

AGENDA

1. ROLL CALL: Harris, Allen, Montemayor, Carlson Weinberg, Ulbrich
2. CONSIDERATION OF MINUTES
 - A. Approve Planning Commission Minutes from August 21, 2025
3. PUBLIC HEARINGS
 - A. Zoning Text Amendment to Domestic Animal Permits
 - B. Zoning Text Amendment to the B4 Community Business District
 - C. Conditional Use Permit for 4130 Lakeland Ave N
 - D. Zoning Text Amendment to the R-1 Single Family Residential District
 - E. Zoning Text Amendment to Tobacco Product Shops Licenses
4. OLD BUSINESS
5. NEW BUSINESS
6. OTHER BUSINESS
 - A. Debrief Bus Tour
7. INFORMATION ONLY
8. ADJOURNMENT

MINUTES

ROLL CALL

Present: Allen, Montemayor, Carlson-Weinberg, Ulbrich
Absent: Chair Lucas
Staff: Heather Rand, Community Development Director; Will Bucheger, Assistant Planner; Kayla Kirk, Sustainability Coordinator

CONSIDERATION OF MINUTES

- A. Approve meeting minutes from the July 17, 2025 Planning Commission.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Montemayor to approve the July 17, 2025 Planning Commission meeting minutes. The vote was unanimous and the motion carried.

PUBLIC HEARINGS

- A. None

OLD BUSINESS

- A. An Ordinance Amending Sections of the Robbinsdale City Code Relating to Electric Vehicles, Electric Vehicle Charging Stations, and Solar Energy Systems

Sustainability Coordinator Kirtz gave a staff presentation on a proposed ordinance amending a section of the Robbinsdale City Code to include provisions related to electric vehicles (EVs), EV charging stations, and solar energy systems. She noted that a similar draft ordinance was initially presented at the Planning Commission meeting on July 17, 2025, where a public hearing was held. No public comments were received at that time. During that meeting, Planning Commissioners requested additional information and potential revisions to the draft, specifically regarding two issues: Level 4 charging stations and the 24/7 operation of charging stations.

Kirtz addressed these concerns in her presentation, sharing updated insights she gathered from colleagues at Charging Smart, as well as input from the City's Building Official and Police Chief. The staff report outlines the recommended changes to the draft ordinance, organized in the same sequence as they appear in the proposed amendments.

Commissioner Carlson-Weinberg asked if there are any building code standards associated with EV Charging Stations for security reasons, specifically for preventing theft of the materials inside the chargers.

Community Development Director Rand stated that these kind of security-based questions are issues that the business itself will need to solve but that they are not very relevant to the issue for the zoning text amendment.

Commissioner Ulbrich asked if standard gas stations have set hours of operation for their business that is enforced by the city.

Rand said that this is a requirement that the city does not have control over and would be difficult to enforce.

Ulbrich asked if there are any state-mandated hours of operation for gas stations in Minnesota.

Rand said that she is not aware of any such requirement.

Montemayor asked if there are any requirements about residents using their EV charging stations as potential businesses.

Assistant Planner Bucheger said that the city's Home Occupation rules would prevent such a use.

Commissioner Carlson-Weinberg MOVED, seconded by Commissioner Ulbrich, to recommend approval of the draft resolution for the zoning text amendment. The vote was unanimous and the motion carried.

NEW BUSINESS

OTHER BUSINESS

INFORMATION ONLY

A. Code of Respect and Ethics Presentation

Rand stated that the City Manager requested that city commissions be presented a packet from Brooklyn Center discussing proper conduct at public meetings. She then discussed the proper etiquette for meetings.

Ulbrich stated his support for property etiquette.

Rand then invited each Planning Commissioner to a metro transit bus ride tour. The tour will take the commissioners and city council to different cities to travel and view the Green Line Extension.

ADJOURNMENT

Commissioner Ulbrich MOVED, seconded by Commissioner Carlson-Weinberg to adjourn the meeting at 7:48 pm. The vote was unanimous and the motion carried.

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: October 22, 2025
RE: Zoning Text Amendment to Domestic Animal Permits

Background:

Resident Bonnie Nguyen has submitted a Zoning Text Amendment application (**Attachment A**) requesting the inclusion of quails as an approved species under the Domestic Animal Permit. Currently, the Domestic Animal Permit does not reference quails; therefore, staff cannot process permit applications involving them under the existing code.

Analysis:

Bonnie Nguyen submitted her application on September 16, 2025, and it was deemed complete on September 22, 2025. The applicant is requesting a zoning text amendment to allow quails as an approved species under the city’s Domestic Animal Permit program.

Quails are small, ground-dwelling birds typically weighing between 70–130 grams, significantly smaller and more compact than chickens (which weigh approximately 1.5–2.5 kilograms). Quails are already commonly kept in metro areas alongside chickens and have a long history of domestication for egg production, meat, and feathers.

Their quiet temperament is another notable trait. While male quails (called “cocks”) may produce a soft crowing or whistling sound—especially during mating season—it is generally not considered disruptive and is much quieter than a rooster.

Quail eggs, though smaller than chicken eggs, are rich in HDL (good) cholesterol and are considered a healthy food alternative by many.

The following change is proposed to Chapter IX, Section 915.37, Subdivision 3 of the City Code (proposed additions are shown in bold and underlined):

Chapter IX, Section 915.37, Subdivision 3.

A person desiring a permit for more than a total of two (2) ducks, geese, **quails**, turkeys, or rabbits must obtain a permit from the city council. The application must contain (i) the name and address of the applicant; (ii) the address of the premises upon which the animal or animals are to be kept; (iii) the maximum number, species and sex of such animal or animals; and (iv) a statement regarding any property damage or physical injuries caused by such animal or animals in the past. The city may also require submission of such additional information or material as it deems necessary or convenient. The applicant must pay to the city clerk such initial permit fee and renewal permit fee as set forth in Appendix B under Domestic Animals. Upon submission of the initial application, the city clerk must set a date for a hearing on the application before the city council and must notify the owners of all properties located within 200 feet of the subject premises of the date and time of the hearing. (Amended, Ord. No. 15- 11, No. 2018-02, No. 20-05)

If approved, this amendment would allow residents to keep up to two (2) quails without a permit. Applications for more than two quails would follow the same process currently in place for chickens, ensuring consistency in the permitting of domestic animals.

Staff supports the proposed amendment (**Attachment B**), finding it reasonable and unlikely to negatively impact the community. As with chickens, quails are already a familiar presence in metro areas, and their size and relatively quiet nature make them a suitable addition to the city's domestic animal guidelines.

PROPERTY LOCATION:

The proposed location for keeping quails is 4500 Orchard Ave N, a property encompassing 14,457 square feet (PID: 09-118-21-44-0054).

PUBLIC HEARING:

Notice of this public hearing (**Attachment C**) was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

- 1. Hold the public hearing.
- 2. Motion to recommend the draft ordinance amendment.

Attachments:

- 1. Attachment A - Application
- 2. Attachment B - Draft Ordinance Amendment
- 3. Attachment C - Public Hearing Notice



To review references visit our website at www.robbinsdalemn.com
ZONING TEXT AMENDMENT (reference Section 535.15)

Applicant Bonnie Nguyen

Address 4500 Orchard Ave N Robbinsdale, MN 55416

Owner (if different from Applicant) _____

Owners Address _____

Day Phone # _____ Cell Phone # 612-532-7445 Email address bonnie.h.nguyen@gmail.com

Applicant's Authority (if other than Owner) _____

Legal Description of Property Lot 6 and that part of Lot 5 lying south of a line run from a point in the west line thereof distant 5.00 feet north from the southwest corner thereof to a point in the southerly line thereof 56.00 feet east of the southwest corner of said Lot 5, Block 1, East Lilac Terrace 3rd Unit.

Present Zoning Classification R1 Single Family Existing Use of Property Residential

Area of Property 14,457 SF Section of Ordinance(s): 915.31 Domestic Animals Subd. 3 Domestic Animal Permit

Please describe the proposed use/request in appropriate detail (attach additional sheets if necessary): _____

Quail not currently listed as domestic animal under current code.

Application for rezoning, conditional use permit, non-conforming use permit or zoning text amendment will not be accepted until the applicant has provided the information required by the applicable sections of the zoning code (see above reference). The minimum information is summarized below:

1. Detailed written and graphic material fully explaining the request.
2. Certificate of Survey of property (3 copies) showing the following:
 - A. Location and dimensions of the existing and proposed structure(s) along with setbacks on the lot.
 - B. Location and use of adjacent structures.
3. Existing scaled floor plans, scaled elevations, and any proposed changes.
4. Application Fee
5. Floodplain Information, if applicable (see back page).

Applications must be received 4 weeks prior to the Planning Commission meeting at which request is to be heard.

Application Deadline: _____ Application Fee \$500.00 *, ** Receipt # _____

Planning Commission Date _____ *City Council Date(s) _____ & _____
(*Tentative: final date will be announced at Planning Commission meeting.)

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of this application and certifies that the property described by the provided address is not tax delinquent. Furthermore, undersigned grants City staff entry upon the land in question to perform any necessary site inspections during the duration of the project. **Applicant should be represented at the Planning Commission meeting and the City Council public hearing.**

Bonnie Nguyen
Signature of Applicant (and Owner if other than applicant)

9/16/25
Date

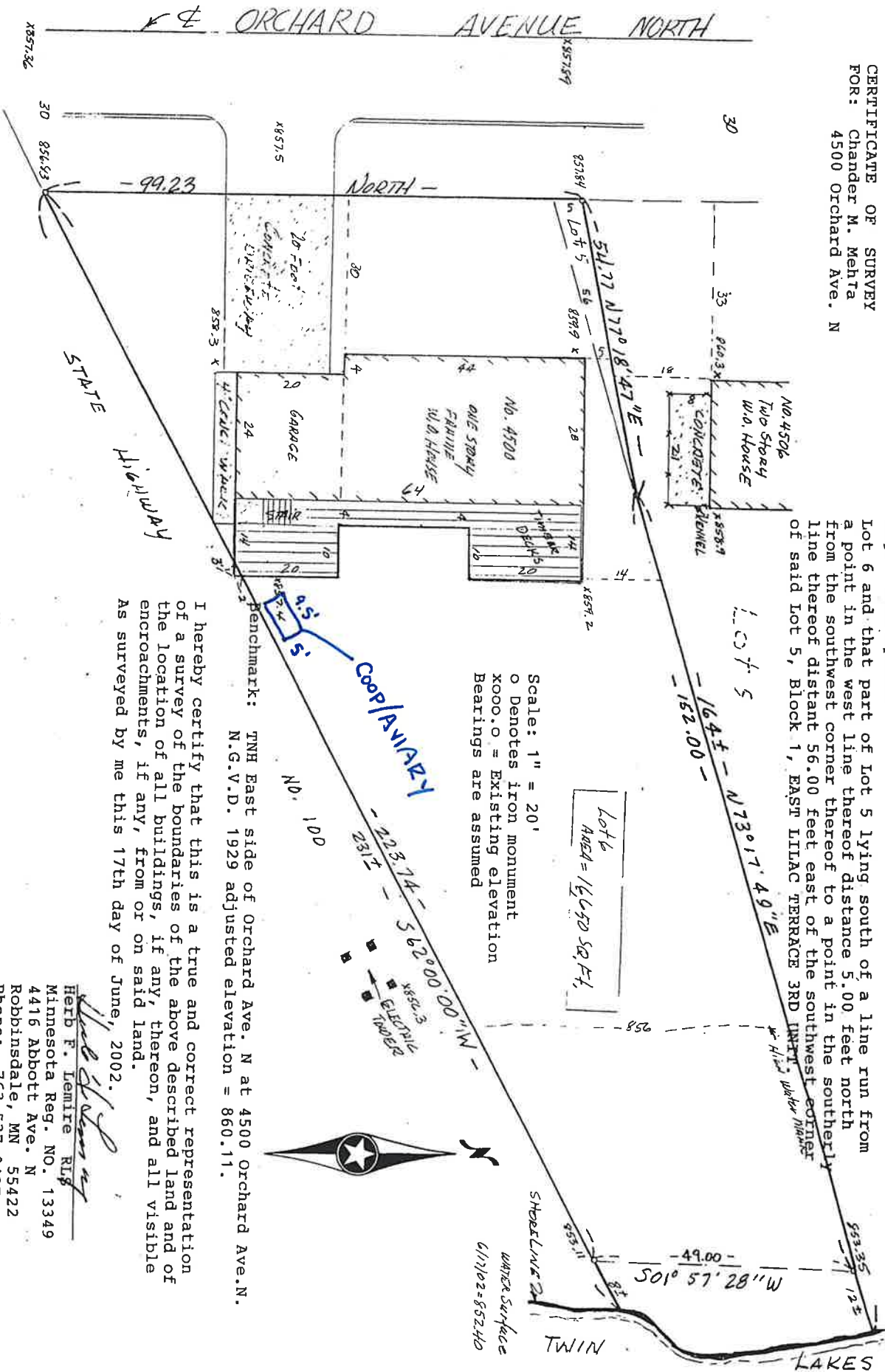
*Applicant may be liable for additional expenses such as legal fee.

**Applicant may be billed for additional staff time.

CERTIFICATE OF SURVEY
 FOR: Chander M. Mehta
 4500 Orchard Ave. N

Legal Description:

Lot 6 and that part of Lot 5 lying south of a line run from a point in the west line thereof distance 5.00 feet north from the southwest corner thereof to a point in the southerly line thereof distant 56.00 feet east of the southwest corner of said Lot 5, Block 1, EAST LILAC TERRACE 3RD UNIT

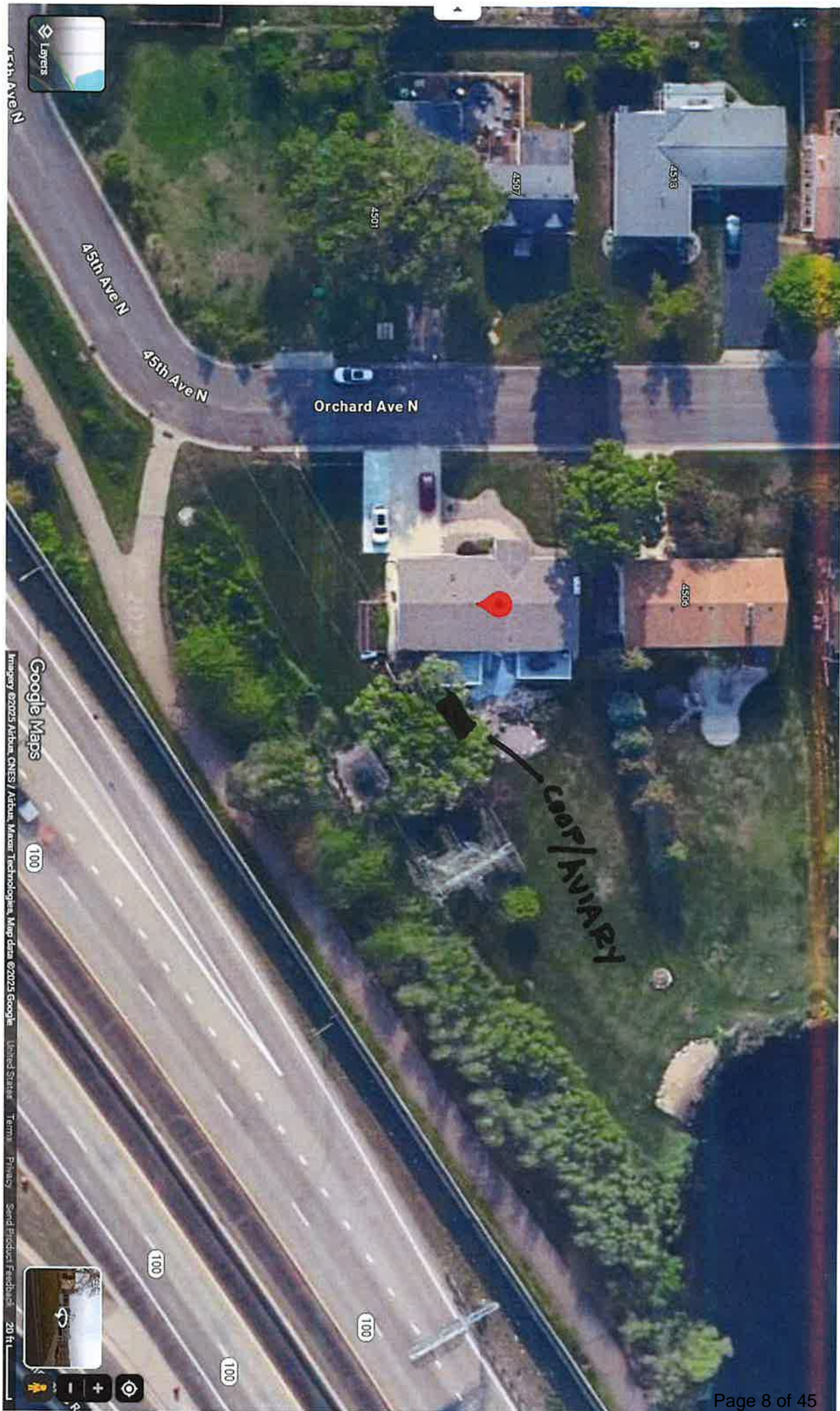


Scale: 1" = 20'
 o Denotes iron monument
 x000.0 = Existing elevation
 Bearings are assumed

Benchmark: Tm East side of Orchard Ave. N at 4500 Orchard Ave. N.
 N.G.V.D. 1929 adjusted elevation = 860.11.

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.
 As surveyed by me this 17th day of June, 2002.

Herb F. Lemire
 Herb F. Lemire RLS
 Minnesota Reg. NO. 13349
 4416 Abbott Ave. N
 Robbinsdale, MN 55422
 Phone: 763.537-0497



Layers

45th Ave N

45th Ave N

45th Ave N

Orchard Ave N

4501

4507

4513

4509

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City of Robbinsdale

4100 Lakeview Avenue North
Robbinsdale, MN 55422

Receipt

Date	Receipt No.
09/16/2025	0000054226

Received of:
BONNIE NGUYEN 4500 ORCHARD AVE N ROBBINSDALE, MN 55422-1131

Description: ZONING TEXT AMENDMENT

Item	Description	Amount
PLANNING	1000-1001-4508.00000 500.00	500.00
TOTAL		500.00

Check No.	Payment Method	Amount
2075	CHECK	500.00

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2025, be given its second reading on this ____ day of _____ 2025, and that it be adopted.

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING SECTIONS 915.37 OF THE ROBBINSDALE CITY CODE RELATING TO DOMESTIC ANIMAL PERMITS

1) Sections 915.37 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER IX PUBLIC SAFETY

Section 915.37, Subdivision 3.

A person desiring a permit for more than a total of two (2) ducks, geese, **quails**, turkeys, or rabbits must obtain a permit from the city council. The application must contain (i) the name and address of the applicant; (ii) the address of the premises upon which the animal or animals are to be kept; (iii) the maximum number, species and sex of such animal or animals; and (iv) a statement regarding any property damage or physical injuries caused by such animal or animals in the past. The city may also require submission of such additional information or material as it deems necessary or convenient. The applicant must pay to the city clerk such initial permit fee and renewal permit fee as set forth in Appendix B under Domestic Animals. Upon submission of the initial application, the city clerk must set a date for a hearing on the application before the city council and must notify the owners of all properties located within 200 feet of the subject premises of the date and time of the hearing. (Amended, Ord. No. 15- 11, No. 2018-02, No. 20-05)

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

a. To allow quails as an approved animal for the domestic animal permit.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ____ DAY OF _____, 2025.

Bradley Sutton, Mayor

ATTEST:

Chase Peterson-Etem, City Clerk

(SEAL)

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, October 22nd, 2025, at 7:00 p.m.** for consideration of a Zoning Text Amendment to amend *Sections 915.37 Domestic animals* of the City Code to include language introducing quail as an allowed animal for the Domestic Animal Permit. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

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

By: Will Bucheger, Assistant Planner
Publish Dates: October 2, 2025

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: October 22, 2025
RE: Zoning Text Amendment to the B4 Community Business District

Background:

City Staff are proposing a zoning text amendment to allow event centers as a conditional use within the B4 Community Business District. This proposal is in response to multiple inquiries and requests from business owners interested in operating event-focused venues within commercial zones of the city.

The amendment (**Attachment A**) aims to accommodate evolving business needs, promote economic development, and support flexible use of commercial properties, while ensuring compatibility with existing land uses and community goals. Staff will be evaluating appropriate operational standards and potential impacts, such as parking, traffic, noise, and hours of operation, to ensure the proposed use aligns with the intent of the B4 district and broader zoning objectives.

Analysis:

In September of this year, city staff were presented with a proposal to establish an event center at 4100 Lakeland Ave N, the former location of Jungle Boogie. Currently, the city's zoning code does not specifically address event centers, which means staff are required to reject such applications under the existing ordinance.

However, city staff believe that an event center would be a compatible use with the goals and vision outlined in the Comprehensive Plan for the B4 – Community Business District.

According to the Comprehensive Plan, the B4 zoning district represents the city's most flexible commercial designation. It allows for a broad spectrum of commercial uses, including shopping centers and encompasses all uses permitted in the B-1, B-2, and B-3 districts. Event centers, defined as venues designed to host large gatherings typically involving food, beverages, and entertainment, and requiring substantial space and parking, are deemed appropriate for this zoning category.

The B4 district provides the space, infrastructure, and location flexibility necessary to support an event center. Adding event centers as a **conditional use** in the B4 district would ensure that each proposal undergoes careful review. Applicants would be required to go through the Conditional Use Permit (CUP) process, which involves a public hearing before the Planning Commission and then final approval from the City Council.

The following change is proposed to **Chapter V, Section 520.07 Subdivision 4** of the City Code (proposed additions are shown in **bold and underlined**):

Subd. 4. Conditional uses. The uses described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1, B-2 and B-3 districts.

(b) Privately owned parking ramps as a principal or accessory use and privately owned open parking lot as a principal use, provided that:

- (1) access is from and onto a collector or arterial street;
- (2) entrances and exists create a minimum of conflict with through traffic movement;
- (3) sufficient magazine space is provided within the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
- (4) parking spaces and aisle or driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both;
- (5) the location is at least 60 feet from the boundary of an R-1 or R-2 district;
- (6) when abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
- (7) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be maintained as open space, and screening and landscaping shall be provided in compliance with subsection 510.25, subdivision 2 of this code;
- (8) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;

(c) Saunas and massage services provided that:

- (1) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (2) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
- (3) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (4) adequate utilities, access roads, drainage, and necessary facilities have been or are being provided;
- (5) the conditional use shall, in all other respects, conform to section 610 of the city code, and to the applicable regulations of the district in which it is located;

(d) State licensed bingo more than one night per week provided that:

- (1) an off-street rider drop-off and pick-up drive and entrance is provided;
- (2) the site does not abut any residential district;
- (3) all signs and information or visual communication devices shall not impact surrounding or abutting residential uses;
- (4) the site is served by an arterial street;
- (5) requirements of Minnesota Statutes, chapter 349 and as amended, entitled bingo, gambling devices and video games of chance licensing act, are met;
- (6) requirements of section 1105 of the city code and as amended, relating to regulation of lawful gambling, are met;
- (7) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (8) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
- (9) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- (10) no alcohol is allowed on the premises;
- (11) no one under age 18 is allowed on the premises;
- (12) the site is not within 1,000 feet of the site of any other state licensed bingo.

(e) Veterinary services provided that:

- (1) Must have a separate entrance.

(2) If adjacent to residential zoning district, then it must be screened as set forth in section 510.25. (Added, Ord. No. 00-09)

(f) Counseling or training services subject to the standards specified in section 515.07, subdivision 4 (c). (Added, Ord. No. 07-06)

(g) Event Centers.

PUBLIC HEARING:

Notice of this public hearing (**Attachment B**) was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

1. Hold the public hearing.
2. Motion to recommend the draft ordinance amendment.

Attachments:

1. Attachment A - Draft Ordinance Amendment
2. Attachment B - Public Hearing Notice

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2025, be given its second reading on this ____ day of _____ 2025, and that it be adopted.

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING SECTIONS 520.07 OF THE ROBBINSDALE CITY CODE RELATING TO EVENT CENTERS

1) Sections 520.07 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER V PLANNING AND LAND USE REGULATION

520.07 Subd. 4. Conditional uses.

The uses described in this subdivision require a conditional use permit based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

- (a) All conditional uses allowed in B-1, B-2 and B-3 districts.
- (b) Privately owned parking ramps as a principal or accessory use and privately owned open parking lot as a principal use, provided that:
 - (1) access is from and onto a collector or arterial street;
 - (2) entrances and exists create a minimum of conflict with through traffic movement;
 - (3) sufficient magazine space is provided within the structure or on the site to minimize or eliminate the blocking of traffic in the public right-of-way;
 - (4) parking spaces and aisle or driveways shall be developed in compliance with subsection 510.17 of this code and are subject to the review and approval of the city engineer or city planner, or both;
 - (5) the location is at least 60 feet from the boundary of an R-1 or R-2 district;
 - (6) when abutting an R-1 or R-2 district a buffer area with screening and landscaping in compliance with subsection 510.25, subdivision 2 of this code shall be provided;
 - (7) when abutting a residential use which is not related to the parking ramp or open parking lot, a setback of at least 30 feet shall be provided from the property line and this area shall be maintained as open space, and screening and landscaping shall be provided in compliance with subsection 510.25, subdivision 2 of this code;
 - (8) all signing and informational or visual communication devices shall be in compliance with section 410 of the city code and shall not impact surrounding or abutting residential uses;
- (c) Saunas and massage services provided that:
 - (1) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (2) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - (3) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (4) adequate utilities, access roads, drainage, and necessary facilities have been or are being provided;
 - (5) the conditional use shall, in all other respects, conform to section 610 of the city code, and to the applicable regulations of the district in which it is located;
- (d) State licensed bingo more than one night per week provided that:
 - (1) an off-street rider drop-off and pick-up drive and entrance is provided;
 - (2) the site does not abut any residential district;

(3) all signs and information or visual communication devices shall not impact surrounding or abutting residential uses;

(4) the site is served by an arterial street;

(5) requirements of Minnesota Statutes, chapter 349 and as amended, entitled bingo, gambling devices and video games of chance licensing act, are met;

(6) requirements of section 1105 of the city code and as amended, relating to regulation of lawful gambling, are met;

(7) the establishment, maintenance, or operation of the facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(8) the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;

(9) the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(10) no alcohol is allowed on the premises;

(11) no one under age 18 is allowed on the premises;

(12) the site is not within 1,000 feet of the site of any other state licensed bingo.

(e) Veterinary services provided that:

(1) Must have a separate entrance.

(2) If adjacent to residential zoning district, then it must be screened as set forth in section 510.25. (Added, Ord. No. 00-09)

(f) Counseling or training services subject to the standards specified in section 515.07, subdivision 4 (c). (Added, Ord. No. 07-06)

(g) Event Centers.

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

a. To allow Event Centers in the B4 Community Business as a conditional use.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ___ DAY OF ___, 2025.

Bradley Sutton, Mayor

ATTEST:

Chase Peterson-Em, City Clerk

(SEAL)

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, October 22nd, 2025, at 7:00 p.m.** for consideration of a Zoning Text Amendment to revise *Section 520.07 Subdivision. 4*, to allow Event Centers as a conditional use in the B4 Zoning District. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

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

By: Will Bucheger, Assistant Planner
Publish Dates: October 2, 2025

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: October 22, 2025
RE: Conditional Use Permit for 4130 Lakeland Ave N

Background:

Flying V Music, on behalf of property owner Matthew Klein, has submitted a Conditional Use Permit (CUP) application to allow for the operation of an “event center” at the property located at 4130 Lakeland Ave N. This location previously operated as the Standpoint Event Center, which was primarily used for wedding venues. The property location is illustrated in **Attachment A**.

Analysis:

Flying V Music aims to establish a community-oriented music space that serves as both an educational and performance venue. The business is designed to support Twin Cities youth by offering a safe environment where they can learn, practice, record, and rehearse music.

Key components of Flying V Music’s mission include:

- Providing donated instruments to local youth to encourage engagement in musical arts
- Hosting concerts and youth-focused gatherings
- Offering occasional retail sales of records, merchandise, and music-related accessories

According to the applicant’s statement, the facility will serve as a youth music school and a flexible community performance and meeting space, with incidental retail uses. These proposed uses align with the intent of the B4 Community Business District.

PROPERTY LOCATION:

Detailing the location of this proposed project is included with the applicant’s submittal. The project site is 1.14 acres and holds the following (PID: 0602924130145).

COMPREHENSIVE PLAN:

The property is guided under the City’s Comprehensive Plan as a Mixed-Use Commercial future land use area (**Attachment B**). This designation supports a mix of commercial, office, and residential uses. While residential may become the primary use in some areas, commercial elements remain essential. The proposed use is consistent with the goals of the Comprehensive Plan.

TRANSIT OVERLAY DISTRICT STANDARDS:

This property is within the Transit Oriented Overlay (TOD) district. As such, the standards for this building will also need to be reviewed under this standard. Since this building is already constructed, staff will only review the parking aspect for verification there will be no issues from an event center.

Parking

The site currently includes **65 parking spaces**, as documented in the submitted site survey (**Attachment D**). Existing tenants in the shopping center include:

- Broadway Pizza
- Destiny Barbershop
- Logitium Electronics Repair
- H&R Block
- Two vacant tenant spaces

Based on existing and proposed uses, including Flying V Music, the total parking requirement is **56 spaces**. Therefore, the site exceeds requirements and has **9 surplus spaces**, confirming that adequate parking is available.

Signage

Flying V Music will be required to obtain a sign permit prior to installing any exterior signage.

CONDITIONAL USES FINDING OF FACTS:

The Planning Commission shall make findings of fact regarding any adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon, but not limited to, the following factors:

1. Consistency with the City Comprehensive Plan. *The proposed event center use supports the B4 Community Business District use which is consistent with the Comprehensive Plan.*
2. The geographical area involved. *Not applicable.*
3. Whether such use will cause deterioration of the area in which it is proposed.

Staff do not see deterioration in the area because of this use.

4. The character of the surrounding area. *The surrounding area consists of commercial uses.*
5. The demonstrated need for such use. *The applicant is requesting this use to be able to operate their business within the city which will create a music community space for teenage youth around the area.*
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise or vibration, or would impose hazards to life or property in the neighborhood. *The noise created by this use will not be an issue since there is a city maximum decibel limit to ensure no noise violations occur.*
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood. *The use will not lead to or encourage disturbing influences in the neighborhood.*
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences. *Not applicable.*

PUBLIC HEARING:

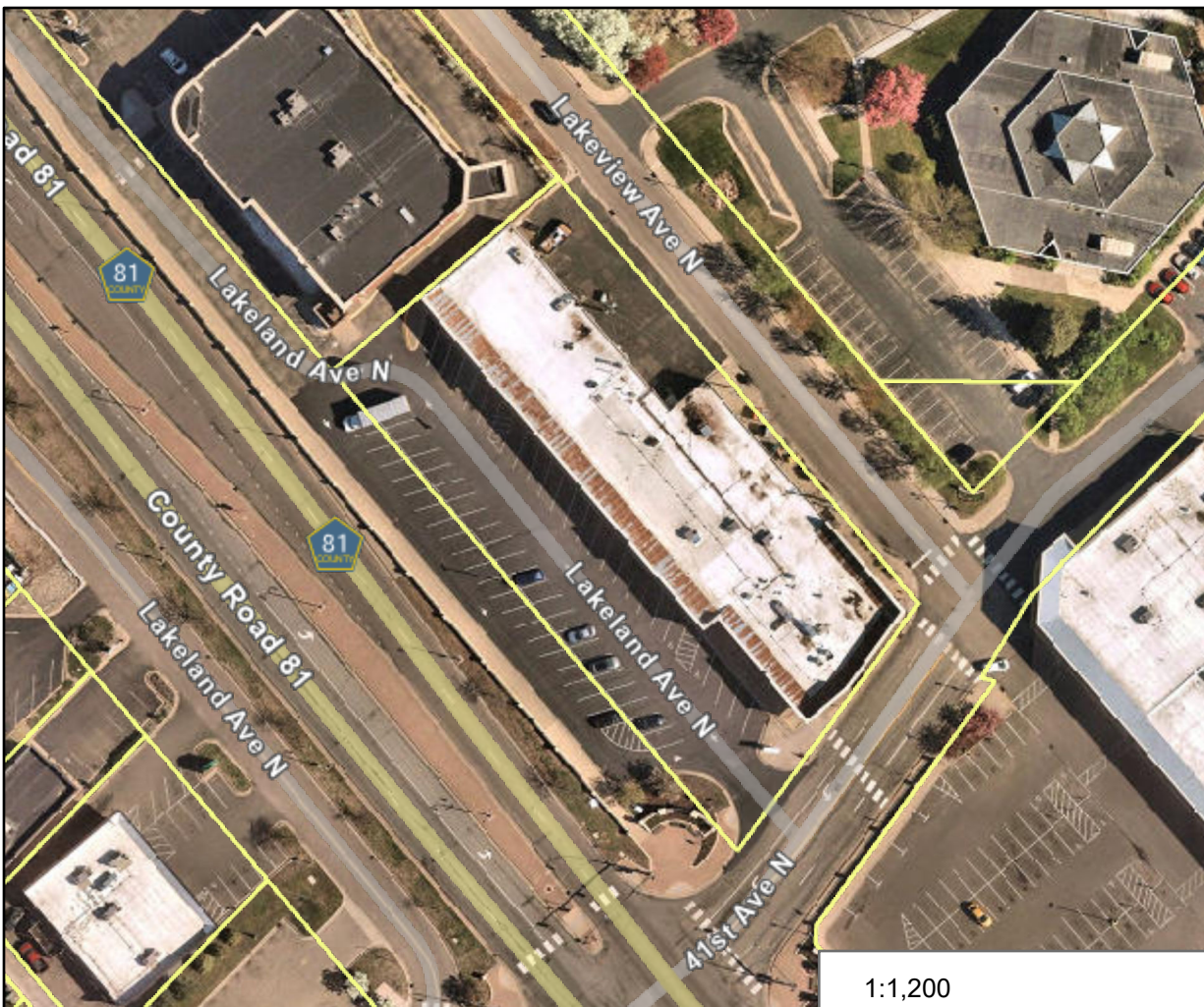
Notice of this public hearing (**Attachment F**) was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. Mailed notices have also gone out to all properties 350 feet away from this address. City staff have received no inquiries from residents at the time of this report.

Recommendation:

1. Hold the Public Hearing.
2. Motion to recommend the draft resolution to allow the use of an event center at 4130 Lakeland Ave N with the following conditions:
 - a. The noise on site will not exceed 80dBA.
 - b. A city building permit is required prior to any renovations and a new certificate of occupancy is required.

Attachments:

1. Attachment A - Hennepin County Aerial
2. Attachment B - Comprehensive Plan Map
3. Attachment C - Application
4. Attachment D - Site Plan
5. Attachment E - Draft Resolution
6. Attachment F - Public Hearing Notice



No results

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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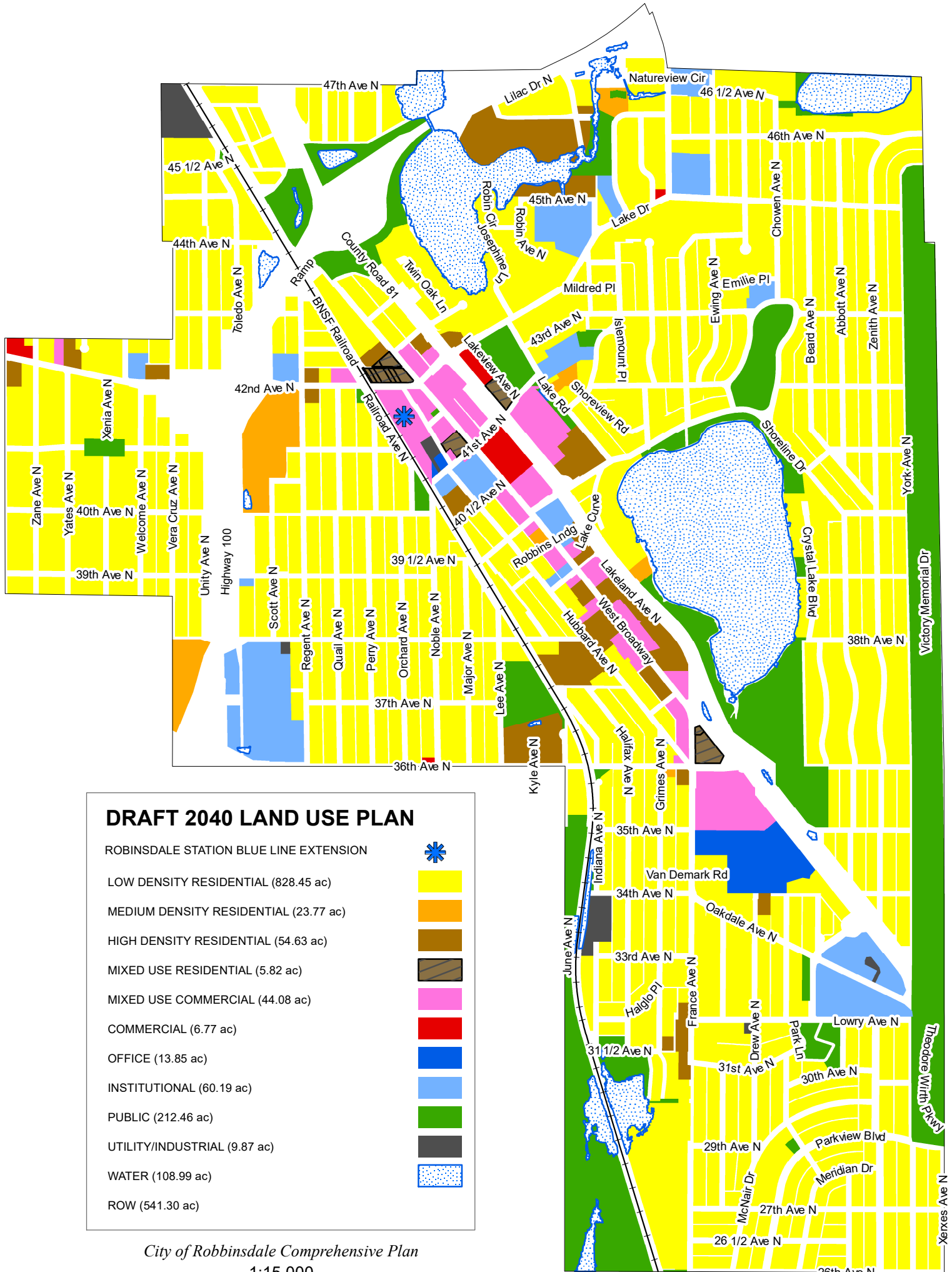


Figure 8: 2040 Land Use

CITY OF ROBBINSDALE
4100 Lakeview Avenue North
ROBBINSDALE, MN 55422
(763) 531-1269 or (763) 531-1266



PLANNING APPLICATION NO. _____

To review references visit our website at www.robbinsdalemn.com
CONDITIONAL USE PERMIT (reference Section 535.01)

Applicant Flying V Music

Address 4130 Lakeland Ave N, Robbinsdale, MN 55422

Owner (if different from Applicant) Jennifer VanRiper

Owners Address 11217 Utica Ave S Bloomington MN 55437

Day Phone # 7639137798 Cell Phone # _____ E-mail address Flyingvmusic@yahoo.com

Applicant's Authority (if other than Owner) Lease holder

Legal Description of Property Strip mall end cap Lot 2, Block 1, Robin Center, except that part of said Lot 2 embraced within Lots 1 and 2, Block 1, Urban's Addition to Robbinsdale, Hennepin County, Minnesota

Present Zoning Classification B4 Existing Use of Property Event center

Area of Property _____ Section of Ordinance(s): _____

Please describe the proposed use/request in appropriate detail (attach additional sheets if necessary): _____

Non-profit organization and music venue (no alcohol sale or consumption) see attached

Application for rezoning, conditional use permit, non-conforming use permit or zoning text amendment will not be accepted until the applicant has provided the information required by the applicable sections of the zoning code (see above reference). The minimum information is summarized below:

1. Detailed written and graphic material fully explaining the request.
2. Certificate of Survey of property (3 copies) showing the following:
 - A. Location and dimensions of the existing and proposed structure(s) along with setbacks on the lot.
 - B. Location and use of adjacent structures.
3. Existing scaled floor plans, scaled elevations, and any proposed changes.
4. Application Fee
5. Floodplain Information, if applicable (see back page).

Applications must be received 4 weeks prior to the Planning Commission meeting at which request is to be heard.

Application Deadline: _____ Application Fee \$250.00 *, ** Receipt # _____

Planning Commission Date _____ *City Council Date(s) _____ & _____
(*Tentative: final date will be announced at the Planning Commission meeting.)

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of this application and certifies that the property described by the provided address is not tax delinquent. Furthermore, undersigned grants City staff entry upon the land in question to perform any necessary site inspections during the duration of the project. **Applicant should be represented at the Planning Commission meeting and the City Council public hearing.**

Signature of Applicant (and Owner if other than applicant) _____
Matthew Klein
A82CCE62A3F44A5...

Signed by: Matthew Klein

Date 9/23/2025 | 08:51

***Applicant may be liable for additional expense such as legal fees.**
****Applicant may be billed for additional staff time.**

Floodplain Information:
(reference section 530)

Contours (1' intervals)
Lowest floor elevation
100 year flood elevation
Ordinary High Water Mark
House elevation showing deck

proposing to operate a community-focused music space within the B-4 district. The use combines elements that are consistent with the permitted uses outlined, including:

A music school/rehearsal space, where Twin Cities teens will have safe and free access to lessons, rehearsal rooms, and recording opportunities.

A musical instrument program that lends and places donated instruments into the hands of local youth.

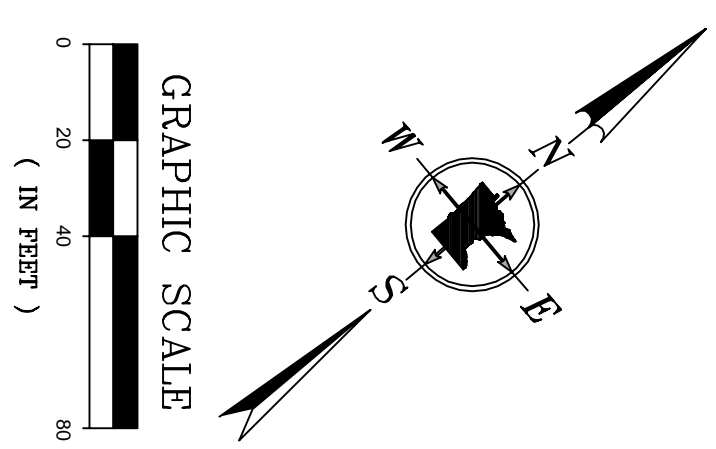
A meeting hall/performance space for community events and youth-focused gatherings

Occasional music retail and media offerings (such as records, merchandise, or accessories)

The intent is to create a safe, educational, and creative environment that functions both as a youth music school and a community meeting/performance hall, while also offering incidental retail consistent with the B-4 permitted uses.

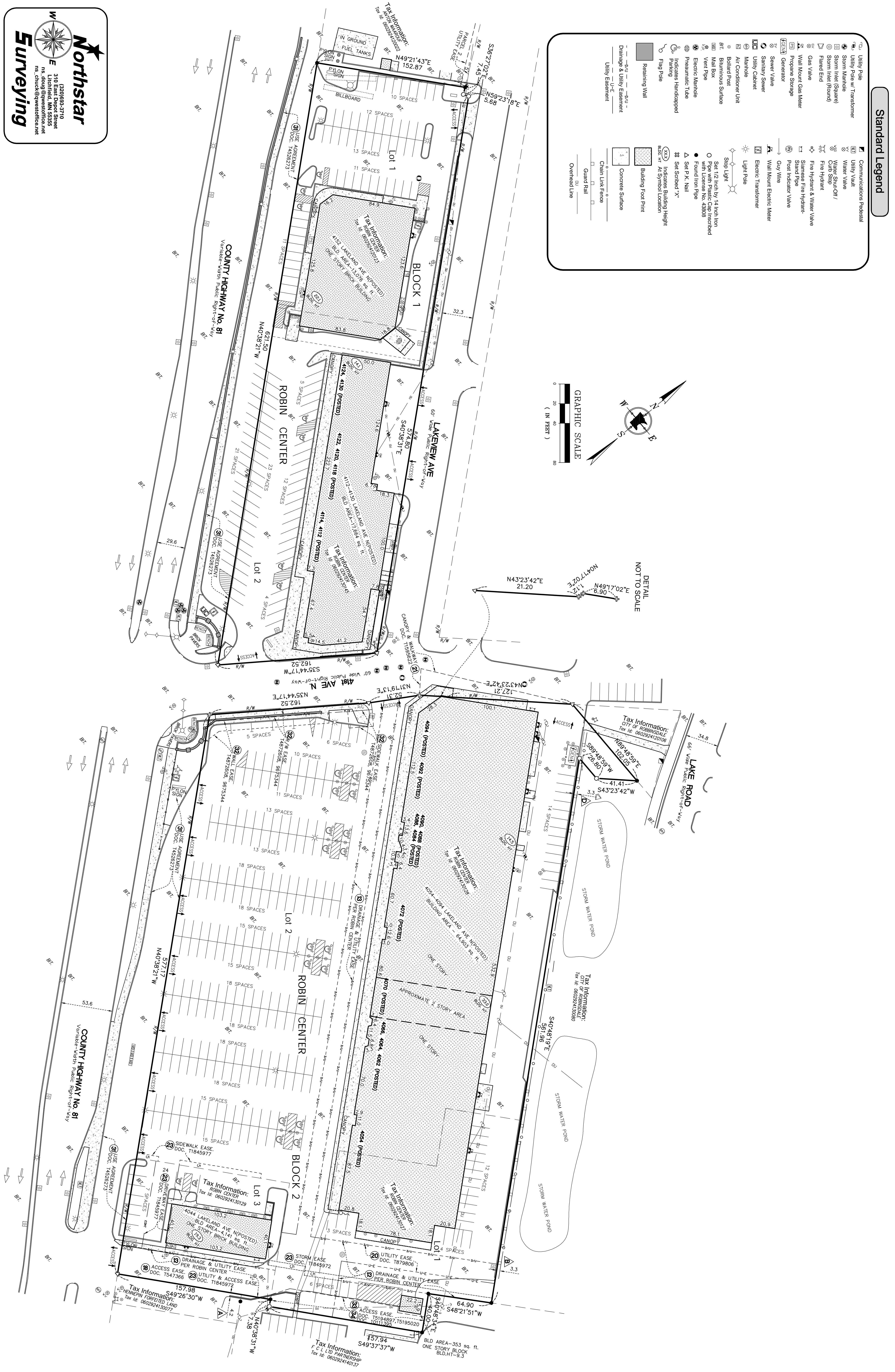
Standard Legend

- U-1 Utility Pole
- U-2 Utility Pole w/ Transformer
- SM Storm Manhole
- SI Storm Inlet (Square)
- SI Storm Inlet (Round)
- FE Flared End
- GV Gas Valve
- WGM Wall Mount Gas Meter
- PS Program Storage
- GEN Generator
- SV Sewer Valve
- SS Sanitary Sewer
- UC Utility Cabinet
- M Manhole
- AC Air Conditioner Unit
- BP Ballast Post
- BRS Blumhouse Surface
- VP Vent Pipe
- EM Electric Manhole
- PT Pneumatic Tube
- Indicates Handicapped Parking
- FP Flag Pole
- RW Retaining Wall
- DU Drainage & Utility Easement
- UE Utility Easement
- CL Communications Pedestal
- UV Utility Vault
- WV Water Valve
- WS Water Shut-Off
- CS Curb Stop
- FR Fire Hydrant
- FW Fire Hydrant & Water Valve
- SHS Siamase Fire Hydrant-Standard Pipe
- PI Post Indicator Valve
- GW Guy Wire
- WEM Wall Mount Electric Meter
- ET Electric Transformer
- LP Light Pole
- SL Stop Light
- ML Mail Box
- PL Pipe with Plastic Cap Inscribed with License No. 43808
- FL Found from Pipe
- SN Set P.K. Nail
- SS Set Scribed "X"
- Indicates Building Height
- BLD HT AT Symbol Location
- CS Concrete Surface
- BL Building Foot Print
- CL Chain Link Fence
- GR Guard Rail
- DU Overhead Line



DETAIL
NOT TO SCALE

Northstar
 (320) 633-3710
 310 East Depot Street
 Littlefield, MN 55555
 ns_chuck@westoffice.com
Surveying



Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this XX day of month 2025.

RESOLUTION NO.

**A RESOLUTION TO ALLOW THE USE OF AN EVENT CENTER AT 4130
LAKELAND AVENUE NORHT
(Flying V Music)**

WHEREAS, the property owners of 4130 Lakeland Ave N want to allow a event center on the property that requires a Conditional Use Permit; and

WHEREAS, the Planning Commission conducted a public hearing on October 22, 2025 and adopted a motion recommending approval of the Conditional Use Permit request based upon the following findings of fact:

- a. The proposed private utility building supports the community-business district use which is consistent with the Comprehensive Plan.
- b. Staff do not see deterioration of the neighborhood because of this use.

WHEREAS, the Council accepts these findings:

- a. The proposed event center supports the community-business use which is consistent with the Comprehensive Plan.
- b. Staff do not see deterioration of the neighborhood because of this use.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Robbinsdale, Minnesota, that the Conditional Use Permit request Z25-10 to allow a event center at 4130 Lakeland Ave N pursuant to Section 535.01, Subd. 2 (d) is hereby approved with the following conditions

1. The use will not exceed 80dBA.
2. A building permit is required.
3. Staff do not foresee this use leading to or encourage disturbing influences in the neighborhood.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS XX DAY OF MONTH 2025.

Bradley Sutton, Mayor

Attest:

Chase Peterson-Em, City Clerk

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, October 22nd, 2025, at 7:00 p.m.** for consideration of a Conditional Use Permit to allow the use of an Event Center at 4100 Lakeland Ave N. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

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

By: Will Bucheger, Assistant Planner

Publish Dates: October 2, 2025

TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: October 22, 2025
RE: Zoning Text Amendment to the R-1 Single Family Residential District

Background:

City staff are proposing a zoning text amendment to eliminate the requirement for Conditional Use Permits for boarding houses or home boarding situations involving foster children. Based on guidance from our legal advisors at Kennedy & Graven, staff believe that this type of oversight falls under the jurisdiction of the state rather than the city. As such, the city should not retain review authority in these cases.

Analysis:

In March of this year, city staff identified an issue within the current zoning code language that grants the city authority to review properties intending to provide foster care. This authority stems from foster care being classified as a conditional use within the R1 Zoning District. As written, the code could require prospective foster parents to submit a formal application and seek approval from both the Planning Commission and City Council.

Staff determined that this level of local review is unnecessary and inappropriate, as the Minnesota Department of Human Services already oversees foster care licensing and regulation. Duplicating this process at the city level would be redundant and potentially burdensome for applicants.

The city's legal counsel, Kennedy & Graven, reviewed the matter and strongly recommended removing this provision from the code, citing potential legal concerns and the risk of creating unintended barriers for foster care providers. It should also be noted that the state legislature in 2024 passed a law prohibiting local units of government from requiring local rental licenses of stated licensed group homes.

The following change is proposed to **Chapter V, Section 515.01 Subdivision 4. Conditional Uses** of the City Code (proposed additions are shown in **bold and underlined**):

Subd. 4. Conditional use. The uses listed in this subdivision, require conditional use permits based upon procedures set forth in and regulated by subsection [535.01](#) of this code and are the following:

- (a) Residential planned unit development as regulated by subsection [530.05](#) of this code. (Amended, Ord. No. 97-06)
- (b) Private educational institutions limited to elementary, junior high and senior high schools; colleges or universities; museums; religious institutions such as churches, chapels, temples, and synagogues; and seminaries or monasteries provided that:
 - (1) any such principal building shall be located 30 feet or more from any other lot in a residential district;
 - (2) adequate screening from abutting residential uses and landscaping is provided in compliance with subsection [510.25](#), subdivision 2 of this code;

(3) adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley from the principal use in compliance with subsection [510.17](#) of this code and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with subsection [510.25](#), subdivision 2 of this code; (Amended, Ord. No. 97-06)

(4) an off-street rider drop-off and pick-up drive is provided;

(5) adequate off-street loading and service entrances are provided and regulated where applicable by subsection [510.19](#) of this code;

(6) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated; (Amended, Ord. 97-06)

~~(c) Boarding, house or home boarding – foster children provided that:~~

~~(1) the requirements and conditions of the Minnesota department of public welfare, Public Welfare Manual II 3110 as adopted, amended or changed are satisfactorily met;~~

~~(2) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city; (Amended, Ord. No. 97-06)~~

(~~ec~~) A second accessory structure on a lot if it contains more than 240 square feet of gross floor area. (Amended, Ord. No. 97-06)

(~~ed~~) (Amended, Ord. No. 97-06; Deleted, Ord. No. 23-08)

(~~fe~~) Satellite dish antennas exceeding one meter in diameter provided they are located in the rear yard and screened from public view. (Amended, Ord. No. 97-06; Ord. No. 10-16)

(~~gf~~) Land reclamation involving 400 cubic yards or more of fill. (Amended, Ord. No. 97-06)

(~~hg~~) Licensed day-care facility serving more than 12 persons as an accessory use to a church, provided that:

(1) the lot area is double the minimum established for this district;

(2) side yards are double the minimum requirement established for this district and are screened in compliance with subsection [510.25](#), subdivision 2 of this code;

(3) an off-street drop-off and pick-up location is provided;

(4) the site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;

(5) the site shall have an outdoor play area which is adequate in size and in a location which is not disruptive to adjacent permitted uses and which is fenced and screened in compliance with subsection [510.25](#), subd. 2;

(6) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;

(7) no addition to the facility shall be constructed to accommodate the use;

(8) all provisions of the Minnesota public welfare licensing act, Minnesota Statutes, sections 245.781 to 245.85, as well as all rules or regulations promulgated by the Minnesota commissioner of human services related thereto, are met;

(9) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city. (Amended, Ord. No. 97-06)

(~~ih~~) recreational vehicles greater than 30 feet in length provided that:

(1) the lot is a minimum of 50 feet wide;

(2) the RV is positioned and screened in a manner that will minimize the visual impact on adjacent properties; and

(3) there is complete compliance with subsection [515.01](#), Subd. 3(b)(2). (Amended, Ord. No. 97-06, Ord. No. 13-03)

(~~ji~~) egress window well walls closer than 1.5 feet of a side lot line provided that:

(1) egress window wells shall not obstruct drainage patterns nor cause stormwater to drain onto adjoining properties.

(2) approval of the City Engineer is required to ensure that drainage is directed away from the house and does not impact adjacent property. (Added, Ord. No. 10-10, Sec. 2)

(kj) Agriculture provided that:

(1) Tools, equipment and materials related to the use must be stored within an enclosed structure subject to subsection [510.11](#) (Accessory structures).

(2) Non-retail commercial greenhouses are subject to the following yard setbacks:

(a) Front yard depth: not less than 30 feet.

(b) In a block where a lot fronts on a side street next to a lot which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way).

(c) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.

(d) Side yard width and rear yard depth: 5 feet.

(3) Farm or other animals are prohibited except in accordance with Section 915.

(4) Retail sales are prohibited. (Added, Ord. No. 15-06)

(~~h~~k) New wireless support structures within the public right of way of the R-1, single family residential district as long as all the following criteria are met:

(1) No less than 5 feet from the street curb;

(2) No more than 5 feet from the side lot line extended to the street;

(3) Constructed from durable materials approved by the City Engineer with an earth- tone finish consistent with the character of the neighborhood.

(4) Required application materials shall include a detailed survey provided by a registered land surveyor showing all existing aerial, surface, and underground utilities within a fifty (50) foot radius of the proposed wireless support structure to identify possible conflicts with existing utility infrastructure. The City Engineer shall have the authority to deny the proposed wireless support structure location in the event of a conflict with existing utility infrastructure is identified.

(Added, Ord. No. 17-07)

(~~m~~l) Off-street parking facilities accessory to residential uses for not more than one licensed and operable truck (not including semi-truck tractors or semi-truck tractor trailer combinations or semi trailers) exceeding a gross vehicle weight of 9,000 pounds provided that:

(1) the lot is a minimum of 50 feet wide;

(2) the truck may not be parked within 15 feet of a street curb or surface, nor within a street or alley right-of-way, except for temporary on-street parking in compliance with this code;

(3) trucks longer than 22 feet may not be parked in a front yard;

(4) trucks higher than six feet may not be parked within three feet of a side or rear lot line or in a required side yard except corner side yards;

(5) a truck over 22 feet long that is parked in a corner side yard must be parked perpendicular to the side lot line or screened by a six foot high fence or hedge or other landscaping acceptable to the city;

(6) the total area devoted to truck storage shall not exceed 300 square feet on any lot;

(7) trucks cannot occupy or block required off-street parking spaces or impede emergency access to properties, and

(8) compliance with all other requirements of Sections 510.17 and 510.25. (Added, Ord. No. 23-10)

PUBLIC HEARING:

Notice of this public hearing (**Attachment B**) was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

1. Hold the public hearing.
2. Motion to recommend the draft ordinance amendment.

Attachments:

1. Attachment A - Draft Ordinance Amendment
2. Attachment B - Public Hearing Notice

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2025, be given its second reading on this ____ day of _____ 2025, and that it be adopted.

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING SECTIONS 515.01 OF THE ROBBINSDALE CITY CODE RELATING TO R-1, SINGLE FAMILY RESIDENTIAL DISTRICT CONDITIONAL USES

1) Sections 515.01 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER V PLANNING AND LAND USE REGULATION

Section 515.01, Subdivision 4. Conditional Uses.

The uses listed in this subdivision, require conditional use permits based upon procedures set forth in and regulated by subsection 535.01 of this code and are the following:

(a) Residential planned unit development as regulated by subsection 530.05 of this code. (Amended, Ord. No. 97-06)

(b) Private educational institutions limited to elementary, junior high and senior high schools; colleges or universities; museums; religious institutions such as churches, chapels, temples, and synagogues; and seminaries or monasteries provided that:

(1) any such principal building shall be located 30 feet or more from any other lot in a residential district;

(2) adequate screening from abutting residential uses and landscaping is provided in compliance with subsection 510.25, subdivision 2 of this code;

(3) adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley from the principal use in compliance with subsection 510.17 of this code and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with subsection 510.25, subdivision 2 of this code; (Amended, Ord. No. 97-06)

(4) an off-street rider drop-off and pick-up drive is provided;

(5) adequate off-street loading and service entrances are provided and regulated where applicable by subsection 510.19 of this code;

(6) the site of the principal use and related parking is served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated; (Amended, Ord. 97-06)

~~(c) Boarding, house or home boarding - foster children provided that:~~

~~(1) the requirements and conditions of the Minnesota department of public welfare, Public Welfare Manual II 3110 as adopted, amended or changed are satisfactorily met;~~

~~(2) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city; (Amended, Ord. No. 97-06)~~

(~~c~~) A second accessory structure on a lot if it contains more than 240 square feet of gross floor area. (Amended, Ord. No. 97-06)

(~~e~~) (Amended, Ord. No. 97-06; Deleted, Ord. No. 23-08)

(~~f~~) Satellite dish antennas exceeding one meter in diameter provided they are located in the rear yard and screened from public view. (Amended, Ord. No. 97-06; Ord. No. 10-16)

(~~g~~) Land reclamation involving 400 cubic yards or more of fill. (Amended, Ord. No. 97-06)

(~~h~~) Licensed day-care facility serving more than 12 persons as an accessory use to a church, provided that:

- (1) the lot area is double the minimum established for this district;
- (2) side yards are double the minimum requirement established for this district and are screened in compliance with subsection [510.25](#), subdivision 2 of this code;
- (3) an off-street drop-off and pick-up location is provided;
- (4) the site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated;
- (5) the site shall have an outdoor play area which is adequate in size and in a location which is not disruptive to adjacent permitted uses and which is fenced and screened in compliance with subsection [510.25](#), subd. 2;
- (6) the use shall not cause the structure to be in non-compliance with any applicable fire or building code;
- (7) no addition to the facility shall be constructed to accommodate the use;
- (8) all provisions of the Minnesota public welfare licensing act, Minnesota Statutes, sections 245.781 to 245.85, as well as all rules or regulations promulgated by the Minnesota commissioner of human services related thereto, are met;
- (9) a written indication of preliminary, pending or final license approval from the regulatory welfare agency is supplied to the city. (Amended, Ord. No. 97-06)
- (ih) recreational vehicles greater than 30 feet in length provided that:
 - (1) the lot is a minimum of 50 feet wide;
 - (2) the RV is positioned and screened in a manner that will minimize the visual impact on adjacent properties; and
 - (3) there is complete compliance with subsection [515.01](#), Subd. 3(b)(2). (Amended, Ord. No. 97-06, Ord. No. 13-03)
- (ji) egress window well walls closer than 1.5 feet of a side lot line provided that:
 - (1) egress window wells shall not obstruct drainage patterns nor cause stormwater to drain onto adjoining properties.
 - (2) approval of the City Engineer is required to ensure that drainage is directed away from the house and does not impact adjacent property. (Added, Ord. No. 10-10, Sec. 2)
- (kj) Agriculture provided that:
 - (1) Tools, equipment and materials related to the use must be stored within an enclosed structure subject to subsection [510.11](#) (Accessory structures).
 - (2) Non-retail commercial greenhouses are subject to the following yard setbacks:
 - (a) Front yard depth: not less than 30 feet.
 - (b) In a block where a lot fronts on a side street next to a lot which has its side facing the same side street, the setback on each lot shall be 15 feet from the side street (right-of-way).
 - (c) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. In no case shall the minimum front yard setback exceed 30 feet.
 - (d) Side yard width and rear yard depth: 5 feet.
 - (3) Farm or other animals are prohibited except in accordance with Section 915.
 - (4) Retail sales are prohibited. (Added, Ord. No. 15-06)
- (hk) New wireless support structures within the public right of way of the R-1, single family residential district as long as all the following criteria are met:
 - (1) No less than 5 feet from the street curb;
 - (2) No more than 5 feet from the side lot line extended to the street;
 - (3) Constructed from durable materials approved by the City Engineer with an earth- tone finish consistent with the character of the neighborhood.
 - (4) Required application materials shall include a detailed survey provided by a registered land surveyor showing all existing aerial, surface, and underground utilities within a fifty (50) foot radius of the proposed wireless support structure to identify possible conflicts with existing utility infrastructure. The City Engineer shall have the authority to deny the proposed wireless

support structure location in the event of a conflict with existing utility infrastructure is identified.

(Added, Ord. No. 17-07)

(m) Off-street parking facilities accessory to residential uses for not more than one licensed and operable truck (not including semi-truck tractors or semi-truck tractor trailer combinations or semi trailers) exceeding a gross vehicle weight of 9,000 pounds provided that:

- (1) the lot is a minimum of 50 feet wide;
- (2) the truck may not be parked within 15 feet of a street curb or surface, nor within a street or alley right-of-way, except for temporary on-street parking in compliance with this code;
- (3) trucks longer than 22 feet may not be parked in a front yard;
- (4) trucks higher than six feet may not be parked within three feet of a side or rear lot line or in a required side yard except corner side yards;
- (5) a truck over 22 feet long that is parked in a corner side yard must be parked perpendicular to the side lot line or screened by a six foot high fence or hedge or other landscaping acceptable to the city;
- (6) the total area devoted to truck storage shall not exceed 300 square feet on any lot;
- (7) trucks cannot occupy or block required off-street parking spaces or impede emergency access to properties, and
- (8) compliance with all other requirements of Sections 510.17 and 510.25. (Added, Ord. No. 23-10)

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

- a. To eliminate the requirement for a Conditional Use Permit for boarding houses or home boarding situations involving foster children.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ___ DAY OF ___, 2025.

Bradley Sutton, Mayor

ATTEST:

Chase Peterson-Em, City Clerk

(SEAL)

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, October 22nd, 2025, at 7:00 p.m.** for consideration of a Zoning Text Amendment to amend *Sections 515.01 R-1, single family residential district, Subdivision. 4 Conditional use*, of the City Code to remove language referencing boarding, house or home boarding, and foster children. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

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

By: Will Bucheger, Assistant Planner

Publish Dates: October 2, 2025



TO: Planning Commission
PREPARED BY: Will Bucheger, Assistant Planner
DATE: October 22, 2025
RE: Zoning Text Amendment to Tobacco Product Shops Licenses

Background:

City Staff are proposing a zoning text amendment to reduce the setback distance of Tobacco Product Shops from each other from one half mile to 500 feet. This proposed setback distance matches the current setback distance for Cannabis Retailers from each other.

Analysis:

In August of this year, city staff were notified that Vapor Bunker had changed ownership, and the new owners intended to continue operating a tobacco-related business at the same location. During the review process of the submitted Tobacco Product Business License, staff discovered that the location did not meet the setback requirements outlined in City Code.

According to Chapter XI, Section 1132.13 (a) of the City Code, no license shall be granted to a tobacco products shop located within one-half mile (2,640 feet) of another such shop, as measured from front entrance to front entrance along normal pedestrian routes. Upon measurement, staff confirmed that the new shop was located approximately 1,056 feet from an existing tobacco shop, the Robbinsdale Smoke Shop, and therefore did not meet the required distance.

Under the code, this would have required the city to deny the license. However, after internal discussion and consultation with the city attorney’s office (Kennedy & Graven), staff determined that since Vapor Bunker was already operating as a tobacco products shop prior to the change in ownership—and the use is permitted within the B4 zoning district—the site qualifies for a grandfathering exception. Staff concluded that the use may continue under the new ownership, despite the proximity issue.

Following this review, staff re-evaluated the existing setback requirement and found the current half-mile distance to be excessively restrictive. Given that the City Code already limits the number of tobacco licenses to two, the potential for negative impact remains low. Staff are recommending an amendment to reduce the required separation distance between tobacco products shops.

The following change is proposed to **Chapter XI, Section 1132.13 (a)** of the City Code (proposed additions are shown in **bold and underlined**):

*Proximity to other tobacco products shops. No license shall be granted to any person for a tobacco products shop that is within ~~one-half mile~~ **500 feet** of any other tobacco products shop as measured by the shortest distance measured from the front entrance to front entrance along normal pedestrian routes along sidewalks and streets. This restriction does not apply to an applicant who has been licensed to sell licensed products in the same location for at least one year before the date this section was enacted into law. (Added, Ord. 19-11)*

Staff support the proposed amendment, finding it to be reasonable and aligned with current land use practices. The reduced setback distance will provide greater flexibility for existing businesses while still maintaining regulatory oversight. Given the cap on the number of tobacco licenses allowed within the city, the change is unlikely to negatively impact on the community or lead to a concentration of tobacco-related businesses.

PUBLIC HEARING:

Notice of this public hearing was published in the city's official newspaper and posted on the city's bulletin board 10 days prior to this meeting. City staff have received no inquiries from residents at the time of this report.

Recommendation:

1. Hold the public hearing.
2. Motion to recommend the draft ordinance amendment.

Attachments:

1. Attachment A - Draft Ordinance Amendment
2. Attachment B - Public Hearing Notice

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on _____, 2025, be given its second reading on this ____ day of _____ 2025, and that it be adopted.

ORDINANCE NO. 25-__

AN ORDINANCE AMENDING SECTIONS 1132.13 OF THE ROBBINSDALE CITY CODE RELATING TO TOBACCO PRODUCT SHOP SETBACK REQUIREMENTS

1) Sections 1132.13 of the City Code are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language shown in **bold and underlined**:

CHAPTER XI BUSINESS AND TRADE REGULATIONS

Section 1132.13 (a)

Proximity to other tobacco products shops. No license shall be granted to any person for a tobacco products shop that is within ~~one-half mile~~ **500 feet** of any other tobacco products shop as measured by the shortest distance measured from the front entrance to front entrance along normal pedestrian routes along sidewalks and streets. This restriction does not apply to an applicant who has been licensed to sell licensed products in the same location for at least one year before the date this section was enacted into law. (Added, Ord. 19-11)

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

- a. To reduce the setback requirement for tobacco product shops from one half mile to 500 feet.

3) This ordinance shall be effective immediately upon its passage and publication.

First Reading: YEAS:

NAYS:

Second Reading: YEAS:

NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS ____ DAY OF _____, 2025.

Bradley Sutton, Mayor

ATTEST:

Chase Peterson-Etem, City Clerk

(SEAL)

City of Robbinsdale

Public Hearing Notice

NOTICE IS HEREBY GIVEN that there will be a meeting of the Planning Commission of the City of Robbinsdale, Minnesota on **Wednesday, October 22nd, 2025, at 7:00 p.m.** for consideration of a Zoning Text Amendment to revise *Section 1132.13* of the City Code, reducing the required setback distance between tobacco product shops. The meeting will be held in the City Council Chambers at Robbinsdale City Hall, 4100 Lakeview Ave. N, Robbinsdale MN 55422.

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

By: Will Bucheger, Assistant Planner
Publish Dates: October 2, 2025



TO: Planning Commission
PREPARED BY:
DATE: October 22, 2025
RE: Debrief Bus Tour

Background:

Analysis:

Recommendation:

Attachments:

None