

APPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – February 8, 2023



1. CALL TO ORDER

The meeting was called to order at 7:02 PM.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Those present were: Commissioners Fraser, Husain, Kiekow, Turnham, and Udomah, and Xiong; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: None

Those not present were: Commissioners Cavin and Reindorf (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION KIEKOW, SECOND UDOMAH TO APPROVE THE FEBRUARY 8, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – January 11, 2023

Commission Chair Husain noted on page two, Item C, the motion was made by Commissioner Cavin and seconded by Commission Chair Husain.

MOTION FRASER, SECOND TURNHAM TO APPROVE THE FEBRUARY 8, 2023 CONSENT AGENDA WITH THE NOTED CHANGE.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. 610 Zane Speculative Industrial Buildings – Preliminary Plat and Site Plan Review, #23-101 for two lots and two speculative office/warehouse buildings (151,750 and 172,680 square feet each).

Principal Planner Turnquest introduced the application from Ryan Companies for two office/warehouse buildings. She provided details on the subject property and zoning. She reviewed the proposed site plan and landscaping plan, comparing the development plan to the original concept site plan. She reviewed the exterior renderings noting that the requirements of the zoning code would be met and noted that staff recommends approval of the final plat and site plan as presented with the conditions noted in the staff report.

Eddie Wolf, Ryan Companies, (the applicant), introduced himself and stated that they are very excited about this project. He stated that this will be a nice transition from the western side of Hampshire Avenue to the retail corridor on the east. He believed that the amenities in the area will draw high quality tenants.

Commission Chair Husain opened the public hearing.

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

Commissioner Turnham asked if there have been discussions with the County about a stoplight at Hampshire and 93rd.

Principal Planner Turnquest replied that the traffic engineer has determined that the study is relevant and accurate, and a light is not warranted.

Commissioner Fraser asked if the tenants have been secured for this development.

Mr. Wolf stated that some tenants have expressed interest, but they have not identified a tenant at this time.

Commissioner Xiong commented that he feels that this area is already busy and acknowledged that the 2015 traffic study was deemed sufficient. He asked if another study could be requested.

Principal Planner Turnquest stated that the traffic engineer reviewed the study, the plan, and comments from MnDOT and deemed it sufficient.

Commissioner Xiong noted concern about lighting on other buildings and asked that the developer take that into consideration as there are residential homes in the area.

Commissioner Udomah asked why the preference for grey buildings.

Mr. Wolf replied that in addition to the painted precast panels, they would propose another element of design with fiber board which will add texture and color. He believed that the undulation and materials would help to break up the façade.

Commissioner Udomah asked the transportation route for people that may want to work in the building.

Principal Planner Turnquest stated that there is a bus stop at Hampshire and 94th Avenue North. She stated that the grade change at this intersection is steep and therefore a bus stop could not be added at that location.

Mr. Wolf commented that they did see the comments suggesting strengthening the pedestrian connection and their design team is attempting to address that.

Commissioner Fraser referenced the MnDOT comment and asked if MnDOT was not aware of the 2015 traffic study.

Principal Planner Turnquest commented that the application information was provided to MnDOT and those were the comments returned. She stated that the City Engineer determined that the level of service is sufficient.

Commission Chair Husain asked for clarification on another building shown on the landscaping plan.

Principal Planner Turnquest noted that building is part of the fourth addition.

MOTION TURNHAM, SECOND UDOMAH TO RECOMMEND APPROVAL OF FINAL PLAT FOR "SIX TEN ZANE FIFTH ADDITION" AT THE SOUTHEAST QUADRANT OF HAMPSHIRE AVENUE NORTH AND 94TH AVENUE FOR THE CREATION OF TWO LOTS.

MOTION CARRIED UNANIMOUSLY.

MOTION TURNHAM, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR TWO SPECULATIVE OFFICE/WAREHOUSE BUILDINGS 151,750 AND 172,680 SQUARE FEET EACH, 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 February 27, 2023.

7. OTHER BUSINESS

A. Business Forward Advisory Board

Commission Chair Husain confirmed that Commission Fraser was interested in the appointment to the Business Forward Advisory Board.

MOTION CARRIED UNANIMOUSLY.

8. DISCUSSION ITEMS

None.

9. INFORMATION ITEMS

A. Council Comments

None.

B. Commission comments

Commissioner Kiekow referenced the property east of Colorado and 94th and asked for the status on a previously discussed apartment complex.

Planning Director Mogush replied that a developer expressed interest in a senior living development, which would have required an amendment to the Comprehensive Plan. He stated that the developer received mixed feedback from the City Council and without the assurance that the Council would support the amendment, the developer chose not to pursue the project.

C. Staff Comments

Planning Director Mogush provided a brief update on planning cases recently considered by the City Council.

10. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:23 PM.

Respectfully submitted,

Paul Mogush
Planning Director