

## AGENDA

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1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
  - A. Approve the meeting minutes from May 21, 2026
3. PUBLIC HEARINGS
  - A. Rezone of 4360 West Broadway
4. OLD BUSINESS
5. NEW BUSINESS
6. OTHER BUSINESS
7. INFORMATION ONLY
8. ADJOURNMENT

## MINUTES

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### ROLL CALL

Present: Commissioner Allen, Commissioner Carlson-Weinberg, Commissioner Ulbrich  
Absent: Chair Harris, Commissioner Montemayor  
Staff: Assistant Planner, Will Bucheger

### CONSIDERATION OF MINUTES

- A. Approve the meeting minutes from April 16, 2026

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to approve the April 16, 2026 meeting minutes. The vote was unanimous and the motion carried.

### PUBLIC HEARINGS

- A. Rezone of Park Properties

Assistant Planner Bucheger gave a staff presentation proposing a comprehensive rezoning for thirteen (13) municipal park properties. Currently, these parcels are designated as **R-1 (Single-Family Residential)**. He said that to better reflect their long-term use and ensure land-use consistency, staff recommends rezoning these properties to the **P (Public facilities)** district.

Commissioner Carlson-Weinberg asked if any additional land would be rezoned or is being planned for rezoning.

Bucheger stated that the only land being proposed for rezoning at this time is the land identified within the staff report.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to open the public hearing at 7:15pm. The vote was unanimous and the motion carried. The public hearing is now open.

Ofelia Wegley, resident at 4212 Chowen Ave N, stepped forward and voiced her concern not with the rezone request, but with the changes proposed with the Sanborn Park redesign. She said that she had received notice that she will lose 5–6 feet of her front yard to be utilized for parking spaces to accommodate Sanborn Park. She voiced that she is confused about why she had to give up her front yard when there is plenty of park land for parking spaces.

Commissioner Carlson-Weinberg asked if land being proposed for parking is already part of the right of way or if it is being taken from her via eminent domain.

Ofelia stated that she does not know, but she maintains that area currently.

Commissioner Allen asked if the appropriate city contact be the Parks and Recreation department for Ofelia's concerns.

Bucheger stated that the best contact for her questions would be City Engineer and the City Manager.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to close the public hearing at

7:29pm. The vote was unanimous and the motion carried. The public hearing is now closed.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to recommend approval of the staff recommendation to City Council. The vote was unanimous and the motion carried.

B. Conditional Use Permit for Outdoor Service at 4050 Lakeland Ave N

Bucheger gave a staff presentation for Renaissance Fireworks Inc., on behalf of the property owner Robin Center Partners LLC. He stated that the applicants have submitted a Conditional Use Permit (CUP) application on March 25<sup>th</sup>, 2026, to allow the operation of a temporary outdoor fireworks stand and accompanying storage container. He said that the proposed use per the site plan will occupy 8 parking spaces within the Robin Center shopping mall parking lot. Staff is recommending approval of the application.

Commissioner Carlson-Weinberg asked if there were any issues with the use last year.

Bucheger stated that there were no issues last year.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg, to open the public hearing at 7:37pm. The vote was unanimous and the motion carried. The public hearing is now open.

No one stepped forward.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to close the public hearing at 7:37pm. The vote was unanimous and the motion carried. The public hearing is now closed.

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to recommend approval of the conditional use permit presented by staff to City Council. The vote was unanimous and the motion carried.

**OLD BUSINESS**

**NEW BUSINESS**

**OTHER BUSINESS**

**INFORMATION ONLY**

**ADJOURNMENT**

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to adjourn the meeting at 7:44pm. The vote was unanimous and the motion carried.

TO: Planning Commission  
PREPARED BY: Will Bucheger, Assistant Planner  
DATE: June 18, 2026  
RE: Rezone of 4360 West Broadway

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### **Background:**

City staff is proposing a rezone for the property of 4360 West Broadway. This parcel currently contains a water tower that was installed in 2024. Currently, this parcel is designated as **R-1 (Single-Family Residential)**. To better reflect the long-term use and ensure land-use consistency, staff recommends rezoning this property to the **P (Public facilities)** district. The location of the property can be identified on the map provided in **Attachment A**.

### **Analysis:**

During continual review of the zoning maps within the city, staff identified another zoning inconsistency. We noticed that the water tower at 4360 West Broadway is zoned as a low density R-1 residential lot. The R-1 district does not allow for the use of municipal utilities such as water towers. To be consistent with city code, staff propose rezoning the property to the Public facilities district to meet compliance. This rezone would also be compatible with the Comprehensive Plan since the property at 4360 West Broadway, is portrayed as Public and not Low Density Residential. The Zoning Map can be seen in **Attachment B** and the Draft Land Use Plan can be seen in **Attachment C**. The Engineering Department is supportive of this rezone request.

### **Public Hearing**

Notice of this public hearing has been published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. Mailed notices have also gone out to all properties 350 feet away from the listed addresses. The notice can be viewed in **Attachment D**.

### **Recommendation:**

1. Hold the public hearing.
2. Motion to recommend that the City Council rezone 4360 West Broadway from R-1 Single Family Residential to the Public Facilities District.

### **Attachments:**

1. A - Hennepin County Aerial Map
2. B - Robbinsdale Zoning Map
3. C - 2040 Land Use Plan
4. D - Public Hearing Notice



PARCEL ID: 0602924210135

OWNER NAME: City Of Robbinsdale

PARCEL ADDRESS: 4360 West Broadway,Robbinsdale MN 55422

PARCEL AREA: 0.63 acres, 27,500 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Industrial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2026, PAYABLE 2027

PROPERTY TYPE: Industrial

HOMESTEAD: Non-Homestead

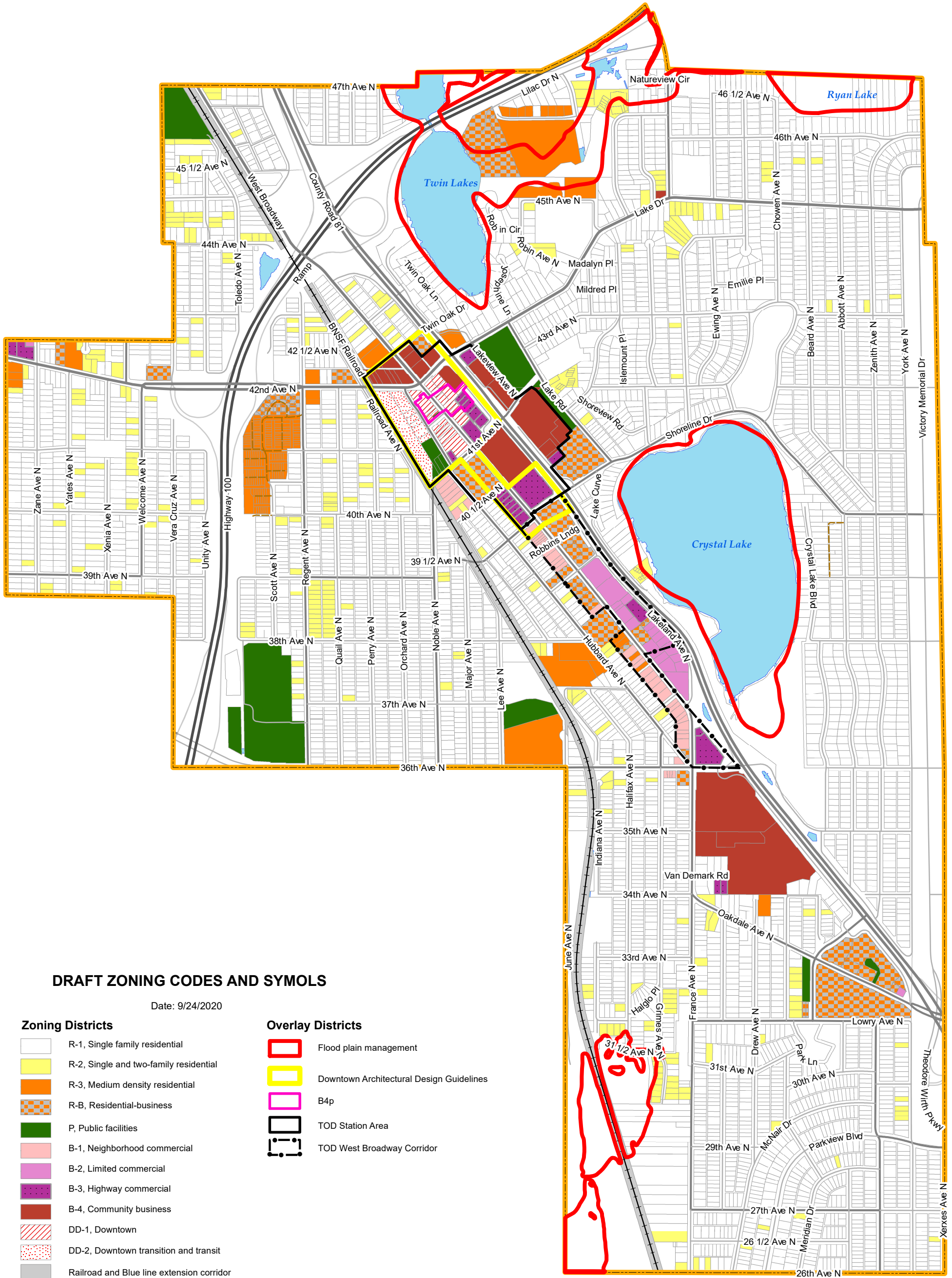
MARKET VALUE: \$0

### Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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# City of Robbinsdale








## DRAFT ZONING CODES AND SYMOLS

Date: 9/24/2020

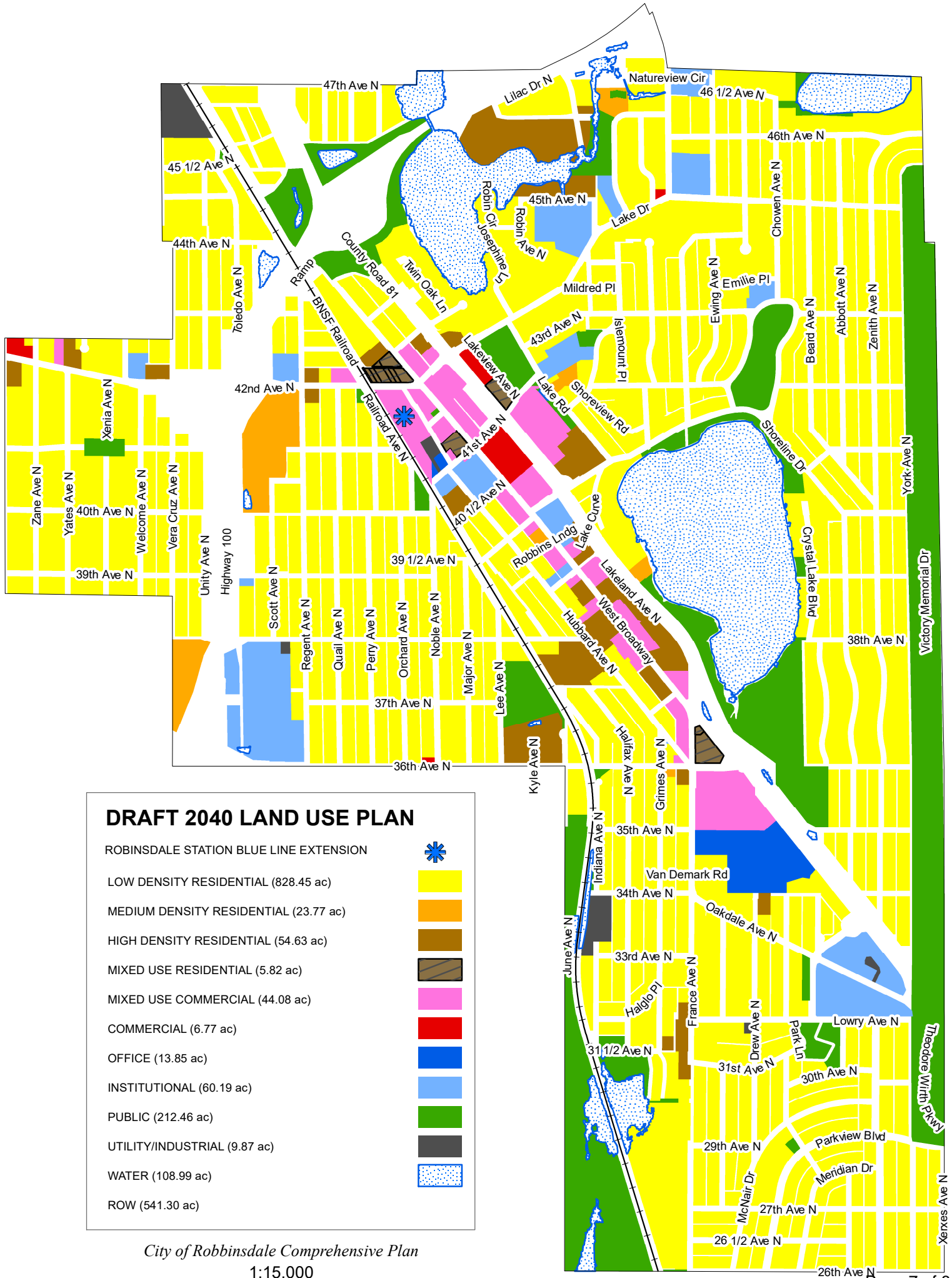
### Zoning Districts

-  R-1, Single family residential
-  R-2, Single and two-family residential
-  R-3, Medium density residential
-  R-B, Residential-business
-  P, Public facilities
-  B-1, Neighborhood commercial
-  B-2, Limited commercial
-  B-3, Highway commercial
-  B-4, Community business
-  DD-1, Downtown
-  DD-2, Downtown transition and transit
-  Railroad and Blue line extension corridor














### Overlay Districts

-  Flood plain management
-  Downtown Architectural Design Guidelines
-  B4p
-  TOD Station Area
-  TOD West Broadway Corridor

1:11,700



### DRAFT 2040 LAND USE PLAN

- ROBINSDALE STATION BLUE LINE EXTENSION 
- LOW DENSITY RESIDENTIAL (828.45 ac) 
- MEDIUM DENSITY RESIDENTIAL (23.77 ac) 
- HIGH DENSITY RESIDENTIAL (54.63 ac) 
- MIXED USE RESIDENTIAL (5.82 ac) 
- MIXED USE COMMERCIAL (44.08 ac) 
- COMMERCIAL (6.77 ac) 
- OFFICE (13.85 ac) 
- INSTITUTIONAL (60.19 ac) 
- PUBLIC (212.46 ac) 
- UTILITY/INDUSTRIAL (9.87 ac) 
- WATER (108.99 ac) 
- ROW (541.30 ac) 

City of Robinsdale Comprehensive Plan

1:15,000

**City of Robbinsdale**  
4100 Lakeview Avenue North  
Robbinsdale, MN 55422  
763-537-4534  
www.robbinsdalemn.com



June 2<sup>nd</sup>, 2026

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that there will be a Public Hearing of the Planning Commission of the City of Robbinsdale, Minnesota in the Council Chambers of the Robbinsdale City Hall, 4100 Lakeview Avenue North, on **Thursday, June 18, 2026, at 7:00 p.m.** for consideration of rezoning the property at 4360 West Broadway from the current R-1 Single Family Residential District to a proposed Public Facilities District.

Any and all persons desiring to be heard shall be given an opportunity at the above stated time and place. Residents seeking further information on the public hearing should contact Assistant Planner Will Bucheger at 763-531-1269 or [wbucheger@robbinsdalemn.gov](mailto:wbucheger@robbinsdalemn.gov).

Thank you,

A handwritten signature in black ink that reads "Will Bucheger".

**Will Bucheger**

ASSISTANT PLANNER