

PLANNING COMMISSION MEETING
April 20, 2016

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

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

MEMBERS ABSENT: Todd Olin

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

APPROVE PLANNING COMMISSION MEETING MINUTES: December 16, 2015

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

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

1. PUBLIC HEARING

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

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

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

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

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

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

Ms. Stromberg stated currently there are (4) 40-foot lots that have been joined together to be taxed as (1) lot; as a result, a lot split needs to be approved to create (2) new lots.

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

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

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

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

Ms. Stromberg stated City Staff recommends that if the lot split is granted, the following stipulations be attached:

1. All necessary permits shall be obtained prior to construction of new homes.
2. Grading and drainage plan to be approved by City's engineering staff prior to the issuance of any building permits, in order to minimize impacts to the surrounding properties.
3. Property owner, at time of building permit application, shall provide proof that any existing wells or individual sewage treatment systems located on the site are properly capped or removed.
4. Property owner, at time of building permit application for the construction of the single family homes, shall pay \$1,500.00 required park dedication fee per lot.
5. Property owner at time of building permit application for the construction of the single-family homes, shall pay all water and sewer connection fees.

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

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

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

Commissioner Sielaff asked, how does the City determine that?

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

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

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

Commissioner Ostwald asked, what size homes are they building?

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

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

problems with them?

Mr. Comeer replied, no.

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

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

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

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

1. All necessary permits shall be obtained prior to construction of new homes.
2. Grading and drainage plan to be approved by City's engineering staff prior to the issuance of any building permits, in order to minimize impacts to the surrounding properties.
3. Property owner, at time of building permit application, shall provide proof that any existing wells or individual sewage treatment systems located on the site are properly capped or removed.
4. Property owner, at time of building permit application for the construction of the single family homes, shall pay \$1,500.00 required park dedication fee per lot.
5. Property owner at time of building permit application for the construction of the single-family homes, shall pay all water and sewer connection fees.

Seconded by Commissioner Oquist.

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

2. PUBLIC HEARING

Consideration of a Public Hearing for a Special Use Permit, SP #16-02, by Peak Physique LLC, to allow a commercial recreational use (fitness training studio) in an M-1, Light Industrial zoning district, legally described as Lot 2, Block 1, Anderson Development Replat Except West 45 Feet Thereof, generally located at 1290 Osborne Road.

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

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

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

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

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

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

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

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

Ms. Stromberg stated the subject property currently has 104 parking stalls on the site. Based on the uses within the existing building, Code would only require 42 parking stalls. As a result, there is more than enough spaces available for the proposed tenant. He states he expects an average session would accommodate up to 25 people. This would still leave 37 stalls available to this business or others. Therefore, parking is not a concern on this site.

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

Ms. Stromberg stated staff recommends that if the special use permit is granted, the following stipulations be attached:

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

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

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

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

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

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

Mr. Moes replied, very popular.

Commissioner Sielaff asked how many members do they have?

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

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

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

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

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

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

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

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

Mr. Moes replied, yes.

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

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

MOTION by Commissioner Sielaff approving Special Use Permit, SP #16-02, by Peak Physique LLC, to allow a commercial recreational use (fitness training studio) in an M-1, Light Industrial zoning district, legally described as Lot 2, Block 1, Anderson Development Replat Except West 45 Feet Thereof, generally located at 1290 Osborne Road with the following stipulations:

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

Seconded by Commissioner Oquist.

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

3. PUBLIC HEARING:

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

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

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

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

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

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

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

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

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

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

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

Ms. Stromberg replied, same exact regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION CARRIED UNANIMOUSLY.

7. **Receive the Minutes of the March 8, 2016, Environmental Quality and Energy Commission Meeting.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12. **Receive the Minutes of the December 7, 2015, Parks and Recreation Commission Meeting.**

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

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

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

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

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

14. Receive the Minutes of the March 7, 2016, Parks and Recreation Commission Meeting.

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

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

OTHER BUSINESS:

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

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

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

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

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

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

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

ADJOURN:

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

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:36 P.M.

Planning Commission Meeting

April 20, 2016

Page 10 of 10

Respectfully submitted,

Denise M. Johnson
Recording Secretary