

**PLANNING COMMISSION MEETING  
July 20, 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, Mike Heintz, and Mark Hansen

**OTHERS PRESENT:** Stacy Stromberg, Planner  
Paul Bolin, HRA Executive Director  
Gerald Maeckelbergh, 425 Rice Creek Boulevard  
Gene Schermer, 561 Rice Creek Boulevard  
Obinnaya Oji, 437 Rice Creek Boulevard  
Gerry Mroska, All Temp Distribution Company

**Approval of Minutes:** May 18, 2016

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

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

**1. 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 Stack 2nd Addition.**

**MOTION** by Commissioner 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 7:02 P.M.**

**Stacy Stromberg**, Planner, stated the petitioner, Paul Hyde of Fridley Land LLC, is requesting the third preliminary plat to allow for Phase III of the redevelopment of what was originally the large parcel addressed as 4800 East River Road.

**Ms. Stromberg** stated the portion of the property to be replatted 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 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated the proposed preliminary plat and use meet the intent of the master plan that was approved with the S-2 rezoning for this property.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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. Finally, two outlots will be created for storm water ponds.

**Ms. Stromberg** stated City Staff recommends approval of the preliminary plat request as the Plat complies with the master plan approved for the rezoning of this property.

**Chairperson Kondrick** asked if they will be serving alcohol at the taproom.

**Ms. Stromberg** replied, yes, it will be a taproom so they will serve the beer that is brewed on site.

**Chairperson Kondrick** stated will be parking back there for the taproom.

**Ms. Stromberg** replied, yes, there will be a separate parking lot.

**MOTION** by Commissioner Sielaff to close 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 CLOSED AT 7:07 P.M.**

**Chairperson Kondrick** stated this is a pretty straightforward thing. They know where these folks are going and they have talked about this for quite a while. He has no problem with this.

**MOTION** by Commissioner Oquist approving 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 Stack 2nd Addition. Seconded by Commissioner Heintz.

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

**2. 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.**

**MOTION** by Commissioner Sielaff 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 7:09 P.M.**

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated Section 211 of the Subdivision ordinance allows a lot split when a parcel can be subdivided through the use of a simply 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.

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

**Ms. Stromberg** stated City Staff recommends approval of this lot split request as it meets the goals and objectives towards potential development of this site and the sites to the north for a Civic/Private project partnership that could happen in the future.

**Ms. Stromberg** stated is asking for approval of the lot split. This is not part of the development plan. There is nothing final yet as far as development plans; this lot split is just preparing the land for development. The City Council and City staff will be holding an open house in regards to the potential development on July 26, 2016, from 6 to 9 p.m.; and that would be the opportunity for people to ask questions.

**Commissioner Sielaff** asked why is it being proposed the way it is as far as one-third and two-thirds.

**Ms. Stromberg** replied the simplest way to do it is through a lot split and usually if you can take a lot and split it in half or in a third, then they can do the lot split process and do not have to go through the platting process which is longer and more expensive. The purpose of doing it now is to help with the tax increment financing.

**Commissioner Sielaff** asked is there a particular reason for the one-third and two thirds?

**Paul Bolin**, HRA Executive Director, stated that was a logical breaking point for this subdivision because you have the water treatment plant and the existing playground all sit in that western third of the site. If you look to the south of 69<sup>th</sup> Avenue, if there were patio homes developed on this site and additional roadways were put in, you could line those up with Rice Creek Boulevard to the south.

**Gerald Maeckelbergh**, 425 Rice Creek Boulevard, asked if Mr. Bolin could show them on the map an idea as to where the playground and the water treatment building is and parking to the north side. He drove through that area last night and there was soccer being played there. The whole parking lot was full, and there were 20 cars parked at Woodcrest Baptist Church and on Rice Creek Boulevard on the east side and the west side. He is concerned about the parking part of this redevelopment. Is the parking included on Parcel A?

**Mr. Bolin** replied at this time there are no plans for this site. Jack Kirk, Parks and Recreation Director, has assured them the soccer games can be moved to a different park.

**Chairperson Kondrick** asked if all the programming would change with the possible development of this site.

**Mr. Bolin** replied correct. He indicated on the map the location of the playground and the water treatment plant.

**Mr. Maeckelbergh** asked if it includes the parking lot as it sits now?

**Mr. Bolin** replied, no. All of the parking actually sits on the parcel that is to the north of this. There never has been dedicated parking for the park.

**Mr. Bolin** stated originally when Anoka County developed Columbia Arena, the City just used the parking lot for soccer and for other events. Once Bill Fogerty purchased the arena, that is when it came to light the City does not even have an access or easement agreement for the parking on the Columbia Arena parcel. However, Mr. Fogerty was okay with us using it and now that the HRA owns the Columbia Arena site of course, they are okay with it. That is why the HRA left a 60-foot wide portion of the lot paved when they did the rest of the demolition. Until some plans are made, there is adequate parking for the people using the soccer field and playground.

**Commissioner Sielaff** asked if there was a well there.

**Mr. Bolin** replied, yes, as part of the water treatment plant.

**Commissioner Sielaff** asked whether there are any concerns about well protection.

**Mr. Bolin** replied, no there is not. They could certainly get something back to them if they would like more information from the City Engineer on that. He has been heavily involved in all of the work that has gone on, with different soil borings, etc.

**Chairperson Kondrick** stated it will not be a problem.

**Mr. Bolin** replied, no.

**Gene Schermer**, 561 Rice Creek Boulevard, stated he is wondering whether the lot split is going to include bulldozing a road through to Rice Creek Boulevard?

**Mr. Bolin** replied, approving this lot split tonight does not commit the City, the Planning Commission, or the HRA to anything. There are plans that will be developed. There is an open house next Tuesday. A lot of those things that are being developed are being based on the community-wide meetings they had in the spring of 2015. What was heard at those meetings is people would like to see patio homes somewhere on this site. The subject parcel is probably the most likely area for that, simply because it abuts single-family homes. It can really act as a buffer to whatever gets developed further to the north. Approving this tonight does not bring bulldozers or earth moving equipment, out there tomorrow. There are still plans that need to be developed and approved. There is going to be a number of hearings as different plans move forward, both before the Planning Commission and the City Council.

**Chairperson Kondrick** stated the meeting on the 26th of July is downstairs. Anybody interested should go to that meeting and air their thoughts, desires, and opinions, etc. Nothing has been set in stone as far as what they are going to do or how they are going to do it. It would be important for anybody interested in this property and how it might affect their homes or their area to stop on by and voice their opinions.

**Obinnaya Oji**, 437 Rice Creek Boulevard, asked would it make more sense for this situation to be reversed? To have the open house, before the request for the lot split.

**Mr. Bolin** replied this is really a matter of timing. This particular lot split at this point really has no impact on the future plans. As they move forward and are looking at different development scenarios for this site, one of the things they need to do is create a Tax Increment District to help pay for utilities, roadways, and those typical development costs. One way to do that is to create a District. What they want to do is include all of the land area that they can within that District. They are not saying anything

has to or will be built on this site but, by creating these parcels now, they can create their Tax Increment District. Then "if" something is built on this site, they will be able to capture that value and use that then to pay for the roadways and the other park enhancements that will likely happen "if" there is a larger development. It is about a 90-120 day process to create a Tax Increment District, and they want to have all of that done and in place before all the planning gets too far along or before they have developers coming to the door.

**Mr. Oji** asked if it is possible to take away from the bigger Columbia Arena area, there will still be land left for the City park features.

**Mr. Bolin** replied, correct. If Mr. Oji is able to make it to the meeting next Tuesday, one of the draft plans they have includes a large park feature--a large pond with different features around it. It would sit about right where the old arena was.

**MOTION** by Commissioner Heintz to close the public hearing. Seconded by Commissioner Ostwald.

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:29 P.M.**

**MOTION** by Commissioner Sielaff approving 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. Seconded by Commissioner Oquist.

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

**3. 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.**

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

**Ms. Stromberg** stated 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 three designated areas.

**Ms. Stromberg** stated the original request was for a 15,000 square foot area on the northwest side of the building to allow one of the building's tenants, Thor Construction, to store construction equipment for their company. After further review, the petitioner is asking to include two additional outdoor storage area with this request, in the event an existing tenant or future tenant may request outdoor storage space.

**Ms. Stromberg** stated 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 in 1957. Several building additions 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 square foot 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.

**Ms. Stromberg** stated we have 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.

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

**Ms. Stromberg** stated 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 square feet in size. This is the location will be paved this fall and will store the construction equipment for Thor Construction.

**Ms. Stromberg** stated the second area (Site D, red) will be located on the west side (rear yard) of the building along the middle section, and will be 20,000 square feet 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.

**Ms. Stromberg** stated the third area (Site A, blue) will be located on the south side of the building and is 35,000 square feet 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 square feet of potential outdoor storage space on this property, which is well under what code would allow on this site.

**Ms. Stromberg** stated 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.

**Ms. Stromberg** stated 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, by 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.

**Ms. Stromberg** stated 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.

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

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

**Ms. Stromberg** stated City Staff recommends approval of this special use permit, with stipulations as 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.

**Ms. Stromberg** stated 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-foot 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.

**Commissioner Sielaff** asked how long does it take to grow the ivy such as what was in the picture shown.

**Ms. Stromberg** replied it does take some time, but it is something staff has encouraged other businesses to do, too, because it just overall looks better than the fence or a fence with slats. In the interim, they may see some items, but overall, they feel it is a better solution.

**Commissioner Hansen** asked whether the ivy has to be maintained or trimmed.

**Ms. Stromberg** replied, it depends, but likely they would just let it grow.

**Commissioner Hansen** asked Ms. Stromberg to clarify what is meant by limited outdoor storage and what types of things could be allowed to be stored there.

**Ms. Stromberg** replied, the City ordinance says "limited" because they are only limited to 50 percent of the building permit. In the City's M-3, Heavy Industrial Use District, the City allows outdoor storage by right as opposed to limiting it to 50% of the buildings footprint.

**Commissioner Hansen** stated but they can store for the most part anything they want.

**Ms. Stromberg** replied, yes, provided, the Fire Marshal approves the materials.

**Commissioner Oquist** asked do they have to deal with fencing off the storage areas at this time? Sometimes they fence just around the storage areas. Will that be an issue in the future?

**Ms. Stromberg** replied, they did talk a little bit about that with the petitioner but decided that the fence along the western property line would be a better screen overall than trying to screen just individual areas. Sometimes screening the individual areas makes it harder for industries to use those storage areas because they are bound by an interior fence.

**Commissioner Oquist** stated if you look at the aerial view on the first page, that south side where one of the storage areas would be, there are a lot of trailers there. That will not be there if they have storage in there. That is more like a parking issue.

**Ms. Stromberg** replied, she will let the petitioner address that to some degree. He has been working on getting some of those trailers moved. However, the other thing to note is this site does work a lot like Target Distribution where there is constant movement of trailers and semi's. No matter when you take an aerial there is going to be trailers there because they are always moving in and off the site.

**Commissioner Oquist** stated but if that is going to be a storage area and a holding pond, you cannot have those trailers there.

**Ms. Stromberg** replied, the petitioner is not saying he needs the storage areas right now but is saying that in the event he has a tenant that needs storage, he wants to designate that area on the property.

**Commissioner Oquist** asked is there room to move or have those trailers elsewhere.

**Ms. Stromberg** replied she believes the petitioner is working on that.

**Gerry Mroska**, All Temp Distribution Company, stated quite a few of the trailers are gone. This summer he had some tenants who were storing trailers move them out. It is a lot smaller of an area than what they see on the aerial. They are trying to have all trailer storage behind the building, which is why they asphalted last year. They also removed the trailers along the west fence. The footprint for the trailers has shrunken down quite a bit. He has long-term leases with most of his tenants that are going ten years out.

**Commissioner Sielaff** asked Mr. Mroska, how many tenants does he have?

**Mr. Mroska** replied, around ten.

**Chairperson Kondrick** asked Mr. Mroska if he has had a chance to review the stipulations and if he had

any problems with them?

**Mr. Mrosla** replied what he was going to try and do is get away from the prison look with the barbed wire fence in the back. The fence does look pretty beat up. He had to determine whose fence it was. He checked with BNSP, and looks like it is his fence. If he put slats in, it would be a perfect pallet for graffiti. That is where the ivy came in. He spoke with Gertens about ivy and they suggested planting them about every six feet. It takes several years for them to grow, and they are talking about 250 plants.

**Chairperson Kondrick** asked if he had any other problems with the stipulations.

**Mr. Mrosla** replied, not at all. These projects take time. It is a big area. He is trying to get everything asphalted and there are the holdings ponds. They had that pond on the north side of the property enlarged so the runoff would run from the new asphalt to that holding pond.

**Chairperson Kondrick** stated the petitioner still needs to comply with any regulations set forth by the Mississippi Watershed Management Organization. He asked if the petitioner understood that.

**Ms. Stromberg** replied he should. It is all related to the storm ponding requirements. He already has all the storm ponds calculated and engineered.

**MOTION** by Commissioner Ostwald 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 7:47 P.M.**

**Chairperson Kondrick** stated the petitioner knows what he is doing.

**MOTION** by Commissioner Oquist approving 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. with the following stipulations:

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-foot 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.

Seconded by Commissioner Heintz.

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

- 4. Receive the minutes of the May 10, 2016, Environmental Quality and Energy Commission Meeting.**

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

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

- 5. Receive the minutes of the May 2, 2016, Parks & Recreation Commission Meeting.**

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

- 6. Receive the minutes of the June 6, 2016, Parks & 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:**

Ms. Stromberg stated the special use permit for TCO Design at 5300 Fourth Street, the comprehensive home health care use, did get approved by City Council; and the City has received the building permit application.

Commissioner Oquist asked whether the house that is there is empty now?

Ms. Stromberg replied, yes, there are no renters.

Ms. Stromberg stated the special use permit for Mobile Maintenance off of East River Road was also approved by City Council.

Ms. Stromberg stated they may have a meeting in August. Staff is looking at maybe bringing the Planning Commission a text amendment to the solid waste section of the code.

Ms. Stromberg stated she wanted to remind everybody again about the open house related to the Columbia Arena redevelopment which is next Tuesday, here at City Hall, in Meeting Rooms 1 and 2, down in the basement, from 6 to 9. That is an opportunity for people to come in and see the potential site plans that have been drawn up, ask questions of staff and councilmembers, it will be a good learning experience.

**ADJOURN:**

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

**UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:54 P.M.**

Respectfully

submitted,

Denise  
Recording

M.

Johnson  
Secretary