

PUBLIC NOTICE



City of Fridley City Planning Commission Meeting Notice of Meeting by Telephone or Other Electronic Means

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Fridley will hold its regularly scheduled meeting on July 15, 2020 at 7:00 pm via telephone or other electronic means.

In accordance with the requirements of Minn. Stat. Section 13D.021, Walter T. Wysopal, City Manager, has determined that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of the Minnesota Statutes.

Because of the Novel Coronavirus Disease 2019 (COVID-19) pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible. Additionally, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible. Therefore, all commission members will be participating by telephone or other electronic means.

Public Comment Before a Meeting

If you have public comments to submit before a meeting, please send your comments to stacy.stromberg@fridleymn.gov or contact the Community Development Office at 763-572-3595. Public comments will be received up until noon on the day of the meeting. Comments will be compiled and delivered to the Planning Commission.

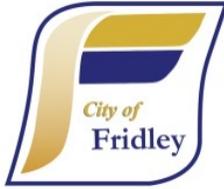
Public Comment During a Meeting

During the meeting, members of the public that wish to comment may join the meeting on the Zoom webinar platform. Attendees will be able to click the "raise hand button" and alert City staff that they wish to comment. When it is time for comments, individuals will be recognized, and their microphones will be enabled, allowing them to comment. Zoom meeting information may be found on the first page of the meeting agenda.

Link to the Planning Commission meeting: <https://zoom.us/j/95556584804>.

If you do not have comments for the Commission, but wish to watch the meeting you may do so online at: <https://fridley.vod.castus.tv/vod>. Fridley residents with Comcast may watch the live meeting on Channel 17.

Posted: July 8, 2020



FRIDLEY PLANNING COMMISSION

WEDNESDAY, JULY 15, 2020

7:00 P.M.

VIA ZOOM - <https://zoom.us/j/95556584804>

AGENDA

CALL TO ORDER

ROLL CALL

APPROVE PLANNING COMMISSION MEETING MINUTES: MAY 20, 2020

PUBLIC HEARING:

1. Consideration of a Plat, PS #20-01, by Java companies, to replat the properties at 6290 and 6310 Highway 65 to provide additional land to the vacant parcel at 6290 Highway 65, to allow for the construction of a Caribou Coffee Cabin.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS – THROUGH ONE MOTION

Motion to accept the minutes from the following Commission meetings:

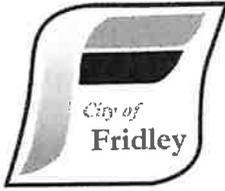
1. March 10, 2020, Environment Quality & Energy Commission
2. March 5, 2020, Housing and Redevelopment Authority Commission
3. May 7, 2020, Housing and Redevelopment Authority Commission

OTHER BUSINESS:

1. Elect Chair and Vice Chair

ADJOURN

NEXT PLANNING COMMISSION MEETING DATE:
AUGUST 19, 2020



FRIDLEY PLANNING COMMISSION

WEDNESDAY, MAY 20, 2020

7:00 P.M.

FRIDLEY CIVIC CAMPUS, COUNCIL CHAMBERS

7071 UNIVERSITY AVENUE N.E.

MINUTES

CALL TO ORDER

Chairperson Kondrick called the Planning Commission Meeting to order at 7:05 p.m.

ROLL CALL

PRESENT: David Kondrick, Mark Hansen, Ryan Evanson, Brad Sielaff, and Terry McClellan

ABSENT: Mike Heintz, and Leroy Oquist

OTHERS PRESENT: Daniel Tienter, Director of Finance/City Treasurer/City Clerk
Stacy Stromberg, Planning Manager
Mark Krough, 6290 Highway 65 LLC

APPROVE MINUTES

March 18, 2020

Motion by Commissioner McClellan to approve the minutes. Seconded by Commissioner Evanson.

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

PUBLIC HEARING:

1. Consideration of a Variance, VAR #20-01, to reduce the front yard setback requirement from 80 ft. to 56 ft. to allow the construction of a Caribou Cabin coffeeshop, generally located at 6290 Hwy 65.

MOTION by Commissioner Hansen to open the public hearing. Seconded by Commissioner McClellan.

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

Stacy Stromberg, Planning Manager, stated the petitioner is 6290 Highway 65 LLC. This is the Planning Commission's first variance. As they know at the end of last year, the Appeals Commission was abolished and now the Planning Commission hears variance. A variance is simply just a variation to a City Code requirement.

Ms. Stromberg stated this variance is related to a front yard setback and it is to reduce that from 80 feet to 56 feet to allow the construction of a Caribou Cabin. The vacant property is located at 6290 Highway 65. She presented an illustration of what the Caribou Cabin will look like and stated it is important to note the City already does have one of these Cabins being constructed in Fridley. It is at 8094 University Avenue which is formerly the Midas property.

Ms. Stromberg stated the property is on West Highway 65 Service Drive, north of West Moore Lake Drive. It is zoned C-3, General Shopping, as are all surrounding properties. It was originally developed in 1958 with the construction of a gas station and a repair garage. That building was demolished in 2002, and this site has remained vacant since then.

Ms. Stromberg presented an illustration of the site plan. She stated the Caribou Coffee Cabin concept has no interior seating. There is a drive-thru and a walk-up window to serve guests. There is also an outdoor patio with tables that will be used on site in the warmer months for people to enjoy their drinks. If they look at the site plan, the yellow highlighted box is where the building is going to be located. There is ample parking which will be used in combination with the Banquets of Minnesota that is located to the north. Also, they will see the location of the drive-thru and the ponding area.

Ms. Stromberg stated this property, on its own, is not large enough to be developed. The petitioner is acquiring 18 feet to the north from Banquets of Minnesota to combine with this existing parcel. That plat request will come to the Planning Commission at a later date.

Ms. Stromberg stated, the City Code does require an 80-foot front yard setback in the C-3 zoning district; and the petitioner is asking to have that setback reduced to 56 feet. The 80-foot setback does provide a challenge for this property.

Ms. Stromberg stated just to go over a little history related to the zoning, the first Zoning Map the City has on file is dated 1958. It shows the subject property zoned C2S which was characterized at that time as General Shopping District. The 1955 Zoning Code did not have a minimum front yard setback requirement. That might explain why the bowling alley or what is now Banquets of Minnesota is so close to the property line. In 1969 the Zoning Code was amended and required the 80-foot setback.

Ms. Stromberg stated the properties to the south all have received variances for front yard setback reductions. The office condos to the south were granted a variance to 55 feet in 1985. The veterinarian clinic received a variance to 48 feet. That addition was never constructed, but the existing building is at 55 feet. The Miller Funeral Home has been

granted several variances in the past, and the most recent one was in 2001. That was to allow the building be set back 58 feet from front yard setback.

Ms. Stromberg stated it's unclear to current Planning staff why these properties on the corner of Highway 65 and West Moore Lake Drive were not zoned C-2, General Business, because it seems more fitting as that zoning district allows smaller lot sizes and reduced setbacks. They can see a copy of the existing Zoning Map on the screen and how all of those parcels are zoned C-3, but many of them are too small to meet the C-3 standards. They did consider having the petitioner rezone the property but, in order to do that, he would have to get all of the properties surrounding him to be involved in that rezoning as the City cannot just rezone one parcel. That can be quite a difficult process especially if the property owner does not see the value in a rezoning.

Ms. Stromberg stated as a result staff recommended the petitioner apply for this variance to be aligned with the properties to the south. It will create a consistent site line along this section of the Highway 65 corridor.

Ms. Stromberg stated in order to grant the variance, practical difficulties need to exist on the property. Practical difficulties are met based on five factors:

1. Is the variance in harmony with the purpose and intent of the ordinance?
Answer: Yes, the proposed setback reduction is consistent with the neighboring properties and provides adequate area for greenspace and a patio with parking along the north side of the building.
2. Is the variance consistent with the Comprehensive Plan?
Answer: Yes, it is. The 2020 Plan and the 2040 draft Plan guide this property as commercial.
3. Does the proposal put the property to a reasonable use?
Answer: The proposed use as a commercial entity is a reasonable use. The front yard setback is reasonable given the neighborhood the property is located in and will create a consistent look along this corridor.
4. Are there unique circumstances to this property not created by the landowner?
Answer: Yes. The zoning designation is unique for parcels of this size.
5. Will the variance if granted alter the essential character of the locality?
Answer: No, the proposed project will not alter the character of the locality and will fit in nicely.

Ms. Stromberg stated staff recommends approval of the variance as practical difficulties do exist. Staff recommends approval based on the following stipulations:

1. The petitioner shall meet all requirements set forth by:
 - a. The Building Code
 - b. The Fire Code – including but not limited to hydrant location, weight restrictions on potential bridge to traverse wetland, signage for emergency vehicles
 - c. The City's Engineering department – including but not limited to grading, drainage, utilities plans, storm pond maintenance agreement, and utility connection fees
 - d. The City's Planning department – including but not limited to landscaping, lighting, and signage plans
 - e. The Rice Creek Watershed District regulations
2. The petitioner is strongly encouraged to participate in Xcel Energy's Energy Design Assistance program in order to identify energy and cost-saving strategies

Chairperson Kondrick asked the petitioner if he understands the stipulations as presented?

Mark Krough, 6290 Highway 65 LLC, replied, I do.

Chairperson Kondrick asked the petitioner if he agrees with the stipulations as submitted?

Mr. Krough replied, absolutely.

Chairperson Kondrick asked the petitioner what about the second stipulation, that he is encouraged to get a hold of Xcel Energy to talk about how to conserve energy and make his building energy efficient, etc.?

Mr. Krough replied, the tenant is Caribou Coffee and they will be paying the utilities. They will work with them on this. There will probably be some cost-savings to them. They have to work with Xcel on almost every one of their projects, so it will not be a big hurdle to jump through.

Chairperson Kondrick asked the petitioner so he understands the benefits.

Mr. Krough replied, absolutely.

Commissioner Sielaff asked the Petitioner on the 18-foot section, they plan to purchase that property from the Banquets of Minnesota?

Mr. Krough replied, his business partner, Scott, owns Banquets of Minnesota so it was a pretty easy deal.

Commissioner McClellan asked what are the typical operating hours?

Mr. Krough replied, he does not know off the top of his head. They usually let their tenants run their own show. Coffee shops make 75 percent of their income in the morning, before noon. So probably 6 a.m. to 7 p.m.

Commissioner Sielaff asked Ms. Stromberg, is this kind of unique in Fridley? Has this ever happened before as far as the zoning in trying to do what they are doing? Is this unprecedented?

Ms. Stromberg replied, she would say it is not unprecedented. They have been other situations similar to this in the past where small parcels have a C-3 zoning. Similar situations have existed at Dunkin Donuts and where the Citgo gas station used to be. Ultimately staff would have liked to see a rezoning to C-2, but it is just more difficult when there are so many landowners involved. It just seemed easier to have the petitioner go through this process vs. the rezoning.

Commissioner Evanson asked the petitioner whether he would be operating the coffee shop or is he just the property owner?

Mr. Krough replied, yes, just the property owner. Caribous are all corporate stores.

Chairperson Kondrick asked Mr. Tienter whether there were any people calling in or who want to talk about anything?

Daniel Tienter, Director of Finance/City Treasurer/City Clerk, replied, they have not received any comments and no attendees are raising their hands.

MOTION by Commissioner Sielaff to close the public hearing. Seconded by Commissioner Evanson.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:22 P.M.

MOTION by Commissioner Hansen approving the Consideration of a Variance, VAR #20-01, to reduce the front yard setback requirement from 80 ft. to 56 ft. to allow the

construction of a Caribou Cabin coffeeshop, generally located at 6290 Hwy 65 with the following stipulations:

1. The petitioner shall meet all requirements set forth by:
 - a. The Building Code
 - b. The Fire Code – including but not limited to hydrant location, weight restrictions on potential bridge to traverse wetland, signage for emergency vehicles
 - c. The City’s Engineering department – including but not limited to grading, drainage, utilities plans, storm pond maintenance agreement, and utility connection fees
 - d. The City’s Planning department – including but not limited to landscaping, lighting, and signage plans
 - e. The Rice Creek Watershed District regulations
2. The petitioner is strongly encouraged to participate in Xcel Energy’s Energy Design Assistance program in order to identify energy and cost-saving strategies

Seconded by Commissioner McClellan.

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

OTHER BUSINESS:

ADJOURN:

MOTION by Commissioner Sielaff to adjourn the meeting. Seconded by Commissioner McClellan.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON KONDRICK DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:26 P.M.

Respectfully submitted,

Denise M. Johnson
Recording Secretary

ENVIRONMENTAL QUALITY AND ENERGY COMMISSION



Fridley Municipal Center
7071 University Ave NE, Fridley MN 55432

MINUTES

March 10, 2020

CALL TO ORDER

Vice Chairperson Olberding called the Environmental Quality and Energy Commission meeting to order at 7:03 p.m.

Members Present: Amy Dritz, Justin Foell, Nick Olberding, Sam Stoxen, Heidi Ferris

Members Absent: Paul Westby, Mark Hansen

Staff: Rachel Workin, Environmental Planner

APPROVE ENVIRONMENTAL QUALITY AND ENERGY COMMISSION MINUTES OF FEBRUARY 11, 2020

Commissioner Foell made the MOTION to approve the minutes as submitted. Commissioner Stoxen SECONDED the MOTION. The MOTION PASSED unanimously.

NEW BUSINESS

- 1) Introduction of Krista Peterson – Recording Secretary
Wally Wysopal, City Manager, is supporting a recording secretary for all of the commissions.

- 2) Recap of Commissioner Meeting
Commissioner Dritz and Commissioner Olberding attended. They shared the following:
 - Met potential partner in starting a green team at Medtronic.
 - The city could set an example for energy use and then start a second phase to volunteer businesses to do benchmarking for energy use and then roll out a new ordinance. Requiring all businesses above a certain size to benchmark their energy use and submit it, then send out non-compliance letters. Other cities are doing something similar.
 - Implement stricter building codes. The city estimates how much energy businesses are using but don't know who the largest user is.

3) Community Solar Gardens Subscription

Unfortunately, there are not enough roofs to offer this on-site for city owned facilities and not a lot of land for a land mount. Community solar gardens are a possibility, but this option doesn't offer renewable energy credits. Community solar is managed through a solar reward program. You own part of a solar garden and pay for a subscription and they would sell solar energy, send a credit to Excel who in turn would give the city a credit on the energy bill. This cannot be claimed because Excel is selling this to their customers or claiming it for themselves. This is regulated by the public utilities commission and you can only subscribe to gardens in your city or adjoining cities. It is limited to how much energy you can subscribe, 120% of your city's energy use. The savings could be used for energy conservation projects or better lighting on streets and trails. A workshop was held with Council and they were favorable to the idea. They like the idea of saving money and putting it toward other projects needed in the city.

4) Citizens Utility Board Presentation

Workshops would be posted so citizens could bring in their energy bill and get educated on how to read their bill. This could be available in October for energy conservation month and maybe do a presentation here or at the senior center. Could be offered during the day to reach more seniors and evening for families.

5) Environmental Fun Fair

Event is on May 2nd from 10-2. EQEC table has been useful and could offer helpful information about general energy assistance. Email Rachel if you are able to help with the event.

OLD BUSINESS

1) Summer Meeting Schedule

Planning Commission meets the 3rd Wednesday of the month at 7pm in the Council chambers and are recorded.

2) Renewable Energy Breakfast

20 attendees and the PACE program was discussed. The room wasn't set up great for networking, maybe try roundtables for next time.

3) Energy Plan

OTHER

1) Resilient Yards Workshop – April 30

Open through the Blue Thumb website. 17 people signed up so far.

2) Tree Sale

Sold over 30 trees.

Next meeting April 14 at 7:00 PM at Fridley Civic Campus

ADJOURN

Commissioner Foell made a MOTION to adjourn. Commissioner Stoxen SECONDED the MOTION. The MOTION PASSED unanimously and meeting adjourned at 8:09 p.m.

Respectfully submitted,

Krista Peterson, Recording Secretary

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
March 5, 2020**

Chairperson Holm called the Housing and Redevelopment Authority Meeting to order at 8:40 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Rachel Schwankl
Gordon Backlund
Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director

Action Items:

1. Approval of Expenditures.

MOTION by Commissioner Schwankl to approve the expenses as submitted. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM THE MOTION CARRIED UNANIMOUSLY.

2. Approval of January 2, 2020 Meeting Minutes.

MOTION by Commissioner Showalter to approve the minutes as amended. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MINUTES APPROVED.

3. Approval of Extension to Development Agreement – Old City Hall.

Paul Bolin, HRA Assistant Executive Director, stated that this is the sixth time they are back with another amendment for IB properties to develop housing on the old City Hall site. All issues that are coming up have to do with outside problems. Because Fairview changed some things and divided up the lease, the title is taking longer than planned. This should be the last of the title issues to be resolved. MPCA is behind in giving clearance letters so that has also added time. Dry cleaner solvent was found in the soil borings and there is a small area that is above standards. Braun Intertek has taken more soil borings. This pushes everything out to mid-April before we will see any clearance letters, maybe even May. We are hoping to close May or early-June with Dunbar. Staff is requesting an extension to July 1. The developer has \$700,000 already invested in the property before they have started to break ground. The action tonight is to approve the resolution and extending the closing date to July 1.

MOTION by Commissioner Backlund to approve the Extension to Development Agreement – Old City Hall. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

Informational Items:

1. Northtown Rail Yard Overpass Update.

Paul Bolin, HRA Assistant Executive Director, said that the Northtown Rail Yard Overpass is referred to as the 57th Avenue Extension. This is listed in the 2030 Comprehensive Plan and this year's Comprehensive Plan. This would connect 57th Avenue over to East River Road and there are a number of reasons to do this. It will help move freight and vehicles and provide economic development advantages to local business owners. 2,500 newer jobs south of 694 can take advantage of the amenities that are there and for people living the community it creates another east/west connection. This is a \$25.0M project and we are trying to get \$3.0M from the legislature for design work. A resolution was adopted to spend up to \$800,000 from expiring TIF districts to do some improvements and work on an acquisition. Home Depot owns part of the property that isn't buildable. Discussions have been held with property owners to the north and they see the benefits. Burlington will give a window of time for installation like they did with the train tunnel.

Chairperson Holm asked how the financing would work for the \$25.0M needed for this project.

Mr. Bolin replied that it will first be introduced into the house for \$3.0M. Senators seem fairly supportive and staff have been sending information they are requesting.

2. Housing Programs Update.

Paul Bolin, HRA Assistant Executive Director, reported that 2 loans were taken out in February making a total of 3 year to date. There was 1 remodel visit and 14 energy squad visits for a total of 27 year to date.

Adjournment:

MOTION by Commissioner Backlund to adjourn. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 9:05.

Respectfully submitted,



Krista Peterson
Recording Secretary

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
May 7, 2020**

Chairperson Holm called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Gordon Backlund
Kyle Mulrooney
Rachel Schwankl

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
Wally Wysopal, City Manager
Dan Tienter, Finance Director
Jim Casserly, Development Consultant

Action Items:

1. Approval of Expenditures.

MOTION by Commissioner Backlund to approve the expenses as submitted. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY

2. Approval of the March 5, 2020 Meeting Minutes.

MOTION by Commissioner Backlund to approve the minutes as presented. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MINUTES APPROVED.

3. Approval of Amendment to Holly Center Terms Sheet.

Paul Bolin, HRA Assistant Executive Director, stated that in January the Authority approved a term sheet with Roers Investment. There was a delay from when this was approved to when they were able to make a deal with the property owner. Staff is asking for an extension of the timeline. Changes since we last met include building 260 housing units with 13,000 sq. ft. of retail on the site. This site has been a high propriety for redevelopment in the last two Comprehensive Plans. Staff recommends the Authority adopt a motion amending the termination date in the terms agreement so that it shall terminate September 15, 2020.

Commissioner Schwankl asked what type of retail would be developed and which ones might stay.

Mr. Bolin replied this would be a complete demolition and a few tenants said they may have interest in coming back to this site. There is a daycare wanting to be on the site and a coffee shop drive through.

Commissioner Backlund asked how high the building would be and if there would be underground parking.

Mr. Bolin replied that preliminary plans are looking at a four-story building, 45' total height. City Code allows them to go as high as 60' high. And yes, there will be underground parking and the large surface lot would include more landscaping and green areas and less surface parking.

MOTION by Commissioner Backlund to approve the Amendment to Holly Center Terms Sheet. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Approval of HRA Loan COVID-19 Deferment Policy.

Paul Bolin, HRA Assistant Executive Director, stated that there have been two requests from people using our loan products for deferrals due to COVID-19. CRF and CEE have noted that a number of cities have developed similar policies. The policy would read as follows: COVID-19 Loan Deferment Policy: The Authority will defer repayments of its senior loan and home improvement loan products for borrowers that can demonstrate the need for relief, for up to six months. During this time, interest will not accrue. The mature date of the loan will be extended by the number of months the loan payments are deferred. Requests for deferment will be reviewed by the Community Reinvestment Fund (CRF) then forwarded to HRA staff for final approval. Applicants may be required to provide documents supporting their deferment request. Staff recommends that the HRA approve the proposed COVID-19 Loan Deferral Policy.

Commissioner Showalter asked why the seniors were included as their payments can be deferred until the property is sold.

Mr. Bolin replied that some seniors are making payments and want something more formal from us.

Commissioner Schwankl asked if the policy should have a time limit.

Mr. Bolin noted that deferments have to be COVID related. When the governor lifts the Peace Time Emergency issues with customers may not end right away. The thought was to keep this policy simple and open ended.

Jim Casserly, Development Consultant, added that customers must have a real need for this deferment, and it is unknown how long this will go on. Interest will not be charged during deferment and the maturity of the loan would be extended up to six months providing relief for those who need it. Staff can report monthly on how many are using this deferment.

Commissioner Showalter wasn't comfortable that the policy doesn't have a date.

Mr. Casserly said it could go through the end of this year.

MOTION by Commissioner Schwankl to approve the HRA Loan COVID-19 Deferment Policy. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

Informational Items:

Housing and Loan Program Update

Paul Bolin, HRA Assistant Executive Director, reported that there were no loans closed in April making a total of 8 year to date. Also no Remodel Advisor Visits in April (4 year to date) and no Home Energy Squad Visits in April (27 year to date).

Adjournment:

MOTION by Commissioner Showalter to adjourn. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:28 P.M.

Respectfully submitted,


Krista Peterson
Recording Secretary

City of Fridley Land Use Application

PS #20-01

July 15, 2020

GENERAL INFORMATION

SPECIAL INFORMATION

Applicant:

Java Companies
 Mark Krogh
 879 Scheffer Avenue
 St. Paul MN 55102

Requested Action:

Plat

Purpose:

To create a buildable lot

Location:

6290 and 6310 Hwy 65

Existing Zoning:

C-3, General Shopping

Size:

2 parcels = 31, 040 sq. ft. .71 acres
 additional land area =
 4,176 sq. ft. .09 acres

Existing Land Use:

Vacant lots

Surrounding Land Use & Zoning:

N: Banquets of MN & C-3
 E: Hwy 65 & ROW
 S: Multi-tenant Office Bldg & C-3
 W: Daycare Use & C-3

Comprehensive Plan Conformance:

Consistent with the Plan

Zoning Ordinance Conformance:

Section 205.15.3.A requires a minimum lot area of 35,000 sq. ft.

Building and Zoning History:

1955 – Lots are platted
 1958 – Gas station constructed
 1994 – SUP issued for a repair garage
 2002 – Gas station demolished

Legal Description of Property:

See attached preliminary plat

Public Utilities:

Property will need to be connected

Transportation:

Hwy 65 Service Drive provides access to the property

Physical Characteristics:

Vacant land

Summary of Request:

The petitioner, Mark Krogh of Java Companies is requesting to replat the properties at 6290 and 6310 Hwy 65 to provide the lot at 6290 Hwy 65 the land area required for development.

Staff Recommendation:

City Staff recommends approval of plat request.
 Replatting the property will create two conforming commercial parcels and will allow for the development of 6290 Hwy 65.



Subject Properties

CITY COUNCIL ACTION/60 DAY ACTION DATE

City Council – August 10, 2020

60 Day Date – August 10, 2020

Staff Report Prepared by Stacy Stromberg

Land Use Application

Plat #20-01

The Request

The petitioner, Mark Krogh of Java Properties is requesting to have the properties at 6290 and 6310 Hwy 65 NE replatted which will provide the additional land area needed for 6290 Hwy 65 NE to be developed.

The petitioner plans to develop the land by constructing a Caribou Coffee Cabin. This Caribou will have no interior seating, however there will be a drive-thru and a walk-up window to serve guests. An outdoor patio with tables will also be on site to encourage patrons to stay and enjoy their beverage. Of note: A Caribou Coffee Cabin like the one proposed in this request is already under construction at 8094 University Avenue, the former Midas property.



The C-3, General Shopping zoning district requires a minimum lot size of 35,000 sq. ft. To meet this lot size requirement, the petitioner is requesting this replat. The replat will combine the vacant parcel at 6290 Hwy 65 with the vacant parcel to the west and an 18 ft. by 232 ft. strip of land lying north of the vacant two properties. This strip of land is owned by Asset Properties LLC and is occupied by Banquets of Minnesota. After the replat, the new lot will be 35,237 sq. ft., which meets the 35,000 sq. ft. minimum required by code. The Banquets of Minnesota lot size will be reduced by 4,176 sq. ft. and will be 143,928 (3.3 acres) in size.

The Planning Commission will recall that this project also received a variance to reduce the front yard setback. The City Council approved that variance at their June 8, 2020 meeting.

Staff Recommendation

City Staff recommends approval of this preliminary plat request.

- Replatting the property will create two conforming commercial parcels and will allow for the development of 6290 Hwy 65 NE.

Legal Descriptions

Address: 6290 Highway 65 Ne, Fridley, MN 55432

Parcel Identification Number: 13-30-24-33-0035

Legal Description: That Prt Of Outlot 2 & Outlot 3 Blk 1 Moore Lake Highlands 4th Add Desc As Fol: Beg At Se Cor Of Sd Outlot 2, Th In A Sly Dir Alg W Line Of Service Rd 30 Ft To Pob, Th Wly Prll/W S Line Of Sd Outlot 2 110 Ft, Th Nly Prll/W W Line Of Sd Service Rd 150 Ft, Th Ely Prll/W S Line Of Sd Outlot 2 110 Ft, Th Sly Alg W Line Of Sd Service Rd To Pob, Subj To Ease Of Rec

Address: 6310 Highway 65 Ne, Fridley, MN 55432

Parcel Identification Number: 13-30-24-33-0033

Legal Description: That Prt Of Outlot 2 Blk 1 Moore Lake Highlands 4th Add Desc As Fol: Com At Se Cor Of Sd Outlot 2, Th Sly Alg W Line Of Service Rd Abutting T H No 65 30 Ft, Th Wly Prll/W S Line Of Sd Outlot 110 Ft, T H Nly Prll/W W Line Of Sd Service Rd 150 Ft To Pob, Th Wly Prll/W S Line Of Sd Outlot 120 Ft +Or- To Inter/W A Line Drawn From A Pt On Sd S Line 232 Ft E Of Sw Cor Of Sd Outlot To A Pt 234.3 Ft E, As Meas Alg A Line Prll/W Sd S Line From A Pt On W Line Of Sd Outlot 236.02 Ft N Of Sw Cor Of Sd Outlot, Th Sly Alg Sd Last Desc Line 120 Ft +Or- To Sd S Line, Th Ely Alg Sd S Line 119.71 Ft +Or- To A Pt 110 Ft W Of W Line Of Sd Service Rd, Th Nly 120 Ft To Pob, Subj To Ease Of Rec



Community Development Department
 7071 University Avenue NE
 Fridley MN 55432
 763-572-3592
 Fax: 763-571-1287
www.fridleymn.gov

SUBDIVISION APPLICATION FOR:

Plat Lot Split

Property Information

Address: 6290 & 6310 Highway 65 Ne, Fridley, MN 55432
 Anoka County Property Identification Number (PIN #): 13-30-24-33-0035 & 13-30-24-33-0033
 Legal Description: See attached
 Current Zoning: _____ Square footage of Parcel: 35,000 sf

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

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

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

Name (please print): 6290 Hwy 65 NE, LLC
 Mailing address: 879 Scheffer Ave
 City: St. Paul State: MN Zip code: 55102
 Daytime Phone: 612-384-9646 Fax Number: _____
 Cell Phone: 612-384-9646 E-mail address: mark@javacompanies.com

Signature/Date: 

Petitioner Information

Company Name (please print): Java Companies
 Contact Person's Name (please print): Mark Krogh
 Mailing address: 879 Scheffer Ave
 City: St. Paul State: MN Zip code: 55102
 Daytime Phone: 612-384-9646 Fax Number: _____
 Cell Phone: 612-384-9646 E-mail address: mark@javacompanies.com

Signature/Date: 

FOR OFFICE USE ONLY

Fees

Plat: \$1,500 for 20 Lots, \$15.00 for each additional lot _____
 Lot Split: \$1,250 _____
 Application Number: PS20-01 Receipt #: _____ Received By: _____
 Application Date: 6-17-20
 15 Day Application Complete Notification Date: 6-26-20
 Scheduled Planning Commission Date: 7-15-20
 Scheduled City Council Date: 8-10-20
 60 Day Date: 8-10-20
 60 Day Extension Date: 10-8-20



Fridley Civic Campus

7071 University Ave N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

June 25, 2020

Java Properties
Attn: Mark Krogh
879 Scheffer Avenue
St. Paul, MN 55102

Dear Mr. Krogh:

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 replat of the properties at 6290 and 6310 Hwy 65 NE on June 12, 2020. This letter serves to inform you that your application is complete.

Your Pre-Plat application hearing and discussion will take place at the City of Fridley Planning Commission Meeting on July 15, 2020 at 7:00 P.M. in the City Council Chambers at 7071 University Avenue in Fridley. The City of Fridley City Council is scheduled to act on your request on August 10, 2020 at 7:00 in the City Council Chambers. 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**

Digitally signed by
Stacy Stromberg
Date: 2020.06.25
10:06:20 -05'00'

Stacy Stromberg
Planning Manager

c: Asset Properties LLC
6310 Hwy 65 NE
Fridley MN 55432

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

TO:	All property owners/residents within 350 feet of the property generally located at 6290 and 6310 Highway 65
CASE NUMBER:	Plat 20-01
APPLICANT:	Java Companies Petitioner or representative must attend the Planning Commission meeting and City Council meeting.
PURPOSE:	To replat the properties to provide additional land to the vacant parcel at 6290 Highway 65 to allow for the construction of a Caribou Coffee Cabin.
LOCATION OF PROPERTY AND LEGAL DESCRIPTION:	6290 and 6310 Highway 65 The legal description is on file and available at Fridley Civic Campus
DATE AND TIME OF HEARING:	Planning Commission Meeting: Wednesday, July 15, 2020, 7:00 p.m. The Planning Commission Meetings are televised live the night of the meeting on Channel 17.
PLACE OF HEARING:	Fridley Civic Campus, City Council Chambers 7071 University Avenue N.E., Fridley, MN.
HOW TO PARTICIPATE:	1. You may attend hearings and testify. 2. You may send a letter before the hearing to Stacy Stromberg, Planner, at 7071 University Avenue N.E., Fridley, MN 55432 or FAX at 763-571-1287.
SPECIAL ACCOMODATIONS:	Hearing impaired persons planning to attend who need an Interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at 763-572-3500 no later than August 3, 2020. The TDD # is 763-572-3534.
CITY COUNCIL MEETING:	The City Council meeting for this item will be on August 10, 2020
ANY QUESTIONS:	Contact Stacy Stromberg, Planner, at 763-572-3595.

Publish: July 3, 2020

LABELS FOR
Current Resident

Current Resident
1001 EAST MOORE LAKE DR NE
FRIDLEY MN 55432

Current Resident
6401 TAYLOR ST NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6362 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1026 64TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6382 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1040 64TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6396 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1054 64TH AVE NE
FRIDLEY MN 55432

Current Resident
1051 64TH AVE NE
FRIDLEY MN 55432

Current Resident
6314 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1060 64TH AVE NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6342 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6315 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6410 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6389 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6347 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1035 64TH AVE NE
FRIDLEY MN 55432

Current Resident
6310 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6359 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6401 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
1029 64TH AVE NE
FRIDLEY MN 55432

Current Resident
1012 64TH AVE NE
FRIDLEY MN 55432

Current Resident
1039 64TH AVE NE
FRIDLEY MN 55432

Current Resident
6399 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6301 BAKER AVE NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6279 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6260 HIGHWAY 65 NE #308
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6240 HIGHWAY 65 NE #208
FRIDLEY MN 55432

Current Resident
6280 HIGHWAY 65 NE #402
FRIDLEY MN 55432

Current Resident
6300 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6240 HIGHWAY 65 NE #207
FRIDLEY MN 55432

Current Resident
6280 HIGHWAY 65 NE #401
FRIDLEY MN 55432

Current Resident
6220 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6240 HIGHWAY 65 NE #202
FRIDLEY MN 55432

Current Resident
6240 HIGHWAY 65 NE #201
FRIDLEY MN 55432

Current Resident
6229 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6260 HIGHWAY 65 NE #307
FRIDLEY MN 55432

Current Resident
6240 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6304 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6260 HIGHWAY 65 NE #303
FRIDLEY MN 55432

Current Resident
6210 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6260 HIGHWAY 65 NE #302
FRIDLEY MN 55432

Current Resident
6301 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6290 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6260 HIGHWAY 65 NE #301
FRIDLEY MN 55432

Current Resident
6343 HIGHWAY 65 NE
FRIDLEY MN 55432

Current Resident
6239 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6230 HIGHWAY 65 NE #103
FRIDLEY MN 55432

Current Resident
FRIDLEY MN 55432

Current Resident
6259 BAKER AVE NE
FRIDLEY MN 55432

Current Resident
6230 HIGHWAY 65 NE #101
FRIDLEY MN 55432

Current Resident
6319 HIGHWAY 65 NE
FRIDLEY MN 55432

LABELS FOR
Current Resident

Current Resident
6230 HIGHWAY 65 NE #106
FRIDLEY MN 55432

Current Resident
6230 HIGHWAY 65 NE #105
FRIDLEY MN 55432

Current Resident
6230 HIGHWAY 65 NE #104
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

POST LEVI
6396 BAKER AVE NE
FRIDLEY MN 55432

THOMPSON JOSHUA H & AMBER R
1054 64TH AVE NE
FRIDLEY MN 55432

CARLSON CHARLES
1051 64TH AVE NE
FRIDLEY MN 55432

MACHOWICZ HELEN V
6314 BAKER AVE NE
FRIDLEY MN 55432

ABUMAYYALEH SAMIR
2775 VICTORIA ST
ROSEVILLE MN 55113

FRIDLEY CITY OF
7071 UNIVERSITY AVE NE
FRIDLEY MN 55432

BACKMAN TED
6342 BAKER AVE NE
FRIDLEY MN 55432

BEARD CLARENCE R & EDITH M
6315 BAKER AVE NE
FRIDLEY MN 55432

ROGERS NICHOLAS
6410 BAKER AVE NE
FRIDLEY MN 55432

EELLS NELSON
6389 BAKER AVE NE
FRIDLEY MN 55432

STIMMLER STEVEN
6347 BAKER AVE NE
FRIDLEY MN 55432

ROGICH DANIEL D & JUDITH A
1035 64TH AVE NE
FRIDLEY MN 55432

ASSET PROPERTIES LLC
6310 HIGHWAY 65 NE
FRIDLEY MN 55432

COBURN BENJAMIN
6359 BAKER AVE NE
FRIDLEY MN 55432

LARSON HATTIE M & DAVID L
6401 BAKER AVE NE
FRIDLEY MN 55432

GREEN TREE SERVICING LLC
1400 TURBINE DR
RAPID CITY SD 57703

BAILEY PATRICE
1012 64TH AVE NE
FRIDLEY MN 55432

CARLSON JOHN
3337 PILLSBURY AVE
MINNEAPOLIS MN 55408

SACHS REBECCA
6399 BAKER AVE NE
FRIDLEY MN 55432

HERNANDEZ R J & KLEIN M D
6301 BAKER AVE NE
FRIDLEY MN 55432

SHOREWOOD PLAZA LLC
4109 HIGHWOOD RD
ORONO MN 55364

BREFFLE ANDREW
6401 TAYLOR ST NE
FRIDLEY MN 55432

REHANI ALISA
6300 BAKER AVE NE
FRIDLEY MN 55432

BANDY JOHN
3825 DUNBAR CT
BROOKLYN PARK MN 55443

HOLZMAN JODIE
1026 64TH AVE NE
FRIDLEY MN 55432

REHANI ALISA
6300 BAKER AVE NE
FRIDLEY MN 55432

SWANSON DAVID
6382 BAKER AVE NE
FRIDLEY MN 55432

WHITNEY CHERYL A
1040 64TH AVE NE
FRIDLEY MN 55432

BRANDJORD-SPELTZ ASSOCIATES
6220 HIGHWAY 65 NE
FRIDLEY MN 55432

LABELS FOR
Parcel Owner

UNITED PROPERTIES LLC
6240 HIGHWAY 65 #202 NE
FRIDLEY MN 55432

CRAFT PROPERTIES LLC
6240 HIGHWAY 65 NE #201
FRIDLEY MN 55432

HART ARIANA
6229 BAKER AVE NE
FRIDLEY MN 55432

LOO JONATHAN
6640 235TH AVE NE
LINWOOD MN 55079

BRICKNER THOMAS E & M A
6230 HWY 65 SUITE 103
FRIDLEY MN 55432

VICTORIA SERVICES LLC
2791 VICTORIA ST
ROSEVILLE MN 55113

LOO JONATHAN
6640 235TH AVE NE
LINWOOD MN 55079

FRIDLEY REAL ESTATE LLC
501 NEBRASKA AVE
BRECKENRIDGE MN 56520

ASSET PROPERTIES LLC
6310 HIGHWAY 65 NE
FRIDLEY MN 55432

LOO JONATHAN
6640 235TH AVE NE
LINWOOD MN 55079

KEMK COMPANIES LLC
6301 HWY 65 NE
FRIDLEY MN 55432

BEITZ SCOTT
6310 HWY 65 NE
FRIDLEY MN 55432

LOO JONATHAN
6640 235TH AVE NE
LINWOOD MN 55079

1031 SUNRISE PROPERTIES LLC
948 CURRY TRAIL
EAGAN MN 55123

CAMPEAU DANIEL
6239 BAKER AVE NE
FRIDLEY MN 55432

FISCHER JANET LEE & FISCHER STEVEN
5291 HODGSON RD
SHOREVIEW MN 55126

MENNO TRAVEL SERVICES OF MINNESOTA
6319 HIGHWAY 65 NE
FRIDLEY MN 55432

CLAUSON ERIKA
1545 75TH AVE NE
FRIDLEY MN 55432

BRICKNER BUILDERS INC
6230 HIGHWAY 65 NE #103
FRIDLEY MN 55432

MENNO TRAVEL SERVICES OF MINNESOTA
6319 HIGHWAY 65 NE
FRIDLEY MN 55432

BEDNAR KATHY A
6279 BAKER AVE NE
FRIDLEY MN 55432

LOO JONATHAN
6640 235TH AVE NE
LINWOOD MN 55079

VONDERHARR SCOTT
6230 HIGHWAY 65 #106 NE
FRIDLEY MN 55432

BRICKNER BRAAM LLC
6240 HWY 65 #207
FRIDLEY MN 55432

HEBEISEN GREGG
6280 HIGHWAY 65 NE
FRIDLEY MN 55432

PEREZ HENRY
6230 HIGHWAY 65 NE #105
FRIDLEY MN 55432

BRICKNER THOMAS E & M A
6230 HWY 65 SUITE 103
FRIDLEY MN 55432

HEBEISEN GREGG
6280 HIGHWAY 65 NE
FRIDLEY MN 55432

BRICKNER BRAAM LLC
6240 HWY 65 #207
FRIDLEY MN 55432

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 Civic Campus, 7071 University Avenue N.E. on **Wednesday, July 15, 2020, at 7:00 p.m.**

For the purpose of:

Consideration of a Plat, PS #20-01, by Java Companies to replat the properties at 6290 and 6310 Highway 65 to provide additional land to the vacant parcel at 6290 Highway 65 to allow for the construction of a Caribou Coffee Cabin, the legal description is on file and available at the City of Fridley Civic Campus.

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 **August 3, 2020**. The TDD number is 763-572-3534.

The City Council meeting for this item will be on **August 10, 2020**.

DAN TIENTER,
CITY CLERK
CITY OF FRIDLEY

Publish: July 3, 2020