

CITY OF FRIDLEY

A G E N D A

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

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

CALL TO ORDER:

ROLL CALL:

APPROVE PLANNING COMMISSION MEETING MINUTES: May 18, 2016

1. **PUBLIC HEARING:**

Consideration of a Special Use Permit, SP #16-05, by All Temp Distribution Company, to allow limited outdoor storage on the property, generally located at 5400 Main Street NE.

2. **PUBLIC HEARING:**

Consideration of a Preliminary Plat, PS # 16-01, by Fridley Land LLC, to replat the property at 41 Northern Stacks Drive and the unaddressed parcel to the north to allow for further redevelopment of the site, legally described as Lot 1, Block 1, Northern Stacks, Lot 3, Block 1, Northern Stacks 2<sup>nd</sup> Addition.

3. **PUBLIC HEARING:**

Consideration of a Lot Split, LS #16-02, by the City of Fridley Housing and Redevelopment Authority (HRA), to start preparing the property for future redevelopment, legally described as the south 400 feet of the southeast one fourth of southwest one fourth of Section 11, Township 30, Range 24, except subject to easement of record, generally located at 6911 University Avenue NE.

4. **RECEIVE THE MINUTES OF THE MAY 10, 2016, ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MEETING.**

5. **RECEIVE THE MINUTES OF THE MAY 2, 2016, PARKS & RECREATION COMMISSION MEETING.**

6. **RECEIVE THE MINUTES OF THE JUNE 6, 2016, PARKS & RECREATION COMMISSION MEETING.**

OTHER BUSINESS:

ADJOURN



**PLANNING COMMISSION MEETING  
May 18, 2016**

**Chairperson Kondrick** called the Planning Commission Meeting to order at 7:00 p.m.

**MEMBERS PRESENT:** David Kondrick, Brad Sielaff, Leroy Oquist, David Ostwald, Mark Heintz, and Mark Hansen

**OTHERS PRESENT:** Stacy Stromberg, Planner  
Natasha Lukacs, Code Enforcement Intern  
Steve Witzel, Mobile Maintenance, Inc.  
Joe Fulton, 520 Glencoe Street NE  
Todd Ofsthun, TCO Design  
Nathan Running, Gen One LLC  
Dean Bloemke, Welcome Home Management Co., Hutchinson MN  
Paul and Mary Ann Laes, 5400 4<sup>th</sup> Street

**Approval of Minutes:** April 20, 2016

**MOTION** by Commissioner Sielaff to approve the minutes as presented. Seconded by Commissioner Oquist.

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

**Commissioner Hansen** stated regarding Commissioner Oquist's question about what the EQE Commission was talking about in reference to the bubbler that existed in Moore Lake he wanted to clarify it is a bubbler that aerates the lake. It allows for fishing and helps maintain fish. However, it also attracts quite a bit of water fowl which tend to produce a lot of undesirable things along the Moore Lake beach area and reduces the water quality. It is something they are looking at and would like the City to perhaps eventually consider turning it off for a period of time.

**1. PUBLIC HEARING:**

**Consideration of a Public Hearing for a Special Use permit, SP #1604, by Mobile Maintenance, Inc., to allow the construction of a parking lot on a lot zoned R1, Single Family, for the purpose of parking vehicles related to the petitioner's business, generally located at 513 Fairmont Street NE.**

**MOTION** by Commissioner Oquist to open 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 OPENED AT 7:03 P.M.**

**Stacy Stromberg**, Planner, stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated the subject property is a 50-foot 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.

**Ms. Stromberg** stated 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 its commercial and industrial properties in 2009, staff noticed the petitioner was in violation of his special use permit related to the outdoor storage and inoperable vehicles.

**Ms. Stromberg** stated 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 because of the increase in vehicles being parked on the street, encroaching on the vacant residential lot and the vacant commercial lot to the south. The Council did not 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 ongoing parking issue.

**Ms. Stromberg** stated staff has had continued conversations with the petitioner over the last few years; however the additional stipulation was not met by February 10, 2016 deadline. Therefore, an additional code enforcement letter was sent.

**Ms. Stromberg** stated the petitioner determined that after installing the code-required curb and gutter, with designed parking stalls and drive aisles, there would not 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 is not ideal to extend the commercial zoning further into this neighborhood, specifically for this use.

**Ms. Stromberg** stated 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. 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated City staff has not received any comments to date from neighboring property owners.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Commissioner Oquist** asked what is a land alteration permit?

**Ms. Stromberg** replied, that permit is issued through the City's engineering department and it is used any time there is a certain amount of dirt being moved. A land alteration permit may be issued any time a new parking lot goes in or a driveway goes in. Any time there is a lot of land disturbance, the City requires the property owner to get a land alteration permit through the City's engineering department.

**Commissioner Oquist** stated that would be the amount of dirt that has to be removed to put the asphalt into the parking lot.

**Ms. Stromberg** stated yes, and the City's engineers will review for storm water and to make sure they are in compliance with all those requirements.

**Commissioner Hansen** asked regarding the rain garden, is the applicant going to be responsible for the long-term permanent maintenance of the rain garden?

**Ms. Stromberg** replied, right, yes.

**Commissioner Sielaff** asked Ms. Stromberg to go back and show the aerial. When looking at it, putting in the new parking lot, he asked then would the vehicles park closer to the boundary?

**Ms. Stromberg** stated, correct, the landscape plan she showed on the previous screen was specific to 513 Fairmont Street address. Which means that 25 feet from the property line is where the rain garden would be situated; and 10 feet on either the north side and the west side of the property will be landscaping and fencing. Then the interior area would be where the parking lot and drive aisles will be.

**Chairperson Kondrick** stated it looks like the petitioner will be able to roughly double his current

parking capabilities.

**Ms. Stromberg** stated that is certainly likely and he won't be parking in the boulevard or across the lawn like he is right now.

**Commissioner Hansen** asked how many vehicles are planned to be parked? Looking at the dimensions of the layout, he figured about 7 or 8. Based on the aerial the petitioner has about 8 trucks, will that be about the same?

**Ms. Stromberg** stated she is not sure whether the petitioner has any plans to expand his fleet. He does own 8150 East River Road and 505 Fairmont Street as well, so there are additional parking opportunities on those lots.

**Chairperson Kondrick** asked the petitioner how many more vehicles are necessary for him to do a business?

**Steve Witzel**, Mobile Maintenance, Inc., replied they actually have less vehicles now than is shown on the aerial. They have worked out an agreement with the laundry business next door, for additional parking spots if needed. They will typically park the employees' vehicles at the laundromat as they have extra parking there.

**Chairperson Kondrick** asked if acquisition of this land will be used to help him have his employees parking there as opposed to the laundromat's lot?

**Mr. Witzel** stated that many employees now bring their vehicles home so less employee's cars need to be parked on site, but the new parking plan will work. He stated it will increase the safety as well because they will have more room to move around in the parking lot and when looking both directions on the street. The flow will be a lot better as well.

**Commissioner Sielaff** asked Mr. Witzel there will be adequate parking for his vehicles and the employees?

**Mr. Witzel** replied, yes, and they have actually encouraged several of their employees to take their vehicles home now.

**Commissioner Hansen** asked are these vehicles that are in continuous use or are they in storage?

**Mr. Witzel** replied, at any given time he has two extra vehicles in case a vehicle breaks down. In the past City staff noticed inoperable vehicles with the tabs expired. They were not sitting there on blocks with no motors or tires, etc.

**Chairperson Kondrick** asked the petitioner if he had an opportunity to see and explore the stipulations that were suggested?

**Mr. Witzel** replied, yes.

**Chairperson Kondrick** asked Mr. Witzel whether he had any problems with them?

**Mr. Witzel** replied, no. The only thing that has been a little bit of an issue which really is not relevant here is that he's learned anything one acre or less is not required to have a permit from the Watershed, but the Watershed is insisting he has one anyway.

**Ms. Stromberg** replied, she knows Mr. Witzel has been working with the Watershed on this discrepancy.

**Mr. Witzel** replied, his engineering firm pointed this out. They suggested to him he did not need an engineer because of the size of the lot, the Watershed does not need a plan. However, at the end of the day he will jump through whatever hoops he feels are necessary to accomplish this.

**Commissioner Ostwald** asked why would the Watershed be involved? The property is not next to the river or drainage, etc.

**Mr. Witzel** stated anytime anybody does any dirt work within the watershed the watershed district requires that a permit process be followed. He is not sure it is applied to everyone but is to him because it is a commercial lot.

**Commissioner Hansen** stated he has some background with the Watershed and from their prospective if this property were developed today it would have these types of requirements, like a rain garden. Therefore, when applications of this nature come in they look at trying to bring up the whole site into current standards. A rain garden is a good thing as long as it is maintained.

**Mr. Witzel** stated when the engineer he hired suggested as they were going to need to do an underground water tank and a lift station, that is when he became concerned, because it would cost him more to comply with the Watershed than it would for the whole project.

**Chairperson Kondrick** stated they understand his position.

**Joe Fulton**, 520 Glencoe Street NE, stated he lives on the property just north. Obviously the view is going to change which is not an ideal situation, as it is just an empty lot right now. They are shifting parts of the commercial business over into a residential lot so that becomes his backyard. Granted he understands there is going to be fencing, etc. He did get a copy of the site plan but it does not state what the fence height will be and how it is going to appear.

**Mr. Fulton** also asked if the use of the lot has the potential to change. Is it strictly going to be parking or are they going to allow for storage of things back there? He just wanted a better understanding of the request. It is not an ideal situation coming into a residential area. The parking lot will have a lot more traffic and cars coming in and out all the time. He wants to make sure it is convenient for everybody.

**Commissioner Oquist** stated it seems to him if they build an appropriate fence it is going to help block things. There will be a fence and some plantings. It might be better for Mr. Fulton that way so he is not directly looking at a building.

**Commissioner Kondrick** asked Ms. Stromberg how tall does the fence have to be?

**Ms. Stromberg** stated the maximum height on the fence is 8 feet. She is assuming the petitioner is planning on doing a 7 or 8-foot fence. She does not typically see anything shorter in a commercial zoning district. The 513 Fairmont Street lot would only be allowed to have parking related to this business. That

is specifically what the special use permit is for. If anything were to change, Mr. Fulton would be notified again because there would have a hearing. The petitioner is allowed the outdoor storage area on 505 Fairmont Street address. That cannot expand or change without coming back to Council for further review.

**Mr. Fulton** stated that it would be a concern if the business continued to expand. When it is going from residential to commercial it might be the first step of other things that could eventually happen.

**Commissioner Oquist** stated, first of all, they are not rezoning property. They are just giving him a special use permit. If the petitioner wanted to change anything on that property, it would have to come before another hearing. He can only use that as a parking lot. He cannot expand on it, etc.

**Commissioner Heintz** asked Ms. Stromberg whether the petitioner will have to match the fence that covers the outdoor storage now on the north side now or tie into it.

**Ms. Stromberg** replied, she is not exactly sure what the material type is of the fence on the north side. The petitioner would not have to tie into the exact same material. She would suggest that he does do that if it is in good condition. She would not want to stipulate it be the exact same material without knowing the condition of the material.

**Mr. Witzel** stated it is a dog-eared cedar fence now. They would match the fences. He is considering the plastic fence panels which are white and maintenance free as an option too. He honestly thinks it will be better when it is done because right now the trucks are parking there; and there is nothing to shield the headlights at night, etc. He thinks it will look 100 percent better than it has in 10 years because he could not use it for anything so all he did was mow the grass.

**Chairperson Kondrick** asked how tall of a fence is he planning on putting in?

**Mr. Witzel** replied, 6 to 8. Probably 8.

**Chairperson Kondrick** stated "8" would be best.

**Mr. Witzel** replied, yes.

**Chairperson Ostwald** asked about the 10-foot buffer zone between, does he maintain that space between the chain link fence on the north side and then have the wood fence. The petitioner would make sure and keep that maintained all the way around otherwise Mr. Fulton will be looking at a pile of weeds back there.

**Mr. Witzel** replied, Mr. Fulton has slats on his fence as well. In any case they plan on maintaining it. If they need to they will put rain garden there. If they do not it, they will have grass.

**Chairperson Kondrick** stated to the petitioner it sounds like he is going to be a good neighbor.

**Mr. Witzel** replied, he tries to.

**MOTION** by Commissioner 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 7:30 P.M.**

**MOTION** by Commissioner Sielaff approving Special Use permit, SP #1604, by Mobile Maintenance, Inc., to allow the construction of a parking lot on a lot zoned R1, Single Family, for the purpose of parking vehicles related to the petitioner's business, generally located at 513 Fairmont Street NE with the following stipulations:

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.

Seconded by Commissioner Ostwald.

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

**Mr. Fulton** asked about the security lights in the parking lot.

**Chairperson Kondrick** asked whether the City has any provisions as to lighting?

**Ms. Stromberg** replied City Code does regulate lighting. Even if they do not have a stipulation on this request, if he were to call or let the City know there was a glare or light issue, that is something the City would definitely be able to handle.

**Mr. Witzel** replied, he didn't think he was going to install lighting in the back, but if he did it would be facing his property and would be motion sensed.

**Ms. Stromberg** stated the City's lighting code also does require that lights be shielded and downcast so it could not shine across the property line.

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.**

**MOTION** by Commissioner Sielaff to open the public hearing. Seconded by Commissioner Hansen.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:34 P.M.**

**Ms. Stromberg** stated the petitioner, Todd Ofsthun, with TCO Design, on behalf of Gen One, LLC, who are the properties owners of 5300 and 5310 4<sup>th</sup> 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated the following are changes since the September approval:

- The building footprint has been reduced from 5,732 square feet to 5,730 square feet.
- 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 third 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. Because of 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 4<sup>th</sup> Street through the use of a sidewalk – same as other request.

**Ms. Stromberg** stated 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 53<sup>rd</sup> Avenue, and west of 7<sup>th</sup> 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 53<sup>rd</sup> Avenue was rezoned from R-3, Multi-Family to C-2, General Business in 1971 and 1999 to allow that use to exist.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated the proposed facility will have a Comprehensive Home Care Provider License through the Minnesota Department of Health.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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 4<sup>th</sup> 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated when approving a request like this, staff wants to make sure there is adequate parking provided on-site and that the use is not dependent upon on-street parking. The 16 parking stalls will be adequate for staff and visitors, however since the street is not signed "No Parking", it is likely that from time to time visitors will park on the street. This is acceptable, provided it does not 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.

**Ms. Stromberg** stated 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 did not have health conditions that did not allow them to drive.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Commissioner Sielaff** asked whether there are any different parking requirements being that there are more beds?

**Ms. Stromberg** stated they are proposing the same amount of parking stalls as the previously request, with the addition of 4 more beds the request will still comply with parking requests as City Code requires 13 parking stalls for nursing homes and 14 parking stalls for assisted living with that many beds. The petitioner is providing 16 so they are over what Code would require based on the amount of beds they have.

**Commissioner Sielaff** stated for 28 beds they meet the Code.

**Ms. Stromberg** replied, they do.

**Commissioner Sielaff** stated but they still have the same amount of parking spots. So they had too many parking spots previously.

**Ms. Stromberg** stated, they had more than code would require. If the Commission remembers the first time the petitioner came through there was a lot of concerns about parking and where people were going to park if the therapist came and with shift changes, etc. Now the petitioner is working on hiring this other group that managers these types of facilities already and they can answer questions about parking needs. There was some data provided in the Commissioner's packet as to the amount of employees on each shift and what happens during a shift change, etc. She believed the petitioner also has people here tonight who can answer parking related questions. The petitioner felt there was not a need to add even more parking than what they are proposing.

**Commissioner Sielaff** stated he remembered they talked about off-street parking. That is not an issue anymore?

**Ms. Stromberg** replied the street is not marked "No Parking". Occasionally a visitor may park on the street. If it becomes an issue then the City will have to further review the special use permit because it is not working then.

**Commissioner Hansen** stated he cannot quite tell from the plan, but is there a rain garden or anything like that proposed on the site?

**Ms. Stromberg** replied, there should be a copy of the landscape plan in their packet. The petitioner has been working very closely with Kay Qualley, Environmental Planner to design the landscaping and the

necessary storm water treatments.

**Commissioner Hansen** in part of the analysis it talks about telemedicine. He did not know what that is and perhaps the applicant can clarify that.

**Ms. Stromberg** replied, the petitioner would be able to best answer that question.

**Chairperson Kondrick** stated when they were going from 24 units to 28, there will be curious as to whether the parking was going to be enough as was the concern the first time this request was heard. It is only logical for people to assume that might become a problem. He wants to have that explained more. He knows what Ms. Stromberg said the Code is, etc.; but the City Council will be asking this very same question. Is there going to be enough parking because the citizenry around there is going to want to know what is going on, especially when they hear there are going to be more beds. If there is enough parking, great. He wants to hear why there isn't and how they can allow that.

**Todd Ofsthun**, TCO Design, stated in regards to telemedicine, he thought they had that taken out of the most recent request. If not, he apologizes. At this point they do not want to commit to telemedicine. Telemedicine is a way for registered nurses to take care of patients through interactive discussions with doctors that are connected through the TV, kind of like Skype. Doctors and even registered nurses can consult personal care providers on site where the patient is without coming to the site. This feature is something they may look at doing in the future.

**Mr. Ofsthun** stated one of the people he has with him tonight, is Dean Bloemke who owns Welcome Home Management Company, and he will be managing the new concept assuming it gets approved. The owner, Nate Running, is also here and he can answer some questions as to how they got to this point. One person who is not here but was at the staff meeting was Susan Hanson with Americana Bank and basically she stated the same thing as Mr. Bloemke, that the new concept would be financed. They had already gone through the process of the review and looking at the building with the owners and said, yes, we will approve that.

**Mr. Ofsthun** stated they also have some representatives from the construction company regarding building site construction and materials, etc.

**Chairperson Kondrick** asked Mr. Ofsthun if he heard what he had to say about parking. This is a concern to the Commission and it will be to the City Council.

**Mr. Ofsthun** replied, yes, and they will address that. They did go over what code required for parking in the past and even though they are increasing the units, they felt the amount of parking stalls was still adequate, but Dean Bloemke can better answer this question as he runs similar facilities by Welcome Home.

**Chairperson Kondrick** asked Mr. Ofsthun if he or his staff had any problems with the stipulations? He asked if he understands them?

**Mr. Ofsthun** replied, yes.

**Nathan Running** stated when they originally started with this project he thought he could hire a local, smaller management company that could run the facility for them because this is not his area of expertise.

The company he was originally talking to overstaffed the building so that is where the parking concern came into plan. Then through the process of getting the approval from his local bank, Americana Bank, the owner of that bank actually owns a couple of these facilities that Welcome Home Management manages. So through this process he had an opportunity to meet Dean Bloemke who runs Welcome Home Management and, after much dialogue back and forth, they determined they did not need the number of staff they originally thought they needed. They thought they needed five more staff members than they actually do to run this facility. That is a product of finding the right management company who understands the staffing needs.

**Mr. Running** stated he had Dean Bloemke join them tonight. He owns some facilities, manages some facilities that are a similar size to this project. He's here to help answer parking questions and needs.

**Commissioner Sielaff** asked how many are they reducing the staff by?

**Mr. Running** replied, they were at 12 and now they are down to 8 at the maximum.

**Dean Bloemke**, Welcome Home Management Company, stated he has been in the assisted living business for about 25 years. He was one of the first people to get into the business in the state. They manage properties all over Minnesota. He has a number of interests in different companies. The first one was Welcome to Our Home as a development company and they went out and built different models of different assisted living starting 25 years ago and they converted a dormitory style building into an assisted living. They are now up to 75 assisted living buildings.

**Mr. Bloemke** stated the industry has kind of oversold the assisted living. You see the Taj Mahals out there, but the care that is needed almost goes back to where they originally started at 25 years ago. That is the very small 25-30 units where you can get the specialized care and really take care of what the patient needs. There is the social model and the medical model. They chose the social model which has a very nice environment, nice living spaces, lots of common areas so people can interact with each other; and they built two of those. One is in Hutchinson and one is in New Ulm. Each one has 18 parking spaces. They have found the parking spaces to be adequate as long as the director ensures that the non-used cars from people who come into this level of care are no longer driving cars as they are generally done with them.

**Mr. Bloemke** stated the maximum number of people they have planned on a weekday is 8. That is 4 care providers (2 per floor), a cook, a community life coordinator, a registered nurse, and an executive director. From there the numbers go down and the p.m. goes to 6 and then to 4. On the weekend they eliminate the executive director. He really believes they have adequate parking based on their experience and what they have seen in the past.

**Mr. Bloemke** stated they are talking about using a comprehensive care license in Minnesota. That is the assisted living license. The use of the property as proposed is truly assisted living, and that parking requirement is 14.

**Chairperson Kondrick** stated so the State of Minnesota is comfortable with the care they are providing for those that are within facility.

**Mr. Bloemke** stated they are well-respected within the State. That is not to say they have not had some issues where he has about 650 apartment units they are managing right now. He has somewhere around

350 employees. Issues come up, and you have to resolve issues. They have all been corrected and are working together and are still here working as a business. They have developed properties in Minnesota, Wisconsin, Iowa, and Arizona.

**Commissioner Heintz** asked what about on a holiday or even a nice spring day and people want to come visit there, what about the parking?

**Mr. Bloemke** replied, on this type of property, if they have an event or they invite people in, there is going to be an issue with adequate parking. He does not think there is a possibility they would ever find enough parking for something like that. They may have to bus people from another parking lot. Typically you get one or two or three visitors at a time, and they kind of space themselves out. Some visitors come at night, some come Saturdays, some come Sundays. Some come once a week and some never have visitors.

**Chairperson Kondrick** stated there is still on-street parking that can be used for a short period of time.

**Paul Laes**, 5400 4<sup>th</sup> Street NE, lives just down the block. This is the first time he was notified of this building going in at that location. He does have a locked mailbox but he always checks his City mail when it comes in, for the water bills, and he is an election judge so he has to pay attention to it.

**Chairperson Kondrick** asked staff is Mr. Laes beyond the 350?

**Ms. Stromberg** replied, yes he is.

**Chairperson Kondrick** stated as a matter of rule, in a situation like this, the City sends out mailings to people who live within 350 feet.

**Mr. Laes** replied he is right on the edge.

**Mr. Laes** stated he is going to hit on the parking because he lives there, he drives up and down the street, two and three times a day. The main entrance to the parking area is off 53rd Street. That is the main thoroughfare, and that is going to get jammed up every day. You have the two gas stations, the little frontage road there, the car dealership, the liquor store. Traffic jams up every day. Once every two months there is an accident at that corner of University and 53rd. Now we are increasing traffic there so anybody coming off University to try and turn in during that time period could get caught up and cause more problems.

**Mr. Laes** asked where is the petitioner going to put the snow from those lots? That is a lot of snow. That alley is not that wide, and it is long. He saw the numbers on staff, 8, 6, and 4. That means at any given time during the day there will be 14 parking spots filled. If any guests come they use up the different ones so it is going to be overflow. The main entrance is on 4th Street so everybody who is parked in the parking lot has to walk all the way around the building. Human nature being as it is, people are lazy and will park on 4th Street. That intersection on 4th and 53rd is hard to get through anyways during rush hour. They are going to run into a major problem there.

**Mr. Laes** stated who is going to do maintenance on the alley? There are potholes on it now. Also there is going to be truck traffic to bring food in there, medical material, deliveries, ambulance, etc. Now they are just going to increasing it more. Just with the staff that is 36 times more going in and out of the

driveway parking area there and then you got the trucks.

**Mr. Laes** stated parking will be an issue. He has been dealing with parking for his military career so he knows parking is a problem on this here. Plus he is sure the people who live across the street did not plan on having to look at an apartment building across the street from their house.

**Mr. Bloemke** stated he appreciates Mr. Laes' comments as to the parking and the alley, but they can be mitigated a number of different ways. The first thing that could be done is they can have their shift changes sometime other than rush hour. They do not have to have shift changes at 7 and 4. They can do it at 5 a.m. and 2 p.m. or whatever to avoid rush hour. Another thing they can do is staggered shift changes. Not have eight people going on a shift at one time. They have one person going off now and one person going off then, and in their operations it is really helpful because the memory of what happened in a building that day does not go out the door with the shift change. If someone else was involved in that subject, somebody goes off and somebody goes on, you have a meshing of the memory for the institution every day.

**Chairperson Kondrick** asked petitioner to address the snow removal.

**Chairperson Oquist** asked regarding the people parking around the back on the west side of the building where the parking stalls are, that they would have to walk around to the front. He noticed that on the Plan there is an entrance on that lower level. Is that open to the public?

**Mr. Ofsthun** stated as to snow removal, there are several, granted small, spots on the site. Like in most businesses on these kinds of lots, when they get bigger snows they temporarily push it aside and then remove it and store it off-site somewhere.

**Mr. Ofsthun** stated as to the entrance, yes, the entrance on the east side on Fourth Street is only an emergency exit/entrance. The main entrance will be on the west side. That is where all the guests, staff, and all the parking will be.

**Chairperson Kondrick** asked if someone wants to visit a patient in the building and parks on 4<sup>th</sup> Street, they have to walk around to the back of the building to gain entrance?

**Mr. Ofsthun** replied, that is correct. However, Mr. Laes was suggesting the other way - parking it the alley and then walk around.

**Mr. Laes** stated it says in the specs, building will only accessible from Fourth Street through the use of the sidewalk same as the other request.

**Ms. Stromberg** stated what that sentence meant is you would only be able to walk up to the building through a sidewalk from 4<sup>th</sup> Street. There would not be a driveway coming off 4<sup>th</sup> Street.

**Commissioner Oquist** asked the entrance would be locked then?

**Mr. Ofsthun** replied, yes, it is an emergency exit. There were a lot of things they went over fairly quickly tonight, since this request has been before this commission before, and there was a lot of conversation about the quality of the building, the quality of the materials, the upkeep, it is going to be landscaped very nice and kept up very nice because that is what the families want.

**Commissioner Heintz** asked Ms. Stromberg if Bona Brothers still has the car wash there?

**Ms. Stromberg** replied, yes.

**Commissioner Heintz** asked whether there is any problem with that alley with them? People lining up to get access? The other thing that Mr. Laes brought up was ambulances, trucks entering and unloading food and that type of stuff.

**Mr. Bloemke** replied, essentially they have two deliveries a week. One food delivery truck and, from their experience with working with their suppliers, they can put it in any time day or night.

**Mary Ann Laes**, 5400 4<sup>th</sup> Street, stated just an observation. Bona Brothers is currently using part of the empty lot for storage of their cars.

**Chairperson Kondrick** asked her what does she suppose will happen when this building goes up?

**Ms. Laes** replied, Bona Brothers is going to need to find parking elsewhere and she wonders where that will be.

**Chairperson Kondrick** replied, they are aware of that. It came up last time they spoke.

**Commissioner Oquist** stated, yes, and staff was going to tell them to get their cars off the lots.

**Ms. Stromberg** replied, staff has and she thinks the owners have.

**Mr. Running** stated at the staff meeting they talked about this, and they got approval from the bank and the title company to put a fence up so there is a fence around that property now.

**Mr. Laes** asked how does this affect the property values in the neighborhood?

**Chairperson Kondrick** replied, he is not sure; but he would say this is going to be a sharp-looking building. It is not going to be a piece of junk that the Commission would be disappointed in having. They have insisted the petitioner jump through a lot of hoops to make sure the building will not be too tall, it will have an exterior that is nice, and one that the neighborhood could be proud of it. It sure serves a worthwhile purpose for people in their particular health condition.

**Mr. Laes** asked who is to maintain putting down blacktop and filling potholes?

**Chairperson Kondrick** stated this is a City alley. He is assuming the City is going to be doing the plowing and fixing it up and take care of things as neighbors complain.

**MOTION** by Commissioner Heintz 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 8:17 P.M.**

**Commissioner Oquist** stated they had a lot of good discussion tonight which was what they have talked about before. However, this special use permit is only to allow an increase in units from 23 to 28.

**MOTION** by Commissioner Sielaff approving 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 with the following stipulations:

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.

Seconded by Commissioner Oquist.

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

3. **Receive the minutes of the April 12, 2016, Environmental Quality and Energy Commission Meeting.**

**MOTION** by Commissioner Ostwald to receive the minutes. Seconded by Commissioner Hansen.

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

4. **Receive the minutes of the April 4, 2016, Parks & 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.**

**OTHER BUSINESS:**

**Ms. Stromberg** stated the lot split and special use permit from last month's meeting were approved by City Council.

**Ms. Stromberg** introduced the City's code enforcement intern, Natasha Lukacs. She is going to be doing residential and commercial/industrial inspections.

**Commissioner Oquist** stated she can send letter out regarding code violation?.

**Natasha Lukacs**, Code Enforcement Intern, replied, yes, she has sent out a lot of letters already and it is Week 3.

**Chairperson Kondrick** stated they have had good success in the past with that. Most times it is necessary.

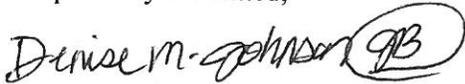
**Ms. Stromberg** also acknowledged their new commissioner, Mark Hansen. He is the new Chair of the EQEC.

**ADJOURN:**

**MOTION** by Commissioner Oquist to adjourn. Seconded by Commissioner Ostwald.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 8:23 P.M.**

Respectfully submitted,



Denise M. Johnson  
Recording Secretary



# City of Fridley Land Use Application

SP #16-05

July 20, 2016

## GENERAL INFORMATION

## SPECIAL INFORMATION

**Applicant:**

All Temp Distribution Company  
Gerry Mrosla  
5103 Industrial Blvd. NE  
Fridley MN 55421

**Requested Action:**

Special Use Permit to allow exterior storage

**Existing Zoning:**

M-2 (Heavy Industrial)

**Location:**

5400 Main Street NE

**Size:**

1,106,273 sq. ft.      25.4 acres

**Existing Land Use:**

Industrial

**Surrounding Land Use & Zoning:**

N: Interstate 694 & ROW  
E: Single Family & R-1  
S: Industrial & M-2  
W: Railroad & RR

**Comprehensive Plan Conformance:**

Consistent with Plan

**Zoning Ordinance Conformance:**

Sec. 205.18.01.C.12 requires a special use permit to allow limited outdoor storage

**Zoning History:**

1941 – Lot is platted.  
1957 – Warehouse building constructed.  
1959 – Building addition.  
1963 – Building addition.  
1967 – Building addition.  
1971 – Building addition.  
1992 – Building addition.  
2001 – Cell tower constructed.  
2015 – Building addition.

**Legal Description of Property:**

See attached

**Public Utilities:**

Building is connected

**Transportation:**

The property is accessed from Main Street

**Physical Characteristics:**

Large industrial building, hard surface driving and parking areas. Ponding and gravel areas, with very little landscaping.

**SUMMARY OF PROJECT**

The petitioner, Gerry Mrosla, the owner of All Temp Distribution, and owner of the property at 5400 Main Street NE is seeking a special use permit to allow limited outdoor storage in the side and rear yard of the subject property within (3) designated locations.

**SUMMARY OF ANALYSIS**

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

Limited outdoor storage is a permitted special use in the M-2, Heavy Industrial zoning district, provided specific code requirements are met, subject to stipulations.

**CITY COUNCIL ACTION/ 60 DAY DATE**

City Council – September 14, 2015

60 Day – September 14, 2015



Aerial of Property

Staff Report Prepared by: Stacy Stromberg

# Land Use Application

## Special Use Permit #16-05

### REQUEST

The petitioner, Gerry Mroska, the owner of All Temp Distribution Company, and the property at 5400 Main Street is seeking a special use permit to allow limited outdoor storage within the side and rear yard of the property, within (3) designated areas.

The original request was for a 15,000 sq. ft. area on the northwest side of the building to allow one of the buildings tenants, Thor Construction, to store construction equipment for their company. After further review, the petitioner is asking to include (2) additional outdoor storage area with this request, in the event an existing tenant or future tenant may request outdoor storage space.

### HISTORY AND ANALYSIS

The property is zoned M-2, Heavy Industrial as are the properties to the south and west beyond the Burlington Northern Santa Fe railroad tracks. Interstate 694 is located directly to the north and single family homes are located east of the subject property. It is located on Main Street, just south of I-694. The original building was constructed 1957. Several building addition have occurred since that time, increasing the square footage of the building to 358,003. This property is on the approved site list for telecommunications and as a result a telecommunications tower was constructed on the site in 2001. A 3,000 sq. ft. truck repair shop for Copeland Construction (a tenant in the building) was constructed on the west side of the building in 2015. This building is leased to many different companies that use it for warehouse, distribution and office space.

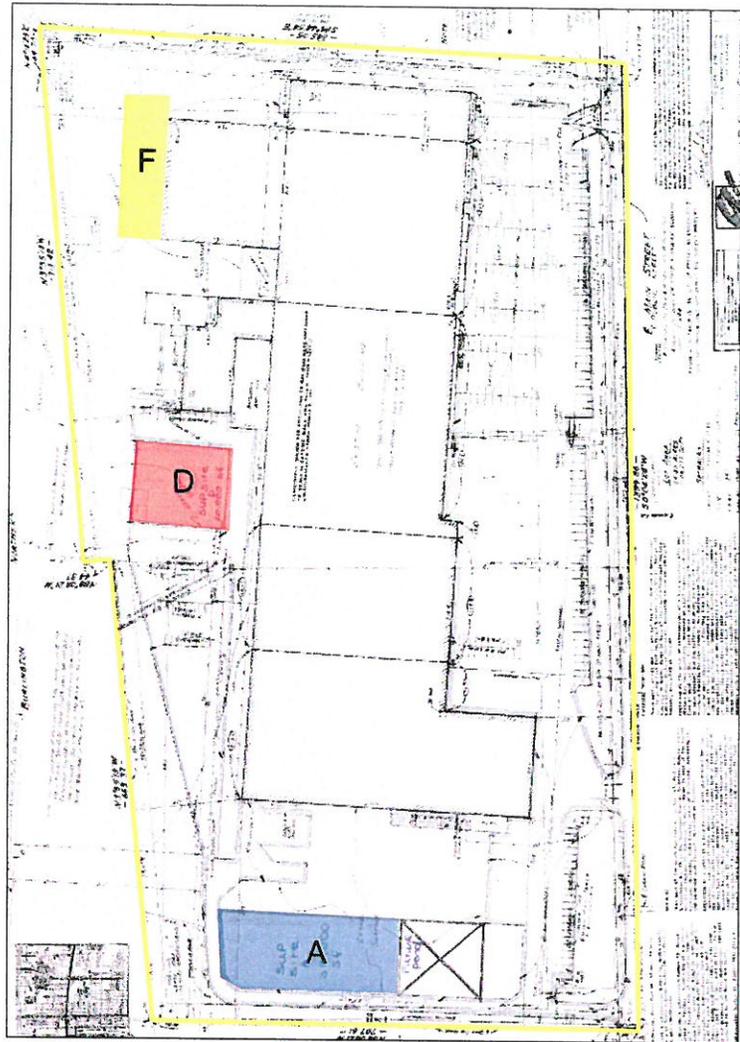


We've been working with this property owner since 2009 on meeting code requirements. Many strides have been made since that time, which include paving areas of the lot which are parked or driven on, as well, as constructing storm water ponds that meet code requirements. There is an additional gravel area on the south side of the property, that is scheduled to have a storm water pond constructed on it, with the remaining area paved for storage and parking. The purpose of this special use permit is to get the outdoor storage area on the site into compliance.

### CODE REQUIREMENTS

City Code allows limited outdoor storage in the industrial districts that is up to 50% of the building footprint with a special use permit. This large industrial building is 358,003 sq. ft., so City code would allow up to 179,001 of outdoor storage on this site, provided parking and storm water regulations can be met.

The petitioner is proposing to designate (3) outdoor storage areas within the side and rear yard of the property. The first area (Site F, yellow) will be located along the northwest side (rear yard) of the building and will be 15,000 sq. ft. in size. This is the location will be paved this fall and will store the construction equipment for Thor Construction. The second area (Site D, red) will be located on the west side (rear yard) of the building along the middle section of the building and will be 20,000 sq. ft. in size. This area is paved and is designated on the site in the event an existing tenant or future tenant needs outdoor storage space. The third area (Site A, blue) will be located on the south side of the building and is 35,000 sq. ft. in size. This area is currently scheduled to be paved next year, as is the construction of the storm water pond. Again, the petitioner is asking to include area for outdoor storage in the event an existing tenant or future tenant needs outdoor storage space. All (3) designated areas provides for a total of 70,000 sq. ft. of potential outdoor storage space on this property, which is well under what code would allow on this site.



Before the special use permit can be issued, several additional requirements need to be met. Those specific requirements relate to height, screening, parking, and the types of materials allowed to be stored outside.

The property has industrial users to the south and west and the Interstate to the north and residential properties to the east. The site is currently fenced on all sides and is screened from the residential properties with a chain link fence that has ivy growing on it, (see enclosed picture). The petitioner would like to continue this method of screening from the rail right-of-way, but installing a new chain link fence along the western property line and planting ivy along the fence. Staff believes this is a great way to screen and has encouraged other industries to consider the same method.

It should be noted that the existing screening fence along Main Street is going to be modified when the City installs a new multi-use trail on the west side of Main Street later this year. Planning staff is working with Engineering staff to ensure code compliance for screening with the new front yard fence sections.

The petitioner is meeting all of the other code requirements to allow a special use permit for limited outdoor storage.

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

**RECOMMENDATIONS**

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

Limited outdoor storage is a permitted special use in the M-2, Heavy Industrial zoning district, provided specific code requirements are met, subject to stipulations.

**STIPULATIONS**

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

1. *Outdoor storage area shall be limited to the three areas as shown on Exhibit B of the resolution approving this special use permit request.*
2. *Existing outdoor storage in the southwest corner of the site shall be relocated to the new approved location with 30 days of paving of outdoor storage, Site F.*
3. *The petitioner shall comply with any regulations set forth by the Mississippi Watershed Management organization.*
4. *The petitioner shall comply with any requirements set forth by the City's Engineering department.*
5. *A 25 ft. drive aisle shall remain clear around the building to provide sufficient fire access.*
6. *Installation of hard surface for Site F, as shown on the site plan shall be completed by December 31, 2016. Installation of hard surface for Site A and the storm water pond shall be installed by December 31, 2017.*
7. *Installation of new fence and ivy along the west property line shall be completed by May 31, 2017.*



5103 Industrial Boulevard  
Fridley, MN 55421 USA

Phone: 763/571-0215

Fax: 763/502-2459

[www.all-storage.com](http://www.all-storage.com)

June 17, 2016

Community Development Department  
City of Fridley  
6431 University Avenue  
Fridley, MN 55432

RE: Special use Permit for outside storage

AllTemp Distribution Company, located at 5400 Main Street, Fridley, MN 55421, would like to request, from the City of Fridley, a Special Use Permit (City Code 205) for outside storage. This special use permit is for our tenant, Thor Construction, to store construction equipment for their construction company.

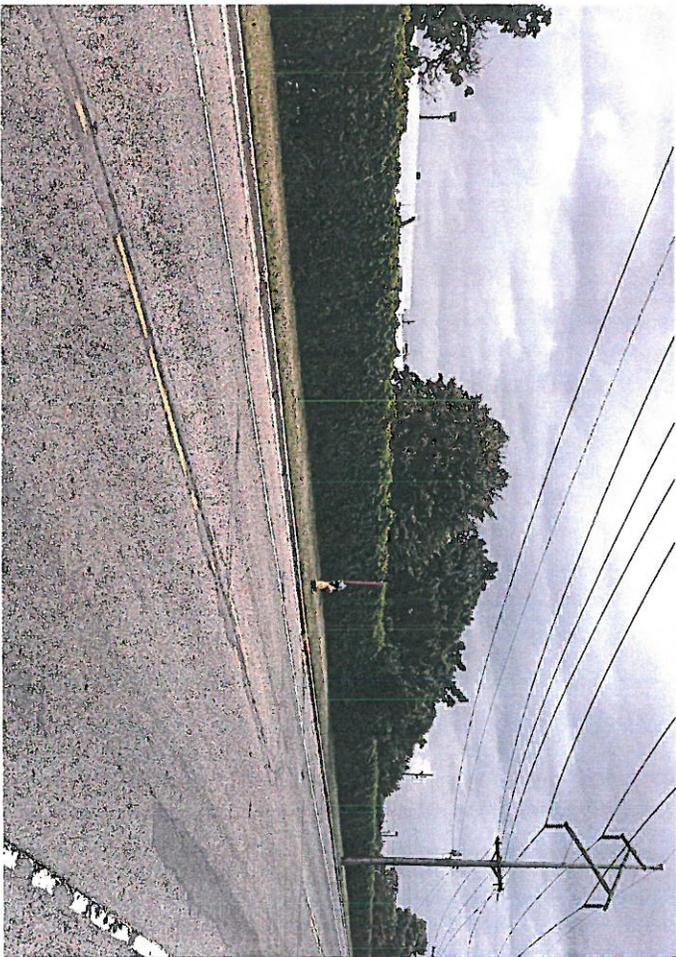
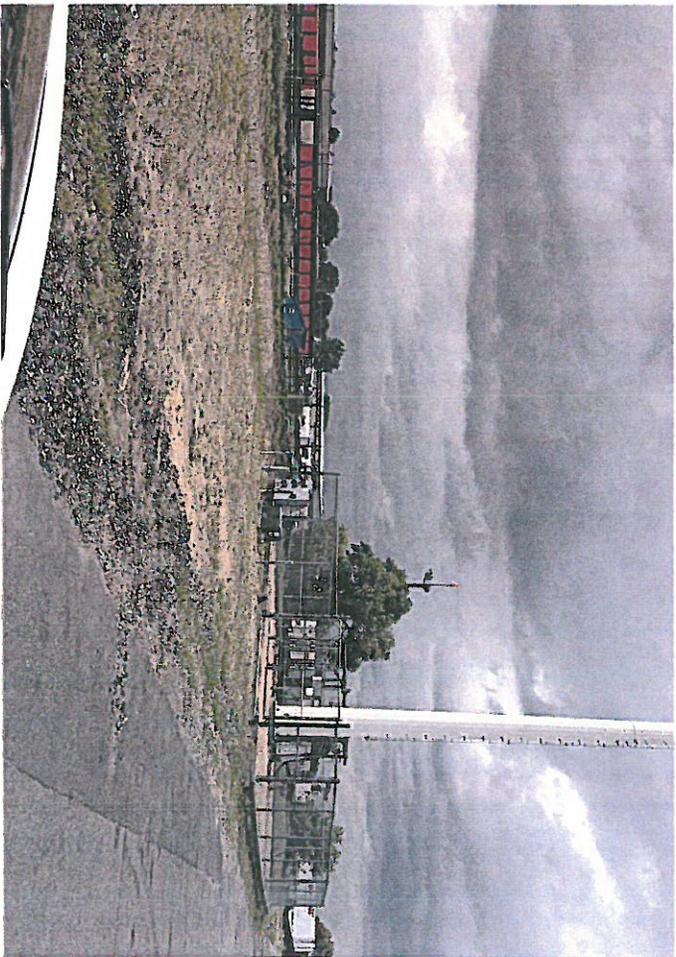
The outside storage area will be located on the northwest corner of the AllTemp site and will consist of approximately 14,500 square feet facing the Burlington Northern Santa Fe Railroad yard.

If you have any questions or comments on the above, please feel to contact me.

Sincerely,

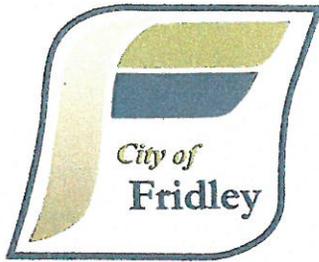
A handwritten signature in blue ink that reads "Gerald Mroska".

Gerald Mroska  
AllTemp Distribution Company  
(763) 502-2421  
[gerrym@all-storage.com](mailto:gerrym@all-storage.com)









Community Development Department  
 City of Fridley  
 6431 University Avenue NE  
 Fridley MN 55432  
 763.572.3592  
 Fax: 763.571.1287  
[www.fridleymn.gov](http://www.fridleymn.gov)

**SPECIAL USE PERMIT APPLICATION FOR:**

Residential \_\_\_\_\_ Commercial/Industrial/Multi-Family \_\_\_\_\_

**Property Information**

Address: 5400 Main St. N.E, FRIDLEY 55421  
 Anoka County Property Identification Number (PIN #): 22-30-24-44-0016  
 Legal Description: LOT 1 And Sub No 78, To G/W (over →)  
 Current Zoning: TCA: 230141 Square footage of Parcel: 26.10 acres

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

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

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

Name (please print): Alltemp Distribution Company  
 Mailing address: 5103 Industrial Blvd. NE  
 City: Fridley State: MN Zip code: 55421  
 Daytime Phone: 763 502-2421 Fax Number: 763 502-2459  
 Cell Phone: 612 419-3484 E-mail address: gerrym@all-storage.com

Signature/Date: [Signature] 7-12-2016

**Petitioner Information**

Company Name (please print): Alltemp Distribution Company  
 Contact Person's Name (please print): Gerald Mrosia  
 Mailing address: 5103 Industrial Blvd. NE  
 City: Fridley State: MN Zip code: 55421  
 Daytime Phone: 763 502-2421 Fax Number: 763 502-2459  
 Cell Phone: 612 419-3484 E-mail address: gerrym@all-storage.com

Signature/Date: [Signature] 7-12-2016

**FOR OFFICE USE ONLY**

**Fees**  
 \$1,000 – R-1, Single Family Residential \_\_\_\_\_  
 \$1,500 – Commercial/Industrial/Multi-Family Residential X  
 Application Number: SP 16-05 Receipt #: \_\_\_\_\_ Received By: \_\_\_\_\_  
 Application Date: 6-17-16  
 15 Day Application Complete Notification Date: 7-1-16  
 Scheduled Planning Commission Date: 7-20-16  
 Scheduled City Council Date: 8-8-16  
 60 Day Date: 8-15-16  
 60 Day Extension Date: 10-13-16

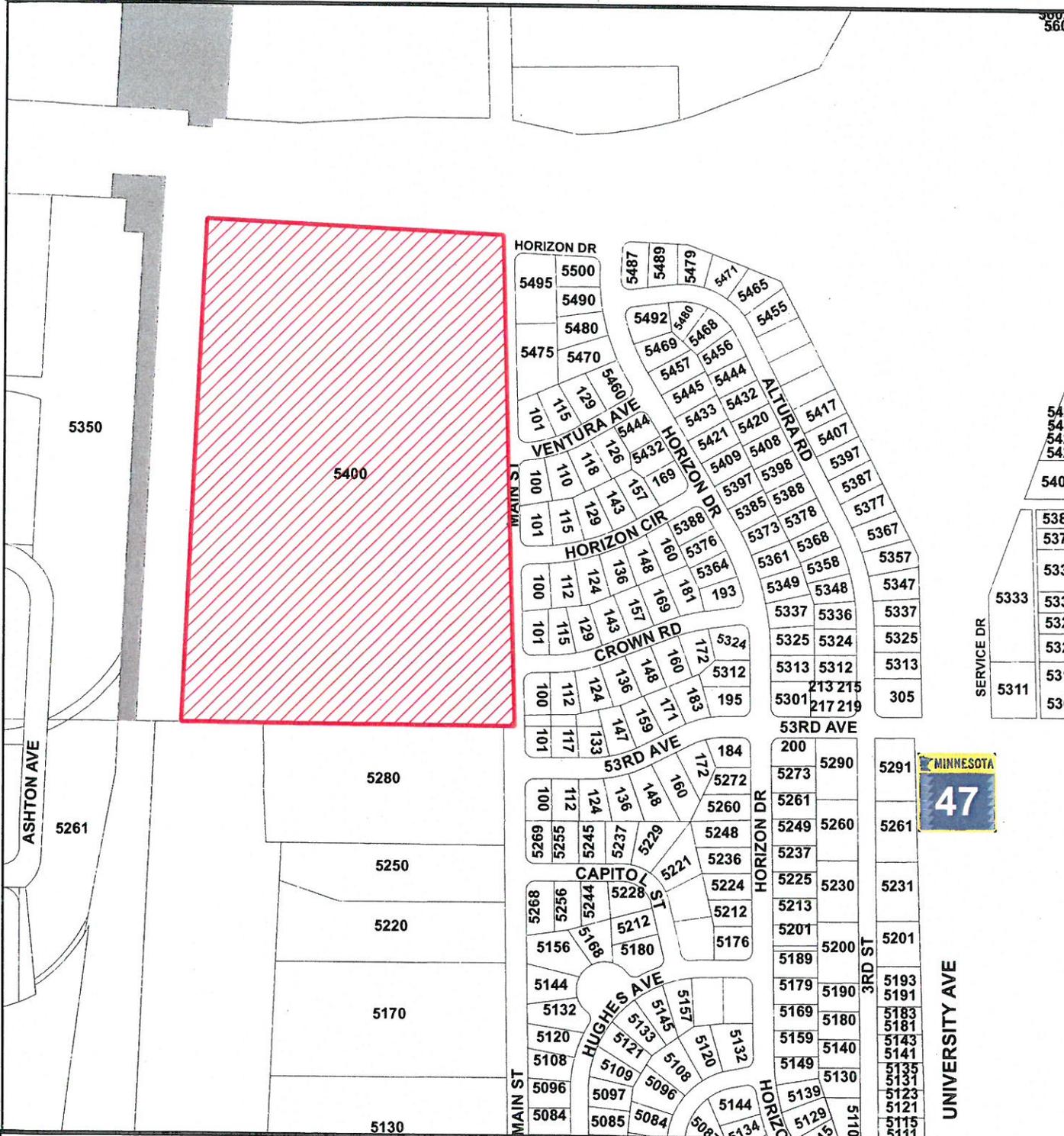
**CITY OF FRIDLEY  
PUBLIC HEARING NOTICE  
BEFORE THE PLANNING COMMISSION**

<b>TO:</b>	All property owners/residents within 350 feet of property generally located at 5400 Main Street.
<b>CASE NUMBER:</b>	Special Use Permit, SP #16-05
<b>APPLICANT:</b>	All Temp Distribution Company Petitioner or representative must attend the Planning Commission meeting.
<b>PURPOSE:</b>	To allow limited outdoor storage on the property.
<b>LOCATION OF PROPERTY AND LEGAL DESCRIPTION:</b>	5400 Main Street  The legal description is on file and available at the Fridley Municipal Center.
<b>DATE AND TIME OF HEARING:</b>	<b>Planning Commission Meeting: Wednesday, July 20, 2016, 7:00 p.m.</b> The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
<b>PLACE OF HEARING:</b>	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
<b>HOW TO PARTICIPATE:</b>	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.
<b>SPECIAL ACCOMODATIONS:</b>	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 July 13, 2016. The TDD # is 763-572-3534.
<b>ANY QUESTIONS:</b>	Contact Stacy Stromberg, Planner, at 763-572-3595.
<b>* PROPOSED CITY COUNCIL MEETING DATE:</b>	The proposed City Council meeting Date for this item will be <b>Monday, August 8, 2016</b> . <b>*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.</b>

Publish: Friday, July 8, 2016



# Community Development Department Public Hearing Notice



SOURCES  
 Fridley Engineering  
 Fridley GIS  
 Anoka County GIS

Map Date: June 28, 2016

**Special Use Permit, SP #16-05**  
**Petitioner: All Temp Distribution Company**  
**Address: 5400 Main Street NE**



LABELS FOR  
Parcel Owner

GERMAINE M WOLSFELD  
157 CROWN RD NE  
FRIDLEY MN 55421-0000

JANICE DROLL  
136 HORIZON CIR NE  
FRIDLEY MN 55421-0000

CARY N & PRISCILLA A FRENCH  
5470 HORIZON DR NE  
FRIDLEY MN 55421-0000

SCOTT A & PAULINE M LARSON  
100 HORIZON CIR NE  
FRIDLEY MN 55421-0000

TRUSTEE GARY & SCHOOLCRAFT TRUSTEE VE  
181 WOOD HOLLOW RD  
WESTFORD VT 05494

CARL J & JUDY M HOIBY  
5500 HORIZON DR NE  
FRIDLEY MN 55421-0000

JAMES THOMPSON  
5444 HORIZON DR NE  
FRIDLEY MN 55421-0000

ZACHARY GUSTAFSON  
124 CROWN RD NE  
FRIDLEY MN 55421-0000

MICHAEL A & REBECCA A MONTAGUE  
159 53RD AVE NE  
FRIDLEY MN 55421-0000

JOAN GROENKE  
112 HORIZON CIR NE  
FRIDLEY MN 55421-0000

LEROY C & REIKO JOHNSON  
5480 HORIZON DR NE  
FRIDLEY MN 55421-0000

JOSEPH JAMES & MARY DZUBAK  
129 HORIZON CIR NE  
FRIDLEY MN 55421-0000

ALISA NELSON  
5492 ALTURA RD NE  
FRIDLEY MN 55421-0000

MANOR LEASED HOUSING LLC COLONIAL  
1824 OLIVER AVE S  
MINNEAPOLIS MN 55405

ANNE REINECK  
143 HORIZON CIR NE  
FRIDLEY MN 55421-0000

JEFFREY A & MARIA H PLASTER  
101 HORIZON CIR NE  
FRIDLEY MN 55421-0000

ALEXANDER BROEFFLE  
115 CROWN RD NE  
FRIDLEY MN 55421-0000

KEVIN OLSON  
143 CROWN RD NE  
FRIDLEY MN 55421-0000

DARYL & KELLEY P SARAZIN  
5432 HORIZON DR NE  
FRIDLEY MN 55421-0000

ROY S & CINDY M DEGIDIO  
136 CROWN RD NE  
FRIDLEY MN 55421-0000

CHARLES K & SUSAN E KRAMASZ  
148 CROWN RD NE  
FRIDLEY MN 55421-0000

JON JOHNSON  
1400 CREEK PARK LN NE  
FRIDLEY MN 55432-0000

MID-WEST FRIDLEY INC PS  
701 WESTERN AVE  
GLENDALE CA 92101

HARVEY H & C R BAUMGARTNER  
115 VENTURA AVE NE  
FRIDLEY MN 55421-0000

CARL J & BETTY J NYBERG  
157 HORIZON CIR NE  
FRIDLEY MN 55421-0000

SELVANUS LIH  
101 VENTURA AVE NE  
FRIDLEY MN 55421-0000

DEPOT USA INC HOME  
PROPERTY TAX DEPT RE #2802, PO BOX 105842  
ATLANTA GA 30348-5842

ANNA BUTKES  
118 VENTURA AVE NE  
FRIDLEY MN 55421-0000

DISTRIBUTION COMPANY ALLTEMP  
5400 MAIN ST NE  
FRIDLEY MN 55421-0000

LABELS FOR  
Parcel Owner

DARRELL D & ANNE M KUDEBAH  
5148 RED OAK DR  
MOUNDS VIEW MN 55112-0000

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

MANOR LEASED HOUSING LLC COLONIAL  
1824 OLIVER AVE S  
MINNEAPOLIS MN 55405

LINDA L TATLEY  
20249 FAIRWOOD DR  
NEVIS MN 56467-4224

ERIC ROZEK  
147 53RD AVE NE  
FRIDLEY MN 55421-0000

SUSAN KNAPTON  
5487 HORIZON DR NE  
FRIDLEY MN 55421-0000

NATALIA MALAKOWSKY  
126 VENTURA AVE NE  
FRIDLEY MN 55421-0000

TRUSTEE JEFFREY & TIMMERMAN TRUSTEE LC  
8838 KAGAN CRT NE  
OTSEGO MN 55362

SCOTT J & SANDY L LONG  
5490 HORIZON DR NE  
FRIDLEY MN 55421-0000

CONNIE CLARK  
148 HORIZON CIR NE  
FRIDLEY MN 55421-0000

PROPERTIES LLC ADVANTAGE  
5261 ASHTON AVE NE  
FRIDLEY MN 55421-0000

HENRY LE  
10104 WELCOME AVE N  
BROOKLYN PARK MN 55663

STEVEN PARADISE  
133 53RD AVE NE  
FRIDLEY MN 55421-0000

NORTHERN INC BURLINGTON  
PROPERTY TAX DEPT, PO BOX 961089  
FORT WORTH TX 76161-0000

ALINA CAMPBELL  
6645 LUCIA LN NE  
FRIDLEY MN 55432-0000

PROPERTIES LLC ADVANTAGE  
5261 ASHTON AVE NE  
FRIDLEY MN 55421-0000

NORTHERN BURLINGTON  
PROPERTY TAX DEPARTMENT, PO BOX 961089  
FORT WORTH TX 76161-0000

PAMELA A ANDERSON  
100 VENTURA AVE NE  
FRIDLEY MN 55421-0000

ROSA BARBECHO  
101 53RD AVE NE  
FRIDLEY MN 55421-0000

DAVID E & HIWET MATTILA  
5255 CAPITOL ST NE  
FRIDLEY MN 55421-0000

LEAH KNUDSON  
100 CROWN RD NE  
FRIDLEY MN 55421-0000

NORTHERN BURLINGTON  
PROPERTY TAX DEPARTMENT, PO BOX 961089  
FORT WORTH TX 76161-0000

TRUSTEE KATHERINE & PULJU TRUSTEE LERO  
136 53RD AVE NE  
FRIDLEY MN 55421-0000

RAMON R & GLADYS E MERCHAN  
101 CROWN RD NE  
FRIDLEY MN 55421-0000

GREGORY S & SCHREEN R HEGDAHL  
117 53RD AVE NE  
FRIDLEY MN 55421-0000

SONAM PALDONE  
5269 CAPITOL ST NE  
FRIDLEY MN 55421-0000

MICHAEL BAZEWICZ  
129 CROWN RD NE  
FRIDLEY MN 55421-0000

STEVEN PARADISE  
133 53RD AVE NE  
FRIDLEY MN 55421-0000

JOHN Z & DANUTA T RAJTAR  
5245 CAPITOL ST NE  
FRIDLEY MN 55421-0000

LABELS FOR  
Current Resident

Current Resident  
157 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
136 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
5470 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
100 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
124 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
5500 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
5444 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
124 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
159 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
112 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
5480 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
129 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
5492 ALTURA RD NE  
FRIDLEY 55421 MN

Current Resident  
5475 MAIN ST NE #1  
FRIDLEY 55421 MN

Current Resident  
143 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
101 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
115 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
143 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
5432 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
136 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
148 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
5460 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
5350 INDUSTRIAL BLVD NE  
FRIDLEY 55421 MN

Current Resident  
115 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
157 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
101 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
5650 MAIN ST NE  
FRIDLEY 55432 MN

Current Resident  
118 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
5400 MAIN ST NE #201  
FRIDLEY 55421 MN

LABELS FOR  
Current Resident

Current Resident  
110 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
5280 MAIN ST NE  
FRIDLEY 55421 MN

Current Resident  
5495 MAIN ST NE #1  
FRIDLEY 55421 MN

Current Resident  
115 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
147 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
5487 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
126 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
5250 MAIN ST NE  
FRIDLEY 55421 MN

Current Resident  
5490 HORIZON DR NE  
FRIDLEY 55421 MN

Current Resident  
148 HORIZON CIR NE  
FRIDLEY 55421 MN

Current Resident  
5261 ASHTON AVE NE  
FRIDLEY 55421 MN

Current Resident  
112 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
133 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
129 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
100 VENTURA AVE NE  
FRIDLEY 55421 MN

Current Resident  
101 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
5255 CAPITOL ST NE  
FRIDLEY 55421 MN

Current Resident  
100 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
136 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
101 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55432 MN

Current Resident  
5269 CAPITOL ST NE  
FRIDLEY 55421 MN

Current Resident  
129 CROWN RD NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
5245 CAPITOL ST NE  
FRIDLEY 55421 MN

LABELS FOR  
Current Resident

Current Resident  
124 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
112 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
148 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
100 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
250 57TH AVE NE  
FRIDLEY 55432 MN

Current Resident  
117 53RD AVE NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

LABELS FOR  
Parcel Owner

ALEKSANDR & ZINAIDA POTAPENKO  
124 53RD AVE NE  
FRIDLEY MN 55421-0000

ROBIN A UTTO  
112 53RD AVE NE  
FRIDLEY MN 55421-0000

MATTHEW PACKER  
148 53RD AVE NE  
FRIDLEY MN 55421-0000

LINDA L YAEGER  
100 53RD AVE NE  
FRIDLEY MN 55421-0000

TL FRIDLEY LLC ZCOF  
1 E OAK HILL DR STE 302  
WESTMONT IL 60559

GREGORY S & SCHREEN R HEGDAHL  
117 53RD AVE NE  
FRIDLEY MN 55421-0000

ROSA BARBECHO  
101 53RD AVE NE  
FRIDLEY MN 55421-0000

NORTHERN INC BURLINGTON  
PROPERTY TAX DEPARTMENT, PO BOX 961089  
FORT WORTH TX 76161-0000

NORTHERN RR CO BURLINGTON  
PROPERTY TAX DEPARTMENT, PO BOX 961089  
FORT WORTH TX 76161-0089

PUBLIC HEARING  
BEFORE THE  
PLANNING COMMISSION

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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 July 20, 2016, at 7:00 p.m. for the purpose of:

Consideration of a Special Use Permit, SP #16-05, by All Temp Distribution Company, to allow limited outdoor storage on the property, the legal description is on file and available at Fridley Municipal Center, generally located at 5400 Main Street NE.

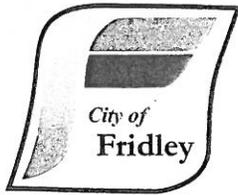
Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Any questions related to this item may be referred to Stacy Stromberg, Planner, at 763-572-3595.

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 July 13, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on August 8, 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, July 8, 2016



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

June 29, 2016

All Temp Distribution Company  
Attn: Gerald Mroska  
5103 Industrial Blvd. NE  
Fridley MN 55421

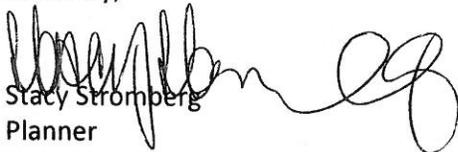
Dear Mr. Mroska:

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 June 17, 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 July 20, 2016 at 7:00 P.M. in the City Council Chambers at 6431 University Avenue. The City of Fridley City Council is scheduled to take final action on your Special Use Permit on August 8, 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

PS #16-01

July 20, 2016

## GENERAL INFORMATION

## SPECIAL INFORMATION

### Applicant:

Fridley Land LLC  
Paul Hyde  
1350 Lagoon Avenue #920  
Minneapolis MN 55408

### Requested Action:

Plat to allow for Phase III of the redevelopment

### Existing Zoning:

S-2, Redevelopment District

### Location:

41 Northern Stacks Drive and unaddressed parcel to the north

### Size:

Total site = 44.59 acres

### Existing Land Use:

Industrial and Vacant

### Surrounding Land Use & Zoning:

N: Industrial & M-2  
E: Railroad Tracks & RR  
S: Industrial (vacant land) & M-2  
W: East River Road & ROW

### Comprehensive Plan Conformance:

Future Land Use Map designates this area as Redevelopment

### Zoning Ordinance Conformance:

Sec. 205.24 doesn't have a minimum lot size requirement; the S-2 section of code allows flexibility for development.

### Zoning History:

2014 – 1<sup>st</sup> Addition platted.  
2015 – 2<sup>nd</sup> Addition platted.

### Legal Description of Property:

Lot 3, Block 1, Northern Stacks 2<sup>nd</sup> Addition  
Lot 1, Block 1, Northern Stacks

### Public Utilities:

The existing buildings are connected. All new buildings will need to be connected and utilities are available in the street.

### Transportation:

The properties being replatted are accessed from East River Road.

### Physical Characteristics:

The property consists of a new industrial building, with construction of another industrial building underway and raw land to the north.

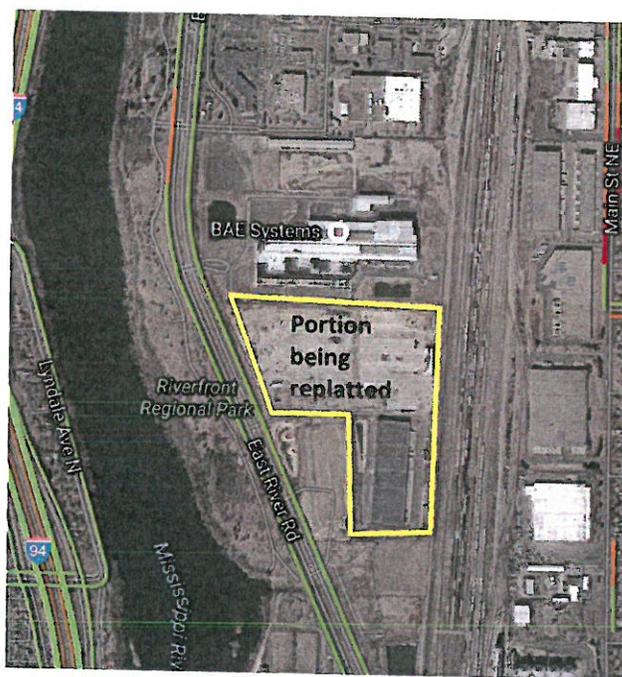
There is also surface driving and parking areas and green space.

### Summary of Project

The petitioner, Paul Hyde of Fridley Land LLC, is requesting the third replat for the redevelopment of the larger property that was 4800 East River Road. The portion being asked to be replatted is a new lot that was created with the first plat, which is addressed as 41 Northern Stacks Drive and the unaddressed parcel to the north. This plat will allow Phase III of the development to occur by creating (3) new lots for further redevelopment of this site.

### Staff Recommendation

City Staff recommends approval of the preliminary plat request.



Aerial of Subject Property

City Council Action/ 60 Day Date

City Council – August 8, 2016

60 Day – August 15, 2016

Staff Report Prepared by: Stacy Stromberg

# Land Use Application Plat #16-01

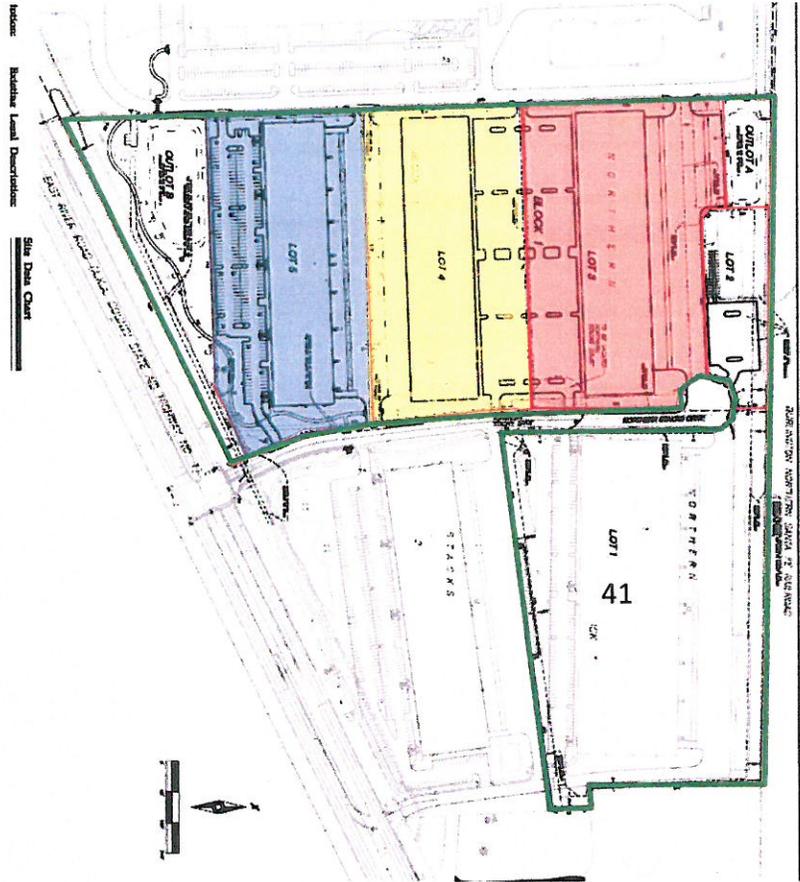
## REQUEST

The petitioner, Paul Hyde of Fridley Land LLC, is requesting the third preliminary plat to allow for the redevelopment of what was originally the large parcel addressed as 4800 East River Road.

The portion of the property to be replatted (outlined in green) for Phase III of this redevelopment is 41 Northern Stacks Drive and the unaddressed parcel to the north. This plat will create (3) new building lots (highlighted on the map to the right in red, yellow and blue) to allow for further redevelopment of this site. It will also extend Northern Stacks Drive further east on the property to provide access to the newly created lots.

## ANALYSIS

The Commission and Council will recall that this property was rezoned from M-2, Heavy Industrial to S-2, Redevelopment District in 2013 to allow redevelopment of what has been known as the BAE/FMC/Navy site, now being called Northern Stacks. The S-2 zoning designation allows flexibility with the redevelopment of the property. A master plan was approved with the rezoning that establishes guidelines that dictate what type of development can occur on the site. The proposed preliminary plat and use meet the intent of the master plan that was approved with the S-2 rezoning for this property.



The first plat was approved in 2015 to allow for Phase I of the redevelopment, which created two separate parcels on the south side of property. As a result, the building at 41 Northern Stacks Drive, which is the most eastern parcel, was constructed. The second building on the west parcel is currently being constructed. That plat also dedicated 1.49 acres of land for right-of-way purposes, which includes the construction of a cul-de-sac off of East River Road, to allow access to the Phase I parcels.

The second plat was approved in 2016 to allow Phase II of the redevelopment, which consolidated BAE Systems within the northern 561,000 of the original building. This space remains as office and technology space for BAE. The exterior of the building has been completely renovated to meet the development standards that the petitioner has set for this development. Demolition of the remainder of the original building is complete.

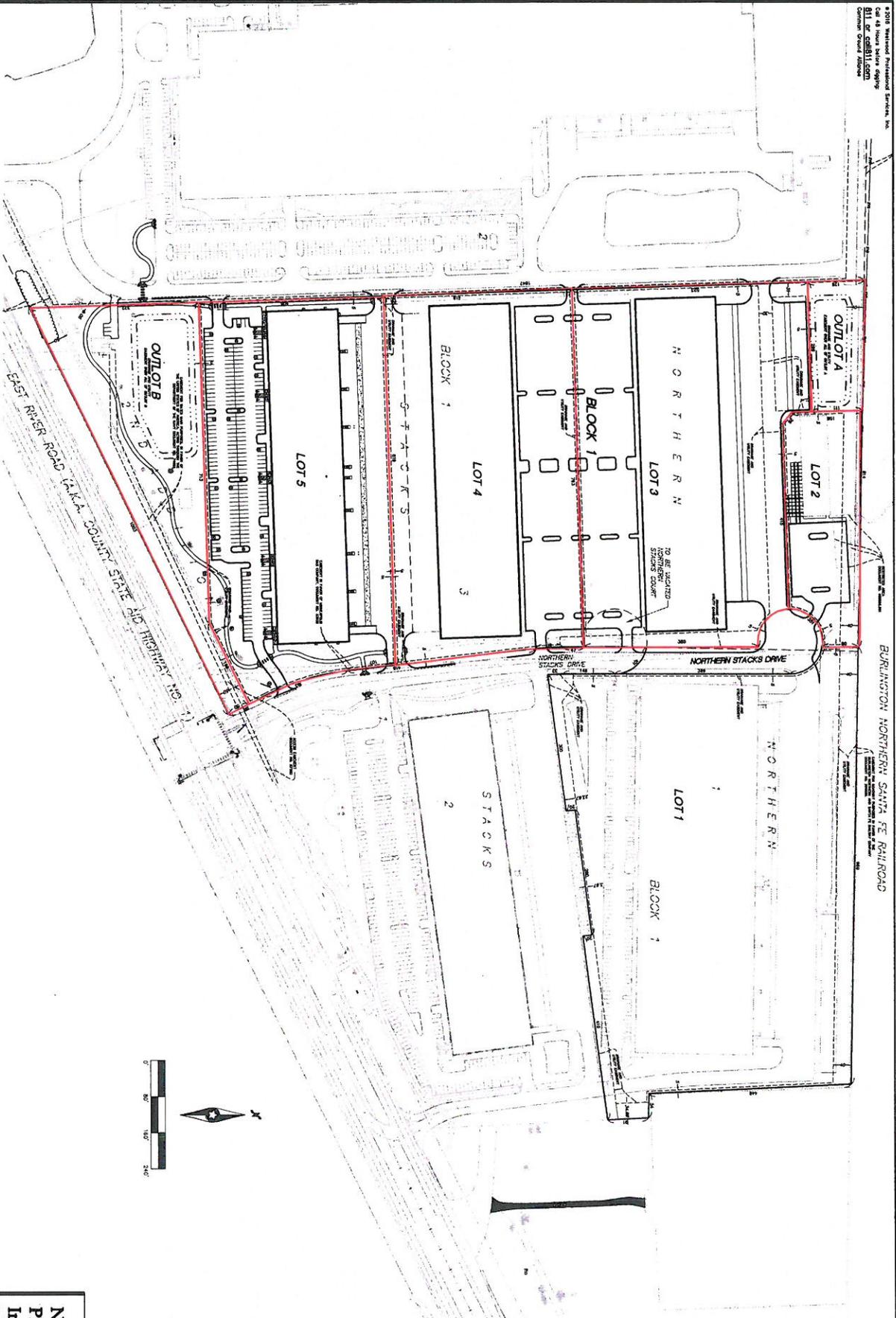
The petitioner is planning to redevelop the subject property in four phases, and at this point in the process, this request will be Phase III.

At this time, Mr. Hyde is seeking to replat the parcel addressed as 41 Northern Stacks Drive and the unaddressed parcel to the north, which combined is 44.59 acres in size. This new replat will give 41 Northern Stacks Drive a new legal description, and will allow the creation of three new lots, which will allow for the construction of three new bulk warehouse and office warehouse industrial buildings. This replat will also create a separate lot for what was the Boiler building and the location of the smoke stacks that remain in place to pay tribute to the history of the site and are the symbol for the name of the development. The petitioner has been working with several potential tenants to have a tap room/beer production use out of this building. Lastly, two outlots will be created for storm water ponds.

#### **RECOMMENDATIONS**

*City Staff recommends approval of the preliminary plat request.*

- *Plat complies with the master plan approved for the rezoning of this property.*



**Proposed Legal Description:**  
 LOTS 1, 2, 3, 4, 5, OUTLOT A and OUTLOT B,  
 BLOCK 1, NORTHERN STACKS AND ADDITION

**Existing Legal Description:**  
 LOT 3, BLOCK 1, NORTHERN STACKS AND  
 ADDITION ACCORDING TO THE RECORD PLAT  
 THEREOF, ANOKA COUNTY, MINNESOTA,  
 AND  
 LOT 1, BLOCK 1, NORTHERN STACKS  
 ACCORDING TO THE RECORD PLAT THEREOF,  
 ANOKA COUNTY, MINNESOTA

**Site Data Chart**

PROPOSED SITE	LOT AREA (ACRES)	AREA (SF)
LOT 1	13.21 AC.	575,566
LOT 2	1.83 AC.	79,795
LOT 3	1.28 AC.	55,729
LOT 4	9.76 AC.	423,328
LOT 5	7.82 AC.	340,607
OUTLOT A	0.79 AC.	34,219
OUTLOT B	3.74 AC.	162,713
TOTAL NEW ROAD RIGHT	0.79 AC.	34,219

**Westwood**  
 Westwood Professional Services, Inc.  
 1000 Lakes Ave, Suite 200  
 Minneapolis, Minnesota 55406  
 Phone: (612) 312-1100  
 Fax: (612) 312-1100  
 Website: www.westwood.com

Project No. \_\_\_\_\_  
 Date: 07/16/18  
 Scale: AS SHOWN  
 Project Name: Northern Stacks Phase III Infrastructure  
 Location: Fridley, Minnesota

**For Construction**

**Fridley Land, LLC**  
 1000 Lakes Ave, Suite 200  
 Minneapolis, Minnesota 55406

**NORTHERN STACKS**

**Northern Stacks-Phase III Infrastructure**  
 Fridley, Minnesota

**Preliminary Plat**  
 Date: 07/16/18  
 Sheet 2 of 14

07/16/18  
 2 of 14

**Westwood**  
 Westwood Professional Services, Inc.  
 1000 North Park Drive  
 Suite 1000, Westwood, MN 55125  
 Phone: (612) 835-2800  
 Fax: (612) 835-2801  
 www.westwoodinc.com

DATE: 02/11/16  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 SCALE: AS SHOWN  
 PROJECT: NORTHERN STACKS PHASE III INFRASTRUCTURE  
 SHEET: 02/11/16-01

For  
 Construction

Prepared For:  
**Fridley Land,  
 LLC**

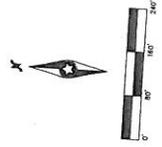
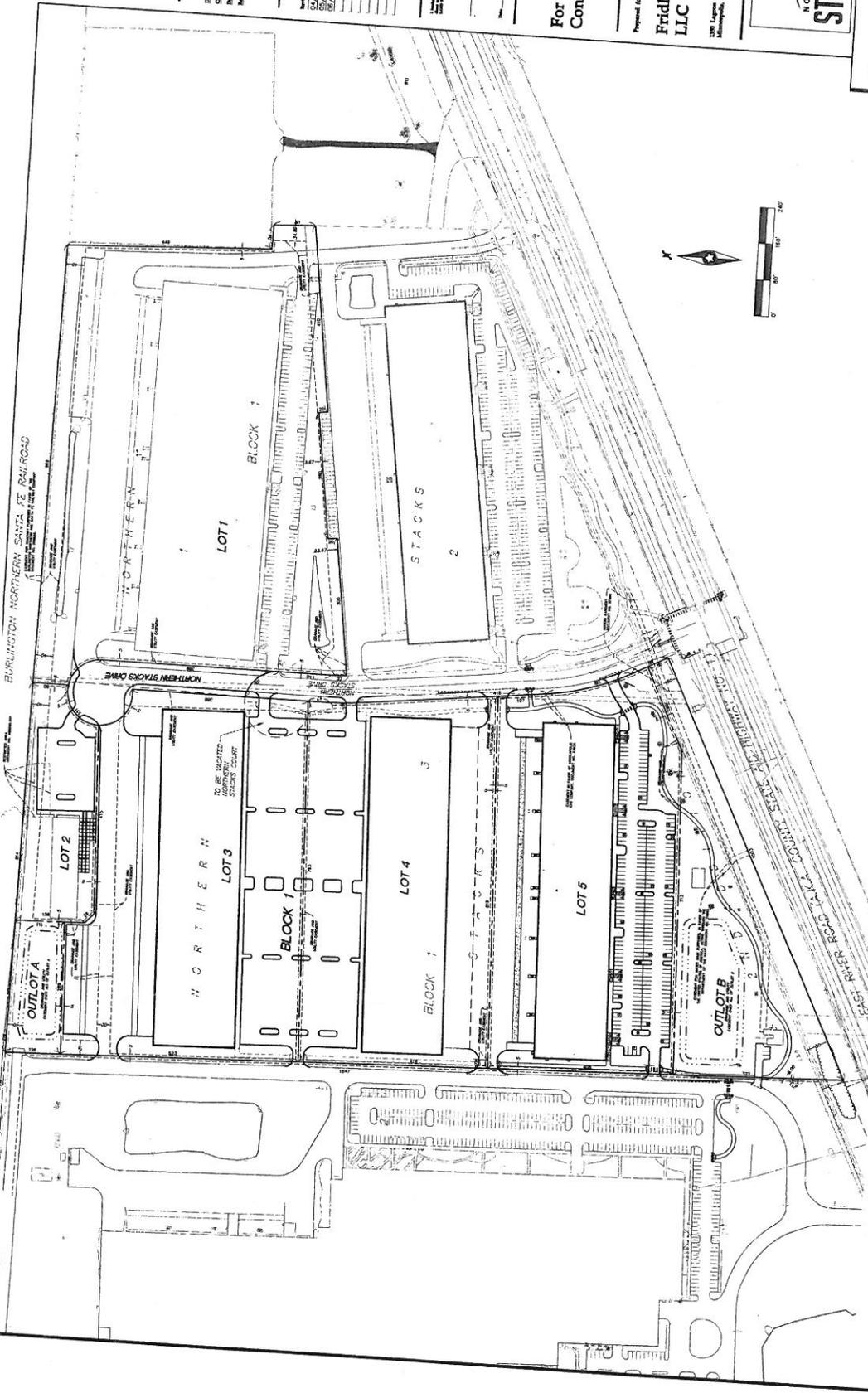
1300 Laguna Ave, Suite 200  
 Minneapolis, Minnesota 55404



**Northern Stacks-  
 Phase III  
 Infrastructure**  
 Fridley, Minnesota

Preliminary Plat

Date: 02/11/16  
 Sheet: 2 of 14



**Site Data Chart**

PROPOSED	LOT AREA (ACRE)	AREA (SQ FT)
SITE	44.59 AC	1,942,014
LOT 1	13.21 AC	575,382
LOT 2	1.83 AC	79,785
LOT 3	6.74 AC	290,508
LOT 4	7.82 AC	338,329
LOT 5	7.82 AC	338,329
OUTLOT A	0.79 AC	34,219
OUTLOT B	3.74 AC	162,713
ROAD ROW	3.50 AC	152,229

**Existing Legal Description:**

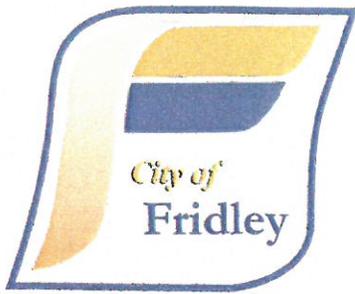
LOT 3, BLOCK 1, NORTHERN STACKS AND OUTLOT B, ACCORDING TO THE RECORD PLAT THEREOF, ANOKA COUNTY, MINNESOTA, AND

LOT 1, BLOCK 1, NORTHERN STACKS ACCORDING TO THE RECORD PLAT THEREOF, ANOKA COUNTY, MINNESOTA

**Proposed Legal Description:**

LOTS 1, 2, 3, 4, 5, OUTLOT A and OUTLOT B, BLOCK 1, NORTHERN STACKS AND ADDITION.





Community Development Department  
 City of Fridley  
 6431 University Avenue NE  
 Fridley MN 55432  
 763.572.3592  
 Fax: 763.571.1287  
[www.fridleymn.gov](http://www.fridleymn.gov)

**SUBDIVISION APPLICATION FOR:**

Plat X Lot Split \_\_\_\_\_

**Property Information**

Address: 41 Northern Stacks Drive NE & unassigned  
 Anoka County Property Identification Number (PIN #): 27-30-24-42-0003; 27-30-24-42-0008  
 Legal Description: Lot 1, Block 1, Northern Stacks, Lot 3, Block 1, Northern Stacks 2nd Addition  
 Current Zoning: S-2/Industrial Square footage of Parcel: 13.7 acres; 30.7 acres

**Reason for Subdivision (one sentence summary, please attached full description)**  
Replat to allow for Phase III of Northern Stacks development

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

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

Name (please print): Fridley Land LLC  
 Mailing address: 1350 Lagoon Avenue #920  
 City: Minneapolis State: MN Zip code: 55408  
 Daytime Phone: 612-904-1513 Fax Number: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_ E-mail address: paul@hyde-dev.com

Signature/Date: \_\_\_\_\_

**Petitioner Information**

Company Name (please print): Same as above  
 Contact Person's Name (please print): \_\_\_\_\_  
 Mailing address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_  
 Daytime Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
 Cell Phone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Signature/Date: [Signature] June 15, 2016

FOR OFFICE USE ONLY	
<u>Fees</u>	
Plat: <u>\$1,500</u> for 20 Lots, \$15.00 for each additional lot <u>X</u>	
Lot Split: \$1,250 _____	
Application Number: <u>PS 16-01</u> Receipt #: _____ Received By: _____	
Application Date: <u>6-17-16</u>	
15 Day Application Complete Notification Date: <u>7-1-16</u>	
Scheduled Planning Commission Date: <u>7-20-16</u>	
Scheduled City Council Date: <u>8-8-16</u>	
60 Day Date: <u>8-15-16</u>	
60 Day Extension Date: <u>10-13-16</u>	

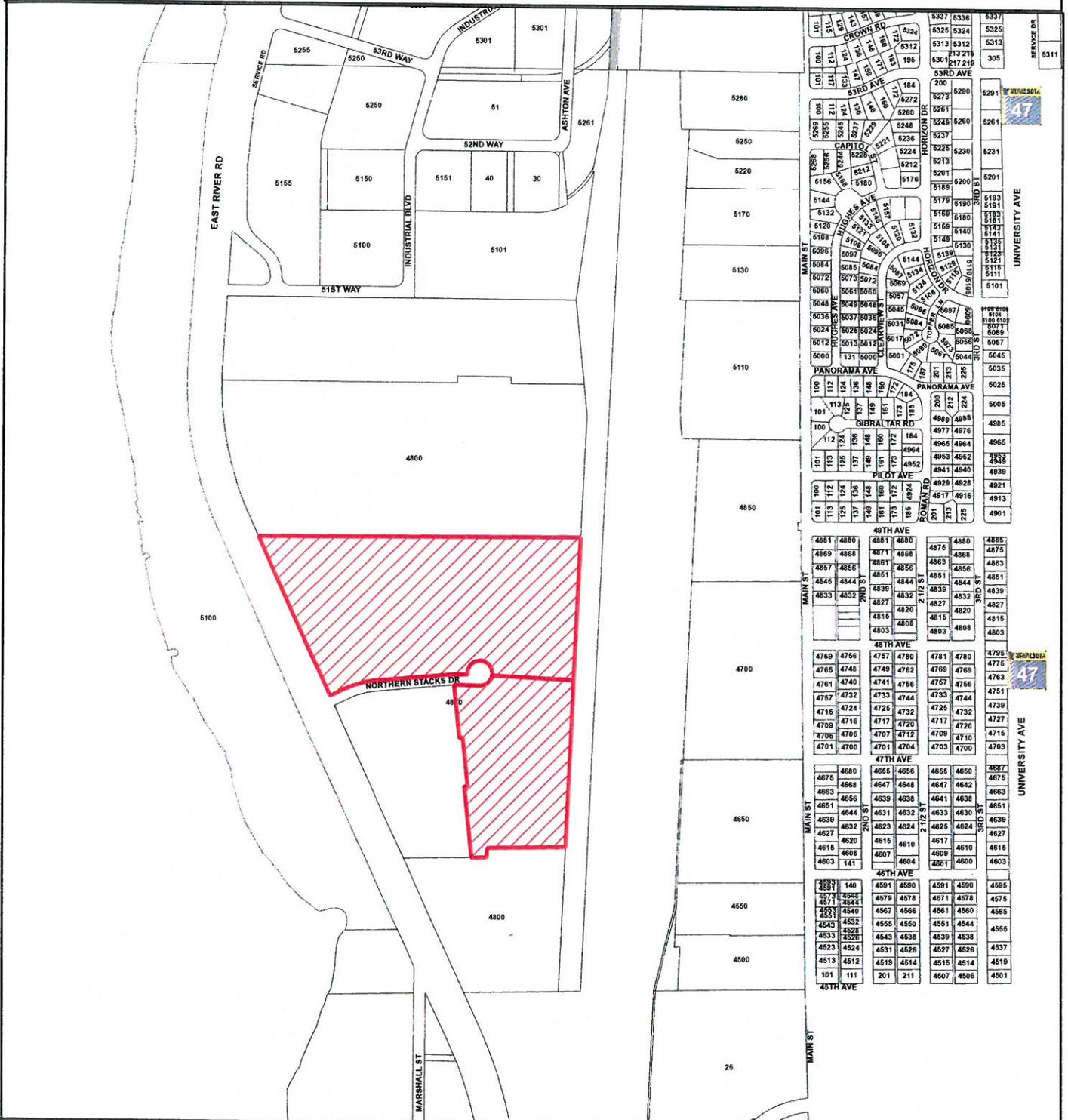
**CITY OF FRIDLEY  
PUBLIC HEARING NOTICE  
BEFORE THE PLANNING COMMISSION**

<b>TO:</b>	All property owners/residents within 350 feet of property generally located at 41 Northern Stacks Drive and the unaddressed parcel to the north.
<b>CASE NUMBER:</b>	Preliminary Plat, PS # 16-01
<b>APPLICANT:</b>	Fridley Land LLC Petitioner or representative must attend the Planning Commission meeting.
<b>PURPOSE:</b>	To replat the property to allow for further redevelopment.
<b>LOCATION OF PROPERTY AND LEGAL DESCRIPTION:</b>	41 Northern Stacks Drive and the unaddressed parcel to the north.  Lot 1, Block 1, Northern Stacks, Lot 3, Block 1, Northern Stacks 2 <sup>nd</sup> Addition.
<b>DATE AND TIME OF HEARING:</b>	<b>Planning Commission Meeting:</b> <b>Wednesday, July 20, 2016, 7:00 p.m.</b> The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
<b>PLACE OF HEARING:</b>	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
<b>HOW TO PARTICIPATE:</b>	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.
<b>SPECIAL ACCOMODATIONS:</b>	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 July 13, 2016. The TDD # is 763-572-3534.
<b>ANY QUESTIONS:</b>	Contact Stacy Stromberg, Planner, at 763-572-3595.
<b>* PROPOSED CITY COUNCIL MEETING DATE:</b>	The proposed City Council meeting Date for this item will be <b>Monday, August 8, 2016</b> . <b>*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.</b>

Publish: Friday, July 8, 2016



# Community Development Department Public Hearing Notice



SOURCES  
 Fridley Engineering  
 Fridley GIS  
 Anoka County GIS

Plat, PS #16-01  
 Petitioner: Fridley Land LLC  
 Address: 41 Northern Stacks Drive and unaddressed parcel to the north  
 Map Date: June 28, 2016



LABELS FOR  
Current Resident

Current Resident  
5100 EAST RIVER RD NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
5155 EAST RIVER RD NE #405  
FRIDLEY 55421 MN

Current Resident  
4800 EAST RIVER RD NE  
FRIDLEY 55421 MN

Current Resident  
41 NORTHERN STACKS DR NE  
FRIDLEY 55421 MN

Current Resident  
5100 INDUSTRIAL BLVD NE  
FRIDLEY 55421 MN

Current Resident  
5101 INDUSTRIAL BLVD NE  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

Current Resident  
FRIDLEY 55421 MN

LABELS FOR  
Parcel Owner

COUNTY ANOKA  
ATTN PARKS DEPT, 2100 3RD AVE  
ANOKA MN 55303-0000

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

FRIDLEY INDUSTRIAL BUILDINGS III AND IV LL  
275 MARKET ST STE 439  
MINNEAPOLIS MN 55405

STACKS II LLC NORTHERN  
1350 LAGOON AVE STE 920  
MINNEAPOLIS MN 55408

SYSTEMS LAND AND ARMAMENTS L P BAE  
4800 EAST RIVER RD  
FRIDLEY MN 55421-0000

NORTHERN INC BURLINGTON  
PROPERTY TAX DEPARTMENT, PO BOX 961089  
FORT WORTH TX 76161-0000

NORTHERN INC BURLINGTON  
PROPERTY TAX DEPT, PO BOX 961089  
FORT WORTH TX 76161-0000

FRIDLEY OWNER LLC GPT  
521 5TH AVE FL 30  
NEW YORK NY 10175

STACKS I LLC NORTHERN  
1350 LAGOON AVE STE 920  
MINNEAPOLIS MN 55408

FAMILY LMTD PRTNRSHIP ROSENBLUM  
5100 INDUSTRIAL BLVD  
FRIDLEY MN 55421-0000

DISTRIBUTION COMPANY ALLTEMP  
5400 MAIN ST NE  
FRIDLEY MN 55421-0000

LAND LLC FRIDLEY  
1350 LAGOON AVE STE 920  
MINNEAPOLIS MN 55408

LAND LLC FRIDLEY  
1350 LAGOON AVE STE 920  
MINNEAPOLIS MN 55408

PUBLIC HEARING  
BEFORE THE  
PLANNING COMMISSION

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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 July 20, 2016, at 7:00 p.m. for the purpose of:

Consideration of a Preliminary Plat, PS # 16-01, by Fridley Land LLC, to replat the property at 41 Northern Stacks Drive and the unaddressed parcel to the north to allow for further redevelopment of the site, legally described as Lot 1, Block 1, Northern Stacks, Lot 3, Block 1, Northern Stacks 2<sup>nd</sup> Addition.

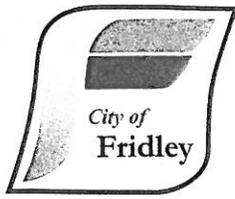
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Hearing impaired persons planning to attend who need an interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than July 13, 2016. The TDD number is 763-572-3534.

The proposed City Council meeting date for this item will be on August 8, 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, July 8, 2016



**Fridley City Hall**

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

June 29, 2016

Fridley Land LLC  
Attn: Paul Hyde  
1350 Lagoon Avenue #920  
Minneapolis MN 55408

Dear Mr. Hyde:

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 Preliminary Plat on June 17, 2016. This letter serves to inform you that your application is complete.

Your Preliminary Plat application hearings and discussion will take place at the City of Fridley Planning Commission Meeting on July 20, 2016 at 7:00 P.M. in the City Council Chambers at 6431 University Avenue. The City of Fridley City Council is scheduled to review your Preliminary Plat on August 8, 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 printed name.

Stacy Stromberg  
Planner



# City of Fridley Land Use Application

LS #16-02

July 20, 2016

## GENERAL INFORMATION

## SPECIAL INFORMATION

### Applicant:

City of Fridley – HRA  
Paul Bolin

### Requested Action:

Lot Split

### Existing Zoning:

P, Public Facilities

### Location:

6911 University Avenue NE

### Size:

492,663 sq. ft.      11.31 acres

### Existing Land Use:

Park land

### Surrounding Land Use & Zoning:

N: Vacant lot & Public Works Garage & P  
E: Locke Park & P  
S: Single Family & R-1  
W: University Avenue & ROW

### Comprehensive Plan Conformance:

Future Land Use Map designation is Park

### Zoning Ordinance Conformance:

Section 205.12 doesn't designate a minimum lot size.

### Building/Zoning History:

- Lot hasn't been platted.
- 1970 – Water treatment plant built.

### Legal Description of Property:

See attached certificate of survey

### Public Utilities:

Water and sewer services are available in the street.

### Transportation:

The property is accessed from the University Avenue Service Road.

### Physical Characteristics:

Open park land and playground equipment.

### SUMMARY OF PROJECT

Paul Bolin on behalf of the City's Housing and Redevelopment Authority (HRA) is seeking a lot split, to prepare the property for future development opportunities.

### SUMMARY OF ANALYSIS

*City Staff recommends approval of this lot split request.*

- Meets the goals and objectives towards potential development of this site and the sites to the north for a Civic/Private project partnership

### CITY COUNCIL ACTION/60 DAY DATE

City Council – August 8, 2016

60-Day Date – August 15, 2016



Aerial of Property

Staff Report Prepared by: Stacy Stromberg

## Land Use Application Lot Split #16-02

### **ANALYSIS**

Paul Bolin on behalf of the City's Housing and Redevelopment Authority (HRA) is seeking a lot split, to prepare the property for future development opportunities.

The subject property is zoned P, Public Facilities. The existing water treatment plant was constructed in 1970. The area is mainly a large open space used as soccer fields with a playground area.

The purpose of the lot split is to maximize the area available to generate tax increment. The increment is necessary to help pay for the infrastructure needed to allow for the redevelopment of the Columbia Arena and surrounding sites. The increment will be used to help pay for the roadways and utilities necessary to develop patio homes on the subject property proposed to be split. After the TIF District is established and development plans are further developed this fall, the entire area will be re-platted to create the individual parcels for each of the uses.



The desire for single level patio homes within the Community is something City staff has heard from residents for many years. It was a comment made over and over again during our last two Comprehensive Planning processes which was nearly 20 years. Part of the redevelopment of the Columbia Arena and surrounding sites will allow for this desire to be accomplished on the land that is part of this lot split request. Any soccer or other recreational programs that are currently being held on the subject property will be re-programmed within the redeveloped Columbia Arena and surrounding site or at another park within the City.

Section 211 of the Subdivision ordinance allows a lot split when a parcel can be subdivided through the use of a simple fraction. The proposed subdivision splits the large lot by 1/3 (Parcel A, west): 2/3 (Parcel B, east) therefore, meeting the intent of the subdivision ordinance.

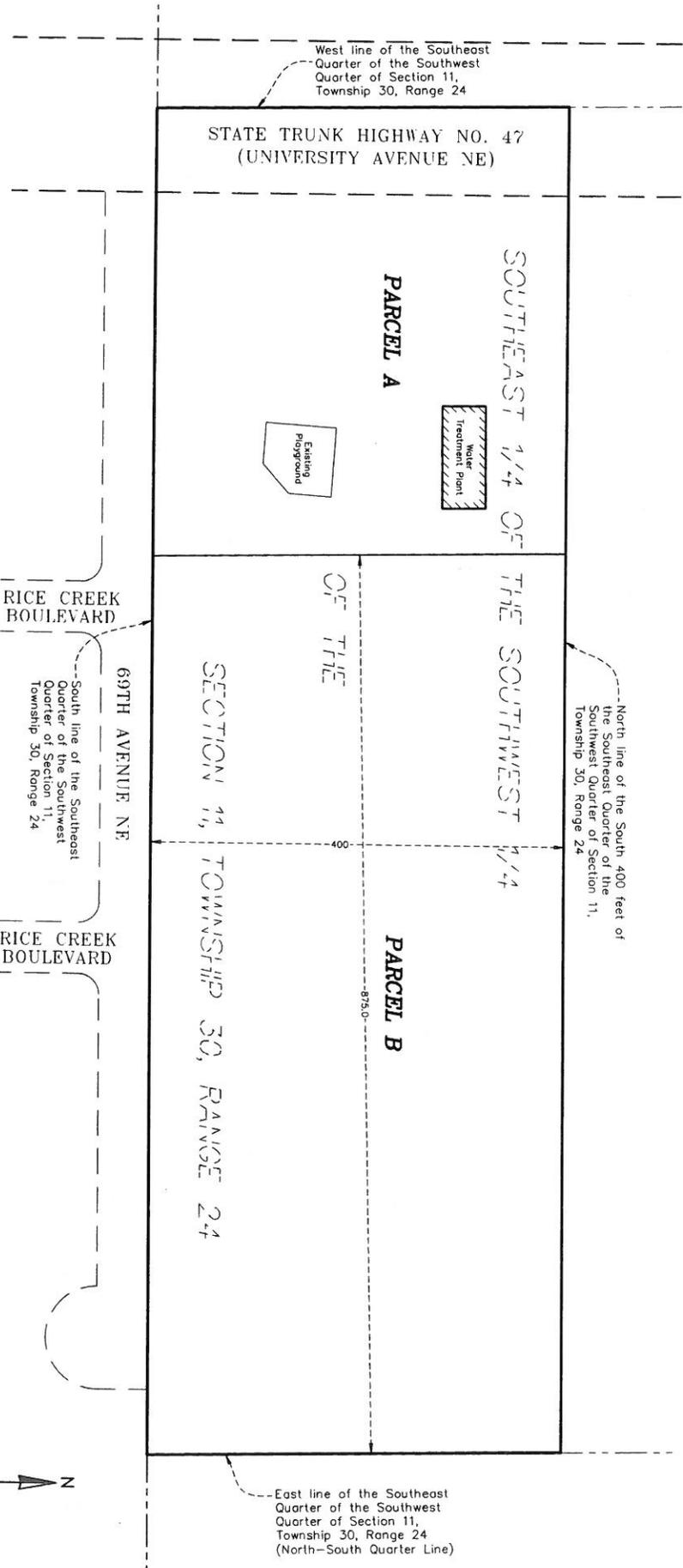
The City hasn't heard from any neighboring property owners.

### **STAFF RECOMMENDATION**

*City Staff recommends approval of this lot split request.*

- Meets the goals and objectives towards potential development of this site and the sites to the north for a Civic/Private project partnership.

# PROPOSED PARCEL SPLIT FOR: THE CITY OF FRIDLEY

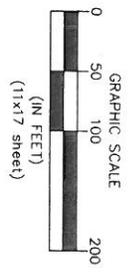


**ENVIRONMENTAL - ENGINEERING - SURVEYING**  
 3890 Pheasant Ridge Drive NE  
 Suite 100, Blaine, MN 55449  
 Phone: 763-489-7900 Fax: 763-489-7959

**Existing Parcel:**  
 The South Four Hundred (400) feet of the Southeast One Quarter of the Southwest One Quarter (SE 1/4 of SW 1/4), Section Eleven (11), Township Thirty (30) North, Range Twenty-four (24) West, Anoka County, Minnesota.  
 Certificate of Title No: 24650  
 Total Area: ±525,200 sq.ft. (±12.06 acres)

**Proposed Parcel A:**  
 That part of the South 400 feet of the Southeast Quarter of the Southwest Quarter of Section 11, Township 30 North, Range 24 West, Anoka County, Minnesota lying West of the East 875.00 feet thereof.  
 Said parcel contains ±175,139 sq.ft. (±4.02 acres)

**Proposed Parcel B:**  
 The East 875.00 feet of the South 400 feet of the Southeast Quarter of the Southwest Quarter of Section 11, Township 30 North, Range 24 West, Anoka County, Minnesota.  
 Said parcel contains ±350,061 sq.ft. (±8.04 acres)



# FRIDLEY

Minnesota

Community Development Department  
City of Fridley  
6431 University Avenue NE  
Fridley MN 55432  
763.572.3592  
Fax: 763.571.1287  
[www.ci.fridley.mn.us](http://www.ci.fridley.mn.us)

## SUBDIVISION APPLICATION FOR:

Plat \_\_\_\_\_ Lot Split X

### Property Information

Address: 6911 University Ave NE

Anoka County Property Identification Number (PIN #): 11-30-24-34-005

Legal Description: South 400 Feet of SE 1/4 of SW 1/4 of Sec. 11, TWP 30 RANGE 24, Ex SUBJ to Easement of Record

Current Zoning: P Square footage of Parcel: 1.3 Acres

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

To prepare property for future development.

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

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

Name (please print): City of Fridley / City of Fridley HRA

Mailing address: 6431 University Ave NE

City: Fridley State: MN Zip code: 55432

Daytime Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Signature/Date: Paul Blin HRA 6/15/16

### Petitioner Information

Company Name (please print): City of Fridley HRA

Contact Person's Name (please print): PAUL BOLIN

Mailing address: 6431 University Ave NE

City: Fridley State: MN Zip code: 55432

Daytime Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Signature/Date: Paul Blin 6/15/16

### FOR OFFICE USE ONLY

#### Fees

Plat: \$1,500 for 20 Lots, \$15.00 for each additional lot \_\_\_\_\_

Lot Split: \$1,250 \_\_\_\_\_

Application Number: LS 16-03 Receipt #: \_\_\_\_\_ Received By: \_\_\_\_\_

Application Date: 6-17-16

15 Day Application Complete Notification Date: 7-1-16

Scheduled Planning Commission Date: 7-20-16

Scheduled City Council Date: 8-8-16

60 Day Date: 8-15-16

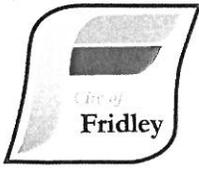
60 Day Extension Date: 10-13-16

NA - Fees

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

<b>TO:</b>	All property owners/residents within 350 feet of property generally located at 6911 University Avenue NE.
<b>CASE NUMBER:</b>	Lot Split, LS # 16-02
<b>APPLICANT:</b>	City of Fridley Housing and Redevelopment Authority (HRA) Petitioner or representative must attend the Planning Commission meeting.
<b>PURPOSE:</b>	To start preparing the property for future redevelopment.
<b>LOCATION OF PROPERTY AND LEGAL DESCRIPTION:</b>	6911 University Avenue NE  The south 400 feet of the southeast one fourth of southwest one fourth of Section 11, Township 30, Range 24, except subject to easement of record.
<b>DATE AND TIME OF HEARING:</b>	<b>Planning Commission Meeting:</b> <b>Wednesday, July 20, 2016, 7:00 p.m.</b> The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
<b>PLACE OF HEARING:</b>	Fridley Municipal Center, City Council Chambers 6431 University Avenue N.E., Fridley, MN.
<b>HOW TO PARTICIPATE:</b>	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.
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<b>* PROPOSED CITY COUNCIL MEETING DATE:</b>	The proposed City Council meeting Date for this item will be <b>Monday, August 8, 2016</b> . <b>*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.</b>

Publish: Friday, July 8, 2016



# Community Development Department Public Hearing Notice



SOURCES  
 Fridley Engineering  
 Fridley GIS  
 Anoka County GIS

**Lot Split, LS #16-02**  
**Petitioner: City of Fridley,**  
**Housing and Redevelopment Authority (HRA)**  
**Address: 6911 University Avenue NE**

Map Date: June 28, 2016



LABELS FOR  
Current Resident

Current Resident  
581 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
545 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
~~FRIDLEY 55432 MN~~

Current Resident  
577 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
6875 UNIVERSITY AVE NE  
FRIDLEY 55432 MN

Current Resident  
7000 UNIVERSITY AVE NE  
FRIDLEY 55432 MN

Current Resident  
573 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
401 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
7011 UNIVERSITY AVE NE  
FRIDLEY 55432 MN

Current Resident  
580 69TH AVE NE  
FRIDLEY 55432 MN

Current Resident  
413 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
400 71ST AVE NE  
FRIDLEY 55432 MN

Current Resident  
570 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
425 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
6911 UNIVERSITY AVE NE  
FRIDLEY 55432 MN

Current Resident  
560 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
437 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
~~FRIDLEY 55432 MN~~

Current Resident  
550 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
400 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
490 69TH AVE NE  
FRIDLEY 55432 MN

Current Resident  
571 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
406 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
589 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
561 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
412 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
585 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
551 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

Current Resident  
418 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

LABELS FOR  
Current Resident

Current Resident  
567 RICE CREEK TER NE  
FRIDLEY 55432 MN

Current Resident  
6890 UNIVERSITY AVE NE  
FRIDLEY 55432 MN

Current Resident  
295 RICE CREEK BLVD NE  
FRIDLEY 55432 MN

LABELS FOR  
Parcel Owner

THOMAS & ARRELL JANET THOMPSON  
581 RICE CREEK TER NE  
FRIDLEY MN 55432-0000

BRIAN DOW  
545 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

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

RICHARD K & REBECCA S DUEHN  
577 RICE CREEK TER NE  
FRIDLEY MN 55432-0000

BAPTIST CHURCH WOODCREST  
6875 UNIVERSITY AVE NE  
FRIDLEY MN 55432-0000

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

JOHN G & JANET C FLORA  
573 RICE CREEK TER NE  
FRIDLEY MN 55432-0000

LOBSANG & NAMGYAL UGEN LHAMO  
401 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

AND REDEVELOPMENT AUTHORITY HOUSING  
6431 UNIVERSITY AVE NE  
FRIDLEY MN 55432

LUCINDA LUND  
580 69TH AVE NE  
FRIDLEY MN 55432-0000

GARY J & SHANNON D ANDERSON  
413 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

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

GARY ALFERNESS  
570 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

G R & M M MAECKELBERGH  
425 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

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

GLORIA JEAN TRUSTEE VYE  
560 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

OBINNAYA OJI  
437 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

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

TODD A JOHNSON  
550 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

KEITH D & NANCY J SHAW  
400 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

ERIC HAUGEN  
490 69TH AVE NE  
FRIDLEY MN 55432-0000

TRUSTEE ELYSE KANER  
PO BOX 32186  
FRIDLEY MN 55432-0186

PATRICIA KESSEL  
406 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

CAROLE B BLASKA  
589 RICE CREEK TER NE  
FRIDLEY MN 55432-0000

EUGENE & MARTHA M SCHERMER  
561 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

PAUL B & ELAINE R GUNDERSON  
412 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

ROGER W & JO ANN D KAYE  
585 RICE CREEK TER NE  
FRIDLEY MN 55432-0000

DEBRA SKUMAUTZ  
551 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

ALANE KLEIN  
418 RICE CREEK BLVD NE  
FRIDLEY MN 55432-0000

LABELS FOR  
Parcel Owner

BRANDON PASCH  
201 FULTON ST W APT 818  
GRAND RAPIDS MI 49503

DEAN ALAN & BARBARA ROSTAD  
6890 UNIVERSITY AVE NE  
FRIDLEY MN 55432-0000

JOSEPH E HUGHES  
295 RICE CREEK BLVD 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 **July 20, 2016, at 7:00 p.m.** for the purpose of:

Consideration of a Lot Split, LS #16-02, by the City of Fridley Housing and Redevelopment Authority (HRA), to start preparing the property for future redevelopment, legally described as the south 400 feet of the southeast one fourth of southwest one fourth of Section 11, Township 30, Range 24, except subject to easement of record, generally located at 6911 University Avenue NE.

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DAVID KONDRICK  
CHAIR  
PLANNING COMMISSION

Publish: Friday, July 8, 2016

