

## **APPROVED MINUTES**

### **MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – JANUARY 11, 2023**



#### **1. CALL TO ORDER**

The meeting was called to order at 7:01 PM.

#### **2. ROLL CALL/PLEDGE OF ALLEGIANCE**

Those present were: Commissioners Cavin, Fraser, Husain, Kiekow, Turnham, and Udomah, and Xiong; Council Liaison Mayor Winston; Planning Director Mogush; Principal Planner Turnquest.

Those arrived late: None

Those not present were: Commissioner Reindorf (with prior notice).

#### **3. EXPLANATION BY CHAIR**

#### **4. APPROVAL OF AGENDA**

MOTION CAVIN, SECOND TURNHAM TO APPROVE THE JANUARY 11, 2023 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### **5. ORGANIZATIONAL MEETING**

##### **A. Adoption of Bylaws**

Commission Chair Husain noted on page three, number three, General Officer should not be crossed out.

MOTION CAVIN, SECOND XIONG TO ADOPT THE BYLAWS WITH THE NOTED CORRECTION.

*MOTION CARRIED UNANIMOUSLY.*

##### **B. Chair**

Commission Chair Husain noted that these elections would be for the term beginning April 1, 2023. He stated that his term ends March 31<sup>st</sup> and therefore would not be considered.

Commissioner Udomah asked if members of the Commission with expiring terms can reapply.

Commission Chair Husain confirmed that those with expiring terms can reapply, as long as their maximum term limit has not been reached.

Planning Director Mogush confirmed that everyone else with an expiring term could reapply if desired. He noted that the deadline for applications is the end of the month.

Commission Chair Husain explained the officer terms, noting that a Chair, Vice Chair, General Officer, and other liaisons will be elected tonight for terms beginning April 1<sup>st</sup>. He opened the floor for nominations for the position of Chair.

MOTION HUSAIN, SECOND TURNHAM TO NOMINATE COMMISSIONER CAVIN AS CHAIR.

There were no other nominations.

*MOTION CARRIED UNANIMOUSLY.*

Commissioner Cavin was elected as Chair.

### **C. Vice Chair**

Commission Chair Husain opened the floor for nominations for Vice Chair.

MOTION CAVIN, SECOND HUSAIN TO NOMINATE COMMISSIONER TURNHAM AS VICE CHAIR.

MOTION UDOMAH, SECOND XIONG TO NOMINATE COMMISSIONER KIEKOW AS VICE CHAIR.

Commissioner Kiekow declined the nomination.

*MOTION CARRIED UNANIMOUSLY.*

Commissioner Turnham was elected as Vice Chair.

### **D. General Officer**

Commission Chair Husain opened the floor for nominations for General Officer.

MOTION CAVIN, SECOND TURNHAM, TO NOMINATE COMMISSIONER FRASER AS GENERAL OFFICER.

There were no other nominations.

*MOTION CARRIED UNANIMOUSLY.*

Commissioner Fraser was elected as General Officer.

### **E. Recreation and Parks Advisory Commission Liaison**

Commission Chair Husain noted that per the amended bylaws, this position has been eliminated.

### **F. Business Forward Liaison**

Commission Chair Husain opened the floor for nominations for Business Forward Liaison.

Planning Director Mogush provided details on the meeting dates and times. He noted that this could be a volunteer position rather than a nomination process. He noted that if the meetings do not work for someone's schedule in the future, it can be changed.

There were no volunteers at this time.

## **6. CONSENT AGENDA**

### **G. Minutes – December 14, 2022**

Commissioner Xiong noted that he was not present at the work session and should be marked as such.

MOTION FRASER, SECOND CAVIN TO APPROVE THE JANUARY 11, 2023 CONSENT AGENDA WITH THE NOTED CHANGE.

*MOTION CARRIED UNANIMOUSLY.*

## **7. PUBLIC HEARING**

### **A. Range USA – Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.**

Principal Planner Turnquest presented a request for a 14,955 square foot building to be used as a gun range which is classified as a commercial indoor recreational facility and is an allowed use in the zoning district. She provided background information on previous consideration of this request for a Conditional Use Permit which conditioned this Site Plan Review. She provided details on the subject property and adjacent uses as well as the zoning. She reviewed the details of the proposed site plan including access, traffic and required pedestrian improvements, landscape plan, and building elevations. She stated that staff recommends approval with the noted conditions.

Chris Neill (the applicant), introduced himself and stated that they are present to answer any questions and agree with the recommendations of staff.

Commission Chair Husain opened the public hearing.

Seeing no one approach the podium, Commission Chair Husain closed the public hearing.

Commissioner Kiekow asked if there would be limits on the caliber of weapons that could be discharged inside the facility.

Kevin Allee, Range USA, replied that there are limits on the caliber of weapons that could be shot within the facility and provided additional details. He confirmed that automatic weapons would not be allowed.

Commissioner Kiekow asked if there would be weapon rentals and for details on ventilation.

Mr. Allee confirmed that weapons could be rented for use in the range and provided detail on the ventilation system that is used.

Commissioner Kiekow asked if lead shot would be allowed.

Mr. Allee replied that he did not believe shotguns were allowed. He stated that lead is cleaned up by a third party and provided details on that process.

Commissioner Udomah asked for clarification on whether 50 caliber weapons are allowed.

Mr. Allee replied that although the system could handle 50 caliber weapon rounds, they do not allow them because of the level of noise produced. He stated that they are the nation's leading gun safety trainer and educate more people than the NRA.

Commissioner Udomah asked if gun sales are offered at the business.

Mr. Allee replied that they do sell guns and ammunition.

Commissioner Xiong thanked the business for considering Brooklyn Park and commented that he supports this use. He hoped that this would benefit law enforcement and that there could be a discount for members of law enforcement.

Mr. Allee confirmed that they do have a department that reaches out to local law enforcement for training opportunities.

Commissioner Xiong asked if shotguns would be allowed for sighting in.

Mr. Allee commented that he believed there was a recent change that shotgun shells are not allowed.

Commissioner Kiekow asked for details on security.

Mr. Allee commented on the different elements that they have incorporated for security.

Commissioner Cavin asked if the Fire Department has reviewed this to ensure there is sufficient access.

Joe Bailey, Sambatek, replied that the Fire Department would not have drivable access around the back of the building, but the Fire Department did review the plans to ensure sufficient access. He stated that the required fire hydrant was also provided.

Commissioner Cavin asked if the site would be irrigated.

Mr. Bailey confirmed that the site would have irrigation.

Commissioner Cavin asked if any approach to sustainability was considered.

Mr. Bailey replied that was not proposed as part of this proposal.

Commissioner Udomah asked for details on the anticipated employment.

Mr. Allee replied that the store would have 35 employees, 12 of which would be full-time. He stated that they do value manager positions and pay for that quality.

Commissioner Cavin asked the anticipated opening.

Mr. Allee replied that they would begin construction once weather allows, noting that construction is typically six months but there have been some delays in certain materials and equipment. He hoped that this could open in the fourth quarter of 2023.

Commission Chair Husain asked if there has been any feedback from the Police Department.

Mr. Allee replied that they have not had direct contact but noted that members were present at the City Council meeting and blessed the security plan. He noted that they would be reaching out to develop potential interest in the department using the range.

Commission Chair Husain referenced the unnamed road in front of the property and asked who would be responsible for constructing the road.

Mr. Neill replied that the road already exists and all the parties subject to the easement maintain that roadway.

Commissioner Fraser asked for details on the customer base and hours of operation.

Mr. Allee described the typical customer, noting that it varies based on location. He stated that they have a large female contingency because they work hard to gain that component. He stated that typical hours of operation would be 10 am to 9 pm on weekdays with shorter times on weekends.

**MOTION HUSAIN, SECOND TURNHAM TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on January 30, 2023.

## **8. OTHER BUSINESS**

None.

## **9. DISCUSSION ITEMS**

### **A. 2023 Work Plan**

Planning Director Mogush stated that at the beginning of each year they review the major initiatives for the coming year. He reviewed the items that were completed in 2022 as well as

those that will continue into 2023. He noted that this is not an action item and welcomed any input.

Commissioner Kiekow asked if the planning would be from 610 to 109<sup>th</sup>.

Planning Director Mogush confirmed that they would plan from 610 to 109<sup>th</sup> and from 169 to the Maple Grove border.

Commission Chair Husain noted that a General Officer would need to be appointed for the remaining term of January through March as that position has been vacated.

**MOTION HUSAIN, SECOND CAVIN, TO NOMINATE COMMISSIONER KIEKOW AS GENERAL OFFICER FOR THE TERM JANUARY THROUGH MARCH 2023.**

There were no other nominations.

*MOTION CARRIED UNANIMOUSLY.*

Commissioner Kiekow was elected as General Officer for the term January through March 2023.

## **10. INFORMATION ITEMS**

### **A. Council Comments**

Council Liaison Mayor Winston commented that there is a general consensus that there is not much land left for development in the community and they need to match the available infrastructure with the highest and best use. He stated that he plans to reach out to the Commissioner to gain additional input.

### **B. Commission comments**

Commissioner Kiekow stated that he noticed soil sampling on the south side of 610, east of Jefferson, and asked for details.

Planning Director Mogush provided details on a developer that could be pulling those samples.

Commissioner Udomah commented on a news segment that he saw related to heating loss at Huntington Place and asked for comments from staff.

Planning Director Mogush commented that he also noticed that article in the news but was unsure of the details. He stated that the City is deeply engaged in Huntington Place matters in an ongoing basis.

Council Liaison Mayor Winston stated that he has been involved in matters involving Huntington Place as well. He provided details on funding allocations from the City and legislature to AEON for improvements at Huntington Place. He noted that in order to fix the infrastructure issues at the development, there would be a cost upwards of \$150,000,000. He stated that the City can continue to look for funding opportunities, as will AEON. He stated that although Huntington Place

is the largest development, aging infrastructure is an issue all the apartment complexes in the community are dealing with.

Commission Chair Husain asked if a tear down and rebuild has been considered.

Council Liaison Mayor Winston stated that scenario is not desired by anyone as it would displace 2,500 to 3,000 residents.

### **C. Staff Comments**

Planning Director Mogush acknowledged that Mayor Winston is the new Council Liaison for the first few months of the year until a new West District Councilmember is elected. He thanked everyone that stepped up to serve as officers in the next term. He stated that there will not be a worksession later this month and the next meeting will be the regular February meeting.

## **11. ADJOURNMENT**

Commission Chair Husain adjourned the meeting at 7:49 PM.

Respectfully submitted,

Paul Mogush  
Planning Director