

APPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Work Session – September 28, 2022



1. CALL TO ORDER – 7:02PM

Present: Cavin, Husain, Reindorf, Kiekow, Turnham, Udomah, Klonowski, Xiong

Not Present: Fraser

Others: Mogush, McDermott, West-Hafner

2. DISCUSSION ITEMS

A. Comprehensive Plan amendment and rezoning – 6001 94th Ave N.

Planning Director Mogush: Introduced the topic explaining the reason for needing a comprehensive plan amendment and rezoning if this project were to be submitted, likely to mixed use to allow for the development that is being presented.

Keith James From Inland Development: Introduced the Affinity project wanting to get feedback from the Planning Commission before any application is submitted to gauge interest. It is an age restricted purpose-built apartment building for active adult seniors. James presented a PowerPoint to show examples of existing facilities and to show a rendering of what they want to build in Brooklyn Park. Presented photos of existing facilities in Minnesota and what amenities they have including outdoor lounge, parking garages, game room, pool, woodshop, pub, movie room, game room, exercise room, etc. Mix of studios, 1s and 2s. Went over site plan of H shaped building with surface parking and garage. They have facilities in 27 communities in 7 states. It was born out of the need for seniors who make too much income for low-income senior housing but do not need a traditional nursing home or assisted living. They provide the space and some of the funds for activities, but the residents create the community. There is a lot of self-directed grass roots organizing to make them communities.

Feedback and Comments from the Commissioners:

- Concerns about the need of more senior housing and the ability to fill it to capacity and it will change from senior housing to all ages.
- Want to know what a plan B would be if it could not be filled.
- Although this meets the mixed income housing policy, typically the council likes to see more of 12%-14% affordable units. 5% doesn't feel like enough for the senior resident population of Brooklyn Park.
- The high traffic in the area and pedestrian safety could be an issue
- Would need to do some traffic control with additional stoplights or pedestrian crosswalk lights.
- Lack of organic walking paths.
- 1.5 parking spots per unit is not enough in Minnesota when we have issues with snow storage.
- Why this site? Planning Director Mogush explained there has not been any interest as of yet for commercial and all of the calls have been for housing development.
- You will not want there to be traffic coming in and out of the east side of the building so the parking garage entrances should be moved.
- This is a lot of added traffic in an already high traffic area.

- Concerns for the concentration of rental units within a 1-mile area.
- Like the project for Brooklyn Park just not in this location.
- Looks like a great product, my mother would love to live here.

Additional information provided based on Commissioners comments:

- These are for rent units that are all inclusive of utilities and other costs. It is not subsidized and is market rate. To meet the mixed income housing policy, they would put 5% of the units at 30% of the AMI.
- There would be 5-6 full time employees on site but no overnight staff.
- This is not a needs-based facility like assisted living or memory care it is a want-based community at market rate.
- The most recent facility opened at 70% presale.
- Pricing will be \$2100-\$3200, affordable units would be around \$700.
- All units have their own laundry facilities.
- This site is ideal because of its proximity to the grocery store.
- They would be brainstorming with the city for some funding for the affordable units.

B. Planning Commission Bylaws and Robert's Rules

Planning Director Mogush spent some time going over a cheat sheet on how to follow Roberts Rules in order to accurately convey the discussions regarding amending the text of a resolution recommendation.

The planning commission spent some time going over the rules and highlighted the amend a motion portion and asking questions regarding the rules.

3. OTHER BUSINESS - NONE

Discussed sending communication to Planning Commission when the new development signs go up.

4. ADJOURNMENT: 8:49PM