

APPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – March 8, 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, Gaye-Bai, Turnham, and Udomah, and Xiong; Council Liaison West-Hafner; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: None

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

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION FRASER, SECOND UDOMAH TO APPROVE THE MARCH 8, 2023 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – February 8, 2023

MOTION TURNHAM, SECOND UDOMAH TO APPROVE THE MARCH 8, 2023 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Pickle in the Middle – Conditional Use Permit, #23-103 for a commercial indoor recreational facility over 2,450 square feet at 7700 68th Avenue.

Associate Planner McDermott introduced the application for a conditional use permit request from Pickle in the Middle to allow a commercial indoor recreational facility over 2,450 square feet. She provided details on the subject property and noted that there are no proposed exterior improvements as this is an existing development and would be the southernmost tenant space. She provided details on the zoning of the property and adjacent zoning. She stated that this use would be allowed in the zoning district through the use of the CUP and staff recommends approval with the conditions noted in the staff report.

Commission Chair Husain opened the public hearing.

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

Commissioner Xiong thanked the applicant for bringing their business to Brooklyn Park. He stated that he plays pickleball and is excited about this opportunity. He referenced the applicant summary which anticipates 20 occupants per hour and believed that there would be more people interested. He asked if there would be opportunity to add one additional court. He asked if other sports would be allowed, or only pickleball.

Tania Westrom, applicant, stated that they do not plan for additional courts at this time.

Commissioner Udomah thanked the applicant for bringing this business to the community as he is also a pickleball player. He commented on the popularity of the sport and asked if there would be plans for expansion if the business is very popular.

Laurent Deconinck, owner of the building, commented that there is additional room within the building to expand by about 40,000 square feet if that is desired in the future. He stated that currently that additional space is being used as warehouse space.

Commissioner Cavin also thanked the applicant for bringing the business to this community. He commented that this seems to be a gym type use and asked if there are any plans for showers or those types of amenities.

Ms. Westrom replied that they do not plan to have showers.

Commissioner Cavin asked how the transition occurs from court to court and where players would wait for their court to become available.

Anne Rabe, representing the applicant, commented that each court would have a table and benches. She stated that the next group would wait at a table for the players to exit the court.

Commission Chair Husain asked if the business anticipates tournaments where bleachers would be needed.

Ms. Rabe replied that they would only have five courts so they would not have large tournaments that would require bleachers. She stated that the courts would be separated by fencing.

Commission Chair Husain asked about the number of employees.

Ms. Rabe replied that she would work full-time and would have about five part-time employees.

Commission Chair Husain asked and confirmed the hours to be 7 a.m. to 10 p.m.

Commissioner Udomah asked if there would be a reservation policy or whether people would walk in.

Ms. Rabe replied that the website would have a reservation system where payment is made. She stated that walk ins would be accepted but they would not be accepting cash, all payments would be made through credit card.

Commissioner Gaye-Bai also thanked the business for selecting Brooklyn Park. He asked if there is a specific demographic that is being targeted.

Ms. Westrom replied that pickleball is for everyone, all ages and genders enjoy the sport.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Commission Chair Husain stated the public hearing item is scheduled to be reviewed at the City Council meeting on March 27, 2023.

B. Decatur North and South Apartments – Zoning text and map amendment, a preliminary plat, a conditional use permit, and site plan at the northeast quadrant of Jefferson Highway North and Decatur Drive North.

Principal Planner Turnquest introduced the application for Decatur North and South Apartments, noting the four land use applications that would be required. She reviewed details on the subject property and adjacent properties including the current zoning. She stated that staff finds that rezoning the property to TC would be consistent with the Comprehensive Plan. She stated that the plat would divide the property into two lots, noting that each lot would have a residential building with the same number of residential units. She provided details on trails, fire access, parking, landscaping, and architectural details. She stated that staff recommends approval of the requests subject to the noted conditions.

Commission Chair Husain opened the public hearing.

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

Commissioner Udomah stated that although this seems to be a good development, he has a concern that the community is saturated with this type of apartment development. He asked if the City is pursuing this type of development.

Planning Manager Mogush commented that the proposal is consistent with the Comprehensive Plan, noting that in the places where housing is designated there are also allowed density ranges. He stated that for the green areas left to be developed, the density range goes up to 50 units per acre for housing. He stated that density is based on a review completed a few years ago which would allow the City to provide the necessary housing on the land it has left for development. He believed that as development continues, they will see a range of housing types, not just apartments.

Commissioner Udomah stated that this would bring a lot of people into this section of the community and asked how public transportation would be addressed to serve this area.

Planning Manager Mogush replied that this is a part of the city that is not yet directly served by public transportation but noted that this parcel is only a few blocks from downtown Osseo, which

makes it walkable to amenities. He stated that the site is also relatively close to the light rail station that will be at 93rd Avenue.

Commissioner Turnham asked if there is a stoplight at Decatur and Jefferson Highway North.

Principal Planner Turnquest replied that there is not. She stated that the traffic engineer has determined that the traffic generated from this site would not warrant a traffic light at this time.

Mayor Winston commented that the Council is working through a process to guide future development and the topic of apartments will be part of that conversation. He acknowledged that there is a need for apartments but noted that is a strategic decision to meet future needs.

Commissioner Cavin commented that this is a great proposal and asked if there have been any thoughts towards sustainability.

Alex Bisanz, applicant, commented that they will build this project to Minnesota Green Communities standards and provided some examples. He stated that the flat roof will be equipped for solar installation as well.

Commissioner Cavin asked if the appliances would be gas or electric.

Christian Borgan, project architect, commented that all appliances would be electric with the exception of the mechanical system for heating.

Commissioner Cavin commented that there seem to be more developments with the first level enclosed parking, which he likes, but asked how the drainage for that would be handled.

Mr. Borgan commented that the underground garage and surface garage would be connected to the sewer system while the runoff for the site would be handled by retention ponds.

Commissioner Cavin asked if there would be something in the parking levels that would capture oil or other chemical leaks.

Mr. Borgan replied that the retention ponds filter the runoff but noted that he is not the mechanical or civil engineer and therefore cannot speak to that.

Commissioner Cavin noted that he did not see irrigation plans and asked if there would be a recapture system.

Mr. Bisanz commented that there is an irrigation system planned but was not aware of a recapture system.

Commission Chair Husain asked for details on the parking ratio.

Mr. Bisanz replied that the parking ratio is currently 1.8. He stated that they have found that this parking ratio is strong for this type of unit mix and is on the heavy side for parking.

Commission Chair Husain commented that he believes that would seem to be adequate parking for the proposal. He asked for details on the other amenities for the site.

Mr. Bisanz reviewed the outdoor and indoor amenities proposed.

Commission Chair Husain asked for details on the mix of units per level.

Mr. Bisanz reviewed the percentage of different sized units and where those units may fall within the building. He was unsure of the unit mix per floor.

Commission Chair Husain asked if any of the units would be affordable.

Mr. Bisanz provided details on the funding for the project, noting that currently 100 percent of the units would be at 60 percent AMI. He noted that they are currently working with the City to potentially adjust the AMI to include some units at 30 percent and some at 70 percent. He confirmed that they would be requested TIF from the City.

Commissioner Udomah asked for details on the staffing of the building.

Mr. Bisanz replied that they would have a full-time manager and assistant manager, two caretakers, and two full-time maintenance people.

Commissioner Udomah stated that it would be great to see a preference for local Brooklyn Park people and contractors for contract work.

Mr. Bisanz confirmed that they love to work with local businesses throughout the community and have staff that live in the community.

Commissioner Xiong stated that he will be supporting these motions as this does fit within the Comprehensive Plan. He referenced the traffic study and was concerned that there would not be a stoplight. He noted the nearby schools and believed that should be taken into account for safety.

Principal Planner Turnquest stated that staff can ask the traffic engineer to provide a memorandum to the City Council.

Commissioner Fraser asked the rationale in changing the zoning from B3 to TC.

Planning Director Mogush stated that staff advises the applicant on which zoning district to seek based on the available districts within the code. He stated that the Comprehensive Plan was approved in 2019 and staff has been working to update the zoning code and map to match the updated Comprehensive Plan. He stated that the current B3 district does not allow everything the mixed-use designation in the Comprehensive Plan allows. He noted that there is not currently a zoning district that matches that mixed-use designation and that will be addressed in the zoning update.

Commission Chair Husain acknowledged the work the Council is doing to guide future development but noted that this application still needs to be considered at this time. He stated that personally he does not have any concerns with traffic or proximity to the schools.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A ZONING TEXT AND MAP AMENDMENT ORDINANCE #23-__ FOR PROPERTY LOCATED AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND TURNHAM TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "GATEWAY 7TH ADDITION" AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING RESIDENTIAL USES AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

MOTION CAVIN, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN TWO MULTIPLE FAMILY DWELLINGS AT THE NORTHEAST QUADRANT OF JEFFERSON HIGHWAY NORTH AND DECATUR DRIVE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Commission Chair Husain stated the public hearing item is scheduled to be reviewed at the City Council meeting on March 27, 2023.

7. OTHER BUSINESS

No comments.

8. DISCUSSION ITEMS

A. Zoning Code Update

No comments.

9. INFORMATION ITEMS

A. Council Comments

Mayor Winston provided an update on items the Council will be considered at the upcoming meetings in March, noting that the Council has not taken any action on land use applications during February. He provided more details on the gap the Council is attempting to address in terms of development and tax revenue. He noted that the Council wants the Commission to be involved and is also interested in public engagement.

Commissioner Turnham commented that he would be interested to know where Bloomington would fall if you were to remove the airport and Mall of America from those calculations.

Mayor Winston commented that he is unsure. He stated that Brooklyn Park could be compared to Maple Grove, which still shows a gap that needs to be addressed for this city to be viable in the future.

Commissioner Udomah commented that Brooklyn Park is mostly residential and asked how those other elements would be brought in.

Mayor Winston stated that is something they need to discuss. He stated that perhaps they put retail in the lower level of apartments. He recognized that dynamics are changing as offices are not as popular with people working from home. He stated that they can also identify areas of the city that need reinvestment, which could bring in new interest as well.

B. Commission comments

No comments.

C. Staff Comments

Planning Director Mogush welcomed Commissioner Gaye-Bai. He noted that Commissioner Reindorf has resigned. He stated that this is the last meeting for Commissioners Husain and Xiong and thanked them both for their service. He stated that the Council will be appointing new members at its meeting next week and therefore three new members will be appointed prior to the next meeting. He stated that the annual report is almost complete and will be sent to the Commission for review in the next few days. He noted the upcoming Commissioner orientation.

Commission Chair Husain commented that it has been a privilege to serve.

Commissioner Xiong stated that he has also enjoyed his time on the Commission and would love to come back and serve again in the future.

Commissioner Udomah expressed his appreciation to the outgoing members for the insight they have shared.

Commissioner Fraser thanked the outgoing Commission members, noting that she has enjoyed serving with both of them.

10. ADJOURNMENT

Commission Chair Husain adjourned the meeting at 7:55 PM.

Respectfully submitted,

Paul Mogush
Planning Director