



Planning Commission
Brooklyn Park Council Chambers
5200 85th Avenue North

Wednesday, April 12, 2023
7:00 p.m.

PLANNING COMMISSION REGULAR MEETING – AGENDA

Commissioners: Chair Liam Cavin, Vice Chair James Turnham, General Officer Kathy Fraser, John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer
Staff Liaison Paul Mogush, Amber Turnquest, and Erin McDermott.

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at https://nwscce-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** or emailing planning@brooklynpark.org by 4:00 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call in number to address the Planning Commission.

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Josie.Shardlow@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

1. **CALL TO ORDER**
2. **ROLL CALL/PLEDGE OF ALLEGIANCE**
3. **EXPLANATION BY CHAIR**

Please be advised that the public hearings are recorded and televised live on cable television and web-streamed over the internet at brooklynpark.org. The audio system will not pick up comments from the seating area. If you want to be heard and made a part of the public record, please go to the podium or, if participating remotely, turn on your camera; speak into the microphone, stating your full name and address. Please sign the public hearing logbook on the table near the entrance to the Council Chambers if you are attending in person to ensure accuracy of name and address in the public record. Please note that the agenda for tonight's meeting indicates that the Commission Chair has the prerogative to invoke a time limit for speakers during any public hearing in the interest of maintaining focus and the effective use of time. Thank you in advance for your cooperation.

The Planning Commission consists of nine resident-volunteer members appointed by the City Council to advise the City Council on planning and land use issues. The Commission discusses and evaluates development proposals based on zoning regulations and comprehensive plan policies. The Planning Commission vote is a recommendation that is forwarded to the City Council for official and final action.

4. **APPROVAL OF AGENDA**
5. **CONSENT AGENDA**
 - 5.1. **Approval of Minutes** – March 8, 2023 Regular Meeting

6. PUBLIC HEARING

- 6.1 NHCC Farmers Market** – Conditional Use Permit #23-104 for a farmer’s market at 7411 85th Ave N
Presented by: Erin McDermott

7. OTHER BUSINESS

8. DISCUSSION ITEMS

9. INFORMATION ITEMS

- A. Council Comments**
- B. Commission Comments**
- C. Staff Comments**

10. ADJOURNMENT

UNAPPROVED 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

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	6.1	Meeting Date:	March 8, 2023
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	X	Prepared By:	Erin McDermott, Associate Planner
Ordinance:	X		
Attachments:	4	Presented By:	Erin McDermott, Associate Planner
Item:	Farmer's Market – Conditional Use Permit #23-104 for a farmer's market at 7411 85 th Ave N		

City Manager's Proposed Action:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FARMERS' MARKET AT 7411 85th AVENUE, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Overview:

The City of Brooklyn Park's Recreation and Parks Department is requesting approval of a Conditional Use Permit (CUP) to operate a farmers' market in the southwestern parking lot of North Hennepin Community College. There are two potential locations. Both are located on the western side of the parking lot to increase visibility along West Broadway. Option 1 is in the northwest quadrant of the parking lot, with space for 15 farmers market vendors, and 16 non-food community members. Option 2 is in the southwest quadrant of the parking lot, with space for 12 farmers market vendors and 12 non-food community vendors.

With the sustainability improvement to City Code in 2012, farmers' markets are now a conditional use in all non-residential zoning districts. The market would operate 2-6pm every Wednesday from July 12th to October 11th. The applicant is proposing a maximum of 25 vendors/booths. Staff is proposing a condition to allow the operation of this use from June 1st to October 31st every year, as the dates may slightly vary from year to year.

Each vendor will work with the Parks Department and Environmental Health to ensure proper licensing and sale practices. The Recreation and Parks Department will provide trash cans and has an agreement with the property owner, North Hennepin Community College, to provide for the operations of the farmers market and to make the building available for restrooms.

Vendors are provided with a market stall space that is approximately 5 standard parking spaces wide to park a vehicle and have a produce table. There are two potential locations. Both take up approximately a quarter of the parking lot. This will allow for event parking, as well as student parking in most of the parking lot. The operator in partnership found this to be adequate based on the current estimated volume of vehicles anticipated on site, including the possible traffic for live music anticipated on site as part of a NHCC program. No parking is allowed along West Broadway.

Previous Approvals

The City has been operating a farmer’s market since 2007, which was operated for the past 3 seasons in the old library and operated at the Zane Sports Park for the 13 seasons previous. The farmers’ market was operated with a CUP in the previous locations, however, with the plans for the old library to be demolished with a fire station anticipated to be built in its place a new location was needed to continue to operate this program.

Current Conditions

The subject property is 74.98 acres and is located west of West Broadway. The site is developed with the North Hennepin Community College Campus. The subject property is bordered on both the east and west sides by single family residential neighborhoods, with Tessman Park to the south. This site is accessible by pedestrians and will be adjacent to the planned light rail station planned for the intersection at 85th Avenue and West Broadway.

Future Land Use Plan	Institution and Light Rail Station Area
Current Zoning	PI – Public Institution
Neighborhood	Candlewood
Site Area	74.98 Acres
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	235 Public Hearing Notices mailed ¼ mile radius
Timeline (MN §15.99)	
60-day	May 1, 2023
120-day	June 30, 2023

Land Use/Zoning and Overlay

The site is zoned PI – Public Institution and is within the Candlewood neighborhood. The future land use for the property is Institution and Light Rail Station Area. The subdivision to the west beyond West Broadway is zoned R4 – Detached Single and Attached Two-Family Residential District, the property to the south is zoned PI – Public Institution, and the subdivision to the east is zoned R3 – Detached Single-Family Residential.

Conditional Use Permit

Farmer’s markets are considered conditional uses in non-residential districts (§ 152.361.01). Conditional uses must be reviewed against the standards of the Code as reviewed below (§ 152.035):

- (D) **Review Standards.** The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.
- (1) **Comprehensive Plan.** Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Institutional, and Light Rail Station Area. The proposed farmer's market is a City run program open to the public to benefit the residents of the City and is consistent with the Comprehensive Plan. This use will bring affordable produce to a location that will be serviced by the light rail in the future, making locally sourced produce more accessible to the community.

- (2) ***Traffic.*** The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.

This request is located the at the corner of 85th Avenue and West Broadway. Vehicular access to the site will be from two locations along West Broadway. The application was reviewed against the City's traffic standards, and the City's transportation engineer determined at there will be no substantial impact as this use will generate less traffic than the site was designed for during the school year.

- (3) ***Parking.*** The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.

No additional parking is required for this use. The existing parking on this site is adequate for all uses on the property to run concurrently without the risk of not having enough parking. Vendors and customers will be able to park adjacent to the proposed locations for the farmer's market, allowing for easy access to the market by automotive traffic.

- (4) ***City services.*** The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.

No additional city services are required by this use.

- (5) ***Screening and landscaping.*** The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.

Screening for this site is appropriate for the zoning and use, as approved at the time of development. The farmer's market is a seasonal temporary use, for which there is no permanent screening required by code.

- (6) ***Architectural standards.*** The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for

the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.

Buildings are not proposed with this CUP.

- (7) *Other sections of the city code.* The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.**

Additional standards for farmer's markets are established in City Code 152.362 (G). Staff has reviewed the application against these standards and determined this request meets all applicable standards specific to farmers' markets as adopted. The standards are as follows:

- No portion of the use or event shall take place within 200 feet, as measured in a straight line from the closest point of the property line of the property upon which the farmers' market is located, to the property line of any R-1 zoned property with residential buildings.
- A farmer's market shall be conducted only within a parking lot that has a minimum of 200 off street parking spaces. It is not required that all 200 spaces be used for the market.
- Parking and display areas associated with the sale shall not distract or interfere with existing operations or traffic circulation patterns.
- Display areas and parking spaces shall use those parking lot spaces that are in excess of the minimum required parking for the primary use of that property.
- A farmer' market shall provide one and one-half parking stalls per producer and one-half parking stalls per producer.
- Sales merchandise trailers, temporary stands, etc., shall be located on an asphalt or concrete surface.
- The owner/operator shall have the written permission of the current property owner to locate on a specific site.
- No uses or displays shall be permitted in required green areas, parking setback areas, or any right-of-way or other public property.
- Signage shall be limited to one sign not to exceed 32 square feet. The sign may be a banner, shall have a professional appearance, and shall be mounted in an appropriate location. The sign may be illuminated, but must comply with all requirements of Chapter 30 of this title.
- All lighting shall comply with the lighting standards of Chapter 150 of the City Code.
- All producer merchandise shall be unloaded prior to the opening of the market and confined to the off street parking lot area. No on street parking or unloading shall be allowed.
- No public address system or speakers shall be used.
- The site shall be kept in a neat and orderly fashion, free from litter, refuse, debris, junk or other waste, which results in offensive odors or unsightly conditions.

- Display of items shall be arranged in as compact a manner as reasonably practicable with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.
- All products, materials, quantities to be sold or displayed, and the dates, times and duration of the market must be approved by the City Council.
- If the farmers' market is operated by a person other than the property owner, the property owner must notify the city of the full name, address, date of birth and telephone number of the operator in writing. The property owner is responsible for the actions of the operator and for compliance with the conditions of this section.

The required findings of § 152.035 have been addressed and Staff recommends approval of both CUPs.

Pedestrian Connections

This site has pedestrian access from West Broadway, 85th Avenue, and from walking trails to the south from Tessman Park

Conditions of Approval

Staff recommends the adoption of Resolutions 23-___ Approving a Conditional Use Permit for a Farmer's Market at 7411 85th Avenue North with the following conditions:

1. The farmer's market is authorized to operate from the hours of 12pm to 6:45pm, with the public sales on site operating from 2pm – 6pm, from June 1st to October 31st each year.
2. The farmer's market may operate from the proposed locations as needed to accommodate the number of vendors on site.
3. The restrooms inside North Hennepin Community College must be accessible to the public during market hours.
4. Accessible parking spaces must be provided.
5. Trash cans must be provided, and the site must be kept clean.
6. All sales and displays must be on a paved surface.
7. All temporary signs must follow City Code.

Staff recommends the adoption of Resolutions 23-___ Approving a Conditional Use Permit for a farmer's market at 7411 85th Avenue North with the following conditions:

Primary Issues/Alternatives to Consider:

1. Approve the CUP as presented.
2. Approve the CUP with modifications.
3. Deny the CUP based on certain findings.

Budgetary/Fiscal Issues: None

Attachments:

- A. DRAFT RESOLUTION

- B. LOCATION MAP
- C. APPLICANT SUBMISSION
- D. PLANS

RESOLUTION #2023-____

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A FARMERS MARKET AT 7411 85TH
AVENUE

Planning Commission File #23-104

WHEREAS, the Brooklyn Park Recreation and Parks Department, with permission from North Hennepin Community College, made an application for a Conditional Use Permit for a farmers' market on property legally described as:

*Unplatted 20 119 21 East Half of the Northwest Quarter
Except Roads*

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions and its effect on properties in the neighborhood have been considered.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit be granted for a farmers' market, subject to the following conditions:

1. The farmer's market is authorized to operate from the hours of 12pm to 6:45pm, with the public sales on site operating from 2pm – 6pm, from June 1st to October 31st each year.
2. The farmer's market may operate from the proposed locations as needed to accommodate the number of vendors on site.
3. The restrooms inside North Hennepin Community College must be accessible to the public during market hours.
4. Accessible parking spaces must be provided.
5. Trash cans must be provided, and the site must be kept clean.
6. All sales and displays must be on a paved surface.
7. All temporary signs must follow City Code.

This Conditional Use Permit expires one year from the date of approval unless all conditions are met. This resolution must be recorded with Hennepin County Taxpayer Services (County Recorder) before the area can be used.



Site Location

Conditional Use Permit
Case #23-104 – NHCC Farmers Market
Area of Request (Spring 2018 Air Photo)
7411 85th Ave North



Brooklyn Park 

Erin McDermott

From: Kelly Becker
Sent: Thursday, March 2, 2023 10:04 AM
To: Erin McDermott; Amber Turnquest
Subject: CUP Farmers Market Location Change

Hi Erin & Amber,
 Below is what I sent to NHCC for the Farmers Market location proposal – just sent another email this morning letting them know that we need the official – YES – from them to move this forward – sounds like all parties are on board on the NHCC end from the conversations we’ve had.
 Is there anything else that you need as far as info for the CUP for the planning commission?

Thanks for your help / guidance!
 ~ Kelly

The City of Brooklyn Park Farmers Market is looking to host vendors and community shoppers in a new location for the 2023 market. The market has been held in the old library parking lot for the past 3 seasons and prior to that was held in the Zane Sports Park parking lot for 13 seasons. Although the old library parking lot has met logistical needs, it lacks visibility from a main road and parking can be challenging at times due to activities within the Community Activity Center and a shared parking lot. There are plans to being made to the old library site that include tearing down the existing structure and building a new fire station in that location. This would displace the farmers market and the timeline for this proposed project is unknown.

For the 2023 Farmers Market season Recreation & Parks staff would like to move the market to the North Hennepin Community College parking lot off of West Broadway. There are several benefits to NHCC and the City by making this move.

Brooklyn Park Farmers Market

- Wednesdays, July 12 – October 11, 2023
- 2 – 6 pm
- Vendor set-up 12:30 pm, take-down by 6:45 pm
- Proposal for up to 25 vendors – produce & cottage food license
- MN Grown Licensed
- Food Trucks on site
- Community groups sharing resources at the market – set-up through BP Community Engagement
- Music on-site at NHCC after the market at 6 pm

Who Provides What...

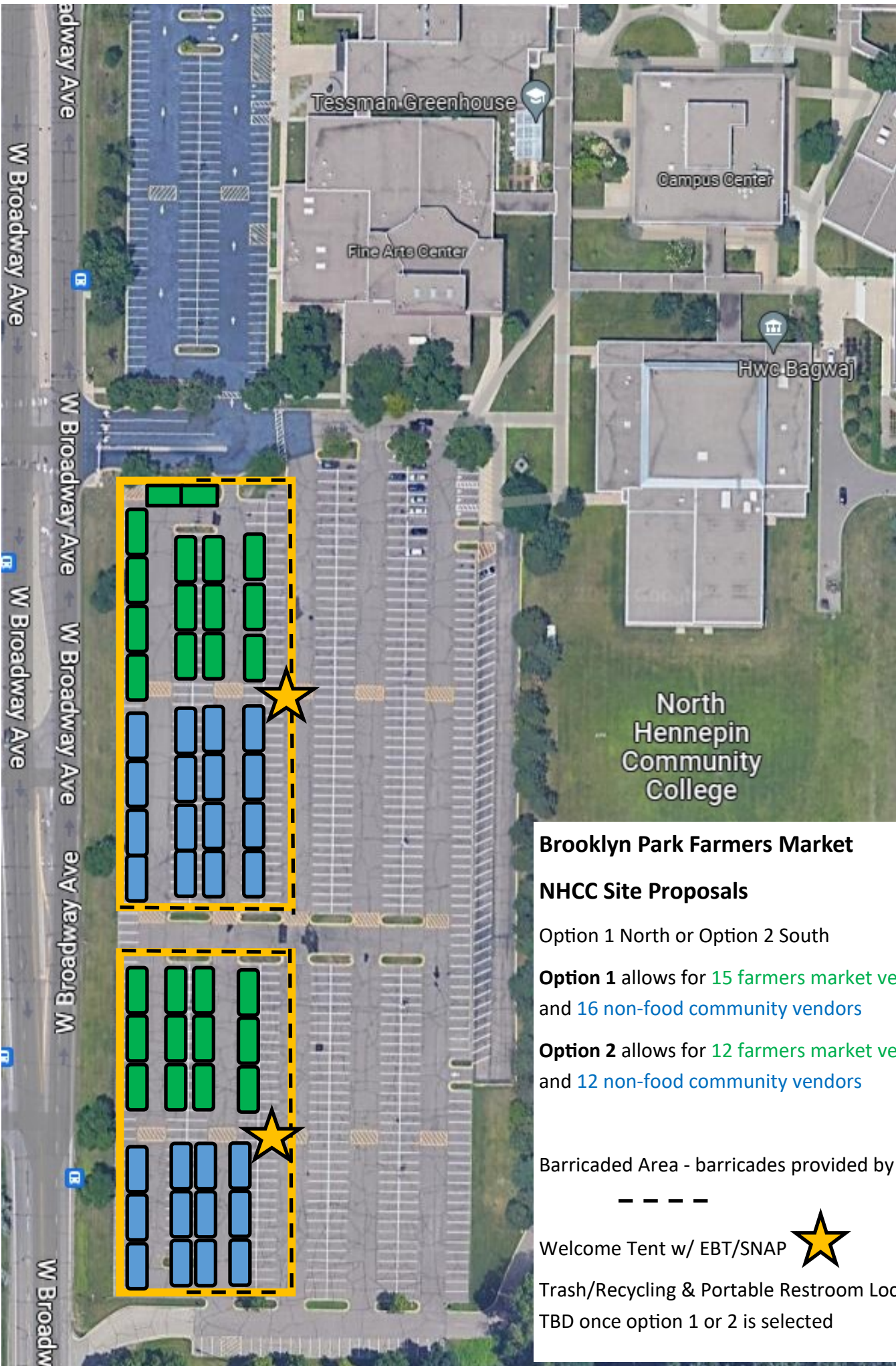
City of Brooklyn Park	North Hennepin Community College	Market Vendors
<ul style="list-style-type: none"> ▪ Marketing & Signage ▪ Street Sweep Parking Lot ▪ Mark Vendor Stalls ▪ Garbage & Recycling Cans & Wkly Removal 	<ul style="list-style-type: none"> ▪ Parking Lot Space ▪ Increase Community Awareness of Offerings at NHCC ▪ Possible Nutrition Demonstrations 	<ul style="list-style-type: none"> ▪ Tent with Weights ▪ Tables ▪ Chairs ▪ Product

<ul style="list-style-type: none">▪ Barricade Lot▪ 2 On-Site Staff Weekly▪ Host Tent with Weights▪ Tables & Chairs▪ EBT/SNAP Program▪ Market Bucks Program▪ Book Food Trucks	<ul style="list-style-type: none">▪ Possible Health Sciences Dept Demos	
--	---	--

Kelly Becker (Mertes), **CPRP**
Recreation and Parks | Recreation Supervisor
763-493-8254 | kelly.becker@brooklynpark.org



5600 85th Avenue N, Brooklyn Park, MN 55443



Brooklyn Park Farmers Market

NHCC Site Proposals

Option 1 North or Option 2 South

Option 1 allows for 15 farmers market vendors and 16 non-food community vendors

Option 2 allows for 12 farmers market vendors and 12 non-food community vendors

Barricaded Area - barricades provided by CoBP



Welcome Tent w/ EBT/SNAP



Trash/Recycling & Portable Restroom Location
TBD once option 1 or 2 is selected