



PLANNING COMMISSION AGENDA REPORT

TO: St. Francis Planning Commission

FROM: Beth Richmond, Planner

SUBJECT: Request to Amend Agenda to Add Public Comments Received for No Limits, LLC Public Hearings

DATE: 9-17-2025

Please consider amending tonight's agenda under Consideration of Agenda to add additional pages to the packet starting with page 21 to receive the public comments submitted since the Planning Commission packet was prepared.

From: [Kristopher Melissa Denning](#)
To: [Beth Richmond](#)
Cc: [Melissa Denning](#)
Subject: Zoning Written Submission Prior to next weeks Meeting
Date: Friday, September 12, 2025 1:10:21 PM

Dear City of St. Francis Planning Commission,

As a long-time resident of St. Francis since 1980, a graduate of St. Francis, and an educator in our district, I have been proud to raise my family here and stay actively engaged in our community. I believe it is vital that our city continues to welcome a variety of professional businesses, giving residents more options and strengthening our local economy.

I personally know the owners of the building at Hwy 47 and Ambassador, and I see great potential in the open space available there. With State Farm agents expressing interest in renting or leasing that space, this opportunity seems both viable and well-suited for the location.

I am concerned that large vacant spaces, if left unoccupied, may discourage current tenants from staying in the building. We have already seen similar challenges in Oak Grove near Viking Blvd. and County Road 9, where tenants worry that prolonged vacancies could put the property at risk of being sold, eliminating rental options. Maintaining business viability in areas with limited foot traffic is already a challenge, and filling these spaces with strong, stable tenants will benefit the entire community.

When new businesses come into St. Francis, everyone gains. Residents gain access to services, the local economy grows, and job opportunities are created for those who live and serve in our community. I encourage you to support the rezoning request and help foster continued growth and opportunity in our city.

Thank you for your time and consideration.

Sincerely,

Melissa and Kristopher Denning

--

Kris and Melissa Denning

"Stop Worrying about What Could go Wrong and Start to get Excited About What Can GO RIGHT!"

From: [Dana Kinde](#)
To: [Beth Richmond](#)
Cc: [Dr. Cindy Opp](#); [Dr. Brian Opp](#)
Subject: 23671 St. Francis Blvd NW Rezoning - Planning Commission Meeting
Date: Friday, September 12, 2025 1:27:45 PM
Attachments: [image001.png](#)

Good afternoon, all,

I'm reaching out in support of the Opp Family Chiropractic / No Limits LLC rezoning request for their commercial real estate located at 23671 St. Francis Blvd NW.

Prior to or near 2021, the building had been zoned B-3 (Business), which allowed for their usage for businesses within the medical, fitness, wellness, and office space. Near this time, the city rezoned several parcels, including this parcel to I-1, with guidance from the Comprehensive Plan/future use map. The building owner wasn't aware. It wasn't until we began working with the Opp's in 2024 on their expansion plans was it discovered that the zoning had been changed to I-1 (Industrial). At this time, the building owner had to apply for and was granted an ordinance amendment to comply with the zoning.

After many conversations and meetings with the business owners, brokers, and prospective tenants, the current I-1 zoning has limited the ability to secure additional tenants. As you can imagine, this continues to put financial strain on the building owner due to the lack of lease income, further restricting their growth plans.

The Opp family has been part of this community for many decades, not only operating a successful business here since 2003, but Cindy having grew up and graduated from here. They are invested into this community, that is evident. This rezoning and comp plan amendment back to its original classification, is reasonable in my opinion.

Again, I wish to convey to you my support of this request.

Please feel free to reach out if you would like to discuss or have any questions.

Thank you,

Dana Kinde

SVP, Lead Commercial Banker | Resource Manager

Main: (763) 753-3007

Direct: (763) 398-3511 | Mobile: (763) 232-7678

dkinde@villagebankonline.com

3350 Bridge St NW | St. Francis, MN 55070

www.villagebankonline.bank

[Click here to send me a secure file](#)



The information contained in this message may be privileged, confidential, and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Please notify us immediately if you receive this communication in error and delete it from your computer. Email is not a secure transmission medium and should not be used to communicate confidential information. If you elect to send or receive information via email, Village Bank cannot assure its security and will not be liable if it is intercepted or viewed by another party. By continuing to use e-mail, you are agreeing to accept this risk.

From: [Marty Fisher](#)
To: [Beth Richmond](#)
Cc: [Brian and Cindy Opp](#)
Subject: Rezone 23671 St Francis blvd
Date: Friday, September 12, 2025 5:46:20 PM

Beth Richmond

My name is Marty Fisher I am an owner and Broker of Premier Commercial Properties. With over 25 years experience in the commercial marketplace, I have worked and represented several cities in the North Metro including the cities of Ramsey, Coon Rapids, Blaine, Lino Lakes, Ham Lake and Oak grove.

Additionally, I have represented Landlords/Tenants, Buyers/Sellers locally (in St Francis) for the past 20 years including the Opps, Bob King, Jeff Weaver and others.

I am in support of the rezone for several reasons:

1. The configuration of the building is set up to be an office building. Originally, it was built to be a clinic up top and a restaurant below. It was built with plenty of parking. Unfortunately, the business models of Allina and Health Partners have changed and they have focused on larger population centers. The space, backfilled by the Opps, has worked well for them and are a successful business bringing clients to town and supporting local businesses and organizations.
2. The location on the corner of Ambassador and 47 is a natural for business who wants /needs some visibility. Counseling, insurance, financial planners, salons, real estate, title companies, architects these are all examples of prospects I have encountered over the years who have desired to be in this building.
3. Proximity to other retail businesses along 47 including the new Senior Care site I sold a couple years ago. These folks, 55 and older, need support systems that are a short bus ride away. This property, zoned commercial, fits that bill.

In summary, my experience in the industry, counseling/repping north metro cities, dealing with local tenants in St Francis over the years, it just makes common sense to rezone this property

Thank you very much for your time

Marty Fisher
Broker/Owner
Premier Commercial Properties, LLC
A Real Estate Services Company
612-708-2873

From: [Michelle Anderson](#)
To: [Beth Richmond](#)
Subject: FW: For Planning Commission
Date: Friday, September 12, 2025 6:15:20 PM

From: Michelle Anderson
Sent: Friday, September 12, 2025 6:14 PM
To: City of St. Francis <m vogel@stfrancismn.gov>; Kate Thunstrom <kthunstrom@stfrancismn.gov>
Subject: For Planning Commission

Hi, I know this is supposed to be received by 7:00 PM, but I don't have the email addresses for the planning commission, so I am sending to the two of you

Dear Mayor Vogel and Members of the Planning Commission,

I am writing in support of Brian and Cindy Opp regarding the zoning of their property, No Limits LLC. This property was historically zoned Commercial but was recently reclassified as Industrial, which now limits their ability to rent to a broader range of tenants.

I first met Dr. Brian Opp in 2003, when he was sitting at a table in County Market handing out information about the new clinic he was opening. From that very beginning, both Brian and Cindy have shown deep commitment to St. Francis—not only through their business, but also through their consistent support of local organizations and events. Cindy, having grown up here, has strong personal ties to this community and has continued to give back through their business.

I can attest that the Opps are among the first to step forward whenever help is needed. They are one of the biggest contributors to Pioneer Days and are always willing to sponsor, volunteer, or provide support to ensure community events are successful. Their contributions over the years have strengthened St. Francis in ways that go far beyond their business.

I would also point to the recent sale of the old City Hall on Cree Street. In that process, a key factor in choosing the buyer was the fact that the party selected was a longstanding business in our community. I hope you will consider this same principle as you review the zoning of the Opps' building Dear Mayor Vogel and Members of the Planning Commission,

I am writing in support of Brian and Cindy Opp regarding the zoning of their property, No Limits LLC. This property was historically zoned Commercial but was recently reclassified as Industrial, which now limits their ability to rent to a broader range of tenants.

I first met Dr. Brian Opp in 2003, when he was sitting at a table in County Market handing out information about the new clinic he was opening. From that very beginning, both Brian and Cindy have shown deep commitment to St. Francis—not only through their business, but also through their consistent support of local organizations and events. Cindy, having grown up here, has strong personal ties to this community and has continued to give back through their business.

I can attest that the Opps are among the first to step forward whenever help is needed. They are one of the biggest contributors to Pioneer Days and are always willing to sponsor, volunteer, or provide support to ensure community events are successful. Their contributions over the years have strengthened St. Francis in ways that go far beyond their business.

I would also point to the recent sale of the old City Hall on Cree Street. In that process, a key factor in choosing the buyer was the fact that the party selected was a longstanding business in our community. I hope you will consider this same principle as you review the zoning of the Opps' building. Their history here, their investment in the community, and their proven dedication to its success make them exactly the kind of business owners St. Francis should continue to support.

I respectfully request that you reconsider the zoning of the No Limits LLC property so it may once again align with its intended and historical commercial use.

Thank you for your thoughtful consideration of this request.

Sincerely,
Michelle Anderson



Michelle Anderson

REALTOR® | RE/MAX Results

763-568-0038

Website: [Anderson Hometown Team](#)

Check out our monthly community E-news: [Hometown Highlights](#)

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

Office Address: 2677 Bunker Lake Blvd NW, Andover, MN 55304

[Click here to find out what your home much your home is worth.](#)

[Learn More about Agency Relationship and how we can represent you!](#)

Confidentiality Notice: The information contained in this e-mail and any attachments may be legally privileged and confidential. If you are not an intended recipient, you are hereby notified that any dissemination, distribution, or copying of this e-mail or any

attachments is strictly prohibited. If you have received this e-mail or any attachments in error, please notify the sender by calling 763-568-0038 and permanently delete the e-mail and any attachments immediately. You should not retain, copy, or use this e-mail or any attachments for any purpose, nor disclose all or any part of the contents to any other person. Thank you.

Each office is independently owned and operated.