

CITY OF FRIDLEY
A G E N D A

PLANNING COMMISSION MEETING WEDNESDAY, MAY 18, 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: April 20, 2016

1. **PUBLIC HEARING:**

Consideration of a Public Hearing for a Special Use Permit, SP #16-04, by Mobile Maintenance, Inc., to allow the construction of a parking lot on a lot zoned R-1, Single Family, for the purpose of parking vehicles related to the petitioner's business, generally located at 513 Fairmont Street NE.

2. **PUBLIC HEARING:**

Consideration of a Public Hearing for a Special Use Permit, SP #16-03, by TCO Design, to revise special use permit, SP #15-09 that was approved to allow a 23 patient-room home health care building in an R-3, Multi-Family zoning district, to increase the amount of patient-rooms to 28. The overall size of the building won't change, just the layout within the inside of the building, generally located at 5300 4th Street NE.

3. **RECEIVE THE MINUTES OF THE APRIL 12, 2016, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.**

4. **RECEIVE THE MINUTES OF THE APRIL 4, 2016, PARKS & RECREATION COMMISSION MEETING.**

OTHER BUSINESS:

ADJOURN

PLANNING COMMISSION MEETING
April 20, 2016

Chairperson Kondrick called the Planning Commission Meeting to order at 7:01 p.m.

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

MEMBERS ABSENT: Todd Olin

OTHERS PRESENT: Stacy Stromberg, Planner
Jim Cormier, Boulder Contracting LLC
Tim Moes, Peak Physique

APPROVE PLANNING COMMISSION MEETING MINUTES: December 16, 2015

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

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

1. PUBLIC HEARING

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

MOTION by Councilmember Sielaff to open the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:02 P.M.

Stacy Stromberg, Planner, stated Brian Jansen, of Boulder Contracting LLC is seeking a lot split, to subdivide the vacant lot on the southeast corner of Ashton Avenue and 64th Way, to create two new single family lots.

Ms. Stromberg stated 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.

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

Ms. Stromberg stated currently there are (4) 40-foot 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.

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

Ms. Stromberg stated the subject property is a large single family lot at 25,760 square feet. The petitioner is seeking to split the lot in half, so each lot will be 80 feet wide. Parcel A will be 13,062 square feet in size; and Parcel B will be 12,698 square feet in size. Therefore, both of them exceed the minimum lot size requirement.

Ms. Stromberg stated the City has not heard from any neighboring property owners.

Ms. Stromberg stated City staff recommends approval of the lot split request with stipulations as it provides additional new homeownership opportunities within the City of Fridley.

Ms. Stromberg stated 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 homes, shall pay all water and sewer connection fees.

Chairperson Kondrick stated he drove by there last night, and he does not have any problem with this.

Commissioner Oquist asked Ms. Stromberg if the City knows whether there are any wells or anything on that property?

Ms. Stromberg replied, they do not know. That is something they petitioner will need to discover.

Commissioner Sielaff asked, how does the City determine that?

Ms. Stromberg replied, that is something the petitioner's surveyor will look for.

Chairperson Kondrick stated and he is required to tell the City.

Ms. Stromberg replied, correct. Sometimes they do not find them until they are getting ready to dig for the new foundation of the house. The lot has never been developed so the likelihood is not very high that there is one on site; however, it is a standard stipulation the City puts on all of its plat and lot split requests.

Commissioner Ostwald asked, what size homes are they building?

Jim Cormier, Boulder Contracting, replied he anticipates the homes being three bedrooms, one bath homes. Probably in the price range of \$225,000 to \$235,000.

Commissioner Oquist asked Mr. Cormier if he has seen the stipulations and whether he has any

problems with them?

Mr. Comeer replied, no.

MOTION by Councilmember Oquist to close the public hearing. Seconded by Commissioner Sielaff

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:08 P.M.

Commissioner Oquist stated he drove by the property today, and it looks like a good thing for this property.

MOTION by Commissioner Sielaff approving Lot Split, LS# 16-01, by Boulder Contracting, to split the vacate lot at the corner of 64th Way and Ashton Avenue, to create 2 single family lots with the following stipulations:

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 homes, shall pay all water and sewer connection fees.

Seconded by Commissioner Oquist.

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

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 Feet Thereof, generally located at 1290 Osborne Road.

MOTION by Councilmember Heintz to open the public hearing. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:10 P.M.

Ms. Stromberg stated 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.

Ms. Stromberg stated 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.

Ms. Stromberg stated 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.

Ms. Stromberg stated commercial recreational 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.

Ms. Stromberg stated 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 primarily be open from 5 a.m. to 9 a.m. and 4 p.m. to 8 p.m., Monday through Saturday.

Ms. Stromberg stated the petitioner plans to lease approximately 5,900 square feet 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.

Ms. Stromberg stated 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.

Ms. Stromberg stated 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.

Ms. Stromberg stated 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.

Chairperson Kondrick stated it seemed pretty straightforward to him. He asked Mr. Moes whether he understands the stipulations and if he had any problems with them?

Tim Moes, Peak Physique LLC, yes he understands them and agrees to them.

Commissioner Heintz asked Mr. Moes whether they had any other locations?

Mr. Moes replied, they do, in St. Cloud.

Commissioner Sielaff asked Mr. Moes how popular is the other facility?

Mr. Moes replied, very popular.

Commissioner Sielaff asked how many members do they have?

Mr. Moes replied, they average about 400 clients at their St. Cloud facility.

Chairperson Kondrick asked, assuming they have that many clients in Fridley. The parking is somewhat limited. He asked Mr. Moes if they can accommodate the members?

Mr. Moes replied, they will actually have more parking at the Fridley facility location than in St. Cloud.

Commissioner Oquist asked as to the 25 people per session, is that by reservation?

Mr. Moes replied, yes. Their clients will register, sign up, so they know how many people they have coming at every session and therefore, parking won't become an issue.

Commissioner Sielaff stated they will just have sessions. People do not just come in there and work on their own?

Mr. Moes replied, exactly. Everyone comes in and are either working with him or one of their coaches compared to a gym membership per se where people can show up any time of the day.

Commissioner Oquist asked, as to the hours, 5 to 9 and 4 to 8, is that what they have for hours in St. Cloud as well? And that works out?

Mr. Moes replied, yes.

MOTION by Councilmember Oquist to close the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:17 P.M.

MOTION by Commissioner Sielaff approving 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 Feet Thereof, generally located at 1290 Osborne Road with the following stipulations:

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.

Seconded by Commissioner Oquist.

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

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 Chapter 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.

MOTION by Councilmember Oquist to open the public hearing. Seconded by Commissioner Heintz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:19 P.M.

Ms. Stromberg stated the purpose of the text amendment is to change the name from Mobile to Manufactured Home Park District which is what is required by State Statute. A few years back the City amended its Home Occupation rules in the residential districts and staff wanted to reflect those same regulations in the City's mobile home park district.

Chairperson Kondrick stated this is geared towards people that live in manufactured homes should they want to have a home occupation out of their own homes, this code lists the things they can and cannot do.

Ms. Stromberg replied, correct, it's the same regulations the City has in its other residential districts. This text amendment will also remove the special use permit option for exterior storage because that is something the City has never approved. It was kind of confusing as to why it was in the Code to begin with.

Commissioner Oquist asked, if the size is limited, if it exceeds 240 square feet, then do they have to have a special use permit option?

Ms. Stromberg replied, no. This is just for exterior storage of material, this is not for a building.

Ms. Stromberg stated an amendment was made in 2013 to add the home occupation language to the City's other residential zoning districts. The City is kind of late adding this section to the Code but staff had to wait until the City changed the definitions in the Zoning Code, and that was just done at the beginning of this year, 2016.

Ms. Stromberg stated staff recommends the Planning Commission approve this text amendment and forward it to the City Council for their May 9 meeting.

Commissioner Oquist asked, did he understand Ms. Stromberg that this is basically the same regulations as we have for a regular house?

Ms. Stromberg replied, same exact regulations.

Commissioner Sielaff asked that is the only thing different other than defining it as a manufactured home?

Ms. Stromberg replied, right. Changing mobile to manufactured. Adding the home occupation rules because they have had some people who live in the manufactured park have wanted to do a home

occupation, and the City has not had regulations for them in the past so this way it becomes more clear. Also, just taking out that sentence that says they need a special use permit for exterior storage.

Commissioner Heintz replied, so if they wanted to, for example, store 55-gallon drums, they cannot do that.

Ms. Stromberg replied, right. They would need to be in a shed or screened.

Chairperson Kondrick stated he has no problem with this. It is straightforward and easy to understand. No one should have any problems with this.

MOTION by Councilmember Sielaff to close the public hearing. Seconded by Commissioner Oquist.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:24 P.M.

MOTION by Commissioner Ostwald to approve Text Amendment TA #16-02 by the City of Fridley, to consider a text amendment to Chapter 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. Seconded by Commissioner Oquist.

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

- 4. Receive the Minutes of the December 8, 2015, Environmental Quality and Energy 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.

- 5. Receive the Minutes of the January 12, 2016, Environmental Quality and Energy Commission Meeting.**

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

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

- 6. Receive the Minutes of the February 9, 2016, Environmental Quality and Energy Commission Meeting.**

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE

MOTION CARRIED UNANIMOUSLY.

7. **Receive the Minutes of the March 8, 2016, 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.

8. **Receive the Minutes of the December 3, 2015, Housing and Redevelopment Commission Meeting.**

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

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

9. **Receive the Minutes of the January 7, 2016, Housing and Redevelopment Commission Meeting.**

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

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

10. **Receive the Minutes of the February 4, 2016, Housing and Redevelopment Commission Meeting.**

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

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

11. **Receive the Minutes of the March 3, 2016, Housing and Redevelopment 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.

12. **Receive the Minutes of the December 7, 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.

13. Receive the Minutes of the February 1, 2016, Parks and Recreation Commission Meeting.

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

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

14. Receive the Minutes of the March 7, 2016, 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:

Chair Kondrick stated he would like to take this brief time to acknowledge the loss of Dean Saba. He was a member of this Commission and other commissions for the City for quite a number of years. He was also involved in other community functions as was his wife, Lynne, who was lost several years ago. We are mourning his loss now and the many contributions he made to the City of Fridley and to this commission and to others. He was a good man, a smart man and kind and, we're going to miss him.

Ms. Stromberg stated the Planning Commission will have a meeting on May 18. As to the potential new City Hall, the Council did approve an architect the City will be working with to talk about space needs, etc. Some of the staff are going to be going on tours of other city halls and public works facilities, fire and police departments, tomorrow.

Commissioner Sielaff asked what is the timeline for approving a design and construction?

Ms. Stromberg replied, in October/November they are hoping to have the design and the cost; and then the Council will decide where they are going to go from there.

Commissioner Oquist asked as to the December 8 Environmental Quality and Energy Commission meeting minutes, under New Business, they are talking about a "bladder" for aeration of the lake. What is that? Does anybody know?

Ms. Stromberg replied, unfortunately, their representative from the EQEC is not here tonight. She cannot speak to that, but she can find out the answer.

Chairperson Kondrick asked Ms. Stromberg to get back to them on it at their next meeting.

ADJOURN:

MOTION by Commissioner Oquist 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 7:36 P.M.

Planning Commission Meeting

April 20, 2016

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Respectfully submitted,

Denise M. Johnson 

Denise M. Johnson
Recording Secretary

City of Fridley Land Use Application

SP #16-04

May 18, 2016

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

Mobile Maintenance, Inc.
Steve Witzel
505 Fairmont Street NE
Fridley MN 55432

Requested Action:

Special Use Permit to allow parking in a residential district

Location:

513 Fairmont Street NE

Existing Zoning:

R-1 (Single Family)

Size:

5,227 sq. ft. .12 acres

Existing Land Use:

Vacant lot

Surrounding Land Use & Zoning:

- N: Single Family & R-1
- E: Mobile Maintenance & C-1
- S: Single Family & R-1
- W: Single Family & R-1

Comprehensive Plan Conformance:

The future redevelopment map designates this property as residential.

Zoning Ordinance Conformance:

Sec. 205.17.01.C.(4) requires a special use permit to allow an automobile parking lot for off-street parking spaces for any use on adjacent land in the R-1 zoning district.

Zoning History:

- 1922 – Lot platted.
- Original home constructed prior to 1949.
- 1994 – Home is demolished.

Legal Description of Property:

Lots 11 & 12, Block I, Riverview Heights

Public Utilities:

Utilities are available in the street

Transportation:

The property receives access from Fairmont Street

Physical Characteristics:

Flat vacant lot

SUMMARY OF PROJECT

The petitioner, Steve Witzel, the owner of Mobile Maintenance, Inc., located at 8150 East River Road and 505 Fairmont Street, is seeking a special use permit to allow his parking lot for this business to be expanded to the residential lot located at 513 Fairmont Street.

SUMMARY OF ANALYSIS

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

Parking lots for off-street parking spaces for any use on adjacent land are a permitted special use in the R-1, Single Family Residential zoning district, subject to stipulations.

CITY COUNCIL ACTION/ 60 DAY DATE

City Council – June 13, 2016

60 Day – June 13, 2016



Aerial of Subject Property

Staff Report Prepared by: Stacy Stromberg

Land Use Application Special Use Permit, #16-04

REQUEST

The petitioner, Steve Witzel, the owner of Mobile Maintenance, Inc., which is located at 8150 East River Road and 505 Fairmont Street, is seeking a special use permit to expand his business parking lot to the residential lot at 513 Fairmont Street.

The petitioner has owned the lot at 513 Fairmont Street for over 20 years and has used a portion of the east side of the lot for parking of vehicles for his business. The proposed expansion of the parking lot onto the property at 513 Fairmont Street will allow the petitioner to create a buffer between the residential home next door and his business. The buffer will be created through the installation of fencing and shrub and grass plantings.



ANALYSIS

The subject property is a 50 ft. wide residential lot located on the north side of Fairmont Street, west of East River Road. It is zoned R-1, Single Family as are the properties to the north, west and south. The petitioner's property at 8150 East River Road and 505 Fairmont Street, located to the east are zoned C-1, Local Business. The house that was originally constructed on the lot was built prior to 1949. In 1994, the City Council approved a resolution authorizing demolition of the house because it had become hazardous. As a result, the house was demolished in 1994. In 1995, the petitioner purchased the 513 Fairmont Street property.

The petitioner has operated his business at 505 Fairmont Street for 25 years. The City Council granted a special use permit to allow outdoor storage of material and equipment on the 505 Fairmont Street property in 1993, with several stipulations. When the City conducted systematic code enforcement inspections of our commercial and industrial properties in 2009, staff noticed that the petitioner was in violation of his special use permit related to the outdoor storage and inoperable vehicles.

Since 2009, city staff has notified the petitioner in 2010, 2012, and 2013 of special use permit violations on the property related to outdoor storage and parking violations. In 2014, city staff brought the special use permit before the City Council to consider revocation due to the increase in vehicles being parked on the street, encroaching on the vacant residential lot and the vacant lot commercial to the south. The Council didn't revoke the special use permit, however they added a stipulation to the permit that required the petitioner to install curb and gutter along the western edge of the parking lot at 505 Fairmont Street that would meet code requirement by February 10, 2016, to help resolve the on-going parking issue.

Staff has had continued conversations with the petitioner over the last few years; however the additional stipulation wasn't met by February 10, 2016 deadline, so an additional code enforcement letter was sent.

The petitioner determined that after installing the code required curb and gutter, with designed parking stalls and drive aisles, there wouldn't be enough land area available on the 505 Fairmont Street parcel to actually use the lot for a parking the business needs. Staff and the petitioner discussed rezoning the 513 Fairmont parcel from R-1, Single Family to C-1, Local Business; but determined that it isn't ideal to extend the commercial zoning further into this neighborhood, specifically for this use.

Instead, staff suggested the petitioner apply for a special use permit to allow the vacant parcel to be used as additional parking area for the petitioner's business, since that is a provision that is already in City code, provided he complies with setback and other code requirements. A special use permit allows the City to place stipulations on the permit that will need to be complied with in order to maintain the permit and it will also allow the lot to be developed with a single family house in the future if this business relocates, as the lot will still be zoned residential.

CODE REQUIREMENTS

Automobile parking lots for off-street parking spaces for any use on adjacent land is a permitted special use in the R-1, Single Family zoning district, provided they meet setback and screening requirements, subject to the stipulations suggested by staff.

The petitioner is seeking this special use permit to provide the parking he needs for his business, which will also increase visibility for those traveling along Fairmont Street, as the vehicles will no longer be parked on Fairmont Street. The petitioner has submitted a site plan and landscape plan which show the required setback separation required from the neighboring residential property and the street right-of-way, which will also allow for the installation of a fence, landscaping and a rain garden.

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

STAFF RECOMMENDATION

City Staff recommends approval of this special use permit, as automobile parking lots for off-street parking spaces for any use on adjacent land is an approved special use in the R-1, Single Family 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 a land alteration permit from the City's engineering staff prior to start of construction of parking area.*
2. *The petitioner shall obtain any required permits from the Coon Creek Watershed District.*
3. *The new parking area, curb, gutter, fence and landscaping shall be installed by September 30, 2016.*

To Whom It May Concern:

We are requesting a Special Use Permit for the property at 513 Fairmont Street NE. The reason for our request is to provide additional parking which will allow for increased safety and visibility for vehicles entering and exiting the existing parking lot as well as for the vehicles on Fairmont Street. We have been using a small paved portion of this property for approximately 20 years which we thought was a common sense approach to making our properties function together. We have recently been asked to install curb and gutter between the two lots which would dramatically reduce the existing parking lot to the point of not allowing any business to function at that location. Adding the additional parking stalls will move vehicles away from the existing parking lot which will reduce congestion and allow for greater visibility of the vehicles on Fairmont Street. A portion of the expanded parking lot will be used for excess snow in the winter months and this will also increase the amount of green space associated with our property at 505 Fairmont Street NE.

Because this is an undersized lot, we believe the highest and best use for this lot would be as a buffer of the commercial property at 505 Fairmont Street NE and the residential lots adjacent to it. The addition of a fence, small shrubs and planting beds will screen the parking lot from the homes around it and we believe will actually enhance the view of the existing lot which has been vacant up until now.

The property at 505 Fairmont Street NE has been home to our business for over 25 years. During this time, we have improved this property and the adjacent property located at 8150 East River Road. We acquired the property at 513 Fairmont Street NE approximately 23 years ago. Although these properties are older, we have made a significant financial investment in improving and maintaining them. We have always tried to be courteous to all our neighbors and have contributed to any local charity that has approached us i.e. VFW, American Legion, local school teams, police and fire, charity lock ups, and several religious organizations.

We would like to continue to operate at our location in the City of Fridley, but we are concerned that if we comply with the city's current request to install curb and gutter without this Special Use Permit and parking expansion, we may be forced to find a new location for our business.



513 Fairmont

Grading Plan

N.C. HOIUM AND ASSOCIATES, INC.

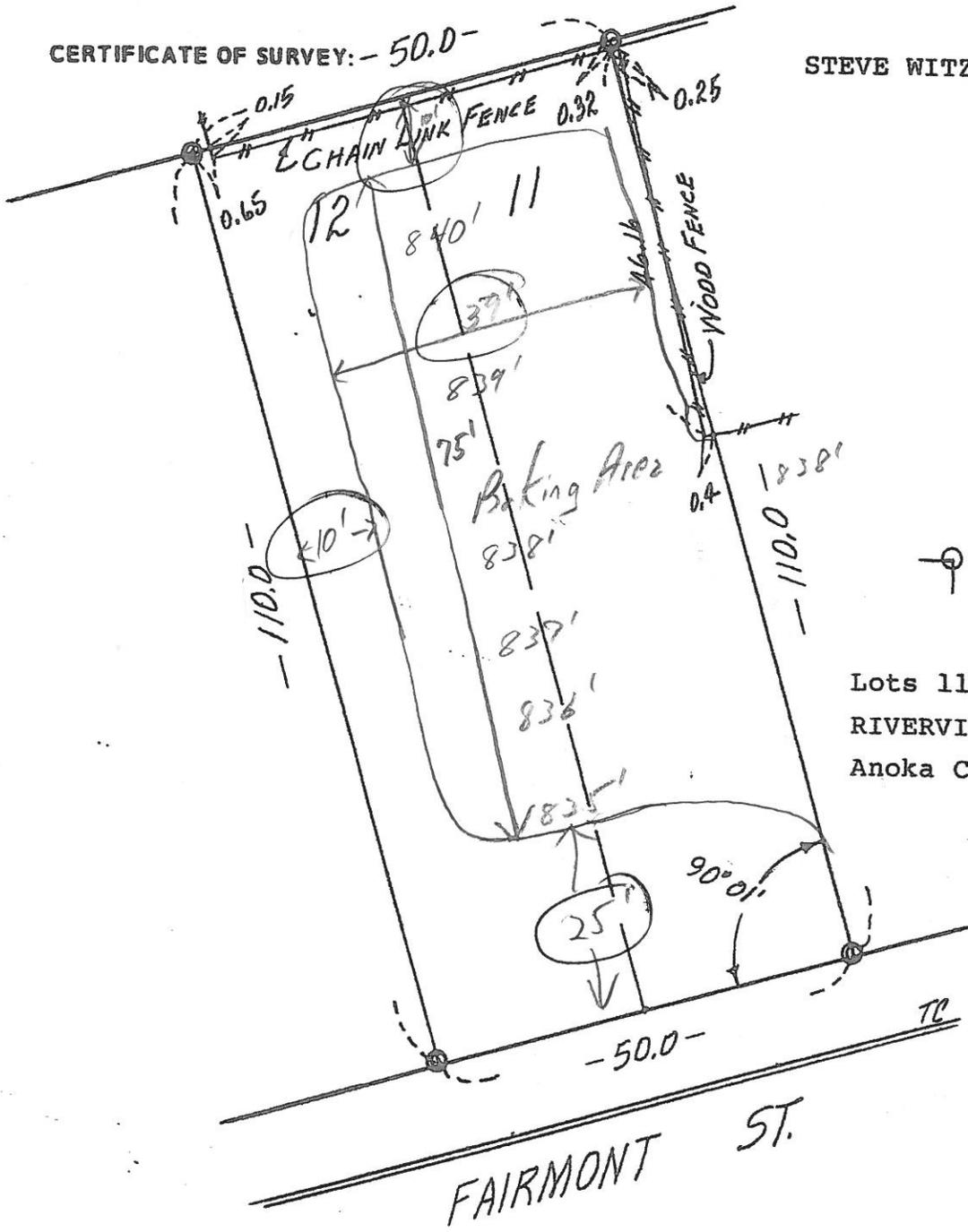
P. O. BOX 33026-COON RAPIDS, MINN. 55433
10731 MISSISSIPPI BLVD. N.W., COON RAPIDS, MN

LAND SURVEYORS

Telephone
421-7822

CERTIFICATE OF SURVEY: - 50.0 -

STEVE WITZEL



SCALE: 1" = 20'
7362-259/26,27

⊙ Denotes Iron

Lots 11 and 12, Block I,
RIVERVIEW HEIGHTS,
Anoka County, Minnesota

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF THE ABOVE DESCRIBED LAND, AND THE LOCATION OF ALL BUILDINGS, THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY, FROM OR ON SAID LAND.

AS SURVEYED BY ME THIS 16th DAY OF December A.D. 19 94

N.C. HOIUM AND ASSOCIATES, INC.

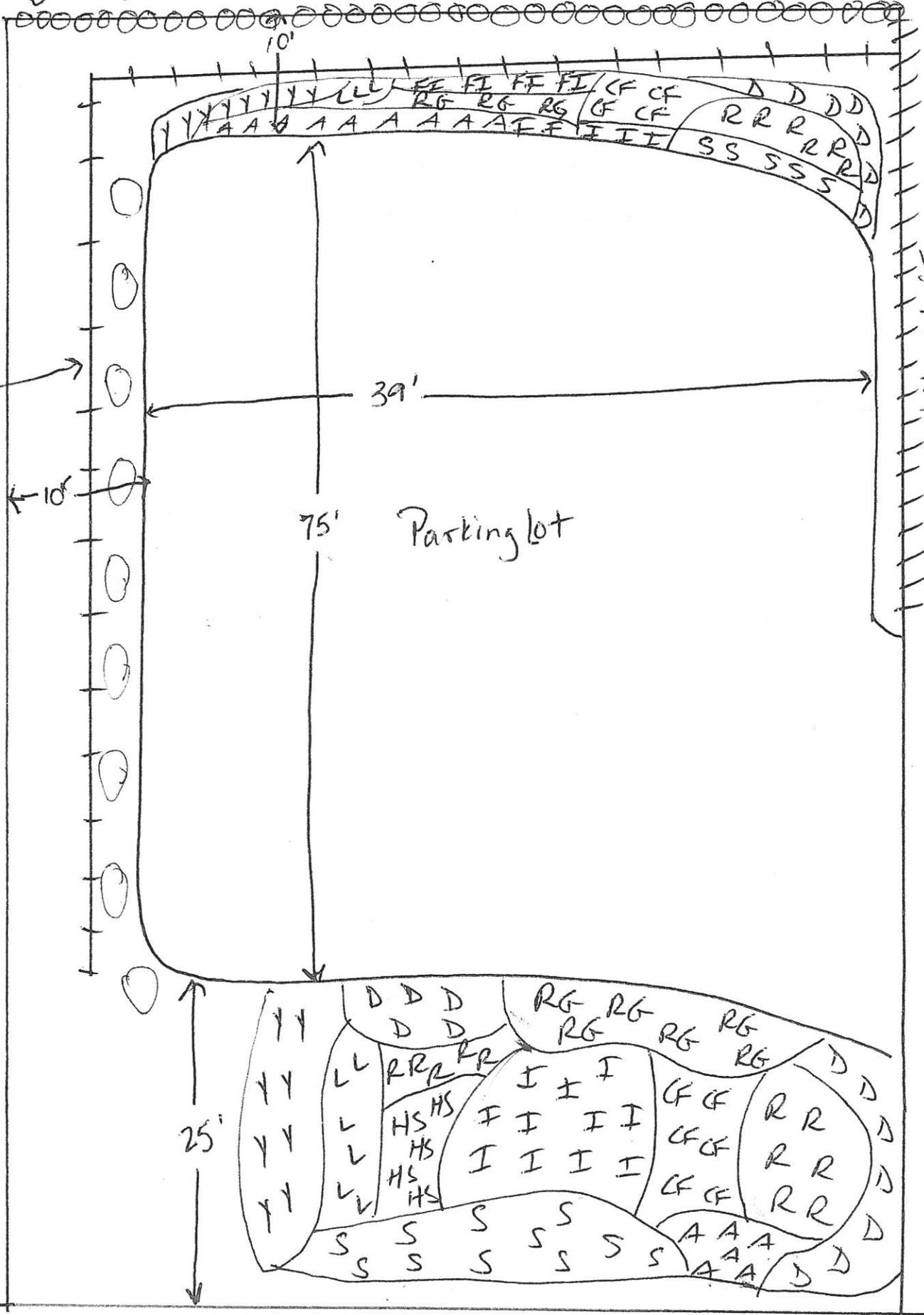
N.C. Hoium

Minnesota Registration No. 4421

Existing Chain Link Fence



Wood fence

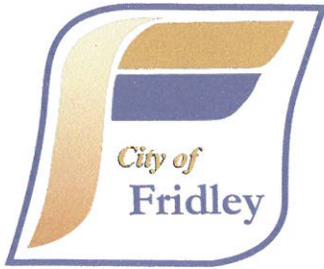


LANDSCAPE PLAN

513 Fairmont Street

PERENNIAL KEY

- I - FALSE INDIGO (7)
- Y - MIDDORSTHINE YARROW (19)
- L - LATHRIS (13)
- A - PURPLE-ROSE ASTER (15)
- S - AUTUMN SEDY SEKUM (15)
- I - BLUE FLAD IRIS (20)
- D - DAYLILY (26)
- R - RUSSALIECKIA 'BARBOSTIKOM' (19)
- CF - PURPLE CONEFLOWER (10)
- HS - HOP SEEDS (13)
- RB - KARL FORRESTER REED GRASS (10)
- O - SHRUB - JUNIPER OR SIMILAR



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 Parking

Property Information

Address: 513 Fairmont Street NE
 Anoka County Property Identification Number (PIN #): 03-30-24-24-0129
 Legal Description: Lots 11 & 12, Block F, Riverview Heights
 Current Zoning: Residential Square footage of Parcel: 5,500

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

To provide additional parking which will allow for increased safety and visibility of vehicles entering and exiting existing parking

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

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

Name (please print): Stephen K. Witzel (Steve)
 Mailing address: 505 Fairmont St NE
 City: Fridley State: MN Zip code: 55432
 Daytime Phone: 763-464-2111 Fax Number: 763-784-0021
 Cell Phone: 763-464-2111 E-mail address: steve.mmi@comcast.net

Signature/Date: [Signature] 4/25/16

Petitioner Information

Company Name (please print): Mobile Maintenance Inc
 Contact Person's Name (please print): Stephen K. Witzel (Steve)
 Mailing address: 505 Fairmont St NE
 City: Fridley State: MN Zip code: 55432
 Daytime Phone: 763-464-2111 Fax Number: 763-784-0021
 Cell Phone: 763-464-2111 E-mail address: steve.mmi@comcast.net

Signature/Date: [Signature] 4/25/16

FOR OFFICE USE ONLY

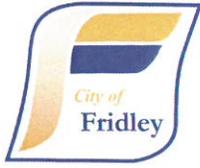
Fees

\$1,000 – R-1, Single Family Residential _____
 \$1,500 – Commercial/Industrial/Multi-Family Residential X
 Application Number: SP 16-04 Receipt #: _____ Received By: _____
 Application Date: 4-15-16
 15 Day Application Complete Notification Date: 4-29-16
 Scheduled Planning Commission Date: 5-18-16
 Scheduled City Council Date: 6-13-16
 60 Day Date: 6-13-16
 60 Day Extension Date: 8-11-16

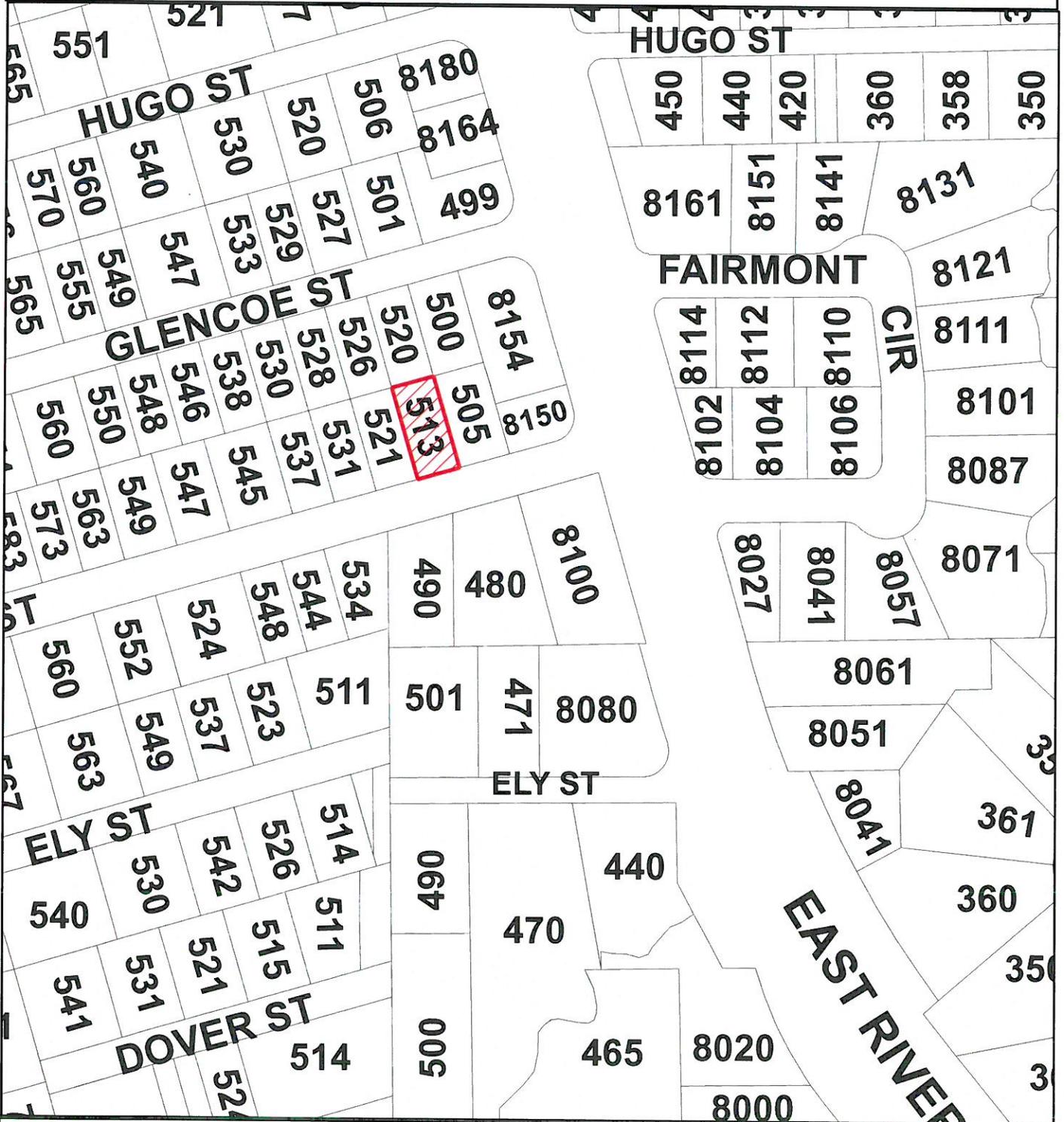
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION**

TO:	All property owners/residents within 350 feet of property generally located at 513 Fairmont Street.
CASE NUMBER:	Special Use Permit, SP #16-04.
APPLICANT:	Mobile Maintenance, Inc. Petitioner or representative must attend the Planning Commission meeting.
PURPOSE:	To allow the construction of a parking lot on a lot zoned R-1, Single Family, for the purpose of parking vehicles related to the petitioner's business.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	513 Fairmont Street Lots 11 & 12, Block I, Riverview Heights, Anoka County, Minnesota.
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, May 18, 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 May 11, 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, June 13, 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, May 6, 2016



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS

Special Use Permit, SP #16-04
 Petitioner: Mobile Maintenance Inc.
 Address: 513 Fairmont Street NE

Map Date: May 3, 2016



LABELS FOR
Current Resident

Current Resident
490 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
526 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
8114 FAIRMONT CIR NE
FRIDLEY 55432 MN

Current Resident
523 ELY ST NE
FRIDLEY 55432 MN

Current Resident
533 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
8027 FAIRMONT CIR NE
FRIDLEY 55432 MN

Current Resident
471 ELY ST NE
FRIDLEY 55432 MN

Current Resident
501 ELY ST NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
8100 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
544 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
8161 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
548 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
548 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
8104 FAIRMONT CIR NE
FRIDLEY 55432 MN

Current Resident
524 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
531 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
8102 FAIRMONT CIR NE
FRIDLEY 55432 MN

Current Resident
520 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
563 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
8112 FAIRMONT CIR NE
FRIDLEY 55432 MN

Current Resident
540 HUGO ST NE
FRIDLEY 55432 MN

Current Resident
520 HUGO ST NE
FRIDLEY 55432 MN

Current Resident
FRIDLEY 55432 MN

Current Resident
506 HUGO ST NE
FRIDLEY 55432 MN

Current Resident
552 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
537 ELY ST NE
FRIDLEY 55432 MN

Current Resident
8154 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
560 GLENCOE ST NE
FRIDLEY 55432 MN

LABELS FOR
Current Resident

Current Resident
FRIDLEY 55432 MN

Current Resident
500 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
513 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
545 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
529 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
505 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
546 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
8080 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
555 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
521 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
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FRIDLEY 55432 MN

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FRIDLEY 55432 MN

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FRIDLEY 55432 MN

Current Resident
547 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
8164 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
499 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
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FRIDLEY 55432 MN

Current Resident
530 HUGO ST NE
FRIDLEY 55432 MN

Current Resident
537 FAIRMONT ST NE
FRIDLEY 55432 MN

Current Resident
528 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
8180 EAST RIVER RD NE
FRIDLEY 55432 MN

Current Resident
538 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
550 GLENCOE ST NE
FRIDLEY 55432 MN

Current Resident
511 ELY ST NE
FRIDLEY 55432 MN

LABELS FOR
Parcel Owner

CANDICE K MOHAMMAD
490 FAIRMONT ST NE
FRIDLEY MN 55432-0000

THOMAS H & JOAN M LEONARD
526 GLENCOE ST NE
FRIDLEY MN 55432-0000

JEROME KRECKOW
8114 FAIRMONT CIR NE
FRIDLEY MN 55432-0000

GRAEME BRAITHWAITE
523 ELY ST NE
FRIDLEY MN 55432-0000

MATHILDE E DUSTRUDE
533 GLENCOE ST NE
FRIDLEY MN 55432-0000

TRUSTEE MYRNA & TOLLEFSON TRUSTEE MAR
8027 FAIRMONT CIR NE
FRIDLEY MN 55432-0000

JEFFREY A RICE
12784 XYLITE ST NE
BLAINE MN 55449

PAMELA ALLEN
501 ELY ST NE
FRIDLEY MN 55432-0000

COUNTY OF ANOKA
325 E MAIN ST
ANOKA MN 55303-0000

COUNTY OF ANOKA
1440 BUNKER LK BLVD
ANDOVER MN 55304-0000

ANNETTE LEVASSEUR
544 FAIRMONT ST
FRIDLEY MN 55432-0000

BRYAN P & COLLEEN M FOSTER
8161 E RIVER RD NE
FRIDLEY MN 55432-0000

LEAN RONG
548 GLENCOE ST NE
FRIDLEY MN 55432-0000

DEBRA K LANGER
548 FAIRMONT ST NE
FRIDLEY MN 55432-0000

WILLIAM L & TAMARA L GORMAN
8104 FAIRMONT CIR NE
FRIDLEY MN 55432-0000

DENNIS L & JUDY M SWANSON
524 FAIRMONT ST NE
FRIDLEY MN 55432-0000

MARGARET M HASBROOK
531 FAIRMONT ST NE
FRIDLEY MN 55432-0000

TRUSTEE DEBORAH MONDEN
8102 FAIRMONT CIR NE
FRIDLEY MN 55432-0000

JOSEPH FULTON
520 GLENCOE ST NE
FRIDLEY MN 55432-0000

BEAU WEBBER
563 FAIRMONT ST NE
FRIDLEY MN 55432-0000

GARY W & MARJORIE VELISHEK
8112 FAIRMONT CIR NE
FRIDLEY MN 55432-0000

GUY W & CATHERINE S JORDAN
540 HUGO ST NE
FRIDLEY MN 55432-0000

JOHN E BARTKOWITZ
520 HUGO ST NE
FRIDLEY MN 55432-0000

CITY OF FRIDLEY
6431 UNIVERSITY AVE NE
FRIDLEY MN 55421-0000

DREW NELSON
506 HUGO ST NE
FRIDLEY MN 55432-0000

GARY WEBER
552 FAIRMONT ST NE
FRIDLEY MN 55432-0000

TRUSTEE ADRIENNE WORLEY
16 BARLOVENTO CT
NEWPORT BEACH CA 92663

FRIDLEY LLC SFE
18466 NICKLAUS WAY
EDEN PRAIRIE MN 55347

PROPERTIES LLC OZWOOD
2519 COON RAPIDS BLVD NW
COON RAPIDS MN 55433-0000

LABELS FOR
Parcel Owner

CITY OF FRIDLEY
6431 UNIVERSITY AVE NE
FRIDLEY MN 55421-0000

SALLY HELLMAN
500 GLENCOE ST NE
FRIDLEY MN 55432-0000

STEPHEN KENNETH WITZEL
505 FAIRMONT ST NE
FRIDLEY MN 55432-0000

EUGENE GILBERT
545 FAIRMONT ST NE
FRIDLEY MN 55432-0000

JOHN KINKEADE
529 GLENCOE ST NE
FRIDLEY MN 55432-0000

STEPHEN K WITZEL
505 FAIRMONT ST NE
FRIDLEY MN 55432-0000

DANIEL SWENSON
546 GLENCOE ST NE
FRIDLEY MN 55432-0000

HELEN M WALLACE
8080 E RIVER RD NE
FRIDLEY MN 55432-0000

ALLEN J HOFFER
5960 OAKWOOD MANOR
FRIDLEY MN 55432-0000

FUAD OMAR
521 FAIRMONT ST NE
FRIDLEY MN 55432-0000

JODI A & RUSSELL E BYERS
534 FAIRMONT ST NE
FRIDLEY MN 55432-0000

CHELSEY SHORT
480 FAIRMONT ST NE
FRIDLEY MN 55432-0000

DAVID M MORGAN
527 GLENCOE ST NE
FRIDLEY MN 55432-0000

DOUGLAS ZIMMERMAN
549 FAIRMONT ST NE
FRIDLEY MN 55432-0000

KRISTIN M & TRENT J LACKIE
549 GLENCOE ST NE
FRIDLEY MN 55432-0000

STEPHEN K WITZEL
505 FAIRMONT ST NE
FRIDLEY MN 55432-0000

DUANE BIXLER
530 GLENCOE ST NE
FRIDLEY MN 55432-0000

JOHN KINKEADE
529 GLENCOE ST NE
FRIDLEY MN 55432-0000

KAMIL AL-ESAWL
547 GLENCOE ST NE
FRIDLEY MN 55432-0000

GRYGORII ZAIETS
8164 E RIVER RD NE
FRIDLEY MN 55432-0000

GARCIA MANUEL & PASTRANA JASMINE GARCIA
499 GLENCOE ST NE
FRIDLEY MN 55432-0000

JAMES R & LAURA R ENSLEY
547 FAIRMONT ST NE
FRIDLEY MN 55432-0000

RAHMAN & SENADA DRAGONJIC
530 HUGO ST NE
FRIDLEY MN 55432-0000

ARDELLA Y FREITAG
537 FAIRMONT ST NE
FRIDLEY MN 55432-0000

RANDOLPH K SERING
528 GLENCOE ST NE
FRIDLEY MN 55432-0000

ANGELA SORENSON
8180 E RIVER RD NE
FRIDLEY MN 55432-0000

GRAIG GARDINER
1630 MCQUADE DR
SAINT PETERS MO 63376

MUBERA BIKIC
550 GLENCOE ST NE
FRIDLEY MN 55432-0000

RALPH G SWANSON
511 ELY ST 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 **May 18, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Special Use Permit, SP #16-04, by Mobile Maintenance, Inc., to allow the construction of a parking lot on a lot zoned R-1, Single Family, for the purpose of parking vehicles related to the petitioner's business, legally described as Lots 11 & 12, Block I, Riverview Heights, Anoka County, Minnesota, generally located at 513 Fairmont Street NE.

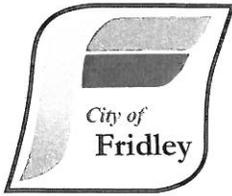
Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

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 May 11, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on June 13, 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, May 6, 2016



Fridley City Hall

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

April 27, 2016

Mobile Maintenance, Inc.
Attn: Stephen Witzel
505 Fairmont Street NE
Fridley MN 55432

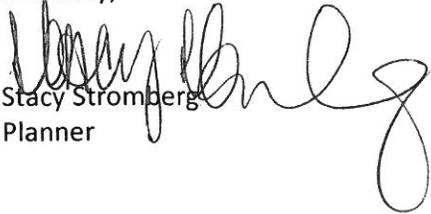
Dear Mr. Witzel

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 on April 15, 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 May 18, 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 June 13, 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

City of Fridley Land Use Application

SP #16-03

May 18, 2016

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

TCO Design, Todd Ofsthun
9330 Thomas Avenue N
Brooklyn Park MN 55444

Requested Action:

Special Use Permit to construct a
comprehensive home care use

Existing Zoning:

R-3 (Multi-Family)

Location:

5300 and 5310 4th Street NE

Size:

Total lot area – 20,480 sq. ft. .47 acres

Existing Land Use:

Vacant lot and Single Family Home.

Surrounding Land Use & Zoning:

N: 4-plex & R-3
E: Single Family & R-3
S: 53rd Avenue and Columbia Heights
W: Bona Brothers Automotive & C-2

Comprehensive Plan Conformance:

Future Land Use Map designates as
Redevelopment.

Zoning Ordinance Conformance:

Sec. 205.09.1.C.(7) requires a special use
permit for clinic uses in an R-3 zoning
district.

Building and Zoning History:

5310 4th Street
1886 – Lot platted.
Home constructed prior to 1949.
1953 – Detached garage constructed.
1957 – Move house and garage to new
foundation.
2003 – Foundation work.
2011 – House and garage demolished.
5300 4th Street
1886 – Lot platted.
1959 – House constructed.
1964 – Garage constructed.

Legal Description of Property:

Lots have been combined into (1) Lot:
Lots 12, 13, 14, & 15, Block 13, Hamiltons
Addition to Mechanicsville

Public Utilities:

Water and Sewer are available at the street.
The existing house is connected.

Transportation:

The properties receive access from the alley off of
53rd Avenue. They front along 4th Street.

Physical Characteristics:

5310 4th Street

Flat, grass covered lot, with a cement parking area
along the alley.

5300 4th Street

Flat lot with single family house and detached
garage.

SUMMARY OF PROJECT

The petitioner, Todd Ofsthun, who is representing Gen
One, LLC, the owner of the subject properties received
City Council approval for a comprehensive home health
care building on September 28, 2015 and March 9, 2015.
The March 9th approval was for a 15 bed facility on the
lot at 5300 4th Street. The petitioner then reapplied and
received approval on September 28, 2015 for a 23 bed
facility on both lots 5300 and 5310 4th Street. Since that
time, the petitioner is being asked by the owners of the
properties, based on advice from the management
company and bank that the property owner will be using
for the project, to increase the amount of beds from 24
to 28, which will actually reduce the building footprint by
2 sq. ft. The increase in beds directly relates to the
financing for this project and an increased interest and
demand for this type of facility.

SUMMARY OF ANALYSIS

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

Clinic type uses are a permitted special use in the R-3,
Multi-Family zoning district.



CITY COUNCIL ACTION/ 60 DAY DATE

City Council – June 13, 2016

60 Day – June 13, 2015

Staff Report Prepared by: Stacy Stromberg

Land Use Application

Special Use Permit #16-03

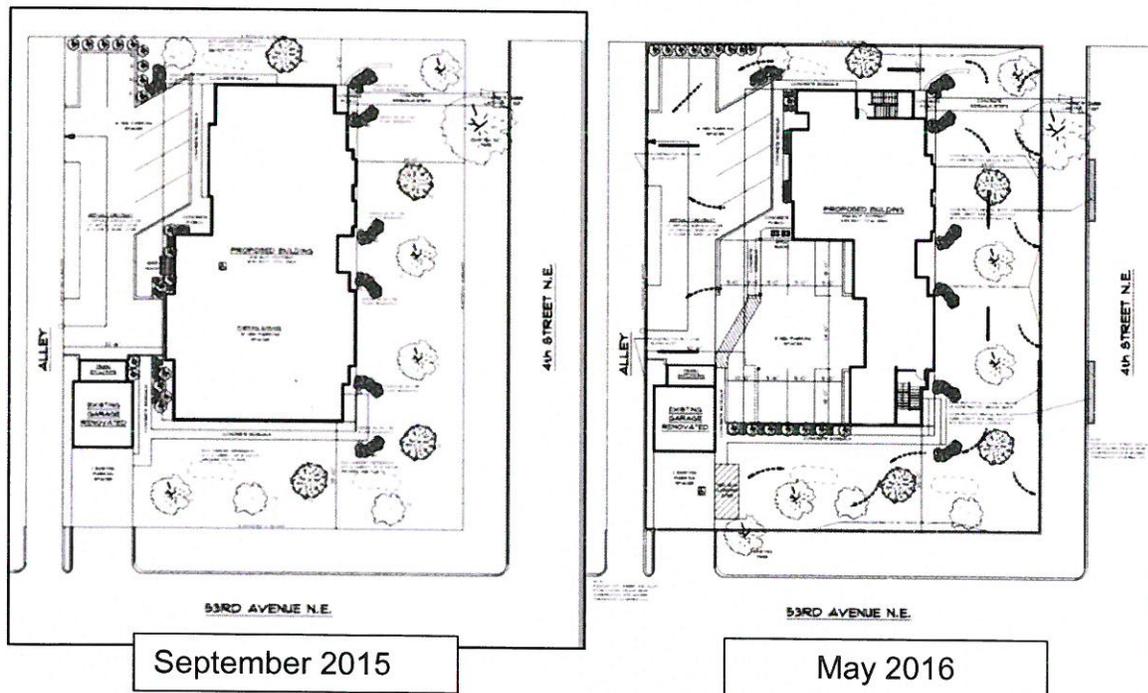
REQUEST

The petitioner, Todd Ofsthun, with TCO Design, on behalf Gen One, LLC, who are the properties owners of 5300 and 5310 4th Street NE, is seeking a special use permit to modify the special use permit that was originally approved by the City Council on September 28, 2015 and March 9, 2015 to allow the construction of a comprehensive home care building on the subject properties.

Since the September 28, 2015 approval, the property owners are in the process of hiring Welcome Home Management Company to manage the facility and Americana, to finance the project. Based on their expertise with this type of a facility, they are modifying the special use permit to increase the amount of beds from 24 to 28. The increase in beds directly relates to the financing for this project and an increased interest and demand for this type of facility.

CHANGES TO THE PROJECT SINCE SEPTEMBER APPROVAL

- The building footprint has been reduced from 5,732 sq. ft. to 5,730 sq. ft.
- The number of patient beds has been increased from 24 to 28.
- Each patient room now has a bathroom.
- The larger day/gathering room space and kitchen has been moved to the main floor.
- The second and 4rd floors have the patient rooms, with areas for medicine/laundry and storage.
- The amount of parking stalls provided is 16, which is the same number that was provided for the last request. Based on assurances from the management company the property owner is planning to use, the 16 stalls should be more than adequate for staff and visitors. Due to the medical conditions the patients have, they are unable to drive. The shape of the building has become more narrow and elongated on the site, still complying with lot coverage, and setback requirements.
- The overall height of the building and the use, as a comprehensive home care building will remain the same.
- The existing garage will remain and be renovated – same as other request.
- The building will only be accessed from 4th Street through the use of a sidewalk – same as other request.



SITE DESCRIPTION & HISTORY

The subject property is zoned R-3, Multi-Family and has been since the City's first zoning map. The majority of this neighborhood (east of University Avenue, north of 53rd Avenue, and west of 7th Street) is zoned R-3, Multi-Family, with some parcels in the middle of the neighborhood zoned R-2, Two-Family and parcels on the east edge zoned R-1, Single Family. Within this neighborhood is a mix of single family homes, duplexes, 4-plexes and larger unit buildings. The Bona Brothers property on the corner of University Avenue and 53rd Avenue was rezoned from R-3, Multi-Family to C-2, General Business in 1971 and 1999 to allow that use to exist.

5310 4th Street – The original house on the subject property was constructed prior to 1949. A detached garage that was accessed off the alley was then constructed in 1953. Based on building permit records this house had foundation issues, so there was work on the foundation done in both 1957 and 2003. The house and garage were demolished in 2011, and the lot has remained vacant since then.

5300 4th Street – The existing house was constructed in 1959 and the detached garage was constructed in 1964.

ANALYSIS

Hospitals, Clinics, and convalescent/nursing homes are a permitted special use in the R-3, Multi-Family zoning district provided that the proposed project complies with the requirements for the special use permit, subject to the stipulations. The proposed use as a comprehensive home care use is most comparable to a convalescent home or assisted living use and therefore staff has determined that a special use permit would be required for the proposed use to exist on this site.

The proposed facility will have a Comprehensive Home Care Provider License through the Minnesota Department of Health.

It will be an acute care facility designed towards Transitional Care Units and will use Telemedicine to maximize care with minimal on-site care.

The patients using the facility will be recovering from surgery, transplant (pre-op and post-op) or another type of medical procedure that leaves them needing extensive rehab and medical services. This type of use is needed for patients, who for medical reasons, can't be on their own and do not have family or friends who can care for them.

Based on the slope of the lot, the building will look like a 3-story building from the alley and more like a 2 ½ -story building from 4th Street. The ground floor will have (3) separate bedrooms, the second floor will have (13) separate bedrooms, and the third floor will have (12) separate bedrooms, so the building has the ability to house a total of 28 patients.

Code would require 13 parking stalls for a nursing home use and 14 parking stalls for an assisted living use, therefore the site plan meets code requirements. The petitioner will be providing 16 parking stalls, 6 will be mostly covered under a cantilever roof and the other 10 stalls will be surface parking stalls. Based on assurances from the management company the property owner is planning to use, the 16 stalls should be more than adequate for staff and visitors. Due to the medical conditions the patients have, they are unable to drive.

The previous site plans submitted by the petitioner did comply with code requirements for parking. The neighbors, the Planning Commissioners and staff did have some concerns as to whether there would be enough parking with staff, plus visitors, and any other specialized staff needed for the patients. Therefore, the petitioner has gone above and beyond what code would require for parking, in order to

help alleviate any concerns. The proposed plan has 16 parking stalls, which is 3 over what code would require for a nursing home use and 2 over what would be required for an assisted living use.

When approving a request like this, staff wants to make sure there is adequate parking provided on-site and that the use isn't dependent upon on-street parking. The 16 parking stalls will be adequate for staff and visitors, however since the street isn't signed "no parking", it is likely that from time to time visitors will park on the street. This is acceptable, provided it doesn't start becoming a problem. Staff will keep the stipulation previously placed on the special use permit that states if on-street parking becomes an issue for this site, the special use permit will need to go back before the City Council for further review.

The special use permit will also need to go back before the Council for review if in the future the use of the building is changed. The building as designed couldn't work if people residing in it didn't have health conditions that didn't allow them to drive.

RECOMMENDATIONS

City Staff recommends approval of this special use permit request as hospitals, clinics and convalescent and nursing homes are a permitted special use in the R-3, Multi-Family zoning district.

STIPULATIONS

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

1. *The petitioner shall obtain a demolition permit prior to removal of the existing house on the 5300 4th Street property.*
2. *The petitioner shall obtain all necessary permits prior to construction.*
3. *The petitioner shall meet all building, fire, and ADA requirements.*
4. *City engineering staff to review and approve grading, drainage, and utility plan prior to issuance of a building permit.*
5. *Landscape and Irrigation plan to be reviewed and approved by City Staff prior to issuance of building permit.*
6. *If on-street parking becomes an issue as a result of this use, the special use permit and options for additional parking shall be further reviewed by the City Council at the owner's expense.*
7. *If the comprehensive home health care use changes, the special use permit shall be further reviewed by the City Council at the owner's expense.*

TCO Design

9330 Thomas Avenue North, Brooklyn Park, MN 55444

Office 763-424-3676 cell 952-994-8276

todd@tcodeesign.net

April 15, 2016

To: Stacy Stromberg
City of Fridley
Planning Department

Re: Home Care Facility
5300-5310 4th Street NE
Fridley, MN 55421

Hello Stacy,

Thank you for considering our Special Use Permit for a Home Care Facility at 5300-4th Street NE. It is important to the people asking for the Special Use Permit that this is a well-run, low key facility that will not have a negative impact on the neighborhood. Gen One is asking to increase the number of beds from 24 to 28 and reduce the number of parking spaces from 18 to 16. This is based on advice from Welcome Home Management Company and Americana, the finance bank. The proposed building will still be 3 stories (2 facing 4th Street). Gen One feels that bringing in Welcome Home and Americana is in the best interest of a successful facility. Both companies have extensive experience with this type of facility. They are an integral part of the redesign and are committed to this facility if the new concept is approved.

The facility will be run by Welcome Home Management Company. It will be for rest home style memory care to transitional care hospital patients. Transitional care patients are patients that need 24 hour care, but do not qualify to stay in a hospital. Examples would be post-op, pre-op, dialysis, bariatrics, respirator, etc. The facility will operate under the Minnesota state Comprehensive Care License. The Welcome Home Management Company will hold the Comprehensive Home Care license. The maximum number of employees when the facility is full will be 8. This is the number of employee required by the State for this type of facility and care. This is the number that Welcome Home needs to provide the patients with meals, personal hygiene and any other patient needs. The employees will also be responsible for housekeeping. Building maintenance, landscape maintenance and snow removal will be hired out. There is plenty of on-site snow storage space as shown on the site plan.

The closest use of the building is assisted living. Based on Fridley City Code, our parking requirement for an assisted living facility is 14 spaces. If considered a nursing home, 13 spaces would be required. The proposed facility meets and/or exceeds Fridley City code with 16 proposes spaces. The 16 spaces provide adequate parking area for employees, visitors, employee transitions and deliveries.

The deliveries to this facility will depend on the number of patients at any one time. This is not a clinic or a hospital. The deliveries will probably be made with smaller vehicles. Similar to fed-ex or UPS type vans. There should only be a little increase of deliveries totwo traditional three unit buildings. They will be made from the alley side where we are proposing adequate driveway to ensure the delivery vans will be on site during their visit. The location of the deliveries and the privacy shrubs being proposed should minimize the impact of the delivery van traffic.

There are several advantages to this facility over a typical triplex. It is important to the owner and operators that this site is well maintained and run. All aspects of site and building maintenance will kept to high standards. The groups associated with this facility as well as others they are hoping to have an affiliation, have high standards for this type of facility and for their patients. While the activities of this building might be a little higher at times, there will be no large parties, barbeques, gatherings, etc. There should be no more daytime traffic than any other three unit buildings and in most cases less traffic.

The applicant and his associates have gone to great lengths to show the Planning Commission and City Council that they are dedicated to put in the effort needed to build and maintain a building and a business that has the highest standards of operation and dedication for your City. Being committed to a better management company and finance company by revamping the building in order to make the building more successful, shows they are interested in making the easiest transition of the existing property and best interest for the City Staff, the Citizens of Fridley and the Planning Commission. I ask that you approve the Special Use Permit for this Facility.

Thank you again for your consideration,
Todd Ofsthun, TCO Design, 763-424-3676



April 7, 2016

Nathan Running
16192 Highway 7
Minnetonka, MN 55345

Dear Mr. Running;

Thank you for the opportunity to manage and market your new assisted living project to be located in Fridley, MN. Welcome Home Management is a 25 year old company that exclusively manages assisted living properties in the upper Midwest. We currently are operating 10 properties in Minnesota and 1 property in Wisconsin. Most of the properties we manage are owned by other entities unrelated to the management company. Three properties are directly owned in part by principals of Welcome Home Management Company.

From that perspective, we bring the experience of providing successful projects for others as well as from an owner's perspective and understanding those items that are important to an owner. We take pride in meeting the long term goals of owners including financial success and being a success within the community where the property is located.

At an appropriate time in the near future, after necessary community approvals and financing, we intend to enter into a management and marketing agreement with your designated company. The management commences at an appropriate time prior to opening. We intend that the contract shall be a multi-year contract with extensions. Welcome Home Management, Inc. will provide the appropriate contract.

My contact is 507-381-1803 or deanb@welcomehmc.com. Please reach out to me either way for questions you may have. Our website is Welcomehmc.com.

We look forward to hearing from you

Sincerely,

Dean R. Bloemke
Chairman, Welcome Home Management, Inc.

PO Box 172, Hutchinson, MN 55350
320.587.0005 phone | 320.587.0053 fax

www.wtohdevelopment.com

www.facebook.com/WelcomeHomeHealthCare



Fridley Staffing Plan

Weekdays

	Morning	PM	Overnight
Executive Director	1		
Registered Nurse	1		
Licensed Practical Nurse		1	
Community Life Coordinator	1		
Cook	1		
Cook Assistant		1	
Universal Worker	4	4	4
Total	8	6	4

Weekend

Executive Director			
Registered Nurse			
Licensed Practical Nurse	1		
Community Life Coordinator			
Cook	1	1	
Cook Assistant			
Universal Worker	4	4	4
Supervisor	1	1	
Total	7	6	4

The Gregory Group, Inc.
d.b.a.

LOT SURVEYS COMPANY

Established in 1962

LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North
Minneapolis, Minnesota 55428

(763) 560-3093
Fax No. 560-3522

Surveyors Certificate

Existing Conditions Survey For:

TCO DESIGN

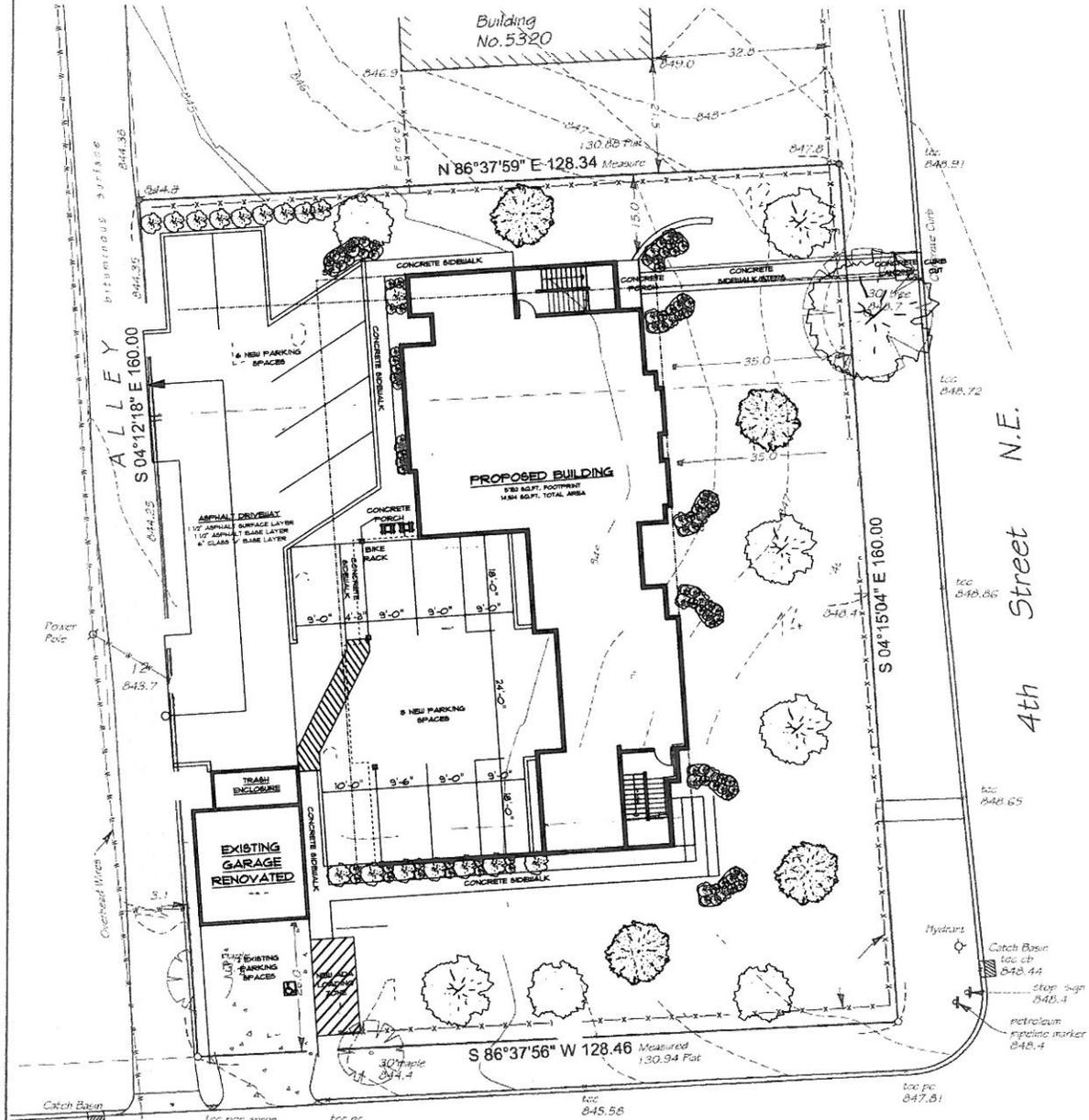
Property located in Section
23, Township 30, Range 24,
Anoka County, Minnesota

Property Address: 5300 & 5310 4th Street N.E.
Fridley, Minnesota

INVOICE NO. 84058
F.B.NO. 1082-40
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- - - Denotes Proposed Contours
- 1000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ↖ Denotes Surface Drainage

Basis for bearings is assumed



The only easements shown are from plats of record or information provided by client.

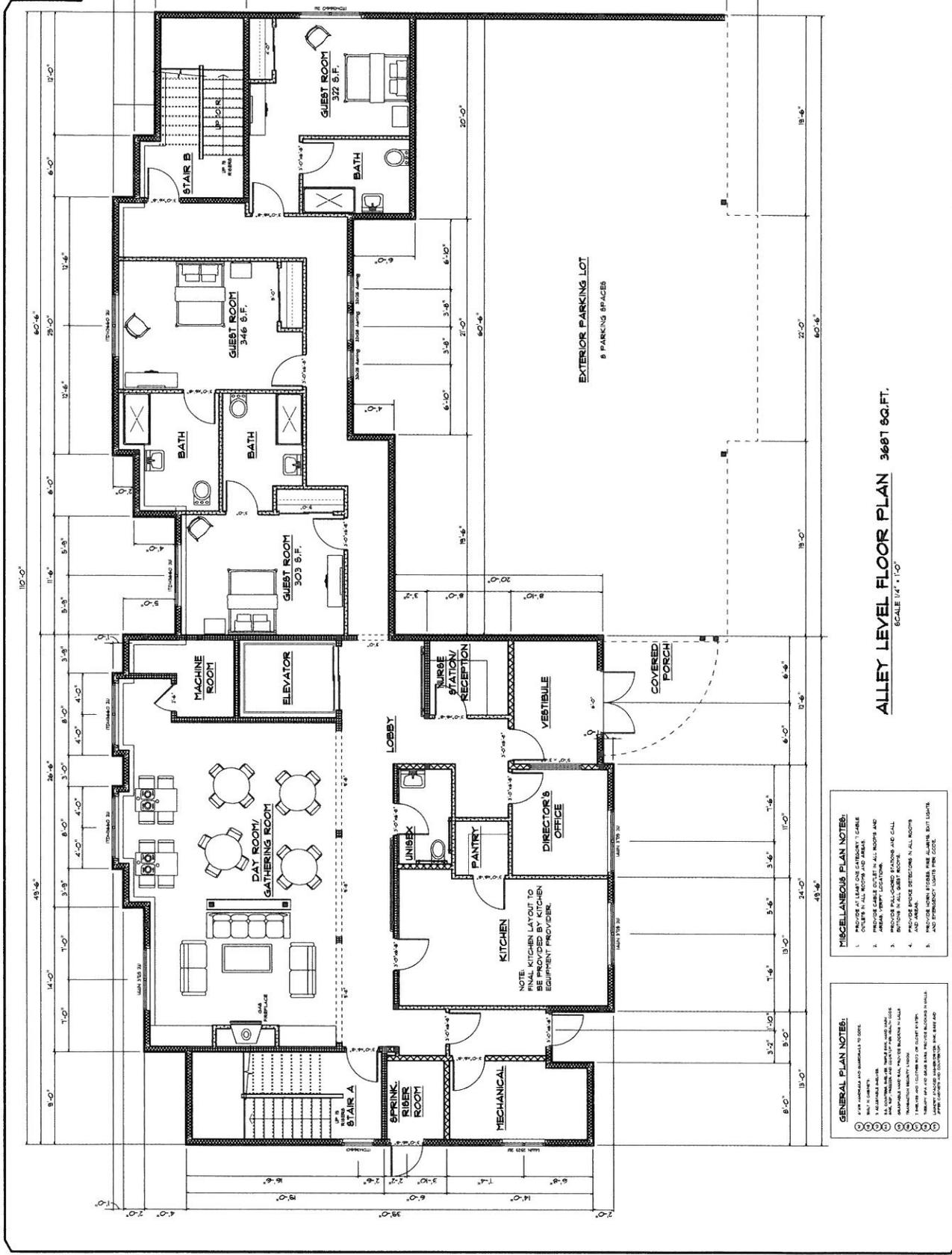
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Surveyed this 6th day of July 2015.

Lots 12, 13, 14 and 15, Block 13,
HAMILTON'S ADDITION TO
MECHANICSVILLE
Anoka County, Minnesota

Rev	Drawn By <i>J. Munson</i>
	File Name
	ham-14-15-13b108240inv84058.dwg

Signed *Gregory P. Rasch*
Gregory P. Rasch, Minn. Reg. No. 24992

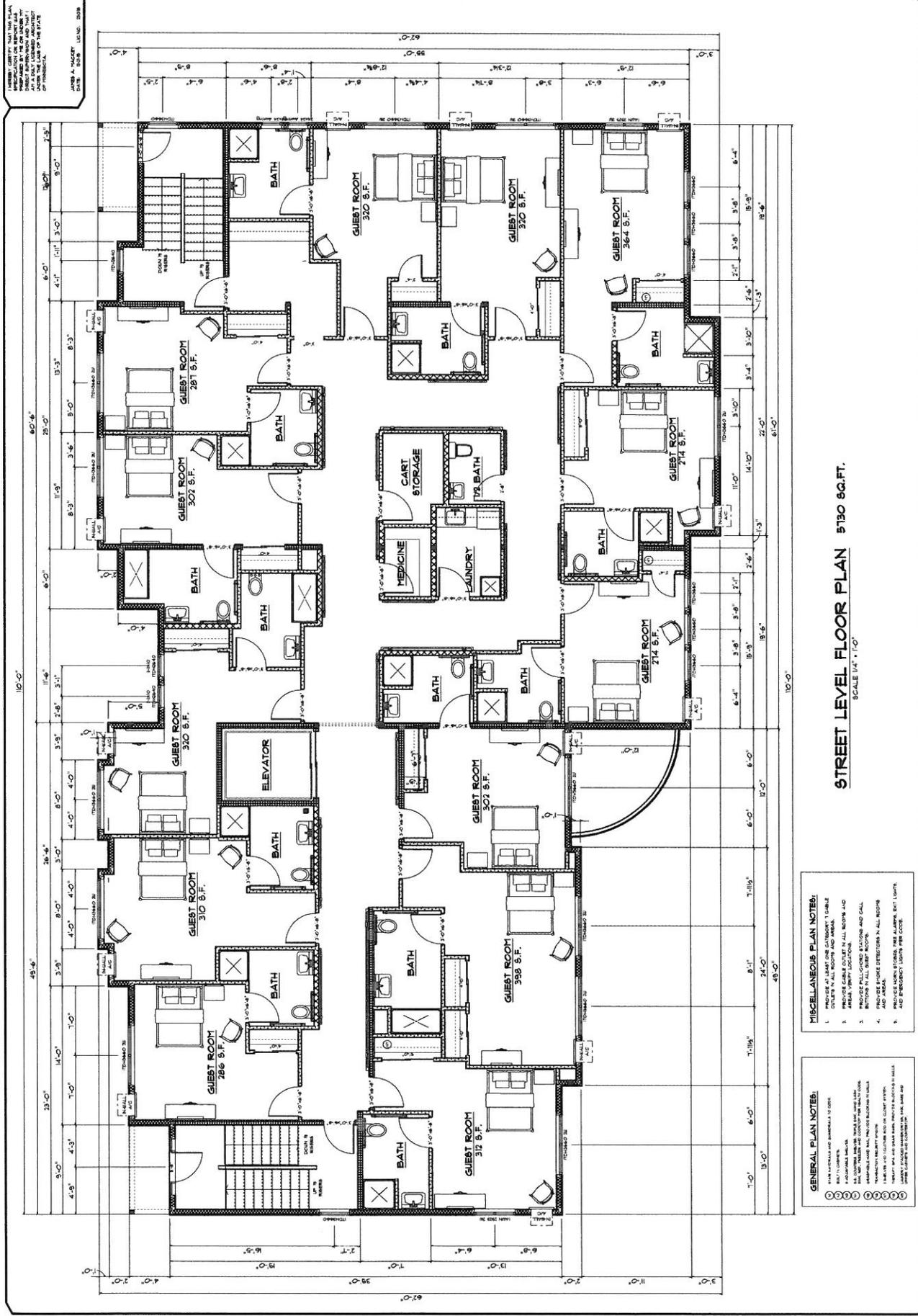
I HEREBY CERTIFY THAT THIS PLAN
 REPRESENTS THE TRUE AND CORRECT
 DESIGN OF THE ABOVE DESCRIBED
 WORK AS SUBMITTED TO THE
 BOARD OF ARCHITECTS AND THAT I
 AM A LICENSED ARCHITECT UNDER
 THE LAWS OF THE STATE OF
 MINNESOTA.
 JAMES A. MACKAY
 DATE: 08/18/2016 10:46:00 AM



ALLEY LEVEL FLOOR PLAN 3681 SQ.FT.
 SCALE 1/4" = 1'-0"

- MISCELLANEOUS PLAN NOTES:**
1. PROVIDE LABELS FOR ALL ROOMS AND AREAS.
 2. PROVIDE LABELS FOR ALL ROOMS AND AREAS.
 3. PROVIDE LABELS FOR ALL ROOMS AND AREAS.
 4. PROVIDE ROOMS AND AREAS.
 5. PROVIDE ROOMS AND AREAS.

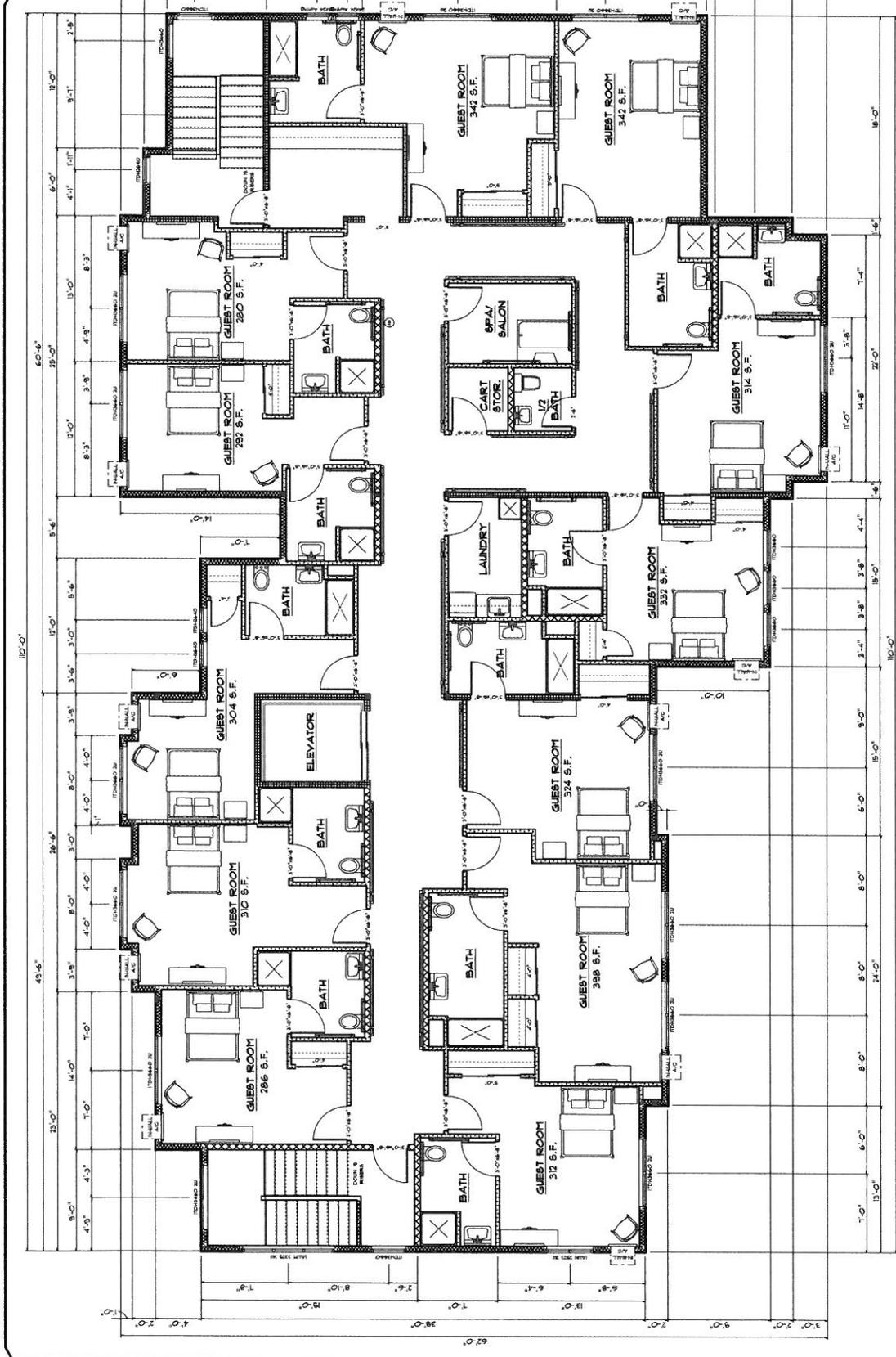
- GENERAL PLAN NOTES:**
1. PROVIDE ROOMS AND AREAS.
 2. PROVIDE ROOMS AND AREAS.
 3. PROVIDE ROOMS AND AREAS.
 4. PROVIDE ROOMS AND AREAS.
 5. PROVIDE ROOMS AND AREAS.



STREET LEVEL FLOOR PLAN 5130 SQ.FT.
 SCALE 1/4" = 1'-0"

- MISCELLANEOUS PLAN NOTES:**
1. PROVIDE ALL NECESSARY ELECTRICAL, MECHANICAL, AND PLUMBING SYMBOLS AND SCHEDULES.
 2. PROVIDE CABLE OUTLET IN ALL ROOMS AND AREAS VERIFY LOCATIONS.
 3. PROVIDE ALL CORE MOUNTING AND HANGING POINTS AND CALLS.
 4. PROVIDE FLOOR DETAILCTIONS IN ALL ROOMS AND AREAS.
 5. PROVIDE ALL NECESSARY ELECTRICAL, MECHANICAL, AND PLUMBING SYMBOLS AND SCHEDULES.

- GENERAL PLAN NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 2. ALL ROOMS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 3. ALL WALLS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 4. ALL FLOORS SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 5. ALL CEILING SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 6. ALL LIGHTING SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 7. ALL MECHANICAL AND ELECTRICAL SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 8. ALL PLUMBING SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 9. ALL CORE SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 10. ALL CORE SHALL BE FINISHED TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE.



UPPER LEVEL FLOOR PLAN 5468 SQ.FT.
 SCALE 1/4" = 1'-0"

MISCELLANEOUS PLAN NOTES:

1. PROVIDE AT LEAST ONE CLOSET, 1 CLOSET OTHER IN ALL ROOMS AND AREAS
2. PROVIDE CABLE ROUTE IN ALL ROOMS AND AREAS
3. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS
4. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS
5. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS

GENERAL PLAN NOTES:

1. PROVIDE AT LEAST ONE CLOSET, 1 CLOSET OTHER IN ALL ROOMS AND AREAS
2. PROVIDE CABLE ROUTE IN ALL ROOMS AND AREAS
3. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS
4. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS
5. PROVIDE SMOKE DETECTOR IN ALL ROOMS AND AREAS

PROFESSIONAL ARCHITECT
 REGISTERED IN THE STATE OF MISSISSIPPI
 DESIGNATED BY THE BOARD OF ARCHITECTS
 AS A PROFESSIONAL ARCHITECT
 IN THE STATE OF MISSISSIPPI

JAMES A. HACKETT, ARCHITECT, L.C. NO. 3008
 DATE: 10-28-2018

JM HACKETT ARCHITECT

JM HACKETT ARCHITECT
 1234 LINDSEY DRIVE
 N. FAYETTE, MISSISSIPPI 38840-0001
 PHONE: 662-844-4001
 FAX: 662-844-4002
 WWW: JMHARCHITECT.COM

TCD DESIGN
 4747 W. STATE STREET
 MEMPHIS, TN 38117
 PHONE: 901-521-1000
 WWW: TCDDESIGN.COM

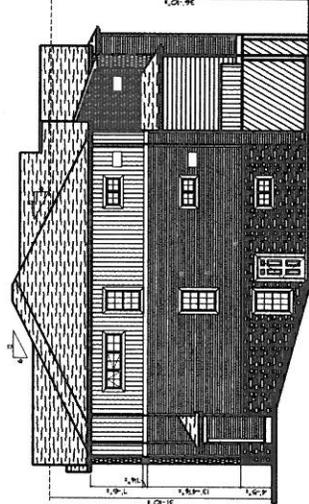
TCD DESIGN
 4747 W. STATE STREET
 MEMPHIS, TN 38117
 PHONE: 901-521-1000
 WWW: TCDDESIGN.COM

PLAN DATE
 10-28-2018

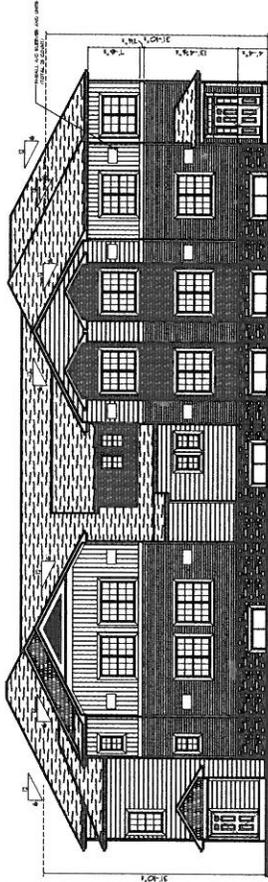
3300-3370 4th Street N.E.
 Fridley
FRIDLEY COMPREHENSIVE HOME CARE FACILITY

TCD DESIGN
 4747 W. STATE STREET
 MEMPHIS, TN 38117
 PHONE: 901-521-1000
 WWW: TCDDESIGN.COM

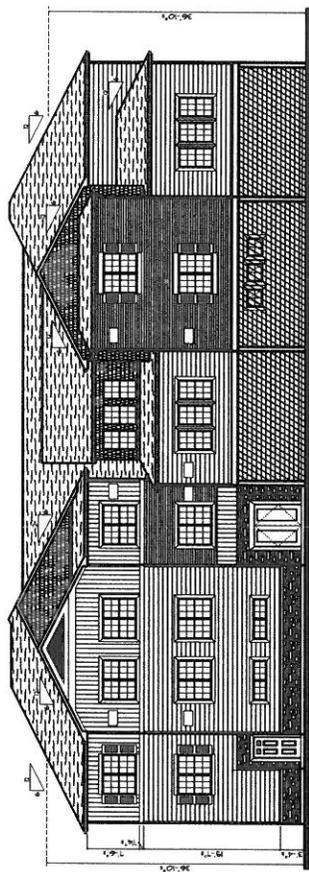
Design:
ARCHITECT
A4
 A4 OF 4



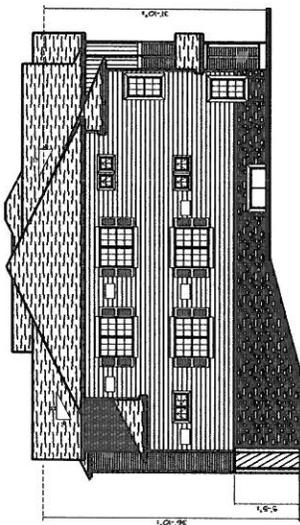
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



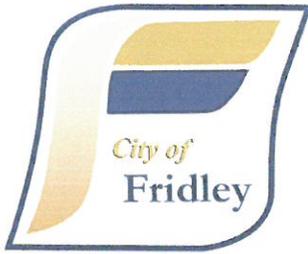
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

GUTTERS AND DOWNSPOUTS:
 INSTALL 4" x 6" COST BEARING METAL
 GUTTERS AND DOWNSPOUTS AT
 ALL NEEDED VERTICALLY LOCATIONS IN FIELD.

BUILDING MATERIALS:
 BASE - Applied precast concrete block
 ROOF - Asph/Flt Shingles
 SIDING - Horizontal Vinyl Siding



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 X

Property Information

Address: 5300 - 4TH STREET NE
 Anoka County Property Identification Number (PIN #): 22-30-24-34-0104
 Legal Description: LOTS 12, 13, 14, & 15. BLOCK 13 HAMILTONS ADDITION TO MECHANICSVILLE
 Current Zoning: R-3 Square footage of Parcel: 20,544

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

REQUESTING THE USE OF AN ASSISTED LIVING FACILITY IN A R-3 ZONE.

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

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

Name (please print): GEN ONE, LLC
 Mailing address: 1000 LASALLE AVE, SCH 330
 City: MINNEAPOLIS State: MN Zip code: 55403
 Daytime Phone: 1-520-241-4736 Fax Number: 952-843-4943
 Cell Phone: _____ E-mail address: bigbuckrunning@gmail.com

Signature/Date: [Signature] 4-15-16

Petitioner Information

Company Name (please print): TCD DESIGN
 Contact Person's Name (please print): TODD OFSTHUN
 Mailing address: 9330 THOMAS AVEN
 City: BROOKLYN PARK State: MN Zip code: 55444
 Daytime Phone: 763-424-3676 Fax Number: _____
 Cell Phone: 952-994-8276 E-mail address: todd@tcdesign.net

Signature/Date: [Signature] 4-15-16

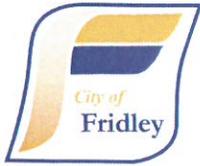
FOR OFFICE USE ONLY

Fees
 \$1,000 – R-1, Single Family Residential _____
 \$1,500 – Commercial/Industrial/Multi-Family Residential X
 Application Number: SP 14-03 Receipt #: _____ Received By: _____
 Application Date: 4-15-16
 15 Day Application Complete Notification Date: 4-29-16
 Scheduled Planning Commission Date: 5-18-16
 Scheduled City Council Date: 6-13-16
 60 Day Date: 6-13-16
 60 Day Extension Date: 8-11-16

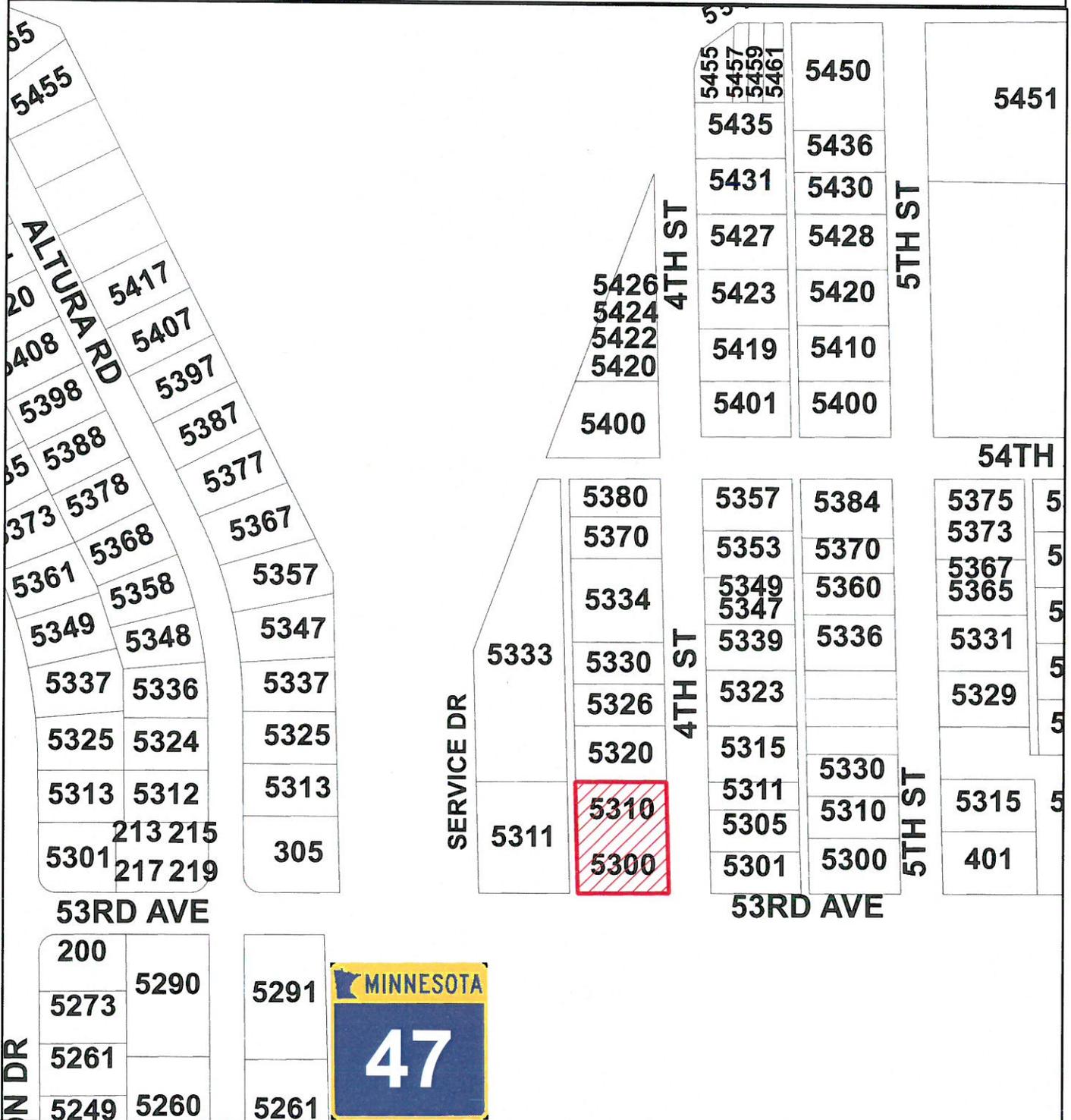
**CITY OF FRIDLEY
PUBLIC HEARING NOTICE
BEFORE THE PLANNING COMMISSION**

TO:	All property owners/residents within 350 feet of property generally located at 5300 4 th Street NE.
CASE NUMBER:	Special Use Permit, SP #16-03.
APPLICANT:	TCO Design Petitioner or representative must attend the Planning Commission meeting.
PURPOSE:	To revise Special Use permit, SP #15-09 that was approved to allow a 23 patient-room health care building in an R-3, Multi-Family zoning district, to increase the amount of patient-rooms to 28. The overall size of the building won't change, just the layout within the inside of the building.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	5300 4 th Street NE Lots 12, 13, 14, and 15, Block 13, Hamilton's Addition to Mechanicsville, Anoka County, Minnesota.
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, May 18, 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 May 11, 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, June 13, 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, May 6, 2016



Community Development Department Public Hearing Notice



SOURCES
 Fridley Engineering
 Fridley GIS
 Anoka County GIS
 Map Date: May 3, 2016

Special Use Permit, SP #16-03
 Petitioner: TCO Design
 Address: 5300/5310 4th Street NE



RESIDENT
5300 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5305 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
401 53RD AVE NE
FRIDLEY, MN 55421

RESIDENT
5301 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

RESIDENT
5312 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
5346 6TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5368 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
5330 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5311 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5324 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
5315 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
PO BOX 600235
ST PAUL, MN 55106

RESIDENT
5323 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5326 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
1845 145TH AVE NE
ANDOVER, MN 55304

RESIDENT
5378 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
15100 STONE RD
WAYZATA, MN 55391

RESIDENT
5401 4TH ST NE APT 1
FRIDLEY, MN 55421

RESIDENT
2525 118TH AVE NW
COON RAPIDS, MN 55433-0000

RESIDENT
5334 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5348 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
692 83RD AVE NE
SPRING LAKE PARK, MN 55432-0000

RESIDENT
5380 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5325 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
5330 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
6950 FRANCE AVE S STE 22
EDINA, MN 55435

RESIDENT
5420 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
1920 1ST ST APT 103
MINNEAPOLIS, MN 55454

RESIDENT
5361 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
5349 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
29687 STATE HIGHWAY 123
SANDSTONE, MN 55072

RESIDENT
2904 ASPEN LK DR NE
BLAINE, MN 55449-0000

RESIDENT
5373 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
5377 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

RESIDENT
5310 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5329 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5315 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5313 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
5336 6TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
319 S LAKE ST
FOREST LAKE, MN 55025

RESIDENT
5372 6TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
4542 NICOLETTE AVE
MINNEAPOLIS, MN 55419

RESIDENT
5301 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5333 UNIVERSITY AVE NE
FRIDLEY, MN 55421-0000

RESIDENT
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

RESIDENT
5339 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5367 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
110 BRODERICK ST STE # 5
SAN FRANCISCO, CA 94117

RESIDENT
5333 UNIVERSITY AVE NE
FRIDLEY, MN 55421-0000

RESIDENT
5313 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
3432 WISCONSIN AVE N
CRYSTAL, MN 55427

RESIDENT
5336 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5360 6TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5360 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
4300 RESERVOIR BLVD NE
COLUMBIA HEIGHTS, MN 55421-0000

RESIDENT
5331 5TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5358 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
2145 128TH LN NE
BLAINE, MN 55449

RESIDENT
5380 6TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5400 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
5370 4TH ST NE
FRIDLEY, MN 55421-0000

RESIDENT
10221 UNION TERRACE LN N
MAPLE GROVE, MN 55369

RESIDENT
5357 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
5347 ALTURA RD NE
FRIDLEY, MN 55421-0000

RESIDENT
3328 E LAKE ST
MINNEAPOLIS, MN 55406

RESIDENT
5337 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
420 22ND AVE NE
MPLS, MN 55455-0000

RESIDENT
1000 LASALLE AVE
MINNEAPOLIS, MN 55403

RESIDENT
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

RESIDENT
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

RESIDENT
5159 UNIVERSITY AVE NE
COLUMBIA HGTS, MN 55421-0000

RESIDENT
5206 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

RESIDENT
5206 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

RESIDENT
5215 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

RESIDENT
5210 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

RESIDENT
5222 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

RESIDENT
5204 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

RESIDENT
5219 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

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RESIDENT
21001 N TATUM BLVD STE 1630-630
PHOENIX, AZ 85050

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BLAINE, MN 55434

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22548 STARLITE CT
ROGERS, MN 55374

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3515 ULYSSES ST NE
MINNEAPOLIS, MN 55418

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RESIDENT
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MINNETONKA, MN 55305-2971

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MINNETONKA, MN 55305-2971

RESIDENT
5249 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
5273 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT
200 53RD AVE NE
FRIDLEY, MN 55421-0000

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11641 CEDAR PASS
MINNETONKA, MN 55305-2971

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RESIDENT
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

RESIDENT
5261 HORIZON DR NE
FRIDLEY, MN 55421-0000

RESIDENT

DE MALDONADO DAYSI & TORRES ARMANDO
5300 5TH ST NE
FRIDLEY, MN 55421-0000

DONLEY PAMELA
5305 4TH ST NE
FRIDLEY, MN 55421-0000

DABROWSKA KRYSZYNA
401 53RD AVE NE
FRIDLEY, MN 55421

DAVIS DARCELL
5301 HORIZON DR NE
FRIDLEY, MN 55421-0000

BEREK HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

KISHISH ROBERT G & GAIL S
5312 ALTURA RD NE
FRIDLEY, MN 55421-0000

YANG YENG H ETAL
5346 6TH ST NE
FRIDLEY, MN 55421-0000

SHIRLEY ERIN
5368 ALTURA RD NE
FRIDLEY, MN 55421-0000

HYATT HEATHER
5330 5TH ST NE
FRIDLEY, MN 55421-0000

OTTEN MARGARET
5311 4TH ST NE
FRIDLEY, MN 55421-0000

ANDERSON DARLENE
5324 ALTURA RD NE
FRIDLEY, MN 55421-0000

BREITKREUTZ PATRICK W & S R
5315 4TH ST NE
FRIDLEY, MN 55421-0000

PERKOVICH RICHARD L
PO BOX 600235
ST PAUL, MN 55106

NELSON LARRY A & RITA ANN
5323 4TH ST NE
FRIDLEY, MN 55421-0000

AYMAR MAX
5326 4TH ST NE
FRIDLEY, MN 55421-0000

HANSMANN ANNA
1845 145TH AVE NE
ANDOVER, MN 55304

RANEM JOANNE L
5378 ALTURA RD NE
FRIDLEY, MN 55421-0000

ERW, LLC
15100 STONE RD
WAYZATA, MN 55391

CHUNG HUENG
5401 4TH ST NE APT 1
FRIDLEY, MN 55421

SCHWARTZ DUANE LEO & M Y
2525 118TH AVE NW
COON RAPIDS, MN 55433-0000

ZANDLO THOMAS H & MEYER LUCY Z
5334 4TH ST NE
FRIDLEY, MN 55421-0000

SEVERSON FRANK J & MARILYN
5348 ALTURA RD NE
FRIDLEY, MN 55421-0000

BRENEMAN RICHARD
692 83RD AVE NE
SPRING LAKE PARK, MN 55432-0000

FERNANDEZ ROBLES ROSA & VELEZ
ASTUDILLO FROILAN
5380 4TH ST NE
FRIDLEY, MN 55421-0000

GEISER HAROLD F & MARLES M
5325 ALTURA RD NE
FRIDLEY, MN 55421-0000

MELTON HOMER L & ESTELLA L
5330 4TH ST NE
FRIDLEY, MN 55421-0000

CARPATHIAN CAPITAL FUND I LLC
6950 FRANCE AVE S STE 22
EDINA, MN 55435

HER MA
5420 5TH ST NE
FRIDLEY, MN 55421-0000

TANEJA INVESTMENTS LLC
1920 1ST ST APT 103
MINNEAPOLIS, MN 55454

JOHNSON ERIC
5361 HORIZON DR NE
FRIDLEY, MN 55421-0000

BROBERG PAUL
5349 HORIZON DR NE
FRIDLEY, MN 55421-0000

KAMRATH ALITHA
29687 STATE HIGHWAY 123
SANDSTONE, MN 55072

RAICH NATHAN
2904 ASPEN LK DR NE
BLAINE, MN 55449-0000

STRELOW ELLEN
5373 HORIZON DR NE
FRIDLEY, MN 55421-0000

CHRISTIAN MOLLY J
5377 ALTURA RD NE
FRIDLEY, MN 55421-0000

BIGOS BEN B & HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

BEAVER MEGAN
5310 5TH ST NE
FRIDLEY, MN 55421-0000

JOHNSON DEBORAH
5329 5TH ST NE
FRIDLEY, MN 55421-0000

SWIGART RONALD
5315 5TH ST NE
FRIDLEY, MN 55421-0000

GARDNER TRAVIS
5313 HORIZON DR NE
FRIDLEY, MN 55421-0000

KNOWLES BRUCE E & DAWN R
5336 6TH ST NE
FRIDLEY, MN 55421-0000

WISDORF JOSEPH
319 S LAKE ST
FOREST LAKE, MN 55025

GIDEO ROBERT J JR & FRANCES
5372 6TH ST NE
FRIDLEY, MN 55421-0000

NEW LAND PROPERTY LLC
4542 NICOLETTE AVE
MINNEAPOLIS, MN 55419

IWEN KATRINA
5301 4TH ST NE
FRIDLEY, MN 55421-0000

BONA BRIAN
5333 UNIVERSITY AVE NE
FRIDLEY, MN 55421-0000

FRIDLEY CITY OF
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

REYNOLDS WILLIAM
5339 4TH ST NE
FRIDLEY, MN 55421-0000

CHAVEZ MARIA
5367 ALTURA RD NE
FRIDLEY, MN 55421-0000

WILEY TRUSTEE GLORIA & WILEY
TRUSTEE PAUL
110 BRODERICK ST STE # 5
SAN FRANCISCO, CA 94117

BONA BRIAN J & JACQUELINE K
5333 UNIVERSITY AVE NE
FRIDLEY, MN 55421-0000

MAJESKE CHUCK
5313 ALTURA RD NE
FRIDLEY, MN 55421-0000

FRIDLEY GOSPEL HALL INC
3432 WISCONSIN AVE N
CRYSTAL, MN 55427

RUIS JEREMIAH J & JENNIFER L
5336 5TH ST NE
FRIDLEY, MN 55421-0000

BLANK RICHARD K
5360 6TH ST NE
FRIDLEY, MN 55421-0000

ANDERSON MICHAEL J & LINDA
5360 5TH ST NE
FRIDLEY, MN 55421-0000

MARQUETTE JOEL
4300 RESERVOIR BLVD NE
COLUMBIA HEIGHTS, MN 55421-0000

STIMACK THOMAS O
5331 5TH ST NE
FRIDLEY, MN 55421-0000

JONES CHELSEA
5358 ALTURA RD NE
FRIDLEY, MN 55421-0000

DLS PROPERTIES ONE LLC
2145 128TH LN NE
BLAINE, MN 55449

SIEDLECKI PATRICIA J
5380 6TH ST NE
FRIDLEY, MN 55421-0000

LAES PAUL
5400 4TH ST NE
FRIDLEY, MN 55421-0000

RODGERS KEITH
5370 4TH ST NE
FRIDLEY, MN 55421-0000

FREEDOM HOMES LLC
10221 UNION TERRACE LN N
MAPLE GROVE, MN 55369

GILBERTSON JENNIFER C
5357 ALTURA RD NE
FRIDLEY, MN 55421-0000

PALMATIER LINDA
5347 ALTURA RD NE
FRIDLEY, MN 55421-0000

ESSO PROPERTIES LLC
3328 E LAKE ST
MINNEAPOLIS, MN 55406

GABLE DENISE
5337 HORIZON DR NE
FRIDLEY, MN 55421-0000

SACRED HEART OF JESUS CATH
420 22ND AVE NE
MPLS, MN 55455-0000

GEN ONE LLC
1000 LASALLE AVE
MINNEAPOLIS, MN 55403

FRIDLEY CITY OF
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

FRIDLEY CITY OF
6431 UNIVERSITY AVE NE
FRIDLEY, MN 55432-0000

RITTMILLER RANDY & LORI
5159 UNIVERSITY AVE NE
COLUMBIA HGTS, MN 55421-0000

BUCHER SANDRA
5206 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

FONTAINE ERIC
5206 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

JOHNSON TODD A & MARY K
5215 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

SNYDER ROY D & KATHRYN A
5210 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

HARDING PATRICK M & PATTY A
5222 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

STANOCH CLARENCE R & B L
5204 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

JEANNETTE ASHLEY
5219 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

GRAY MARGARET
5251 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

MCCRACKEN JON M & TERESA F
5262 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

FRANTZEN NICHOLAS
5249 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

NOVITSKY MICHAEL & ANN
5252 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

DIETRICH ELDEN E
5256 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

PALLIES DAVID R & JODY L
5253 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

MILLER BARBARA J
5200 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

JOHNSON TODD A & MARY K
5215 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

MARTY DENNIS A
5200 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

AZAR-FLORIN SARA
5215 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

TEARLE JONATHAN
5218 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

SAUER DANIEL
5215 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

HOVELL MICHAEL
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COLUMBIA HEIGHTS, MN 55421-0000

SUCIK LEONA
5240 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

IH3 PROPERTY MINNESOTA LP
21001 N TATUM BLVD STE 1630-630
PHOENIX, AZ 85050

RDDAD IBRAHIM
5224 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

SANETRA KRISTY M
5230 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

BURSELL LOWELL R & CARLA R
5227 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

HEARTLAND PROPERTIES OF BLAINE
LLC
1700 93RD AVE NE
BLAINE, MN 55434

HELLMAN EDELE M
5236 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

HEARTLAND PROPERTIES OF BLAINE
LLC
1700 93RD AVE NE
BLAINE, MN 55434

HERNANDEZ VICTORINO
5242 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

IDKAROUM MOHAMED
5232 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

COLUMBIA HEIGHTS CITY OF
590 40TH AVE NE
COL HEIGHTS, MN 55421-0000

PETERS HOLLY
5228 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

PETERSON GARY J
5257 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

ANDERSON LINDSAY E
22548 STARLITE CT
ROGERS, MN 55374

NELSON DENNIS W & BARBARA
5257 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

SCHAFFER DOUGLAS B & DEBRA A
5201 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

RUD K M & HENGEMUHLE JOHN H JR
5210 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

MURCK CASSANDRA
5152 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

JAPPAH FELICIA
1226 45TH AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

HILL RANGER M & CATHERINE A
5219 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0001

JOHNSON TODD A & MARY K
5215 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

ARCOS-MARTINEZ CARLOS
5228 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

LOCKWOOD ANDREW
5248 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

SCHUETTE JESSICA
5242 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

COURTEAU EVAN
5255 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

SMITH FLOYD
5159 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

ROONEY MATTHEW E
5205 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

KUSHLAN EDWARD
5212 6TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

FRUEN CANDICE
9890 98TH PL N
MAPLE GROVE, MN 55369

HOCH LOUISE
5224 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

JOHNSON TODD A & MARY K
5215 UNIVERSITY AVE NE
COLUMBIA HEIGHTS, MN 55421-0000

NIEDER MARK
5243 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

BESS JULIE A & JOHN F
5233 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

GILLMAN BURTON
5233 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

OLSON JACK
5254 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

SMALL LADONNA
5245 4TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

ALTMAYER ROXANNE M
5254 6TH ST NE
COLUMBIA HGTS, MN 55421-0000

MEADERS JERRY W & JUDITH S
5248 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

HOLIN ROBERT WILSON & G
5261 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

ZAGAROS LAURA J
5205 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

NOVITSKY NICHOLAS J & TRUPE A
5216 5TH ST NE
COLUMBIA HEIGHTS, MN 55421-0000

BECK MARGARET
5225 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

ROESSLER FRANK C & JUNE M
5229 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

CAMBI FAUSTO
3515 ULYSSES ST NE
MINNEAPOLIS, MN 55418

OLSON RICHARD & JOYCE
5246 5TH ST NE
COLUMBIA HGTS, MN 55421-0000

HAMM RONALD
5256 4TH ST NE
COLUMBIA HGTS, MN 55421-0000

BIGOS HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

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MINNETONKA, MN 55305-2971

BIGOS HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

RISING BETH MARGARET
5249 HORIZON DR NE
FRIDLEY, MN 55421-0000

MORISSET SIRENA
5273 HORIZON DR NE
FRIDLEY, MN 55421-0000

PALM DUANE
200 53RD AVE NE
FRIDLEY, MN 55421-0000

BIGOS HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

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MINNETONKA, MN 55305-2971

BIGOS HELENA
11641 CEDAR PASS
MINNETONKA, MN 55305-2971

TORKELSON ELAINE
5261 HORIZON DR NE
FRIDLEY, MN 55421-0000

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 **May 18, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Special Use Permit, SP #16-03, by TCO Design, to revise special use permit, SP #15-09 that was approved to allow a 23 patient-room home health care building in an R-3, Multi-Family zoning district, to increase the amount of patient-rooms to 28. The overall size of the building won't change, just the layout within the inside of the building, legally described as Lots 12, 13, 14 and 15, Block 13, Hamilton's Addition to Mechanicsville, Anoka County, Minnesota, generally located at 5300 4th Street NE.

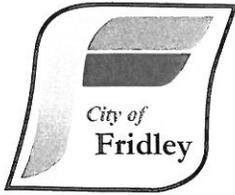
Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

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 May 11, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on June 13, 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, May 6, 2016



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

April 27, 2016

TCO Design
Attn: Todd Ofsthun
9330 Thomas Avenue N
Brooklyn Park MN 55444

Dear Mr. Ofsthun

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 5300 4th Street in Fridley on August 14, 2015. 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 May 18, 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 June 13, 2016 at 7:00 P.M. Please plan to be in attendance at both of the above referenced meetings.

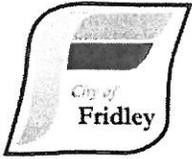
If you have any questions regarding this letter or the process, please feel free to contact me at 763-572-3595.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacy Stromberg', written over the typed name and title.

Stacy Stromberg
Planner

c: GENONE LLC
1000 Lasalle Avenue, #330
Minneapolis MN 55403



ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center, 6431 University Ave Ne

DRAFT MINUTES

April 12, 2016, 7:00 p.m.

Location: Conference Room A (Main Level, Fridley City Hall)

Call to Order

The meeting was called to order at 7:02 p.m. by Chairman Todd Olin.

Attendees: Chairman Todd Olin, Vice Chairman Mark Hansen, Commissioner Sam, Commissioner Kyle Mulrooney, Commissioner Justin Foell, Commissioner Jack Velin, Commissioner Paul Westby and one guest, Nick Olberding.

Approve Environmental Quality and Energy Commission Minutes

Approve Minutes of March 8th, 2016. Commissioner Westby asked that the minutes be amended to correct the draft minutes by amending his first name from Bruce, back to Paul.

MOTION by Commissioner Westby and seconded by Commissioner Hansen to approve the March 8th minutes as noted. The motion passed unanimously.

New Business

1) DNR-LCCMR Grant details

The City's recent award of the DNR-LCCMR grant will provide \$36,000 through the LCCMR (Legislative Citizen-Commission on Minnesota Resources) program effective April 2016 through May of 2018. The grant is intended to help cities accelerate tree planting in parks and on municipal property by providing small trees and supplies for planting. Grant partners like the Conservation Corps, University of Minnesota, HandsOn Twin Cities and the Tree Trust will also provide training and education for community tree planting events for interested community volunteers.

Over 1500 City ash trees are at risk of decimation by Emerald Ash Borer, and thousands more ash trees on private, commercial and regional park properties will be affected because the pest has already been found in Anoka County (see map of Municipal Ash). The DNR LCCMR grant focuses on low-cost solutions to rapidly increase the number of trees on municipal property (e.g. parks and right-of-way areas). The grant provides tree-related landscape materials (e.g. stakes and hardwood mulch), irrigation supplies, educational outreach pieces and materials and labor for construction of a holding area gravel bed for growing on small bareroot trees.

The installation of trees on City property in key locations will be coordinated with City Forester Jeff Jensen and his staff with help from GreenCorp member Erika Van Krevelen in City parks. These plantings are a priority for many reasons. The large numbers of ash trees and the lack of young and mid-aged trees of other tree species in most parks created a need for diversifying the tree species on our public land. The grant award was reviewed with Parks & Recreation Director Jack Kirk and the Parks & Recreation Commission.

- 2016 (Phase 1) would include spring projects such as approved varieties of container tree planting in Commons and Community Parks and construction of a tree holding-bed for bareroot trees (the latter work done by the Conservation Corp, a grant partner). The bed would be located near the community gardens and Public Works facility. In fall, the trees in the holding bed would be planted in the community. This would provide for installation of 135 trees in 2016.
- 2017 (Phase 2) would focus upon planting container trees in other priority locations in City Parks and Municipal properties and cultivating a second season of smaller trees in the holding bed. Approximately 150 trees would be planted in 2017. The holding bed can be re-located, if required by future construction near the Public Works facility. The materials for the bed will be Jersey barriers or possibly concrete wall blocks.

The DNR's associated partners for the grant support efforts to contact businesses, schools and service organizations who have expressed an interest in volunteering for projects and plantings recently. HandsOn Twin Cities sets up business events and provides tools and scheduling help. The University of Minnesota provides expertise for service organizations who might volunteer if they had some technical help in a tree planting or young tree pruning project. The Tree Trust works with youth groups for planting and maintenance projects.

Budget/Impact: The cash match contribution requirement is for \$2,250.00 in each grant year, 2016 and 2017 for the purchase of small trees. The Public Works operation budget will not need to be changed or augmented since a small number of large balled and burlapped trees will not be purchased and instead, this expenditure will be transferred to the purchase of a slightly larger number of small trees.

City in-kind match commitment of \$2,250.00 per year (in addition to the cash match) for 2016 and 2017 will be met by City staff through activities such as mapping the new trees' locations, purchasing and watering of new trees as well as some event-oriented volunteer coordination (e.g. Arbor Day) with the grant partners. The use of City equipment can also be used as part of the match (e.g. a skid steer with an auger that might pre-drill holes for trees for volunteers to install).

Old Business

1) National Trail Days event updates and volunteer sign-up

The event will be held at Riverfront Regional Park, starting at Pavilion 1, Anoka County has set that location aside and offered a naturalist. Since it is a National Trails Day, as well as the Fridley Bike & Hike, those who wish to hike can take a look at the river. The EQE Commissioner discussed making contacts to Banfil Center for the Arts to create activities for kids at the site and to the Sun Focus for their events list. Other places to promote it included the City web site, bike vendors, and a conversation with Grandpa's Ice Cream about a truck to be placed at the Farmer's Market. Justin is contacting Stevenson School.

2) Volunteers for Arbor Day Tree Sale

The Commission and staff talked about whether they would be providing volunteers for the Arbor Day Tree Sale on Saturday, April 30 from 9-noon at Commons Park. Commissioners Hanson, Stoxen, Westby indicated they will likely be available but that staff should confirm with them prior to the event.

Other

Elections for Chair and Vice Chair positions for EQEC are next month, May 10th. Staff asked EQE Commissioners to consider the May 10th date as a “mandatory” attendance because of elections. Chairman Olin stated that he may be moving and would not mind if other Commissioners were interested in taking over the Chair position. Commissioner Olin stated that he has enjoyed his years of service and that if he and his family stay here, he will continue on as an EQE Commissioner.

Commissioner Stoxen mentioned that he has volunteered to do water quality sampling from West Moore Lake and Commissioner Foell mentioned that any aerator used in West Moore Lake in future, could be used as needed.

Another topic discussed was reuse formats including starting a free bikes for kids program, a gear or tool grab.

Commissioner Westby talked about potential projects for his capstone as a Master Water Steward possibly being located at Holy Redeemer Lutheran Church. Ways to promote organic lawn care were discussed, briefly. Staff invited everyone to hear the sustainable lawn care expert (Kim Sullivan) speak at the Landscaping for Clean Water seminar on April 19th, from 6-8 p.m. at the Community Center.

Next Meetings/Announcements

Tuesday, May 10th, 2015, 7:00 p.m., location at City Hall, Conference Room A.

Adjourn

MOTION by Commissioner Hanson and seconded by Commissioner Westby to adjourn at 8:05 p.m. The motion passed unanimously.

CITY OF FRIDLEY
PARKS & RECREATION COMMISSION MEETING – APRIL 4, 2016

CALL TO ORDER:

Chairperson Heintz called the April 4, 2016 Parks & Recreation Commission Meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Mike Heintz, Michele Barrett, Shanna Larson

Others Present: Jack Kirk, Parks and Recreation Director
Kay Qualley, Environmental Planner

APPROVAL OF MARCH 7, 2016 PARKS & RECREATION COMMISSION MINUTES

MOTION by Ms. Larson, seconded by Ms. Barrett to approve the minutes of the March 7, 2016 meeting.

UPON A VOICE VOTE, ALL MEMBERS VOTING AYE, CHAIRPERSON HEINTZ DECLARED THE MOTION CARRIED.

APPROVAL OF PARKS & RECREATION COMMISSION AGENDA FOR APRIL 4, 2016

MOTION by Ms. Barrett, seconded by Ms. Larson, to approve the agenda for the April 4, 2016 meeting as submitted by staff.

UPON A VOICE VOTE, ALL MEMBERS VOTING AYE, CHAIRPERSON HEINTZ DECLARED THE MOTION CARRIED.

1. STAFF REPORT

a. Program Update

Mr. Kirk stated that the Program Update is included in the meeting information to give the Commission members a report on the programming over the past month. One of the exhibits for the new Springbrook Interpretive building will be a tornado exhibit. It will feature short videos from people who witnessed the tornado or dealt with the damage to the Springbrook Park. Videotaping of these individuals took place last week.

Mr. Kirk stated that Recreation Program Supervisor Cleveland McCoy has developed a partnership with Century College for volunteer workers to help out at the ZONE. The College has a service requirement and this arrangement helps students meet that requirement of the school curriculum.

Mr. Kirk stated that Connie Thompson is working with the Police Department on a series of programs to teach the seniors what our local police department is all about. Upcoming programs include the topics of 911 calls and also dealing with pawn shops.

Mr. Kirk stated that the Honor Our Vets program was a huge success again this year with about 130 veterans and family members attending to find out about veteran benefit programs. Representatives from Senator Klobuchar's and Senator Franken's offices were in attendance at this event.

b. Park Maintenance Report

Mr. Kirk stated that the meeting packet included a report from Operations Manager for Streets and Parks Jeff Jensen about activity of the Park Maintenance division during the past month. The Parks Division has had a nice jump on the spring work due to the very warm spring weather. They have been able to get the tennis and sand volleyball court nets out, as well as get the summer athletic fields prepared for use.

The Parks maintenance staff also helped with the sediment removal project from the pond area at Springbrook Nature Center and has been getting prices on replacing the old bridge that was removed.

c. Springbrook Nature Center Report

Mr. Kirk stated that the Springbrook Nature Center staff is making preparations for the summer day camps. We are planning to use the new interpretive building for our summer camps and the construction is on schedule, so we should be able to accomplish this. Three new staff members have been hired to run the 11 weeks of summer day camps.

Mr. Kirk stated that Parsons Electric, a local company, is going to donate \$25,000 towards a new audio visual system in the Springbrook Interpretive building. Work has now begun on the installation of that system.

Mr. Kirk stated that work on the new exhibits for Springbrook continues to progress. We are working with Split Rock Studios on the new exhibits and they should be ready to install near the end of May.

2. NEW BUSINESS

a. Election of Officers

Mr. Kirk stated that the Parks and Recreation Commission elects a Chairperson and Vice-Chairperson for the Commission each April. The Chairperson presides over the meetings of the Parks and Recreation Commission and serves as a member of the City's Planning Commission. The Vice-Chairperson acts as Chairperson when the Chair is absent.

Ms. Larson nominated Mike Heintz for Chairperson. There were no other nominations for Chairperson.

Mr. Heintz asked for a vote of all members present and all voted yes to support Mike Heintz for Chairperson.

Ms. Barrett nominated Greg Ackerman for Vice-Chairperson. There were no other nominations for Vice-Chairperson.

Mr. Heintz asked for a vote of all member present and all voted yes to support Greg Ackerman for Vice-Chairperson.

b. Fall Athletic League Fees

Mr. Kirk stated that staff is recommending the Fall Athletic League Fees remain the same as they were in 2015. They were raised last year. The recommended fees are \$385 for the Fall Men's Softball, \$400 for the Fall Co-Rec Softball and \$80 for the 4 Person Football.

Motion by Ms. Larson, seconded by Ms. Barrett, to the Fall Adult Athletic League Fees as recommended by staff.

UPON A VOICE VOTE, ALL MEMBERS VOTING AYE, CHAIRPERSON HEINTZ DECLARED THE MOTION CARRIED.

c. Fridley's Urban Forest Updates – Kay Qualley

Mr. Kirk stated that Kay Qualley is the Environmental Planner for the City of Fridley and she requested the opportunity to speak to the Parks and Recreation Commission about Fridley's urban forest and some projects that will impact our community.

Ms. Qualley stated that there are some areas from the GreenStep Cities program that interface with parks and park maintenance. She looks for grants that benefit the GreenStep Cities agenda. The City is following the GreenStep Cities best management practices for cities and one of those is to add trees. This will also help us become a Tree City USA. Another best management practice we want to follow is to increase resiliency and be able to better deal with unexpected situations and emergencies. Trees fall into the category of storm water absorption when it comes to dealing with flooding.

Ms. Qualley stated that a trend they are noticing is that the federal government is starting to put out grants for clean air initiatives. Planting trees is an important component in improving air quality.

Ms. Qualley stated that the Minnesota Pollution Control Agency and the Minnesota DNR are other agencies as potential grant fund sources. Mitigating emerald ash borer impact and providing cleaner air and water are new priorities.

Ms. Qualley stated that our Green Corp Intern has been working on a tree inventory of City parks and school district property. The inventory will include every tree, the identified species and the condition of the tree. This will help with the public property urban forest management. The University of Minnesota classes are helping to develop some inventory techniques that will allow for an expansion of the program to private property in our community.

Ms. Qualley stated that the City does have a breakdown of the deciduous trees on public land and about a third or 31% are Green Ash trees. The next largest percentage is the Silver Maple at 16%, followed by the Norway Maple at 9%, the Siberian Elm at 8% and the Bur Oak at 7%. There are a number of other species between 5% and 2% of our tree make up. We do not have a very balanced distribution of species. The GreenStep Cities has a best management practice that promotes resiliency and that relates to increasing the number of species in our urban forest.

Ms. Qualley stated that one of the most at-risk neighborhoods in our City is the Melody Manor area. There are some neighborhoods in this area that have up to 90% Green Ash trees.

Ms. Qualley stated that as part of becoming a Tree City USA, the City of Fridley is going to have an Arbor Day celebration on Saturday, April 30th from 9:00 a.m. to 12 noon. The Pollution Control Agency will be giving the City \$2,000 to plant 10 trees in Commons Park and promote the event. This will include some new species to the park system. There will also be small, baby trees for sale at the event. The Parks and Recreation Commission members are invited to attend and participate.

Mr. Heintz stated that he would suggest getting information on the Fridley Community Center message sign and the SpineCare Associates message sign on Highway 65 to advertise this event.

Ms. Qualley stated that on Wednesday, April 20th, the City is going to have its third Sustainability Seminar at the Fridley Community Center. Mitch Haustein of the Anoka Conservation District is talking about rain gardens. It will from 6:00 – 8:00 8 p.m. It costs \$10 for admission.

Ms. Qualley stated that she just found out that the City is getting a \$36,000 grant for tree planting from the Minnesota DNR for a two year period. The City has a responsibility for some in-kind help for this grant. Some local companies will be helping with planting trees, including General Mills and Medtronic.

Mr. Heintz asked if it might be possible to partner with Bachman's on the Arbor Day event.

Ms. Qualley stated that is a great idea.

Ms. Larson asked if it was the intention to eradicate the ash trees from the City in the next two years or is it a goal to educate people about the Emerald Ash Borer problem.

Ms. Qualley stated that is something that will need to worked out by the various City Commissions and the City Council. Each City is handling this in their own way. The City of Minneapolis, for example, is taking down two of every three ash trees on a street. The City of Fridley is working on a draft of an Urban Forestry Plan, to include an Emerald Ash Borer response chapter.

The Commission thanked Ms. Qualley for her presentation.

3. ADJOURNMENT

MOTION by Ms. Larson, seconded by Ms. Barrett, to adjourn the April 4, 2016 meeting at 8:10 p.m.

UPON A VOICE VOTE, ALL MEMBERS VOTING AYE, CHAIRPERSON HEINTZ DECLARED THE MOTION CARRIED AND THE APRIL 4, 2016 MEETING ADJOURNED.