Zoning History:

- 1886 – Lots are platted.
 - Lot remains vacant.
-

Legal Description of Property:

Lots 13 to 16, Block 13, Fridley Park

Public Utilities:

Water and sewer services are available in the street for the new homes.

Transportation:

The new homes will be accessed from Ashton Avenue.

Physical Characteristics:

Large single family lot, heavily wooded.

SPECIAL INFORMATION

SUMMARY OF PROJECT

The petitioner, Brian Jansen of Boulder Contracting LLC, is seeking a lot split, to sub-divide the vacant lot at the southeast corner of Ashton Avenue and 64th Way, to create two new single family lots.

SUMMARY OF ANALYSIS

City Staff recommends approval of this lot split request.

- Provides additional homeownership opportunities within the City.
-

CITY COUNCIL ACTION/60 DAY DATE

City Council – May 9, 2016

60-Day Date – May 16, 2016



Subject Property

Staff Report Prepared by: Stacy Stromberg

Land Use Application

Lot Split #16-01

ANALYSIS

Brian Jansen, of Boulder Contracting LLC is seeking a lot split, to sub-divide the vacant lot on the southeast corner of Ashton Avenue and 64th Way, to create two new single family lots.

The petitioner is in the process of purchasing the subject property to construct the new homes. The existing property owner signed off on the lot split application to get this process going, so the new homes can be constructed this spring/summer.

The subject property is zoned R-1, Single Family, as are all surrounding properties, with the exception of the railroad property to the east.

The property is (4) 40 ft. lots that have been joined together to be taxed as (1) lot; as a result, a lot split needs to be approved to create (2) new lots.

Fridley City Code requires that single-family lots in the R-1, Single Family zoning district have a minimum lot width of 75 ft. and a minimum total lot area of 9,000 sq. ft.

The subject property is a large single family lot at 25,760 sq. ft. The petitioner is seeking to split the lot in half, so each lot will be 80 ft. wide. Parcel A will be 13,062 sq. ft. in size and Parcel B will be 12,698 sq. ft. in size, therefore, exceeding the minimum lot size requirement.

The City hasn't heard from any neighboring property owners.

STAFF RECOMMENDATION

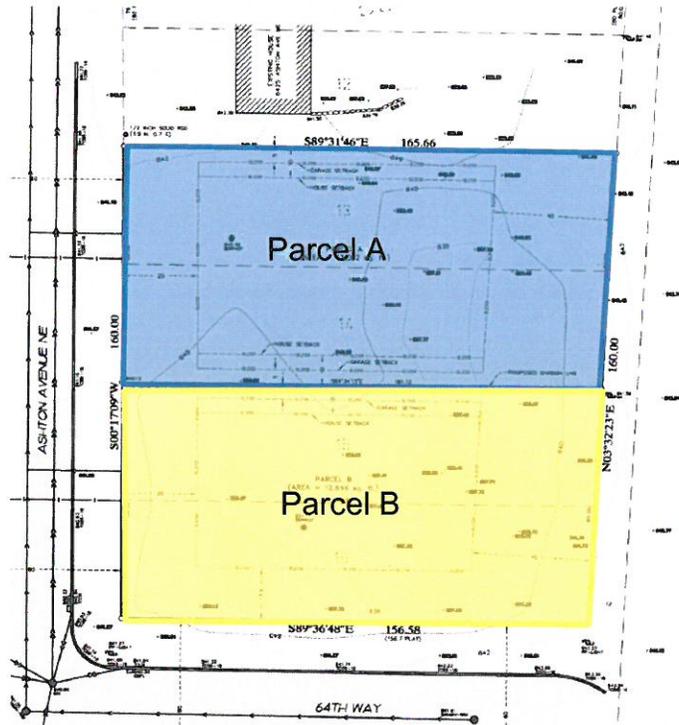
City Staff recommends approval of this lot split request, with stipulations.

- Provide additional homeownership opportunities.

STIPULATIONS

City 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 new homes.
2. Grading and drainage plan to be approved by City's engineering staff prior to the issuance of any building permits, in order to minimize impacts to the surrounding properties.
3. 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. Property owner, at time of building permit application for the construction of the single family homes, shall pay \$1,500.00 required park dedication fee per lot.
5. Property owner at time, of building permit application for the construction of the single family home, shall pay all water and sewer connection fees.



CERTIFICATE OF SURVEY

~for~ BOULDER CONTRACTING
 ~of~ XXXX ASHTON AVENUE NE
 FRIDLEY, MN 55432

EXISTING PROPERTY DESCRIPTION:

(PER TITLE COMMITMENT)
 Lots 13 to 16, inclusive, Block 13, Fridley Park, Anoka County, Minnesota,
 Torrens Property, Certificate of Title No. 2118

PROPOSED PROPERTY DESCRIPTION:

PARCEL A:
 Lots 13 and 14, Block 13, Fridley Park, Anoka County, Minnesota.
PARCEL B:
 Lots 15 and 16, Block 13, Fridley Park, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.C. Rud and Sons, Inc. on 3/7/2016.
- Bearings shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of Land Title, Inc. Title Commitment No. 533979. Said Title Commitment was dated effective on 2/12/2016.
- BENCHMARK: Firm of Sanitary Monble located at the centerline of Ashton Ave. NE of the westerly extension of the property line between 6435 and 6457 Ashton Ave. NE. Elevation = 642.03 feet.
- Per City of Fridley the surveyed property is currently zoned R--1 (Single Family Residential). Building setbacks shown on survey were provided by the City of Fridley.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER
- DENOTES POWER POLE
- DENOTES STORM SEWER
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES RETAINING WALL
- DENOTES BITUMINOUS SURFACE
- DENOTES BUILDING SETBACK (R-1)

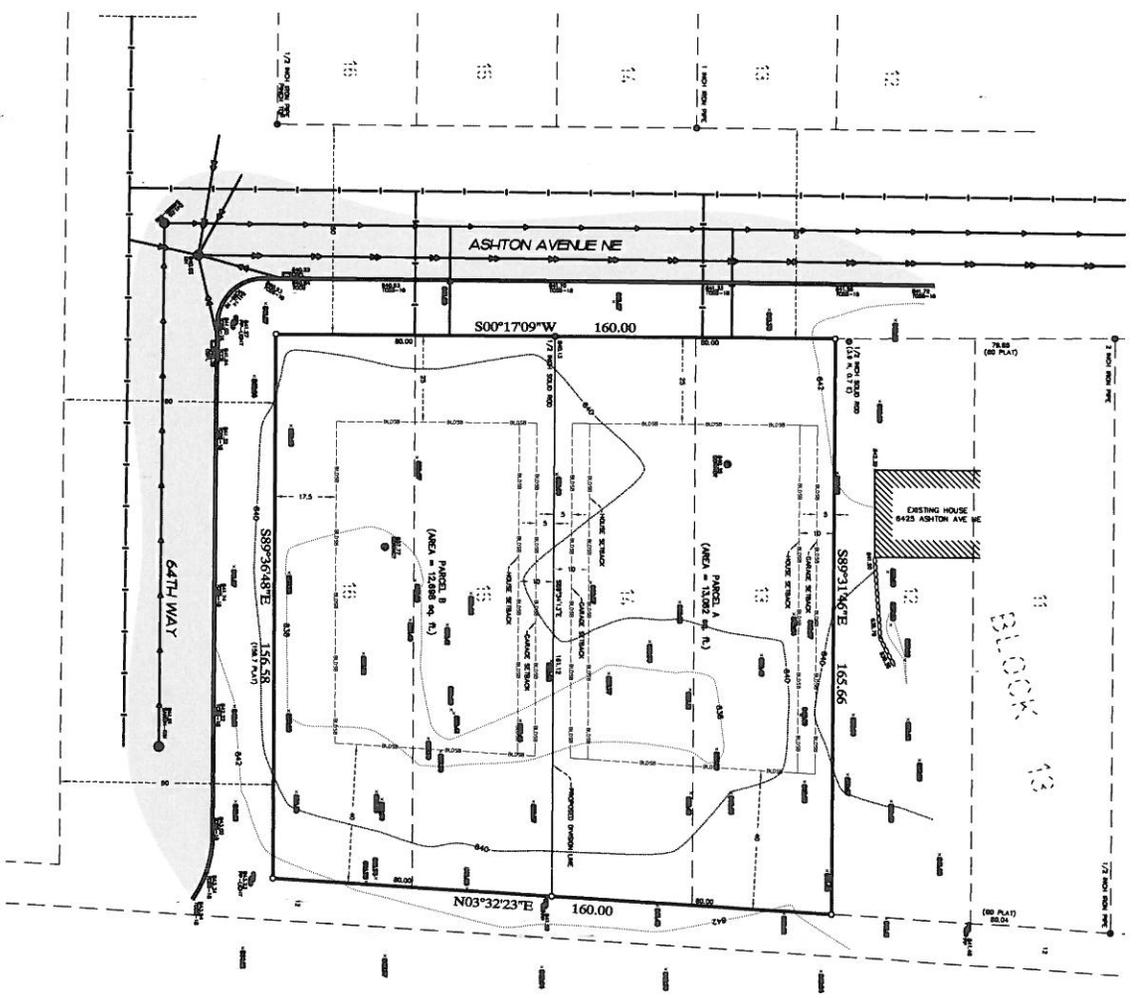
I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 License No. 41578
 Date: 3/9/2016

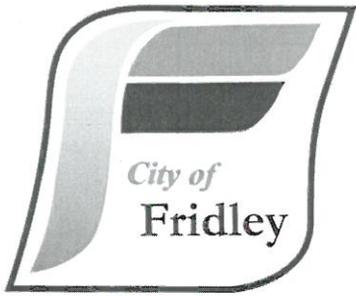


E.C. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-8200 Fax: (651) 361-8701
 www.ecrud.com

VICINITY MAP



NO.	DATE	DESCRIPTION
1		
2		
3		
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8		
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10		



Community Development Department
 City of Fridley
 6431 University Avenue NE
 Fridley MN 55432
 763.572.3592
 Fax: 763.571.1287
 www.fridleymn.gov

SUBDIVISION APPLICATION FOR:

Plat _____ Lot Split

Property Information

Address: XXX ASHTON AVENUE
 Anoka County Property Identification Number (PIN #): 15-30-24-41-0021
 Legal Description: LOTS 13 THRU 16, BLOCK 16, FRIDLEY PARC
 Current Zoning: RI Square footage of Parcel: 25,760

- Cert. of Title attached

Reason for Subdivision (one sentence summary, please attached full description)

Create 12 lots

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**

Name (please print): Boulder Contracting LLC Brian Jansen
 Mailing address: 2322 171st Ln NW
 City: Ham Lake State: MN Zip code: 55304
 Daytime Phone: 612-369-2746 Fax Number: 763-434-1316
 Cell Phone: 612-369-2746 E-mail address: brian at bouldercontractingllc.com

Signature/Date: [Signature] 3-11-16

Petitioner Information

Company Name (please print): Boulder Contracting Brian Jansen
 Contact Person's Name (please print): Brian Jansen
 Mailing address: same as above
 City: _____ State: _____ Zip code: _____
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: [Signature] 3-11/2016

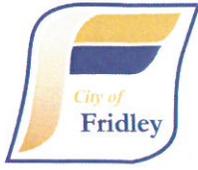
FOR OFFICE USE ONLY

Fees
 Plat: \$1,500 for 20 Lots, \$15.00 for each additional lot _____
 Lot Split: \$1,250 _____
 Application Number: LS 16-01 Receipt #: _____ Received By: [Signature]
 Application Date: 3-18-16
 15 Day Application Complete Notification Date: 4-1-16
 Scheduled Planning Commission Date: 4-20-16
 Scheduled City Council Date: 5-9-16
 60 Day Date: 5-16-16
 60 Day Extension Date: 7-14-16

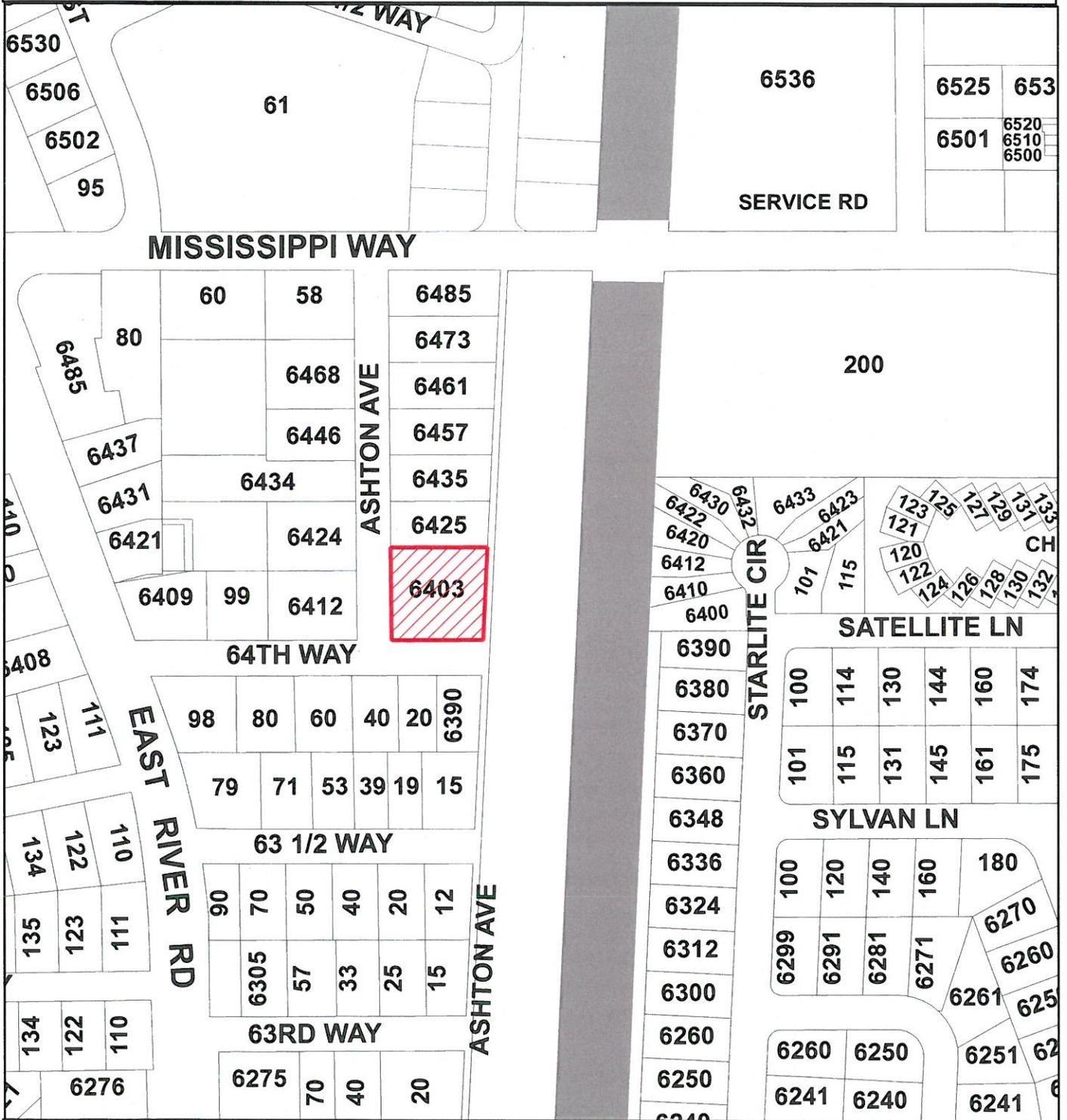
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION**

TO:	All property owners/residents within 350 feet of property generally located at the corner of 64 th Way and Ashton Avenue NE.
CASE NUMBER:	Lot Split, LS # 16-01
APPLICANT:	Boulder Contracting Petitioner or representative must attend the Planning Commission meeting.
PURPOSE:	To split the vacant lot at the corner of 64 th Way and Ashton Avenue, to create 2 single family lots.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	The corner of 64 th Way and Ashton Avenue NE. Lots 13 to 16, inclusive Block 13, Fridley Park, Anoka County, MN.
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, April 20, 2016, 7:00 p.m. The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Julie Jones, Planning Coordinator, at 6431 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than April 13, 2016. The TDD # is 763-572-3534.
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.
* PROPOSED CITY COUNCIL MEETING DATE:	The proposed City Council meeting Date for this item will be Monday, May 9, 2016. *This date is subject to change depending on the outcome of the Planning Commission meeting. Please confirm City Council date prior to attending City Council meeting.

Publish: Friday, April 8, 2016



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Lot Split, LS #16-01
 Petitioner: Boulder Contracting
 Address: Vacant Lot on the Corner of Ashton Avenue & 64th Way
 (addressed as 6403 Ashton Avenue on map)

Map Date: April 6, 2016



LABELS FOR
Parcel Owner

SHARON THOMPSON
6473 ASHTON AVE NE
FRIDLEY MN 55432-0000

ARCHIE BLEVENS
15 63 1/2 WAY NE
FRIDLEY MN 55432-0000

EDWARD M & ANN M SHAFFER
6457 ASHTON AVE NE
FRIDLEY MN 55432-0000

TRUSTEE ARNOLD & KASTANEK TRUSTEE RA
6435 ASHTON AVE NE
FRIDLEY MN 55432-0000

MANUFACTURING CO RAO
200 MISSISSIPPI ST NE
FRIDLEY MN 55432-0000

STEPHANIE BIELAWSKI
1657 EAST CAVALRY RD
NEW RIVER AZ 85087

JUAN BUNAY
6425 ASHTON AVE NE
FRIDLEY MN 55432-0000

ERIC PETERSON
6390 STARLITE BLVD NE
FRIDLEY MN 55432-0000

MARK W TROLAND
6446 ASHTON AVE NE
FRIDLEY MN 55432-0000

ANNA MARIE HUSTON
165-14TH AVE NE
MPLS 55413-0000

JOY PEKA
6380 STARLITE BLVD NE
FRIDLEY MN 55432-0000

ERIN HOFFMANN
6434 ASHTON AVE NE
FRIDLEY MN 55432-0000

PAUL C & GUDRUN MATTSON
40 64TH WAY NE
FRIDLEY MN 55432-0000

ROLF C SMEBY
6370 STARLITE BLVD NE
FRIDLEY MN 55432-0000

KENNETH D & CAROL A HUGHES
6424 ASHTON AVE NE
FRIDLEY MN 55432-0000

NANCY SAUTER
60 64TH WAY NE
FRIDLEY MN 55432-0000

LONNIE CALISTRO
6421 E RIVER RD
FRIDLEY MN 55432-0000

STEPHANIE EMERSON
6412 ASHTON AVE NE
FRIDLEY MN 55432-0000

KATHLEEN A JAMES
80 64TH WAY NE
FRIDLEY MN 55432-0000

PAMELA MACIEJ
6400 STARLITE CIR NE
FRIDLEY MN 55432-0000

BRADLEY KELLER
6461 ASHTON AVE NE
FRIDLEY MN 55432-0000

NATHAN S & ESTHER KO GILLISPIE
98 64TH WAY NE
FRIDLEY MN 55432-0000

STELLA DEZEIL-POWELL
6410 STARLITE CIR NE
FRIDLEY MN 55432-0000

EUGENE E & J G EMERSON
99 64TH WAY NE
FRIDLEY MN 55432-0000

JACQUELINE BELL
39 63 1/2 WAY NE
FRIDLEY MN 55432-0000

KENNETH BALMA
4304 TWIN OAK LN
ROBBINSDALE MN 55422

LONNIE CALISTRO
6421 E RIVER RD
FRIDLEY MN 55432-0000

ADAM KUZEL
19 63 1/2 WAY NE
FRIDLEY MN 55432-0000

BARBARA ZAWADSKI
5476 LAKE AVE
SHORVIEW MN 55126

LABELS FOR
Current Resident

Current Resident
6473 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
15 63 1/2 WAY NE
FRIDLEY 55432 MN

Current Resident
6457 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
6435 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
200 MISSISSIPPI ST NE
FRIDLEY 55432 MN

Current Resident
6468 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
6425 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
6390 STARLITE BLVD NE
FRIDLEY 55432 MN

Current Resident
6446 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
6380 STARLITE BLVD NE
FRIDLEY 55432 MN

Current Resident
6434 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
40 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
6370 STARLITE BLVD NE
FRIDLEY 55432 MN

Current Resident
6424 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
60 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
6412 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
80 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
6400 STARLITE CIR NE
FRIDLEY 55432 MN

Current Resident
6461 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
98 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
6410 STARLITE CIR NE
FRIDLEY 55432 MN

Current Resident
99 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
39 63 1/2 WAY NE
FRIDLEY 55432 MN

Current Resident
6412 STARLITE CIR NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
19 63 1/2 WAY NE
FRIDLEY 55432 MN

Current Resident
6420 STARLITE CIR NE
FRIDLEY 55432 MN

LABELS FOR
Current Resident

Current Resident
6409 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
6422 STARLITE CIR NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55421 MN

Current Resident
6430 STARLITE CIR NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55421 MN

Current Resident
79 63 1/2 WAY NE
FRIDLEY 55432 MN

Current Resident
6390 ASHTON AVE NE
FRIDLEY 55432 MN

Current Resident
20 64TH WAY NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
71 63 1/2 WAY NE
FRIDLEY 55432 MN

Current Resident
53 63 1/2 WAY NE
FRIDLEY 55432 MN

LABELS FOR
Parcel Owner

NADIA MUSSE
6409 E RIVER RD NE
FRIDLEY MN 55432-0000

STEVEN J & BARBARA B ZAWADSKI
5476 LAKE AVE
SHOREVIEW MN 55126-0000

NORTHERN BURLINGTON
PROPERTY TAX DEPARTMENT, PO BOX 96108
FORT WORTH TX 76161-0000

BARBARA ZAWADSKI
5476 LAKE AVE
SHORVIEW MN 55126

ZACHARY PETERSON
79 63 1/2 WAY NE
FRIDLEY MN 55432-0000

PAUL W & SAMRANG SCHIMELPFENIG
6390 ASHTON AVE NE
FRIDLEY MN 55432-0000

JOHN TIENTER
20 64TH WAY NE
FRIDLEY MN 55432-0000

KENNETH D & CAROL A HUGHES
6424 ASHTON AVE NE
FRIDLEY MN 55432-0000

TROY KIMBLER
60 MISSISSIPPI WAY NE
FRIDLEY MN 55432-0000

ALLEN ERICKSON
71 63 1/2 WAY NE
FRIDLEY MN 55432-0000

JOSEPH TAYLOR
53 63 1/2 WAY NE
FRIDLEY MN 55432-0000

PUBLIC HEARING
BEFORE THE
PLANNING COMMISSION

Notice is hereby given that there will be a public hearing of the Fridley Planning Commission at the Fridley Municipal Center, 6431 University Avenue N.E. on **April 20, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Special Use Permit, SP #16-02, by Peak Physique LLC, to allow a commercial recreational use (fitness training studio) in an M-1, Light Industrial zoning district, legally described as LOT 2 BLOCK 1 ANDERSON DEVELOPMENT REPLAT EXCEPT WEST 45 FT THEREOF, generally located at 1290 Osborne Road.

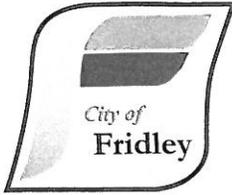
Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than April 13, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on May 9, 2016. ***This date is subject to change depending on the outcome of the Planning Commission meeting. Please confirm City Council date prior to attending the City Council meeting.**

DAVID KONDRICK
CHAIR
PLANNING COMMISSION

Publish: Friday, April 8, 2016



Fridley City Hall

6431 University Ave N.E. Fridley, MN 55432-4303
(763) 571-3450 • FAX (763) 571-1287 • www.FridleyMN.gov

March 30, 2016

Boulder Contracting LLC
Attn: Brian Jansen
2322 171st Lane NE
Ham Lake MN 55304

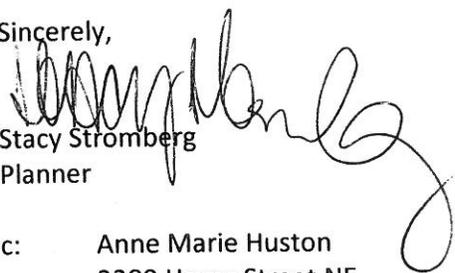
Dear Mr. Jansen:

Per Minnesota Statute 15.99, local government units are required to notify land use applicants within 15 working days if their land use applications are complete. We officially received your application for a Lot Split on March 18, 2016. This letter serves to inform you that your application is complete.

The Lot Split application hearing and discussion will take place at the City of Fridley Planning Commission Meeting on April 20, 2016 at 7:00 P.M. in the City Council Chambers at 6431 University Avenue. The City of Fridley City Council is scheduled to take final action on your Lot Split on May 9, 2016 at 7:30 P.M. Please plan to be in attendance at both of the above referenced meetings.

If you have any questions regarding this letter or the process, please feel free to contact me at 763-572-3595.

Sincerely,


Stacy Stromberg
Planner

c: Anne Marie Huston
2309 Hayes Street NE
Minneapolis MN 55418

City of Fridley Land Use Application

SP #16-02

April 20, 2016

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

Peak Physique LLC
Tim Moes
4611 Rusan Street, Ste #1
St. Cloud MN 55303

Requested Action:

Special Use Permit to allow a commercial recreation use

Location:

1290 Osborne Road NE

Existing Zoning:

M-1 (Light Industrial)

Size:

145,490 sq. ft. .55 acres

Existing Land Use:

Light Industrial Bldg.

Surrounding Land Use & Zoning:

N: Spring Lake Park
E: Office Buildings & C-1
S: Voigt Bus Company & M-1
W: Voigt Bus Company & M-1

Comprehensive Plan Conformance:

The future redevelopment map designates this property as redevelopment.

Zoning Ordinance Conformance:

Sec. 205.17.01.C.(4) requires a special use permit to allow a commercial recreation use in the M-1 zoning district.

Zoning History:

1999 – Lot platted.
1999 – Variance approved to reduce the setback between a building & the ROW line abutting a residential district from 100 ft. to 75 ft. to construct the building.
2000 – Existing building constructed.

Legal Description of Property:

Lot 2, Block 1, Anderson Development replat, except for 45 feet along the west side.

Public Utilities:

Building is connected.

Transportation:

The property receives access from Central Avenue and Osborne Road.

Physical Characteristics:

Flat lot that consists of the building, parking areas, and landscaped areas.

SUMMARY OF PROJECT

The petitioner, Tim Moes is seeking a special use permit to allow a commercial recreation use within the building located at 1290 Osborne Road NE, which is zoned M-1, Light Industrial.

SUMMARY OF ANALYSIS

City Staff recommends approval of the special use permit, with stipulations.

Commercial Recreational Uses are a permitted special use in the M-1, Light Industrial zoning district, subject to stipulations.

CITY COUNCIL ACTION/ 60 DAY DATE

City Council – May 9, 2016

60 Day – May 16, 2016



Aerial of Subject Property

Staff Report Prepared by: Stacy Stromberg

Land Use Application Special Use Permit #16-02

REQUEST

The petitioner, Tim Moes with Peak Physique LLC is requesting a special use permit to allow a commercial recreation use within the existing building at 1290 Osborne Road, which is zoned M-1, Light Industrial.

ANALYSIS

The subject property is located on the southwest corner of Central Avenue and Osborne Road. The property is zoned M-1, Light Industrial, as are the properties to the south and west. Commercially zoned properties are east across Osborne Road and Spring Lake Park is north of the property.

The existing office/warehouse building was constructed in 2000. Several interior modifications for new tenants have been made over the years, but otherwise, the property itself has remained the same.

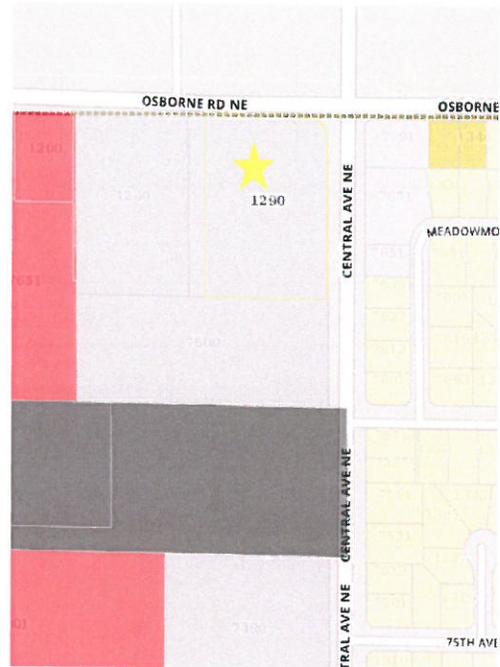
Commercial recreation uses are a permitted special use in the M-1, Light Industrial zoning district, provided certain code requirements can be met, related to building, parking, and compatibility, subject to the stipulations suggested by staff.

Peak Physique is a transformation center/personal training studio that specializes in fitness, weight loss, and lifestyle changes. They provide their clients with group personal training focused on proper technique of strength training, cardiovascular training, flexibility and mobility training. They will primary be open from 5 a.m. to 9 a.m. and 4 p.m. to 8 p.m., Monday through Saturday.

The petitioner plans to lease approximately 5,900 sq. ft. of space within the existing building. Very little interior modifications will need to be done to accommodate their use, however, if any conversions are done or bathrooms are added, building permits may be required and will be stipulated as part of this special use permit. This use will be compatible with the existing uses already within the building and will quietly exist in this neighborhood.



The subject property currently has 104 parking stalls on the site. Based on the uses within the existing building, code would only require 42 parking stalls. As a result, there is more than enough spaces available for the proposed tenant. He states he expects an average session would accommodate up to 25 people.



This would still leave 37 stalls available to this business or others. Therefore, parking is not a concern on this site.

City staff has not received any comments to date from neighboring property owners.

RECOMMENDATION

City Staff recommends approval of this special use permit, as commercial recreational uses are an approved special use in the M-1, Light Industrial zoning district, with stipulations.

STIPULATIONS

Staff recommends that if the special use permit is granted, the following stipulations be attached.

1. *The petitioner to obtain all necessary permits prior to interior alteration of the building.*
2. *The petitioner shall comply with any requirements set forth by the Fire Marshal.*
3. *The petitioner shall obtain a sign permit prior to installation of any new signage.*



Fridley Explanation of use for; 1290 Osborne Rd NE

Peak Physique is a Transformation Center/Personal Training Studio that specializes in fitness, weight loss, and lifestyle changes. We provide our clients with group personal training focused on proper technique of strength training, cardiovascular training, flexibility and mobility training.

Our primary operational hours are 5am – 9am and 4pm – 8pm. We operate 6 days a week Monday – Saturday.

If any further description is needed please contact me.

Tim Moes

Peak Physique LLC

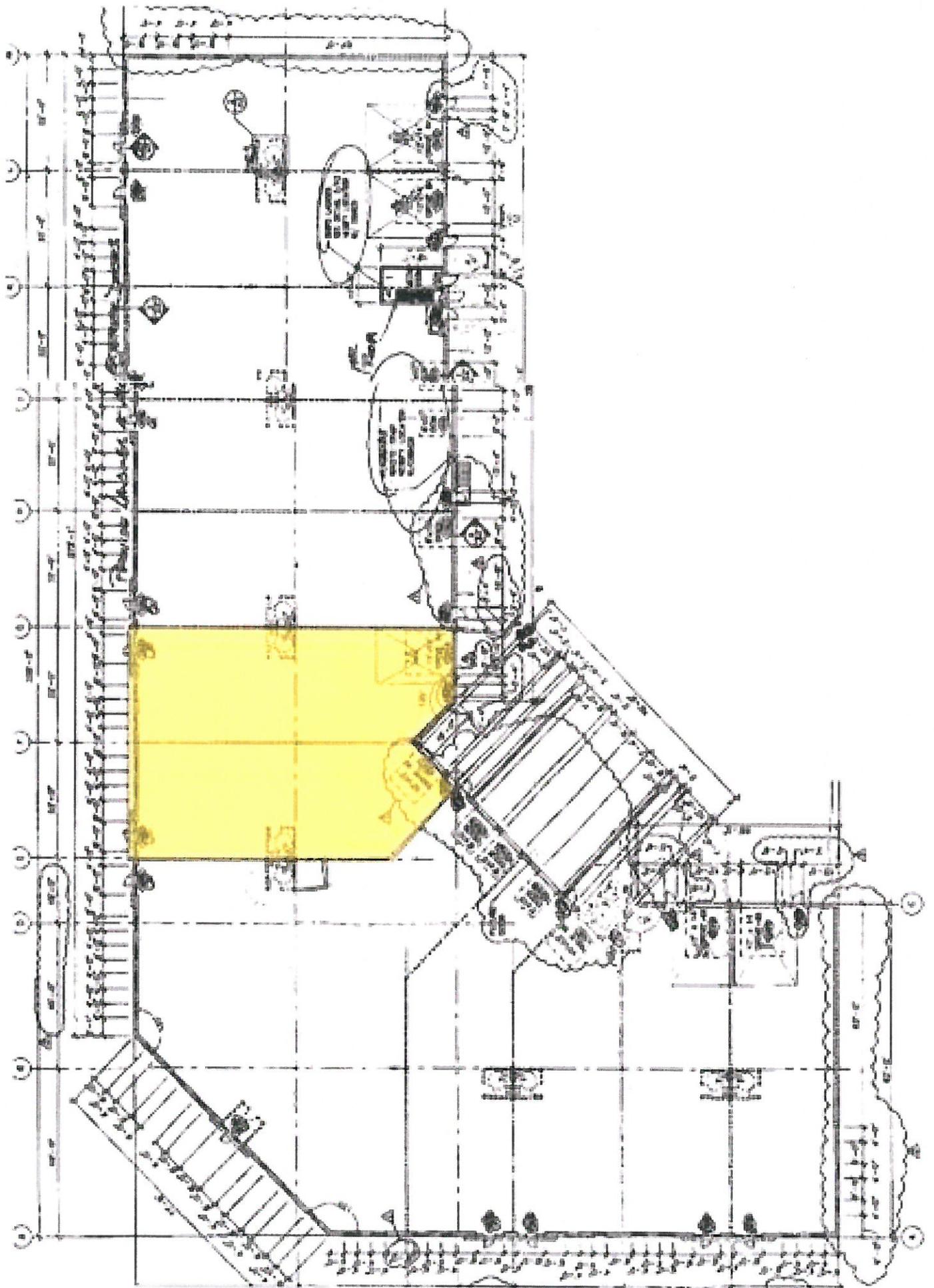
4611 Rusan St STE 1

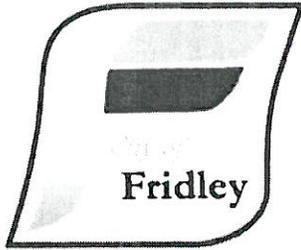
St. Cloud, MN 56303

Office. 320-428-2014

Cell. 320-309-635

Email. tim@peakphysiquemn.com





Community Development Department
 City of Fridley
 6431 University Avenue NE
 Fridley MN 55432
 763.572.3592
 Fax: 763.571.1287
www.fridleymn.gov

SPECIAL USE PERMIT APPLICATION FOR:

Residential _____ Commercial/Industrial/Multi-Family Comm ER01 HL

Property Information

Address: 1290 OSBORNE RD. NE
 Anoka County Property Identification Number (PIN #): 12-30-24-21-0031
 Legal Description: LOT 2, BLOCK 1, ANDERSON DEVELOPMENT REPORT - Full attached
 Current Zoning: M1 Square footage of Parcel: 3.34 acres 145,490 sq ft

Reason for Special Use Permit (one sentence summary, please attached full description)

attached - com. Rec. use

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing**

Name (please print): DJG FAMILY LIMITED PARTNERSHIP
 Mailing address: 10850 OLD CH. RD. IS # 200
 City: PLYMOUTH State: MN Zip code: 55441
 Daytime Phone: 763-432-4500 Fax Number: _____
 Cell Phone: 612-990-7000 E-mail address: DJG@GOWENCOMPANY.COM

Signature/Date: [Signature] 3/18/16

Petitioner Information

Company Name (please print): PEAK PHYSIQUE LLC
 Contact Person's Name (please print): TIM WIGES
 Mailing address: 4611 RUSAN ST STE 1
 City: ST CLOUD # State: MN Zip code: 56303
 Daytime Phone: 320-307-6735 Fax Number: _____
 Cell Phone: _____ E-mail address: tim@peakphysiquemn.com

Signature/Date: [Signature] 3/17/16

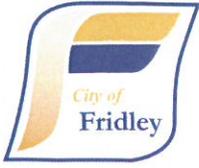
FOR OFFICE USE ONLY

Fees
 \$1,000 – R-1, Single Family Residential _____
 \$1,500 – Commercial/Industrial/Multi-Family Residential X
 Application Number: SP-16-03 Receipt #: _____ Received By: _____
 Application Date: 3-18-16
 15 Day Application Complete Notification Date: 4-1-16
 Scheduled Planning Commission Date: 4-20-16
 Scheduled City Council Date: 5-9-16
 60 Day Date: 5-16-16
 60 Day Extension Date: 7-14-16

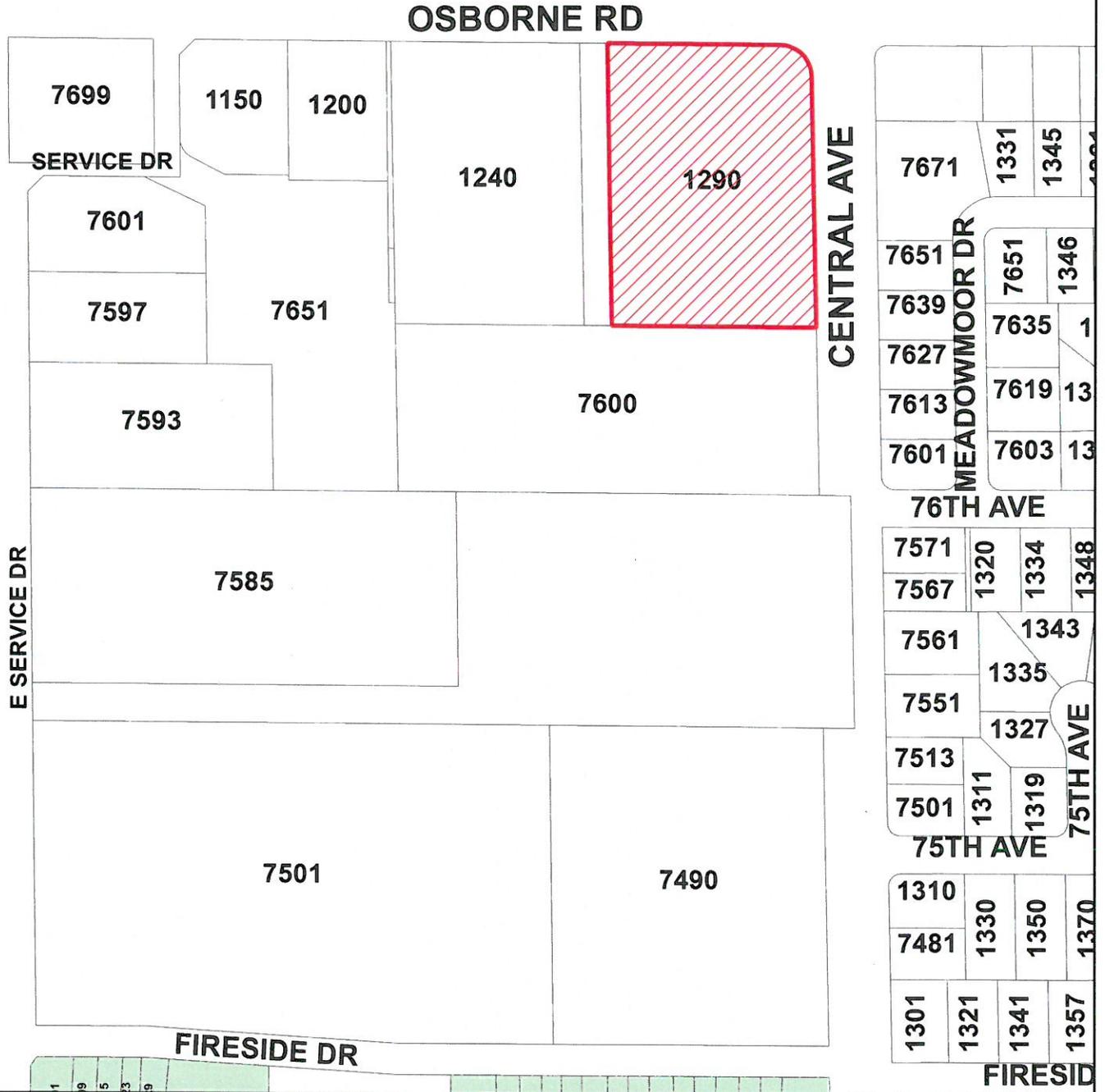
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION**

TO:	All property owners/residents within 350 feet of property generally located at 1290 Osborne Road NE.
CASE NUMBER:	Special Use Permit, SP #16-02.
APPLICANT:	Peak Physique LLC Petitioner or representative must attend the Planning Commission meeting.
PURPOSE:	To allow a commercial recreational use (fitness training studio) in an M-1, Light Industrial zoning district.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	1290 Osborne Road NE LOT 2, BLOCK 1, ANDERSON DEVELOPMENT REPLAT EXCEPT WEST 45 FEET THEREOF.
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, April 20, 2016, 7:00 p.m. The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Julie Jones, Planning Coordinator, at 6431 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than April 13, 2016. The TDD # is 763-572-3534.
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.
* PROPOSED CITY COUNCIL MEETING DATE:	The proposed City Council meeting Date for this item will be Monday, May 9, 2016. *This date is subject to change depending on the outcome of the Planning Commission meeting. Please confirm City Council date prior to attending City Council meeting.

Publish: Friday, April 8, 2016



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Map Date: April 6, 2016

Special Use Permit, SP #16-02
 Petitioner: Peak Physique LLC
 Address: 1290 Osborne Road NE



LABELS FOR
Current Resident

Current Resident
7601 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
7600 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
7571 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
7651 MEADOWMOOR DR NE
FRIDLEY 55432 MN

Current Resident
1290 OSBORNE RD NE
FRIDLEY 55432 MN

Current Resident
7691 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
7635 MEADOWMOOR DR NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
1328 OSBORNE RD NE
FRIDLEY 55432 MN

Current Resident
7619 MEADOWMOOR DR NE
FRIDLEY 55432 MN

Current Resident
1331 MEADOWMOOR DR NE
FRIDLEY 55432 MN

Current Resident
7603 MEADOWMOOR DR NE
FRIDLEY 55432 MN

Current Resident
7671 CENTRAL AVE NE #101
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
7651 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
7639 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
7627 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
7651 HIGHWAY 65 NE
FRIDLEY 55432 MN

Current Resident
7613 CENTRAL AVE NE
FRIDLEY 55432 MN

Current Resident
1240 OSBORNE RD NE
FRIDLEY 55432 MN

LABELS FOR
Parcel Owner

ABDULLBARI NURO
7601 CENTRAL AVE NE
FRIDLEY MN 55432-0000

L T LLC DOUBLE
PO BOX 1
ST CLOUD MN 56302

KIMBERLY STEELE
1219 26TH AVE NE
MINNEAPOLIS MN 55418

MICHAEL P ENGELE
7651 MEADOWMOOR DR NE
FRIDLEY MN 55432-0000

FAMILY LIMITED PARTNERSHIP DJG
632 CITY VIEW DR
MINNETONKA MN 55305

BRAAM LLC BRICKNER
6240 HWY 65 #207
FRIDLEY MN 55432-0000

RICHARD G & ROLLA J MORIN
7635 MEADOWMOOR DR NE
FRIDLEY MN 55432-0000

L T LLC DOUBLE
PO BOX 1
ST CLOUD MN 56302

KALYN STEPHENS
2629 178TH LANE NE
HAM LAKE MN 55304-0000

WALTER SMITH
7619 MEADOWMOOR DR NE
FRIDLEY MN 55432-0000

JEROME F & DARLENE R BANICK
1331 MEADOWMOOR DR NE
FRIDLEY MN 55432-0000

KATRINA LULICH
7603 MEADOWMOOR DR NE
FRIDLEY MN 55432-0000

ENTERPRISES LLC SUBURBAN
17149 LINCOLN ST NE #600
HAM LAKE MN 55304

MANUFACTURING CO INC KURT
5280 MAIN ST NE
MINNEAPOLIS MN 55421-0000

PROPERTY MANAGEMENT INC ABLE
7651 CENTRAL AVENUE NORTHEAST
FRIDLEY MN 55432-3541

STATE OF IN TRUST MN
2100 3RD AVE
ANOKA MN 55303-0000

KENNY TRAN
7639 CENTRAL AVE NE
FRIDLEY MN 55432-0000

STATE OF IN TRUST MN
2100 3RD AVE
ANOKA MN 55303-0000

KATHLEEN S STEED
7627 CENTRAL AVE NE
FRIDLEY MN 55432-0000

CHURCH PASSION
13792 REIMER DR N
MAPLE GROVE MN 55311

TIMOTHY J & ROBBIN M DWYER
7613 CENTRAL AVE NE
FRIDLEY MN 55432-0000

L T LLC DOUBLE
PO BOX 1
ST CLOUD MN 56302

Current Resident
7714 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

Current Resident
7703 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

Current Resident
SPRING LAKE PARK, MN 55432

Current Resident
SPRING LAKE PARK, MN 55432

Current Resident
7718 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

Current Resident
1313 OSBORNE RD NE
SPRING LAKE PARK, MN 55432

Current Resident
7710 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432

Current Resident
SPRING LAKE PARK, MN 55432

Current Resident
1199 OSBORNE RD NE
SPRING LAKE PARK, MN 55432

Current Resident
1229 OSBORNE RD NE
SPRING LAKE PARK, MN 55432

Current Resident
SPRING LAKE PARK, MN 55432

Current Resident

BROWN RONALD
431 63RD AVE NE
FRIDLEY, MN 55432-0000

COWAN TRUSTEE JEROME
7703 CENTRAL AVE NE
MINNEAPOLIS, MN 55432

TIMO WOODROW VAL
2600 WEXFORD CT
NEW BRIGHTON, MN 55112-3149

COWAN TRUSTEE JEROME
7703 CENTRAL AVE NE
MINNEAPOLIS, MN 55432

BROWN RONALD
431 63RD AVE NE
FRIDLEY, MN 55432-0000

OSBORNE REAL ESTATE PARTNERS LLC
8600 XYLITE ST NE
BLAINE, MN 55449-0000

BROWN RONALD
431 63RD AVE NE
FRIDLEY, MN 55432-0000

ST PAUL BRD OF WATER COMM
25 W 4TH ST
ST PAUL, MN 55102-0000

TIMO WOODROW VAL
2600 WEXFORD CT
NEW BRIGHTON, MN 55112-0000

NORTHEAST TERMINAL AND STORAGE
7740 CENTRAL AVE NE
SPRING LAKE PARK, MN 55432-0000

ST PAUL BRD OF WATER COMM
25 2 4TH ST
ST PAUL, MN 55102-0000

PUBLIC HEARING
BEFORE THE
PLANNING COMMISSION

Notice is hereby given that there will be a public hearing of the Fridley Planning Commission at the Fridley Municipal Center, 6431 University Avenue N.E. on **April 20, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Lot Split, LS# 16-01, by Boulder Contracting, to split the vacant lot at the corner of 64th Way and Ashton Avenue, to create 2 single family lots, legally described as Lots 13 to 16, inclusive Block 13, Fridley Park, Anoka County, MN.

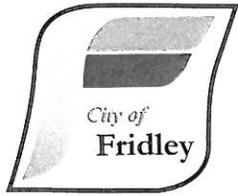
Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than April 13, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on May 9, 2016. ***This date is subject to change depending on the outcome of the Planning Commission meeting. Please confirm City Council date prior to attending the City Council meeting.**

DAVID KONDRICK
CHAIR
PLANNING COMMISSION

Publish: Friday, April 8, 2016



Fridley City Hall

6431 University Ave N.E. Fridley, MN 55432-4303
(763) 571-3450 • FAX (763) 571-1287 • www.FridleyMN.gov

March 30, 2016

Peak Physique LLC
Attn: Tim Moes
4611 Rusan Street, Ste 1
St. Cloud MN 56303

Dear Mr. Moes:

Per Minnesota Statute 15.99, local government units are required to notify land use applicants within 15 working days if their land use applications are complete. We officially received your application for a Special Use Permit for the property at 1290 Osborne Road NE in Fridley on March 18, 2016. This letter serves to inform you that your application is complete.

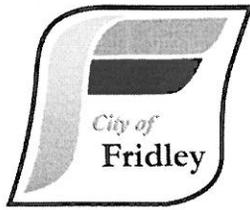
Your Special Use Permit application hearing and discussion will take place at the City of Fridley Planning Commission Meeting on April 20, 2016 at 7:00 P.M. in the City Council Chambers at 6431 University Avenue. The City of Fridley City Council is scheduled to take final action on your Special Use Permit on May 9, 2016 at 7:00 P.M. Please plan to be in attendance at both of the above referenced meetings.

If you have any questions regarding this letter or the process, please feel free to contact me at 763-572-3595.

Sincerely,


Stacy Stromberg
Planner

c: DJG Family Limited Partnership
Attn: Dave Gonyea
10850 Old County Road 15, #200
Plymouth MN 55441



Memorandum

Planning Division

DATE: April 13, 2016

TO: Fridley Planning Commission

FROM: Scott Hickok, Community Development Director
Julie Jones, Planning Manager
Stacy Stromberg, Planner

SUBJECT: Text Amendment TA #16-02 to R-4 Section of Zoning Code, Mobile Home Parks

Background

Earlier this year, the City Council adopted changes to the Fridley Zoning Code. One of those changes was changing the outdated term and definition for *Mobile Homes* to *Manufactured Homes*. The City now needs to update the *Mobile Home* title and term in the R-4 Section of the Zoning Code. The change is reflected in the attached marked up copy of the R-4 code section.

Besides updating the name of the R-4 zoning category, there are two other components of this code that should be updated as marked:

1. The term *Home Occupation* needs to be changed to match the language that the City adopted previously for the R-1, Single-Family Residential, and R-2, Two-Family Residential, Sections of the Zoning Code.
2. The allowance to obtain a special use permit to have exterior storage needs to be removed as the City has never and would not likely ever consider a special use permit application for exterior storage on any residential property.

At this time, City staff has not had any inquiries from the public regarding these proposed changes.

Recommendation

City staff recommends that the Planning Commission hold a public hearing regarding the proposed changes to the R-4 Zoning Code Section as advertised for the April 20, 2016 Planning Commission meeting. If the Commission agrees with staff's recommended changes in TA #16-02, the proposed amendment can be heard by the City Council on May 9, 2016.

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 205.10, R-4 MOBILE HOME PARK DISTRICT REGULATIONS IN THE FRIDLEY ZONING CODE

The City Council of the City of Fridley hereby finds, after review, examination and recommendation of staff, that the Fridley Zoning Code be hereby amended as follows:

Section 1: That Chapter 205, Section 205.10 of the Fridley Zoning Code be hereby amended as follows:

**FRIDLEY CITY CODE
SECTION 205.10. R-4 ~~MOBILE~~ MANUFACTURED HOME PARK DISTRICT
REGULATIONS**

1. USES PERMITTED

A. Principal Uses.

The following is a principal use in R-4 Districts:

~~Mobile~~ Manufactured home park developments

B. Accessory Uses.

The following are accessory uses in R-4 Districts:

- (1) Parking facilities
- (2) Individual storage buildings, with a maximum of 150 square feet per lot.
- (3) Private recreational facilities or a central building which includes swimming pools, tennis courts, laundry facilities, etc., intended solely for the use and enjoyment of the residents of the principal use and their guests.
- (4) Home occupations.

Home occupations shall be allowed in the R-4 Manufactured Home Park District, subject to the following criteria.

- (a) Home occupations must be carried on entirely within the dwelling unit.
- (b) Home occupations are not permitted within a detached or attached accessory building or garage.
- (c) The entrance to the space devoted to such occupation shall be within the dwelling. There shall be no separate entrance into the business area.
- (d) Employees are restricted to occupants of the dwelling and a maximum of one (1) non-occupant employee.
- (e) There shall be no internal or external alterations, which involve construction features not customarily found in dwellings.

- (f) Mechanical equipment that is not customarily found in a home may not be installed within the dwelling.
- (g) Exterior storage of equipment or materials used in the home occupation is prohibited.
- (h) Parking of commercial vehicles must follow regulations set forth in Chapter 506.13 of Fridley City Code.
- (i) There shall be no additional exterior indication of the home occupation, including advertising and/or displays of any kind other than the permitted signage set forth in Chapter 214.
- (j) Parking needs for the home occupation shall not exceed more than two (2) parking spaces at any given time in addition to the spaces required by the occupants.
- (k) A home occupation involving teaching is limited to four (4) or less students at any given time and lessons or classes shall be given within the principal structure only.
- (l) Licensed day care as defined and regulated by state law is considered a permitted accessory use subject to the regulations set forth herein.
- (m) Over the counter retail sales are prohibited except for articles incidental to a permitted commercial service such as shampoo sold by a beautician or barber and sales conducted by mail or the internet.
- (n) No more than three (3) garage sales of no more than three (3) consecutive days per sales event may be conducted on a property in a 12-month period.
- (o) The following activities or those of a similar nature are prohibited:
 - (1) Motor vehicle service or repair of any vehicles other than those registered to residents of the property;
 - (2) A commercial food service requiring a State license or inspection by a government entity other than the City;
 - (3) Activities that generate significant amounts of customer traffic to the premises, in excess of ten (10) vehicles per day;
 - (4) Activities that generate significant amounts of truck traffic to the premises in excess of three (3) deliveries or pick-ups per week. Deliveries and pick-ups by semi-truck/trailer shall be prohibited.

C. Uses Permitted With A Special Use Permit.

The following are uses permitted with a Special Use Permit in R-4 Districts:

- (1) Wind generators and other tower mounted energy devices exceeding a height of twenty (20) feet above the dwelling roof.
- (2) Solar energy devices NOT an integral part of the principal structure.
- ~~(3) Exterior storage of materials.~~
- (43) Day Care Centers provided they are to be located in places of worship, schools or in other buildings. (Ref. 1121)
 - (a) At least one (1) off-street parking space shall be provided for each 100 square feet of useable day care floor area.

(b) Reduction of parking spaces may be allowed when provision of space required for parking stalls, due to the particular nature of the proposed use or other considerations would be an unnecessary hardship. Adequate open space shall be provided to satisfy the total number of required parking spaces.

(c) When the provisions for required parking space is inadequate, the City may require additional off-street parking be provided. (Ref. 864)

(d) Minimum lot size is 12,000 square feet. (Ref. 1121)

D. Additional Restrictions.

For uses other than principal uses, requirements as to lot size, setbacks, building, parking, landscaping, screening, etc., shall be at least comparable to similar uses in other districts, but also subject to additional provisions as provided by the City.

2. USES EXCLUDED

Any use allowed or excluded in any other district unless specifically allowed under Uses Permitted of this district are excluded in R-4 Districts.

3. LOT REQUIREMENTS AND SETBACKS

A. Lot Area.

(1) Each dwelling site in a ~~mobile~~ manufactured home park shall have a minimum of 3,500 square feet.

(2) Each ~~mobile~~ manufactured home park shall have a minimum of ten percent (10%) of the total land area to be used for open space recreation areas.

B. Lot Coverage.

Not more than thirty percent (30%) of total area used for the ~~mobile~~ manufactured home park shall be covered by all units and accessory structures.

C. Setbacks.

No ~~mobile~~ manufactured home shall be placed any closer to a public street right-of-way than thirty-five (35) feet nor any closer to any other district than fifteen (15) feet.

4. PARKING REQUIREMENTS

A. Stall Provisions.

Two (2) off-street parking spaces shall be provided for each unit unless the private access roads are surfaced to a thirty-six (36) foot minimum width.

B. Curbing and Drainage.

All interior streets shall have concrete curbs and the road surface constructed according to City standards to handle drainage according to a City approved drainage plan.

5. LANDSCAPE REQUIREMENTS

- A. As of February 1, 1983, the minimum landscaped area for all ~~mobile~~ manufactured home dwellings shall be thirty-five percent (35%) of the total site.
- B. All open areas of any site, except for areas used for parking, driveways or storage shall be landscaped and be incorporated in a landscape plan.
- C. The landscape plan shall be submitted for approval by the City, and indicate the location, size and species, and method and quantity of all proposed plants including designation of any existing vegetation which is to be removed or which will remain with construction.

6. PERFORMANCE STANDARDS

A. Parking Requirements.

All driveways and parking stalls shall be surfaced with blacktop, concrete or other hard surface material approved by the City.

B. Prohibited Parking.

No outside parking or storage of motor vehicles shall occur except on approved hardsurface driveways and parking stalls. (Ref. 1017)

C. Exterior Storage.

(1) Nothing shall be stored in the required front yard.

(2) All materials shall be kept in a building or shall be fully screened, so as not to be visible from any public right-of-way.

~~(3) The City shall require a Special Use Permit for any exterior storage of materials.~~

D. Refuse.

All waste materials, refuse or garbage shall be contained in closed containers as required under the chapter entitled "Waste Disposal" of the Fridley City Code.

E. Screening.

(1) Screening shall consist of a solid fence or wall not less than six (6) feet high in the side and rear yards and a maximum of four (4) feet high in the front yard, and shall not extend to within fifteen (15) feet of any street right-of-way line. Plantings may also be required in addition to, or in lieu of, fencing. The type, size and location of such plantings must be approved by the City.

- (2) Plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.
- (3) The screening requirements shall be satisfied by the use of a screening fence or planting screen according to the following standards:
 - (a) A screening fence shall be attractive and compatible with the principal building and the surrounding land use.
 - (b) A planting screen shall consist of a closely grown hedge, a row of trees, evergreens or other vegetation approved by the City.
 - (c) If the topography, natural growth of vegetation, permanent buildings or other barriers meet the standards for screening as approved by the City, they may be substituted for all or part of the screening fence or planting screen.
- (4) Screening of off-street parking shall be required for:
 - (a) Any off-street parking area requiring more than four (4) spaces or adjoining an R-1 or R-2 District.
 - (b) Any driveway to a parking area of four (4) or more spaces is within thirty (30) feet of an adjoining R-1 or R-2 District.
 - (c) Any parking facility between the building and frontage street must be screened from the street by a hedge, solid fence or closely grown planting strip, at least thirty-six (36) inches in height.
- (5) All refuse or garbage storage receptacles and loading docks must be located in the rear or side yard, and be totally screened from view from any public right-of-way. Provisions must be taken to protect screening from vehicle damage.
- (6) Where any ~~mobile~~ manufactured home park district is adjacent to any other residential district, there shall be a minimum fifteen (15) foot wide screening strip to provide for a physical separation.
- (7) All roof equipment, except alternate energy devices, must be screened from public view unless the equipment is designed as an integral part of the building and is compatible with the lines of the building.

F. Drainage And Grade Requirements.

A finished ground grade shall be established such that natural drainage away from all buildings is provided. The following minimum criteria shall apply:

- (1) The minimum elevation of a finished grade shall not be less than one-fourth (1/4) inch rise per horizontal foot of setback measured from curb grade.
- (2) The City may specify a minimum finished ground grade for any structures in order to allow proper drainage and connection to City utilities.

G. Landscaping.

The following shall be minimum criteria for landscaping:

- (1) Sodding and landscaping shall extend across the entire front yard and side yards, including the boulevard.
- (2) All other open areas of any site, except areas used for parking, driveways or storage, shall have ground cover and be landscaped with trees, shrubs, berms, and other landscape materials.
- (3) All uses shall provide water facilities to yard areas for maintenance of landscaping.
- (4) It shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well- kept condition.
- (5) All vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk.

H. Maintenance.

It shall be the responsibility of the property owner to ensure that:

- (1) Every exterior wall, foundation and roof of any building or structure shall be reasonably watertight, weathertight and rodent proof and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears or breaks of deteriorated plaster, stucco, brick, wood or other material that give evidence of long neglect.
- (2) The protective surface on exterior walls of a building shall be maintained in good repair and provide a sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this Section, a protective surface of a building shall be deemed to be out of repair if:
 - (a) More than twenty-five percent (25%) of the area of any plane or wall on which the protective surface is paint is blistered, cracked, flaked, scaled or chucked away, or

- (b) More than twenty-five percent (25%) of the pointing of any brick or stone wall is loose or has fallen out.
- (3) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior development shall be maintained in an attractive, well kept condition.
- (4) The boulevard area of a premises shall be properly maintained, groomed and cared for by the abutting property owner.

I. Essential Services.

- (1) Connection is required on each lot served by City sanitary sewer.
- (2) Connection is required on each lot served by a City water line.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FRIDLEY THIS
____ DAY OF _____ 2016.**

SCOTT J. LUND, MAYOR

ATTEST:

DEBRA A. SKOGEN, CITY CLERK

Public Hearing:
First Reading:
Second Reading:
Published:



Community Development Department
 City of Fridley
 6431 University Avenue NE
 Fridley MN 55432
 763.572.3592
 Fax: 763.571.1287
www.ci.fridley.mn.us

TEXT AMENDMENT APPLICATION

Property Information

Address: _____
 Anoka County Property Identification Number (PIN #): _____
 Legal Description: _____
 Current Zoning: _____ Square footage of Parcel: _____
 Proposed Zoning: _____

Reason for Text Amendment (one sentence summary, please attached full description)

TA to Ch. 205.10, mobile Home Park District Regulations which would update definitions to match the zoning code, inc. what home occup. are allowed

Fee/Property Owner Information (as it appears on property title)

****Fee owner must sign this form prior to processing** *as accessory uses, & would eliminate the option to obtain a sup for exterior storage*

Name (please print): _____
 Mailing address: _____
 City: _____ State: _____ Zip code: _____
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: _____

Petitioner Information

Company Name (please print): City of Fridley
 Contact Person's Name (please print): _____
 Mailing address: _____
 City: _____ State: _____ Zip code: _____
 Daytime Phone: _____ Fax Number: _____
 Cell Phone: _____ E-mail address: _____

Signature/Date: _____

FOR OFFICE USE ONLY	
Fees	\$1,500 - _____
Application Number:	<u>TA 16-02</u> Receipt #: _____ Received By: _____
Application Date:	<u>3-18-16</u>
15 Day Application Complete Notification Date:	<u>4-1-16</u>
Scheduled Planning Commission Date:	<u>4-20-16</u>
Scheduled City Council Date:	<u>5-9-16</u>
60 Day Date:	<u>5-16-16</u>
60 Day Extension Date:	<u>7-14-16</u>

PUBLIC HEARING
BEFORE THE
PLANNING COMMISSION

Notice is hereby given that there will be a public hearing of the Fridley Planning Commission at the Fridley Municipal Center, 6431 University Avenue N.E. on **April 20, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Text Amendment, TA #16-02, by the City of Fridley, to consider a text amendment to Ch. 205.10, Mobile Home Park District Regulations, which would update definitions to match the Zoning Code, including what home occupations are allowed as accessory uses, and would eliminate the option to obtain a special use permit for exterior storage.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than April 13, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on May 9, 2016. ***This date is subject to change depending on the outcome of the Planning Commission meeting. Please confirm City Council date prior to attending the City Council meeting.**

DAVID KONDRICK
CHAIR
PLANNING COMMISSION

Publish: Friday, April 8, 2016