

## APPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – April 12, 2023



#### 1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

Planning Director Mogush administered the Oath of Office to the newly appointed commissioners Gaye-Bai and Wako.

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

Those present were: Commissioners Cavin, Fraser, Gaye-Bai, Kiekow, Reindorf, Turnham, Udomah, and Wako; Planning Director Mogush; and Principal Planner Turnquest.

Those arrived late: None

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

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION UDOMAH, SECOND FRASER TO APPROVE THE APRIL 11, 2023 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 5. CONSENT AGENDA

##### A. Minutes – March 8, 2023

MOTION UDOMAH, SECOND FRASER TO APPROVE THE APRIL 12, 2023 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

##### A. NHCC Farmers Market – Conditional Use Permit #23-104 for a farmers market at 7411 85<sup>th</sup> Avenue N.

Principal Planner Turnquest presented the request for a conditional use permit to allow the operation of a weekly farmers market to be held on Wednesday afternoons, June through October, at 7411 85<sup>th</sup> Avenue N. She provided details on the zoning of the site and adjacent sites. She reviewed the proposed site plan and proposed access. Staff recommends approval with the noted conditions.

Commission Chair Cavin opened the public hearing.

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

Commissioner Kiekow stated that it is his understanding that the existing farmers market site will no longer be utilized.

Recreation Supervisor Kelly Becker stated that they have not used that site for the last three seasons. She explained that it was moved to the old library parking lot site for the past three years to meet COVID requirements, but that site is going to be developed and has not been as successful as a location, which is how they came to the new proposed location.

Commissioner Kiekow referenced the sites marked one and two and asked if both areas would be used.

Recreation Supervisor Becker stated that would depend upon the number of vendor applications received along with the preference of North Hennepin staff. She stated that most likely they would choose the southern end of the lot to ensure student parking is available on the north side of the parking lot.

Commissioner Kiekow asked if restrooms would be available.

Recreation Supervisor Becker replied that there would be portable bathrooms available in the parking lot as well as bathrooms inside the building. She noted that last year the City began hosting the summer concert series in the courtyard of North Hennepin and that will continue to occur following the market.

Commissioner Kiekow asked if litter or sanitation has been an issue at the market in the past.

Recreation Supervisor Becker replied that those have not been issued noting that they place trash and recycling bins for visitors. She noted that the agreement specifies the duties that would be handled by City staff and those that would be provided by the college.

Commissioner Kiekow asked for details on advertising for the location change.

Recreation Supervisor Becker explained how the communications staff is preparing to market the new information.

Commissioner Fraser asked whether the new library site was a consideration.

Recreation Supervisor Becker replied that was not a consideration because it is a Hennepin County lot. She reviewed other sites that were considered along with the reasoning those sites were not chosen. She stated that this location has ample parking and will collaborate with the food bank at this location. She stated that the library is a community vendor for the market attending once a month.

Commissioner Turnham commented that Dragon Star has a farmers market and asked if the City has reached out for partnership.

Recreation Supervisor Becker explained how Dragon Star operates which is different than the City run market. She explained that the City is apart of Minnesota Grown, which ensures that growers meet a certain standard and that vendors can accept SNAP/EBT. She stated that the

City also provides market bucks, which match the SNAP/EBT funds used through Hunger Solutions. She stated that the Dragon Star market is vendor driven and does not participate in Minnesota Grown.

Commissioner Gaye-Bai also commented that Dragon Market is not far from this location and was also interested in the previous answer. He stated that he frequents farmers markets and asked if there would be a conflict.

Recreation Supervisor Becker replied that Dragon Star is not allowed to operate on Wednesdays and is currently permitted for Friday, Saturday, and Sunday.

Commissioner Gaye-Bai commented that he the Minnesota Grown information is new to him and he found that helpful.

Commissioner Wako asked the operational hours and for details on security.

Recreation Supervisor Becker replied that the market operates between 2 to 6 p.m. as the highest attendance hours are 2:30 to 5:30 p.m. She stated that the lot is barricaded to ensure traffic does not drive through the area. She stated that they have never had an issue where police presence is needed, although they have had to call public safety for a fall incident. She commented that North Hennepin would have security onsite if it were needed.

Commissioner Kiekow asked if North Hennepin is charging for use of the lot and what the vendors contribute to participate.

Recreation Supervisor Becker replied that North Hennepin is not charging for lot use. She stated that vendors are charged a rate for the season to participate, and discounts are given to residents.

Commissioner Udomah asked if the market is open every day.

Recreation Supervisor Becker replied that the market is only open on Wednesdays.

Commissioner Udomah commented that not everyone can attend on that day and asked why the market is not open more.

Recreation Supervisor Becker replied that Dragon Star has the market three days per week and there are many other markets in the area. She stated that vendors like to attend different market locations and residents can attend markets in different areas. She explained that because they are a growers market they need to align with the growing season.

Commissioner Udomah asked if they have considered a permanent market.

Recreation Supervisor Becker explained that the vendors want to go to different communities and therefore it would be difficult to have sufficient sellers for a permanent market.

Commission Chair Cavin commented that it appears the conditional use permit would allow music onsite to follow the market. He asked if this CUP would approve that additional use.

Recreation Supervisor Becker stated that it is a value add to the market vendors and food truck vendors. She commented that the music has been held at this location, in the courtyard, for the past three years. She noted that this year people would be able to shop at the market, get dinner at a food truck and enjoy the music in the courtyard.

Commissioner Fraser commented that she is excited to attend the market.

Commissioner Chair Cavin reopened the public hearing.

Unknown resident commented that he lives near this location and is excited about the new market location. He commented that he attends many markets and there have not been issues that would cause the need for police. He did have a concern with crossing the road because of the speed of traffic.

Commission Chair Cavin closed the public hearing.

**MOTION UDOMAH, SECOND KIEKOW TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMINT FOR A FARMERS MARKET AT 7411 85<sup>TH</sup> AVENUE N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

## **7. OTHER BUSINESS**

Commissioner Turnham commented that he will be moving out of state at the end of the month and therefore this will be his last meeting.

## **8. DISCUSSION ITEMS**

None.

## **9. INFORMATION ITEMS**

### **A. Council Comments**

None.

### **B. Commission comments**

None.

### **C. Staff Comments**

Planning Director Mogush provided an update on recent actions of the Council on land use items. He stated that there have not been any applications submitted therefore the next regular meeting will be canceled and provided details on the worksession that will take place in May. He noted that there will not be an April worksession.

## **10. ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 7:43 PM.

Respectfully submitted,

Paul Mogush  
Planning Director