

APPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – December 9, 2020



1. CALL TO ORDER

The meeting was called to order at 7:05 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Herbers, Husain, Kiekow, Kisch, Mohamed, Muvundamina, and Vosberg; Council Liaison Russell; Planning Director Sherman; Senior Planner Larson.

Those not present were: Commissioner Morton-Spears.

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION HERBERS, SECOND MUVUNDAMINA TO APPROVE THE DECEMBER 9, 2020 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – October 14, 2020

MOTION VOSBERG, SECOND HERBERS TO APPROVE THE DECEMBER 9, 2020 CONSENT AGENDA.

Commissioner Husain made a friendly amendment to correct the attendance so that Commissioner Vosberg is not listed as both present and absent at the October 14, 2020 meeting.

Planning Director Sherman confirmed this will be corrected.

Commissioner Vosberg agreed with the friendly amendment.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Mister Car Wash (Chris Moe) – Development Plan, Plat, and Conditional Use Permit #20-123 for a car wash in Park Place Promenade at 5909 96th Lane North.

Senior Planner Larson introduced the application for the site at the northwest corner at Zane Ave and Highway 610 next to Discount Tire in the Park Place Promenade Shopping Center. The Development Plan was originally approved in 2005 and the location was anticipated for junior- or mid-box retailers of roughly 20,000 to 30,000 square feet in size, parking, restaurants, and a storm water basin. An amendment was approved in 2010 to approve the location of Discount Tire. There is a large power line easement on the site which limits development options, but there was

just enough room to squeeze in Discount Tire between the easement and the road. The retailer locations were retained in the revised Development Plan, but the available area for potential retailers was decreased to accommodate parking.

The amendment under review at this meeting would remove the end retail spot of the shopping center and keeping everything else in place. This would allow for a Mister Car Wash location. The Mister Car Wash would include an area for vacuums and a drive-in car wash. The site would share the driveway with Discount Tire. The neighboring site could still be used for retail although there is discussion to have the space developed as a medical office. The amendment would allow the flexibility for both retail and office space in the remaining sites, and the restaurant site would be given that same flexibility. The parking configuration would remain roughly the same. The request also includes a preliminary plat to subdivide the lot for Mister Car Wash to have its own parcel, and another parcel for the remaining potential uses.

The Mister Car Wash site will include a pedestrian connection out to Zane Ave which will also provide access to the other sites of the shopping center. Cars would enter from 96th Lane, line up, pay at the gate, continue through the automatic car wash, and then exit. They can choose to vacuum and complete other self-cleaning tasks before they leave as well. This location would not have a full-service wash that is present at the Xylon Avenue location, so there is not as much staff on-site. This allows for minimal parking with only 6 spots anticipated to meet the needs of staff, though there is additional room to increase the number of spaces should this be needed. The landscaping plan is limited by the same transmission line mentioned earlier as only small, ornamental trees are permitted by the utility company. The landscaping plan includes most of the trees on the south end of the site and leaving the north end as turf grass. Staff has asked the applicant to reconsider other options, and the applicant has agreed to include planting beds, wildflowers, and decorative boulders that will be allowed by the power company.

Staff noticed the elevations did not include signage which they believe to be an oversight, so the resolution does allow for signage on the Zane Ave side of the building. The building will have a mix of materials: stone-like blocks, decorative metals, and EIFS. There is a side of the building where the EIFS does appear to exceed the 35% allowable maximum, but calculations were not provided as this is not required until a building permit application is submitted. If the calculations confirm more than 35% of the façade is efface, they will need to swap out some of the EIFS for other approved materials on the building. As for the lighting plan, the southern portion of the site meets the requirements, but the northern portion of the site has some of the light poles in awkward places due to separation needs from the power lines. Staff has asked the applicants to reconsider the spacing and heights of the poles to bring the lighting more in line with the road. Staff recommends approval.

Chris Moe, representative of HJ Development and Mister Car Wash (the applicants), introduced himself and other representatives on the line: James Throckmorton (Mister Car Wash) and Arik Lokensgard (Kimley Horn).

Commissioner Chair Kisch opened the public hearing.

Commissioner Chair Kisch closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Commissioner Kiekow asked how many cars can be queued on the site.

Chris Moe didn't have the exact number but explained there are three lanes for stacking as patrons enter the site.

James Throckmorton estimated the site could accommodate 39 stacked cars.

Commissioner Kiekow asked what would happen on a nice spring day when the line backs into the street.

James Throckmorton explained it would have to be one of the busiest car washes in the country for cars to be queued into the driveline and past Discount Tire into the street. There are 4 XPT lanes, and their standard is 3 XPT lanes which will allow for higher than anticipated volumes. For cars to reach the street, this location would have to be the busiest car wash in their system, and even then, he doesn't believe the car volumes would reach the street.

Commissioner Kiekow asked how many cars per minute are anticipated.

James Throckmorton explained they anticipate as much as 150 cars per hour which equals roughly 2.5 cars per minute. On a busy day, the cars would be roughly 3 feet apart.

Commissioner Kiekow stated a concern that the driveway becomes blocked to customers of Discount Tire.

James Throckmorton believes the stacking on the site is enough to prevent the potential for this to occur even on a busy day.

Commissioner Mohamed asked if the lighting needs to be away from the center of the parking lot and away from the façade.

Senior Planner Larson confirmed the lighting is currently located in the middle of the landscaping away from the road due to the power line easement. The applicant was trying to keep a consistent height among all the light poles, but staff is asking the applicants to consider lowering some of the light poles so they can be moved closer to the road. As for the façade, he reiterated that calculations of the proposed materials were not provided. There is a 35% limit of EIFS, and the plans seems to suggest more than 50% on one of the facades. He explained this design is likely to change, and staff would like to allow for the applicants to make an adjustment to a material that is already in the design of the building.

Commissioner Mohamed asked for input on those changes from the Mister Car Wash representatives.

James Throckmorton stated it would not be a problem to make these accommodations. He explained that they do not use a lot of EIFS, but he doesn't have the material calculations on hand. He noted the dark gray on the plan is more likely to be a brick or CMU product. He will make sure the calculations are completed and that the EIFS doesn't exceed the 35% threshold. They also do not have a problem with using lower heights on the light pole to create a better lighting scheme that keeps their staff and customers safe.

Commissioner Mohamed asked how the proposed Mister Car Wash relates in size to the other Mister Car Wash locations in Brooklyn Park.

Commissioner Larson noted the locations are completely different concepts. The Mister Car Wash off 71st Ave and West Broadway was a remodeled gas station, and the location on Xylon Ave and 85th Ave is a full-service car wash that polishes and cleans the interior.

James Throckmorton stated the proposal is slated to be the “160-foot” model. The Xylon Ave location is roughly 150-feet, but the difference from that location is it is a full-service car wash with the cars turning and completing the drying inside an overhang. The wash distance of the conveyor belt will otherwise be similar.

Commissioner Mohamed asked if there is a decent place for people to sit at this location.

James Throckmorton explained the proposed Mister Car Wash will be an express model meaning it is all self-service and customers will stay in their car. This is the preferred model for safety reasons.

Commissioner Chair Kisch asked if the three requests in the application needs to be handled separate. He also asked about how to allow procedural flexibility in the language regarding walkway placements and similar elements as it relates to future development.

Senior Planner Larson explained the first motion in the first resolution is for the Development Plan which addresses the bigger picture of the entire center and some of the issues Commissioner Chair Kisch referenced. Anything that was specific to Mister Car Wash is in the 2nd motion. The 1st resolution for the development plan basically provides guidelines for what conditions will be required for future development when these sites apply for their conditional use permits. The 2nd motion and resolution is for specifically the approval of the Mister Car Wash conditional use permit.

Commissioner Chair Kisch explained he was speaking about general conditions 4.07, 4.08, and 4.09 under the 1st resolution regarding the locations of the sidewalks. He wants to make sure there is some flexibility in case something minor shifts that doesn't necessarily trigger the need for an additional review.

Senior Planner Larson explained the conditions may seem specific and detailed because of the realities of the car wash and an anticipated application in the next few months. The driveways may change, but he doesn't anticipate the pedestrian connections will change too much.

Planning Director Sherman ask if it would make sense to make the language be a little more generic such as, “As the sidewalks are extended to the west, they must be functional with the Mister Car Wash site plan.”

Senior Planner Larson agreed a broader condition could be helpful such as, “Walkways should connect all the buildings together and to 96th Lane as well as providing connections between the building and the parking lot.”

Commissioner Chair Kisch said he would prefer if general conditions 4.07 – 4.09 all became one condition that focuses on the walkability and connectivity within the overall development plan. He also pointed to general condition 4.10 relative to the sidewalk along 96th Lane, he wants it clarified

that the sidewalk extend the entire the length of the property (property line to property line) along 96th Lane as this is not shown in the plan as-is.

Senior Planner Larson confirmed the intent is for the sidewalk along 96th Lane to be extended along the entire property line.

Commissioner Chair Kisch said he was comfortable with City Staff developing the exact language to meet this intent before the request is reviewed by City Council. He added he doesn't think this is necessarily the best use of this corner, but it does meet the intent of Brooklyn Park's Zoning Code and the 2040 Comprehensive Plan. He asked City Staff about a zoning code requirement that requires any building of more than 100 feet in length to be over 12 stories tall.

Senior Planner Larson confirmed this is a typographical error that has yet to be fixed.

MOTION HUSAIN, SECOND MUVUNDAMINA TO RECOMMEND APPROVAL OF DEVELOPMETN PLAN AMENDMENT AND PRELIMINARY PLAT OF "PARK PLACE PROMENATE 7TH ADDITION," SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION AND LANGUAGE CHANGES TO GENERAL ITEMS 4.07 – 4.10 AS DISCUSSED.

MOTION CARRIED UNANIMOUSLY.

MOTION MUVUNDAMINS, SECOND HERBERS TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT #20-123 FOR A CAR WASH AT 5909 96TH LANE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Sherman stated the public hearing item is scheduled to be reviewed at the City Council meeting on January 11, 2021.

7. OTHER BUSINESS (none)

8. DISCUSSION ITEMS

A. Zoning Code Update

Planning Director Sherman explained the Zoning Code update is being placed on hold, and she hopes the discussion will be re-energized after new Commissioners are appointed in 2021 and preferably when the Commission can meet live.

Commissioner Chair Kisch confirmed this seems appropriate.

Planning Director Sherman added Commissioner Kiekow had asked if documents could be shared through Google tools, but the City Attorney explained this can be a little difficult with open meeting laws. It just seems easier to wait until things can be reconvened in person.

Commissioner Chair Kisch stated he is open to a partial pause if anything comes up between now and then that requires the Commission to reopen the dialogue before in-person meetings resume.

Planning Director Sherman pointed out that there is an interest from City Council to address parking commercial vehicles in residential areas as well as expanding options at commercial sites that may come up in the meantime. If the Council decides to pursue these discussions it may require some immediate, specialized discussion that would eventually be rolled into the overall code change.

Commissioner Kiekow asked if a commercial vehicle is defined by a weight, size, and length.

Planning Director Sherman confirmed a commercial vehicle can be defined by all three features. She explained there are all specific vehicles types such as a cargo van, a van with a ladder on top or commercial equipment. Commercial vehicles cannot be parked at a residential house. City Council plans to revisit this at the next meeting.

Commissioner Kiekow stated a semi-truck has been parking in their residential neighborhood, and he is interested in reading the staff report that goes to Council.

Planning Director Sherman stated commercial vehicles are not supposed to regularly park on the street overnight at all, but one exception is a moving truck for a couple of days. She confirmed the right thing to do if someone is parking their semi-truck overnight because they live in the area is to call the police. The driver will be given a warning before they are issued a ticket.

Commissioner Kiekow asked to be kept updated.

9. INFORMATION ITEMS

A. Council Comments

Planning Director Sherman stated there have not been any recent planning items on the City Council Agenda, so there is not an update to her knowledge at this time.

B. Commission comments

Commissioner Vosberg asked what is going into the old Roasted Pear location.

Planning Director Sherman confirmed there is a building permit application, but the business has not been publicly announced, so she is not certain she can share this information quite yet. She explained the use does not need to be approved by the Planning Commission, but a formal application for a liquor license will be reviewed but City Council in 2021.

Commissioner Muvundamina provided an update for the Business Forward Advisory Board. He stated there was a discussion about the Blue Line Extension with plans to now bring the line along 81, but there is still some discussion and negotiation as to how to connect the line from downtown Minneapolis to Brooklyn Park.

C. Staff Comments

Planning Director Sherman stated her appreciation for everyone's flexibility in 2020. She confirmed this will be the last meeting of the year, and encouraged everyone to drive around the City to see the newly developed projects they approved. City Staff anticipates 2021 will be a very

busy year with ongoing discussions with developers and contractors looking to submit applications next year. She thanked the Commission for their work and wished everyone a happy holiday season.

Commissioner Chair Kisch thanked City Staff for their work and wished everyone happy holidays.

10. ADJOURNMENT

Commissioner Chair Kisch adjourned the meeting at 7:55 PM.

Respectfully submitted,

Natalie Davis
Planning Program Assistant