



**Planning Commission**  
Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North

Wednesday, September 13th, 2023  
7:00 p.m.

## **PLANNING COMMISSION REGULAR MEETING – AGENDA**

Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer John Kiekow, Christopher Udomah, Philip Gaye-Bai, Teshite Wako, Maggie Borer, Shereese Turner, Jerry Yu.  
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://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view\\_id=5](https://nwsgcc-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](mailto: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](mailto:Josie.Shardlow@brooklynpark.org). Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yoghav tau kev pab, hu 763-493-8059.

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- 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](http://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 – August 9, 2023 Regular Meeting**

**6. PUBLIC HEARING**

**6.1 Penske** - Conditional Use Permit, #23-114 for an auto oriented repair service on a property zoned I - Industrial.

*Presented by: Erin McDermott*

**6.2 Events on 85th** - Conditional Use Permit #23-115 for an assembly, banquet, convention hall, or conference center at 8568 Edinburgh Centre Drive

*Presented by: Amber Turnquest*

**6.3 First Student** –Variance, #23-113 for a 10 foot electric fence.

*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 – August 9, 2023



#### 1. CALL TO ORDER

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

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

Those present were: Commissioners Cavin, Fraser, Kiekow, Turner, Wako and Yu; Planning Director Mogush; Principal Planner Turnquest; and Associate Planner McDermott.

Those arrived late: Commissioner Borer

Those not present were: Commissioners Gaye-Bai and Udomah (with prior notice).

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION FRASER, SECOND TURNER TO APPROVE THE AUGUST 9, 2023 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 5. CONSENT AGENDA

##### A. Minutes – July 12, 2023

MOTION FRASER, SECOND KIEKOW TO APPROVE THE JULY 12, 2023 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

##### A. Outdoor Storage – Zoning Code Text Amendment #23-109: Outdoor Storage and Commercial Accessory Structures.

Associate Planner McDermott introduced the application for a zoning text amendment for outdoor storage. She provided background information on the outdoor storage, intermodal shipping containers, and accessory structures. She explained that increased proactive code enforcement has led to numerous requests by local businesses for accessory structures and changes to outdoor storage requirements. She explained that the proposed change would not visually impact the community and would allow staff to be more efficient in addressing code violations by removing the time requirement of obtaining a CUP. She noted that the remaining standards would remain in place for outdoor storage with the only change proposed to remove the requirement for a CUP. She removed the proposed changes related to intermodal shipping containers and accessory structures. She provided different examples of legal nonconforming uses related to these elements, proposed requests for these uses, and examples of properties that are currently in violation of outdoor storage only because of a lack of a CUP.

Commission Chair Cavin opened the public hearing.

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

Commissioner Kiekow commented that this change would allow up to two intermodal shipping containers and asked if the containers could be stacked.

Associate Planner McDermott replied that the screening requirements would request that the outdoor storage not exceed the height of the fence noting that the maximum height for a fence would be eight feet six inches. She commented that alternatively, landscaping could be used for screening as well. She stated that containers could not be double stacked as that height would be exceeded.

Commissioner Fraser asked how consistency would be ensured to make sure the storage containers blend with the existing structure.

Associate Planner McDermott replied that an accessory structure would need to match the principle structure on the property. She stated that staff would be able to ensure the integrity and appearance of the intermodal shipping containers because of the standards in place for that as well.

Commissioner Kiekow asked if these would only be allowed on paved areas.

Associate Planner McDermott replied that a paved surface would be required.

Commissioner Chair Cavin asked the difference between permanent and temporary.

Associate Planner McDermott replied that the term for temporary use would be up to 90 days. She stated that anything exceeding 90 days would need to follow the outdoor storage requirements.

Commission Chair Cavin used the example of the Small Business Center (SBC) which was under construction for some time and noted that he had noticed shipping containers used for storage for a time exceeding 90 days. He asked how that would be factored in.

Associate Planner McDermott replied that the current ordinance allows 90 days per year. She explained how the proactive code enforcement sweeps are focused, noting that the areas not being focused on at that time still follow the complaint-based response.

Planning Director Mogush replied that another portion of the ordinance addresses construction materials and things associated with construction that allow those things to be onsite during active construction.

Commission Chair Cavin asked if a temporary gazebo could be used by a business for something in the summer.

Associate Planner McDermott confirmed that special event permits would allow those types of uses while this ordinance language would be focused on structures that require a building permit.

Commissioner Fraser asked if there is guidance on the location and placement of these structures to ensure the views are not obstructed.

Associate Planner McDermott confirmed that there would be language guiding the placement, similar to residential accessory structures.

Commissioner Kiekow referenced the definition of intermodal containers and the number of containers that could be used to reach the maximum length capacity.

Associate Planner McDermott replied that two containers could be permitted regardless of size.

Commissioner Kiekow suggested that language be clarified.

Commissioner Wako asked for more clarification on the perspective of equity and bringing the ordinance up to date. He asked if there is a study on the cost in relation to enforcement of the ordinance.

Associate Planner McDermott replied that many of these businesses were established between 1950 and 1972 and at that time not many of the residents were black residents, therefore this would provide the opportunity for black property owners to have the same property rights without the additional steps and cost. She stated that legal nonconformities cannot expand and therefore code enforcement ensures that those uses stay within their legal nonconforming rights. She stated that this would not have any additional budget impacts. She stated that this change would allow staff to reduce the time spent at properties and conduct proactive sweeps more efficiently.

Commissioner Wako commented that many commercial properties are near residential properties and asked if the impact to those properties has been considered.

Associate Planner McDermott replied that screening requirements would not be changing, noting that the City has one of the most thorough landscaping and screening requirements. She noted that the standards would not be changing, the property owners would simply not be required to obtain a CUP.

Commissioner Turner wanted to ensure that there would not be any additional cost implications for the City as a result of these changes.

Associate Planner McDermott replied that there would be no additional cost implication on enforcement while this may bring benefits such as permit fees. She stated that growing businesses and improvements to the properties would increase property values and therefore property taxes.

Commissioner Kiekow commented that in his quick internet search, shipping containers vary quite a bit and perhaps there should be more standards on what would be allowed.

Planning Director Mogush replied that there are dimensions included in the ordinance as proposed.

Associate Planner McDermott replied that the shipping containers would be permitted through outdoor storage, therefore the shipping containers would count towards the allowed outdoor storage for that property. She explained that the size of the property/building dictates that allowed amount of outdoor storage space.

Planning Director Mogush again reiterated that the maximum dimensional standards he read aloud are already included in the ordinance.

Commissioner Wako referenced easements, noting that adjacent businesses sometimes have easements in between. He asked how this would impact those easements.

Associate Planner McDermott replied that if outdoor storage were established over an easement that would be addressed through code enforcement. She commented that they have not run into that issue in the past where someone has attempted to place outdoor storage over an easement.

**MOTION FRASER, SECOND TURNER TO RECOMMEND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE OF ORDINANCES PERTAINING TO OUTDOOR STORAGE AND ACCESSORY STRUCTURES IN BUSINESS ZONING DISTRICTS.**

*MOTION CARRIED UNANIMOUSLY.*

**B. 610 Corridor Development Study Comprehensive Plan Amendment – Case #23-112 for a Comprehensive Plan amendment consistent with the goals of Interim Ordinance 2023-1287**

Planning Director Mogush stated that there has been quite a bit of discussion on this topic by the Commission, City Council and broader community in the past few months. He provided background on the interim ordinance which placed a moratorium in order to ensure that new development would be done in a manner that increased the value of development and the tax base in order to reduce the property tax burden on residents. He noted that a large portion of that work focused on the 610/Zane area. He stated that the City contracted with a consulting firm to go through a process of testing various hypothetical development models for a portion of that larger 610/Zane area that would achieve the goal to increase the value of development. He provided an example of a model that was considered along with details on the engagement that was conducted. He summarized the recommendations that arose from the engagement noting positive support for creating a walkable, mixed-use environment as well as a desire and need for additional green space, retail, and public gathering spaces. He stated that the next step would be to amend the City's Comprehensive Plan, which will be followed by zoning regulation changes. He stated that after the moratorium expires, they will discuss the level of public investment that will be focused on this area. He compared the current future land use map to the proposed future land use map. He then reviewed the proposal for substantive changes to the mixed-use development related to scale, land use and design. He stated that as currently written the Comprehensive Plan provides review criteria that should be considered when thinking about an amendment, noting that the staff responses are included within the staff report. He reviewed the next steps, following the recommendation of the Planning Commission.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if outdoor seating and/or parking would be allowed along the main thoroughfares in the area.

Planning Director Mogush replied that there would be a challenge with an existing large County road such as Zane as that does not currently lend itself towards a walkable environment, which is why the focal point for walkability would be more on Xylon. He commented that they will write the zoning regulations as such to support those elements where appropriate, while also thinking about how development should look from Zane. He noted that it would also be unlikely that the County would allow on-street parking along Zane.

Commission Chair Cavin commented that he believes that this will be enticing to a number of existing property owners. He commented that the residents of Brooklyn Park have committed to work with the Mayor to achieve the goal to ensure the value of development and noted that it would be nice to see something formalized that would agree to give something back to the residents in terms of a lower property tax as that has been stated as the desire.

Commissioner Wako asked the definition of neighborhood mixed use and neighborhood services.

Planning Director Mogush replied that the majority of those properties are designated as community commercial, which only allows commercial uses under the current Comprehensive Plan. He stated that the neighborhood mixed use category found in the legend does not appear in this area and primarily exists in the Village Creek area.

Commissioner Wako commented that most of this corridor is adjacent to residential properties and asked if there has been a survey of those residents related to these changes and the impact that this would have on those residential properties.

Planning Director Mogush confirmed that there were public engagement opportunities through multiple opportunities. He stated that every academic study he has seen has shown no financial impact, or a positive impact, as a result of development. He noted that the overall goal is to ensure the development brings value, and additional properties taxes which will relieve the burden on existing residents.

Commissioner Fraser stated that it is great that they are trying to increase the value of development and ease the burden on taxpayers, but asked if opening this to mixed use would open the City to a surplus of housing. She asked if there is a way to contain the amount of housing.

Planning Director Mogush replied that regional wide it would be a good problem to have if there was a surplus of housing as this area is tens of thousands of units short in terms of meeting the demand for housing as the population continues to increase. He stated that if that day were to come that the demand for housing decreased, that would be the type of market shift that would trigger a review of the Comprehensive Plan.

Commissioner Yu asked when they would have a clear definition of the mixed use on the City website.

Planning Director Mogush replied that within the staff report there is a table that shows the definition found within the Comprehensive Plan as well as the third paragraph that would be added.

Commissioner Yu commented that it would appear that both housing and commercial uses could be found within mixed use. He asked if housing could be found above commercial use within the same building.

Planning Director Mogush replied that it can be a number of combinations such as vertical mixed use or horizontal mixed use. He noted that the Code will need some work in how it is organized and provided additional examples.

Commissioner Yu noted that people will be moving between the LRT station and this mixed-use area and asked if traffic and pedestrian patterns had been considered. He also asked if it has been considered as to how to avoid this traffic from going through the low-density housing areas.

Planning Director Mogush replied that the street network is already designed to funnel traffic onto these larger volume streets rather than the smaller residential streets and that would not be changed. He also agreed that it would be critical to provide connections for pedestrians and transit to move between this area and the LRT station.

Commissioner Borer referenced the language that the City would establish minimum intensity development standards to ensure efficient development and asked how that would be done as she would imagine there has to be a higher density of people in that area.

Planning Director Mogush replied that this language gets to the overall goal of the Council to ensure the City is developing in a manner that increases the tax base. He stated that clear zoning rules would need to be established about what would be allowed, not allowed, and as to the nature of development. He stated that if there was a proposal for a small building in a large parking lot, that would not meet the intent, therefore there needs to be a minimum standard to weigh applications against. He stated that the standard has not yet been developed as they will begin those discussions at the worksession to follow in two weeks.

**MOTION FRASER, SECOND WAKO TO RECOMMEND APPROVAL OF DRAFT RESOLUTION #2023-       APPROVING COMPREHENSIVE PLAN AMENDMENT #23-112 CONSISTENT WITH THE GOALS OF INTERIM ORDINANCE 2023-1287.**

*MOTION CARRIED UNANIMOUSLY.*

## **7. OTHER BUSINESS**

None.

## **8. DISCUSSION ITEMS**

None.

## **9. INFORMATION ITEMS**

**A. Council Comments**

None.

**B. Commission comments**

None.

**C. Staff Comments**

Planning Director Mogush provided a brief recap of City Council action related to cases the Planning Commission provided recommendations on. He noted the worksession scheduled for two weeks from today to discuss upcoming zoning changes to align with the previously discussed Comprehensive Plan amendment. He thanked the Summer Intern that has contributed towards this important issue for the City.

**10. ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 8:16 PM.

Respectfully submitted,

Paul Mogush  
Planning Director

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	6.1	<b>Meeting Date:</b>	September 13, 2023
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Erin McDermott, Associate Planner
<b>Ordinance:</b>	X		
<b>Attachments:</b>	5	<b>Presented By:</b>	Erin McDermott, Associate Planner
<b>Item:</b>	<b>Penske</b> - Conditional Use Permit, #23-114 for an auto oriented repair service on a property zoned I - Industrial.		

## Proposed Actions

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

## Summary

Penske is a national moving truck company and operates moving truck rentals from the adjacent property to the north of the subject property. Penske is in the process of purchasing the subject property with the intent of using this space for the repair of moving trucks. Penske has been working with the City's Environmental Health team to resolve code enforcement issues that have existed on the site from the previous owner. The application is for a Conditional Use Permit (CUP) for an auto oriented repair service. This use is allowed within the zoning district with a CUP (§ 152.342).

There is no development proposed at this time. The applicant is in the process of acquiring the property, and is seeking land use approvals prior to closing, but plans to redevelop the property after the purchase of the property. The existing structures are sufficient for the intended use of vehicle repair and body work until the redevelopment occurs.

Prior to redevelopment, the applicant is required to have an approved Site Plan. At that time, this Conditional Use Permit will be reevaluated and amended based on the details available only through the Site Plan Review. The conditions being reviewed as a part of this request are for the applicant to understand the general requirements for this use. Future land use applications will continue through the typical process of a public hearing at the Planning Commission and final vote by the City Council. A Site Plan application will be required as a condition of approval.

## Previous Approvals

A CUP was approved in 1988 (1988-3409) for RV Sales and Service on this property, however, this CUP has since expired as the previous owner and occupant of this property was North American Gear and Forge, an industrial business for the manufacture of aluminum dies and gears. CUPs expire if the use has discontinued for more than 364 consecutive days from the date the use ceased (§ 152.035(F)).

## Current Conditions

The subject property is 3.34 acres and is located west of Bottineau Blvd, east of Winnetka Ave, and north of Highway 694.

Future Land Use Plan	Industrial
Current Zoning	Industrial
Proposed Zoning	No Change
Neighborhood	Northland
Site Area	3.34 acres

<b>Conforms to:</b>	
Land Use Plan	Yes
Zoning Code	Yes
Notification	9Public Hearing Notices mailed Posted in the Sun Post
Timeline (MN §15.99)	
60-day	October 13, 2023
120-day	December 12, 2023

### Land Use/Zoning and Overlay

The site is zoned Industrial and is within the Northland neighborhood. The future land use for the property is Industrial. All adjacent properties are zoned Industrial. The site was developed 35 years ago, with an industrial building constructed for the sale and service of recreational vehicles.

### Conditional Use Permit

Auto Oriented Repair services are a conditional use in the Industrial zoning district (§ 152.342.01). Conditional uses must be reviewed against the standards of the Code (§ 152.035). The use is evaluated below:

(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 Industrial. The Industrial uses include manufacturing and processing, with medium and high intensity uses. The intent is to minimize negative impacts on residential neighborhoods. The auto oriented repair service is consistent with the Comprehensive Plan.

(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.**

Vehicular access to the site will be from two locations. The first directly from Winnetka Avenue North and the second from an easement to their adjacent property to the north. The internal circulation will reduce trips required on Winnetka Avenue to move vehicles needing repair between sites.

(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.**

The code does not prescribe a number of parking spaces needed for the use. There are 12 striped spaces on site. Staff finds the number of spaces adequate because this use is an internal business function with no anticipated customer on this site. Conditions related to parking will be evaluated at the time of Site Plan Review.

(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.**

Access to City sewer and water services are available for this site. Redevelopment of this site will require further review of utilities and additional public services.

- (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.

This site is nonconforming with current standards, but the use is consistent with the original approvals for development. Upon future redevelopment conforming screening and landscaping will be required and evaluated at the time of Site Plan Review.

- (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 and conformance with architectural standards will be evaluated at the time of Site Plan Review.

- (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.

There are no additional code sections against which to review this CUP request.

The required findings of § 152.035 have been addressed and Staff recommends approval of the CUP request.

### **Pedestrian Connections**

Pedestrian circulation is required when properties meet certain criteria, such as traffic volumes, roadway connections from a neighborhood to commercial area, and in business districts. This does not meet the criteria set for required locations, as this property is located firmly within an Industrial development (§ 152.131) and no sidewalk is required at this time.

### **Lighting, Landscaping and Screening**

No development is proposed with this application and the Code requirements for lighting (§ 152.110) and landscaping and screening (§ 152.370) will be evaluated at the time of Site Plan.

### **Grading and Drainage**

No development is proposed with this application and will be evaluated at the time of Site Plan. Development plans will need to be submitted to the West Mississippi Watershed Commission.

### **Conditions of Approval**

Staff recommends the adoption of Resolutions 23-\_\_\_ Approving a Conditional Use Permit for an Auto Oriented Repair Service at 7204 Winnetka Avenue North with the following conditions:

1. All vehicles parked on this property must be parked on a paved surface.
2. Outdoor storage of tires, and parts is not permitted.
3. The storage of vehicles for the sole purpose of salvage or recycling of parts is prohibited.
4. Parking of any vehicles associated with the business must be on site. On-street parking is prohibited.
5. All vehicular repairs must occur within the building, screened from public view.
6. Vehicle sales are prohibited on this property.
7. The property must remain compliant with the property maintenance code.
8. Site Plan Review is required for development on this site.

9. All previously approved conditional use permits are hereby rescinded and replaced with this conditional use permit.
10. Any proposed development will require a Site Plan Review. Additional conditions may be applied when the development details are proposed to evaluate how the site functions.
11. At the time of Site Plan Review, the property must become compliant with all landscaping, lighting, and screening requirements as required by the code in effect at the time of review.
12. At the time of Site Plan Review the following information shall be provided:
  - a. Letter detailing expected traffic generation.
  - b. Verification indicating that the project has been submitted to the West Mississippi Watershed Commission.

**Staff Recommendation**

Staff recommends approval of the conditional use permit with the conditions listed in the attached draft resolution.

**Alternatives to Consider:**

1. Approve the Conditional Use Permit as presented.
2. Approve the Conditional Use Permit with modifications.
3. Deny the Conditional Use Permit based on certain findings.

**Budgetary/Fiscal Issues:** N/A

**Attachments:**

- A. DRAFT RESOLUTION – AUTO ORIENTED REPAIR
- B. LOCATION MAP
- C. ADDITIONAL APPLICANT SUBMISSIONS

RESOLUTION #2023-\_\_\_

RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
FOR AN AUTO ORIENTED REPAIR FACILITY AT 7204 WINNETKA AVENUE NORTH

Planning Commission File #23-114

WHEREAS, Penske Trucking, LLC has made application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

*Lot 16 Block 1 of Brooklyn Gardens, Hennepin County, Minnesota.*

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

WHEREAS, the matter has been referred to the Planning Commission public hearing and 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 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 is hereby approved for an auto oriented repair facility on the above described parcel, subject to the following:

1. All vehicles parked on this property must be parked on a paved surface.
2. Outdoor storage of tires, and parts is not permitted.
3. The storage of vehicles for the sole purpose of salvage or recycling of parts is prohibited.
4. Parking of any vehicles associated with the business must be on site. On-street parking is prohibited.
5. All vehicular repairs must occur within the building, screened from public view.
6. Vehicle sales are prohibited on this property.
7. The property must remain compliant with the property maintenance code.
8. Site Plan Review is required for development on this site.
9. All previously approved conditional use permits are hereby rescinded and replaced with this conditional use permit.
10. Any proposed development will require a Site Plan Review. Additional conditions may be applied when the development details are proposed to evaluate how the site functions.
11. At the time of Site Plan Review, the property must become compliant with all landscaping, lighting, and screening requirements as required by the code in effect at the time of review.
12. At the time of Site Plan Review the following information shall be provided:
  - a. Letter detailing expected traffic generation.
  - b. Verification indicating that the project has been submitted to the West Mississippi Watershed Commission.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.



**Conditional Use Permit**  
**Case #23-114 – Penske**  
Area of Request (Air Photo)  
7204 Winnetka Ave



ITEMS CORRESPONDING TO SCHEDULE B-II

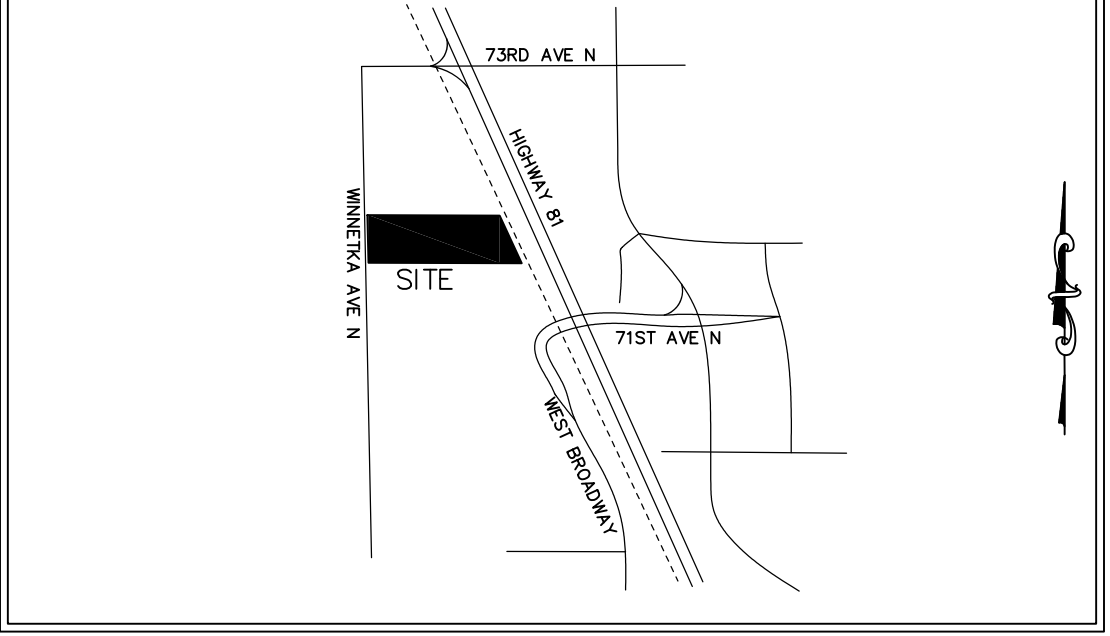
- 9 The terms and provisions contained in the document entitled "Resolution No. 1988-165" recorded March 14, 1989 as Document No. 5515279 of Official Records. (NOT PLOTTED, NO PLOTTABLE INFORMATION)
10 The terms and provisions contained in the document entitled "Resolution No. 1994-382" recorded March 09, 1995 as Document No. 6405605 of Official Records. (NOT PLOTTED, NO PLOTTABLE INFORMATION, ONLY APPLIES TO LAND WITHIN THE EASEMENT SHOWN ON ITEM 11)
11 The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded July 16, 1996 as Document No. 6607526 of Official Records. (PLOTTED, SHOWN HEREON)

ZONING INFORMATION

At the time of the survey, the surveyor has not been provided the building setback requirements, height and floor space area restrictions by the insurer.

PARKING SPACE TABLE
TYPE SPACES PROVIDED
STANDARD 11
HANDICAP
TOTAL SPACES - 11 SPACES

VICINITY MAP - NOT TO SCALE

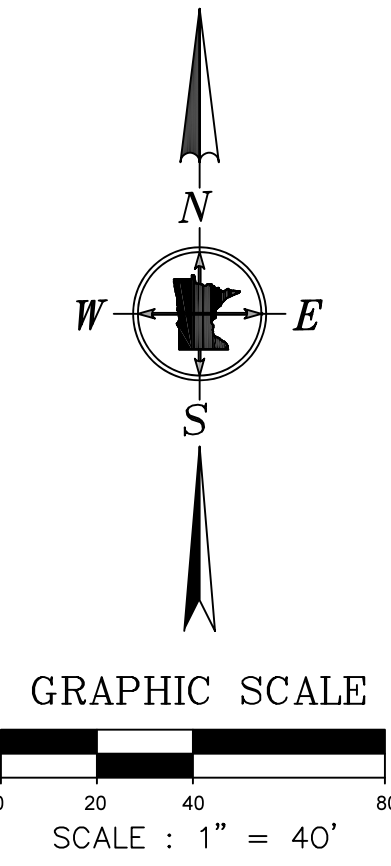
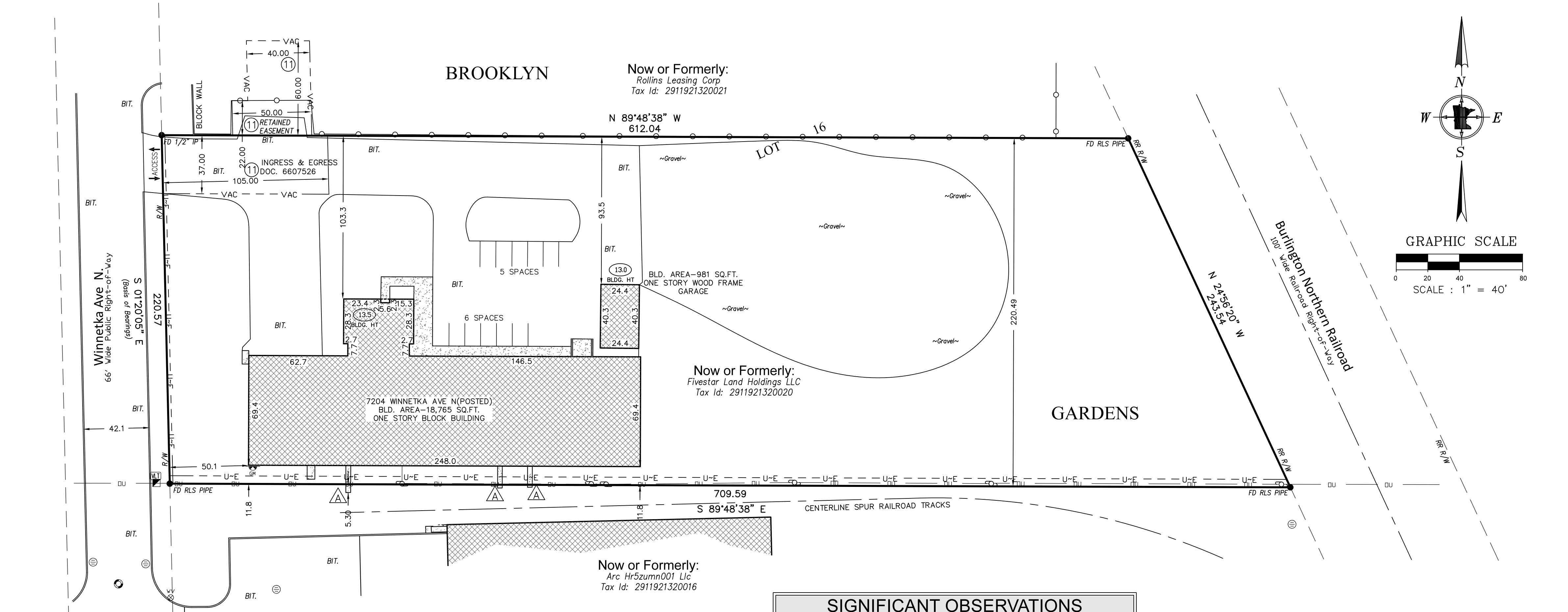


MISCELLANEOUS NOTES

- 1. At the time of this survey, there was no observed evidence of substantial areas of refuse.
2. Property has direct physical access to Winnetka Ave N being a publicly dedicated and maintained Right-of-Way.
3. Based on observed evidence only the site does not contain any cemeteries or burial grounds.
4. Orientation of this bearing system is assumed to have a bearing of South 01 degrees 20 minutes 05 seconds East along the west line of Lot 16 of BROOKLYN GARDENS.
5. Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
6. Adjoining ownership information shown hereon was obtained from the Hennepin County Parcel Information website. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
7. All statements within the certification, and other references located elsewhere here on, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
8. This survey meets or exceeds the survey standards/standards of care as set forth in section 3 of the 2021 ALTA/NSPS survey requirements.
9. Building areas shown hereon are to the footprint of the building only.
10. Per table A item 9 there are 11 standard spaces, 0 Handicap spaces and 0 other spaces for a site total of 11 Spaces.
11. Per table A item 18 the surveyor has shown any appurtenant plottable offsite easements as disclosed in either documents provided to or obtained by the surveyor at the time of survey.
12. There are no other lakes, creeks, streams or other waterways on subject property except those shown hereon.
13. Subject property forms a mathematically closed figure with no gaps or gores. All component parcels of the land shown on the survey are contiguous and there are no apparent gaps or gores between them.
14. The subject property contains 3.35 acres or 145,703 sq. ft. more or less.

LEGEND OF SYMBOLS & ABBREVIATIONS

Legend symbols for Building Foot Print, Concrete Surface, Chain Link Fence, Overhead Line, Found Iron Pipe, Communications Pedestal, Utility Pole, Building Setback Line, Wall Mount Gas Meter, Sanitary Sewer, Utility Vault, Water Valve, Light Pole, Storm Inlet (Round), Indicates Building Height At Symbol Location, Ingress & Egress Easement, Utility Easement.



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 27053C, MAP NUMBER 0184F WHICH BEARS AN EFFECTIVE DATE OF 11/4/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSCFEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM AND FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

Table with columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entry for 7/28/23 CLIENT COMMENTS.

SIGNIFICANT OBSERVATIONS

- THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. THIS IS NOT A STATEMENT OF OWNERSHIP OR POSSESSION.
CONCRETE SURFACE FOR ROOF DRAINS FALLS UP TO 5.3 FEET ON TO ADJOINING PROPERTY TO THE SOUTH.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Hennepin, State of Minnesota, and is described as follows:
The South 220.49 feet, as measured at right angles to the South line, of Lot 16, Brooklyn Gardens, Hennepin County, Minnesota.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MNF23-1141, DATED MARCH 12, 2023.

ALTA/NSPS LAND TITLE SURVEY

for WAN Brooklyn Park
NV5 Project No. 202302381, 001
7204 Winnetka Ave N, Brooklyn Park, MN 55428
BASED UPON TITLE COMMITMENT NO. MNFA23-1141 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MARCH 12, 2023 @ 8:00 A.M.

Surveyor's Certification
To: Land Services USA, LLC; Fitzpatrick Lentz & Bubba, P.C; Penske Truck Leasing Co., L.P. and First American Title Insurance Company, and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 18, and 19 of Table A thereof.

THE FIELD WORK WAS COMPLETED ON 6/28/2023.

DDUG HUHN DATE
REGISTRATION NO.43808
IN THE STATE OF MINNESOTA
DATE OF FIELD SURVEY: JUNE 28, 2023
DATE OF LAST REVISION: JULY 28, 2023
NETWORK PROJECT NO. 202302381-001-RLS

Survey Performed By: Northstar Surveying
310 East Depot Street
Litchfield, MN 55355
Phone: 320-693-3710
Email: chuck.northstar@gmail.com

Bock & Clark Corporation an NV5 Company
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	6.2	<b>Meeting Date:</b>	September 13, 2023
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Amber Turnquest, Principal Planner
<b>Ordinance:</b>			
<b>Attachments:</b>	4	<b>Presented By:</b>	Amber Turnquest, Principal Planner
<b>Item:</b>	<b>Events on 85th</b> - Conditional Use Permit #23-115 for an assembly, banquet, convention hall, or conference center at 8568 Edinburgh Centre Drive.		

## Proposed Actions

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ASSEMBLY, BANQUET, CONVENTION HALL, OR CONFERENCE CENTER AT 8568 EDINBURGH CENTRE DRIVE, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

## Summary

The subject property is located at 8568 Edinburgh Centre Drive North and is zoned Planned Community Development District (PCDD).

Events on 85th is an existing business which has been operating within the Brooklyn Park community. The applicant has rented space in the Community Activity Center for the past few years; however, the business has grown, and a more permanent location is being sought. in in an existing building north of Edinburgh Centre Drive. Architectural plans indicate that there will be no demolition or construction and that 125 should be posted occupancy load.

The application is for a Conditional Use Permit (CUP) for an alcohol-free, event center that would operate Sunday-Thursdays (9AM- 10PM) and Friday- Saturdays (9AM -12AM) in compliance with applicable Brooklyn Park Codes and Ordinances. Food will not be prepared on site and will be catered by third parties. Event centers are considered an assembly, banquet, convention hall, or conference center use within the Brooklyn Park Zoning code and are a conditional use within the zoning district.

## Previous Approvals

The Edinburgh Center II building was constructed in 2004 as a multi-tenant retail building. The property is zoned Planned Community Development District (PCDD) and the use is listed as conditional within the Business Districts and is therefore entitled to review under §152.035 (§152.415(C)).

## Current Conditions

The subject property is 2.86 acres and is located north of Edinburgh Centre Drive.

Future Land Use Plan	Community Commercial
Current Zoning	Planned Community Development District (PCDD)
Proposed Zoning	Planned Community Development District (PCDD)
Neighborhood	Edinburgh
Site Area	2.86 Acres
<b>Conforms to:</b>	
Land Use Plan	Yes
Zoning Code	Yes
Notification	Legal notice was published in the Sun Post, Proposed Development Sign placed on the property, A neighborhood email will be sent to the Edinburgh neighborhood, 19 Public Hearing Notices mailed

Timeline (MN §15.99)	
60-day	October 13, 2023
120-day	December 12, 2023

### Land Use/Zoning and Overlay

The site is zoned Planned Community Development District (PCDD) and is within the Edinburgh neighborhood. The future land use for the property is Community Commercial. There is one property to the north zoned Conservancy District and the surrounding properties are zoned PCDD.

### Conditional Use Permit

Assembly, banquet, convention halls, or conference centers are conditional uses in the General Business “B-3” District (§ 152.342.01), which is the zoning district used to evaluate permitted and conditional uses within the PCDD. Conditional uses must be reviewed against the standards of the Code (§ 152.035). The proposed use is evaluated below:

**(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 Community Commercial. The event center is consistent with the Comprehensive Plan.

**(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.

Vehicular access to the site is provided from two existing access points along Edinburgh Centre Drive.

**(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.

The applicant provided anticipated numbers of vehicles on site at 41 at peak times. There are sufficient parking stalls to accommodate this use.

**(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.

The applicant will not be adding to the existing number of restroom facilities, so there will be no additional impact to existing utilities.

**(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.

This site is compliant with screening and landscaping requirements in place at the time of development.

- (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.

The existing structure met all architectural requirements at the time of development, and there are no exterior changes proposed with this application.

- (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.

Existing conditions of the site are consistent with City Code requirements.

The required findings of § 152.035 have been addressed and Staff recommends approval of the CUP.

### **Conditions of Approval**

Staff recommends the adoption of Resolutions 23-\_\_\_\_ Approving a Conditional Use Permit for an assembly, banquet, convention hall, or conference center at 8568 Edinburgh Centre Drive with the following conditions:

1. Prior to using the space as an event center, a new Certificate of Occupancy for the correct occupancy type must be applied for and obtained from the Brooklyn Park Building Department in accordance with all applicable building codes and requirements.
2. Signage must comply with all requirements of City Code Chapter 150: Signs.
3. The maximum posted occupancy load for the space is 125 people, any increase in the intensity shall require an amendment to the Conditional Use Permit.

### **Staff Recommendation**

Staff recommends approval of the conditional use permit with the conditions listed in the attached draft resolution.

### **Alternatives to Consider:**

1. Approve the Conditional Use Permit as presented.
2. Approve the Conditional Use Permit with modifications.
3. Deny the Conditional Use Permit based on certain findings.

**Budgetary/Fiscal Issues:** N/A

### **Attachments:**

- A. DRAFT RESOLUTION
- B. LOCATION MAP
- C. APPLICANT'S NARRATIVE
- D. PLAN SET

RESOLUTION #2023-\_\_\_

RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
FOR AN ASSEMBLY, BANQUET, CONVENTION HALL, OR CONFERENCE CENTER AT  
8568 EDINBURGH CENTER DRIVE NORTH

Planning Commission File #23-115

WHEREAS, Laquita Brinkley of Events on 85<sup>th</sup> has made application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

*Lots 2 and 3, Block 002, Edinburgh Centre 2nd Addition, Hennepin County, Minnesota.*

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

WHEREAS, the matter has been referred to the Planning Commission public hearing and 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 the neighborhood have been considered.

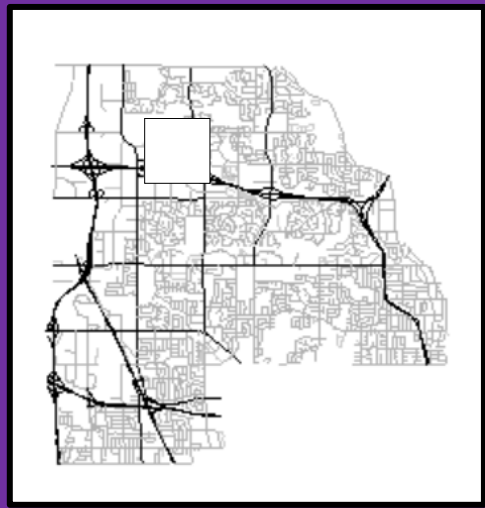
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby approved for an assembly, banquet, convention hall, or conference center on the above-described parcel, subject to the following:

1. Prior to using the space as an event center, a new Certificate of Occupancy for the correct occupancy type must be applied for and obtained from the Brooklyn Park Building Department in accordance with all applicable building codes and requirements.
2. Signage must comply with all requirements of City Code Chapter 150: Signs.
3. The maximum posted occupancy load for the space is 125 people, any increase in the intensity shall require an amendment to the Conditional Use Permit.

This resolution expires one year from the date of approval unless all conditions are met. This resolution must be recorded with the Hennepin County Recorder's office within one year of the date of approval. The approvals can be revoked if not in compliance with the conditions stated above.



**Conditional Use Permit**  
**Case #23-115 – Events on 85th**  
Area of Request (Air Photo)  
8568 Edinburg Centre Drive





Events on 85<sup>TH</sup>

August 1, 2023

**8-1-2023**

**8568 EDINBURGH CENTRE DR, BROOKLYN PARK, MN  
55443**

I am excited to join the Brooklyn park community by providing and showcasing a clean, accessible, and inviting event space for clients from all communities and abilities. I will provide a neutral landscape allowing for creativity for different THEMEd settings and decor. Social media will be used for the platform for advertisement of the event space and to book clients. I or a representative from our staff will be the booking agents to provide direction with requirements and guidelines through a contractual agreement. Our representatives will meet and walk through the event space with each client to make sure the space is adequate for the client's needs. Events on 85<sup>th</sup> will be available seven days a week, Sunday thru Thursday / ( 9am- 10pm ) and Friday & Saturday ( 9am -12am ) ( per city code and ordinances our hours are subject to CHANGE DEPENDING ON Brooklyn parks ordinances.) During all events a representative will be on site or accessible for any unforeseen contingencies. Events on 85<sup>th</sup> will be an alcohol free establishment until actions are taken to honor that service at the venue. By Understanding the importance of business DEVELOPMENT, we understand as a collective unit, the safety of our CLIENTS will always be a top priority while hosting their event at Events on 85<sup>th</sup>. I look forward to partnering with the Brooklyn Park Community. If you have any questions or concerns please feel free to contact me via phone or email.

Thank you very much for your time!

Ph: 612-986-7275

Email: Lbrinkley0525@gmail.com

Sincerely,

Laquita Brinkley / EVENTS on 85<sup>th</sup>



# EVENT CENTER

8568 Edinburgh Centre Drive North, Brooklyn Park, MN 55443

### DRAWING INDEX

NUMBER	NAME
A00.00	COVER SHEET
A10.00	LIFE SAFETY PLAN - MAIN LEVEL

08.16.2023 - ISSUED FOR PERMIT

<p><b>TENANT</b></p> <p>LAQUITA BRINKLEY XXX XXX t 612.986.7275 e lbrinkley0525@gmail.com</p>	<p><b>PROPERTY OWNER</b></p> <p>DANG PROPERTIES LLC CHUNG DANG 8456 BLAZING STAR CIR SHAKOPEE MN 55379 t - e -</p>	<p><b>ARCHITECT</b></p> <p>hw² DESIGN + ARCHITECTURE, LLC ANDREA HAMMEL WOLLAK 9232 68TH ST N GRANT, MN 55082 t 612.532.4147 e AHWOLLAK@HW2DESIGN.COM</p>
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## EVENT CENTER

8568 Edinburgh Centre Drive North, Brooklyn Park, MN 55443

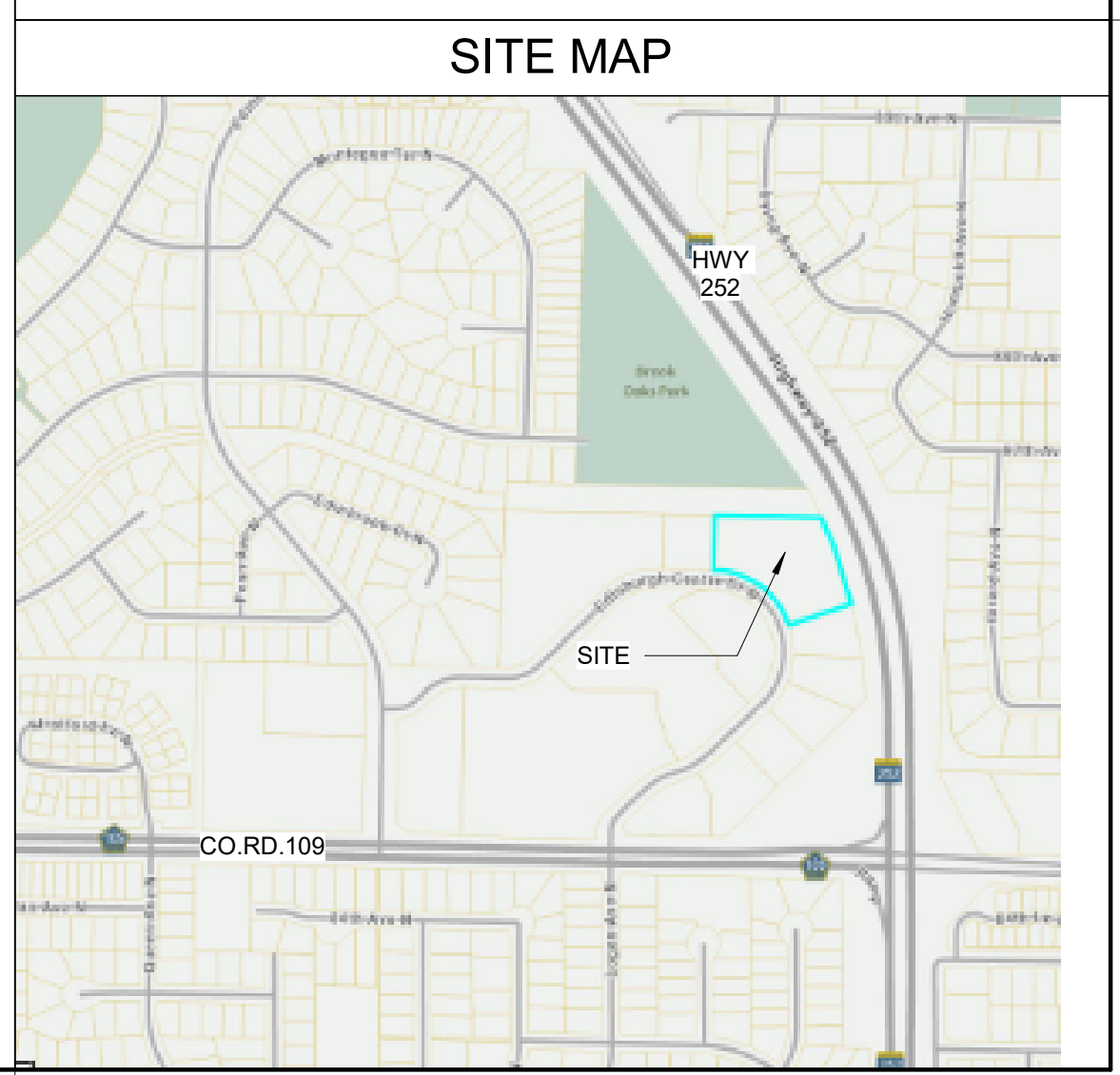
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
NAME: ANDREA HAMMEL WOLLAK

SIGNATURE:   
DATE: 08.16.2023 LICENSE #48183



- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS. APPLICABLE CODES INCLUDE:  
2020 MINNESOTA RESIDENTIAL CODE
  - CONTRACTOR SHALL VISIT THE PROJECT SITE AND APPRAISE HIMSELF/HERSELF OF EXISTING CONDITIONS AND SEQUENCES FOR INSTALLATION.
  - DO NOT SCALE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES OCCURRED.
  - MATERIALS AND NOTES COMMON TO SEVERAL DRAWINGS MAY BE NOTED ON ONLY ONE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENTIRE SET OF DOCUMENTS. REVIEW SPECIFICATIONS FOR INSTRUCTIONS NOT SHOWN ON DRAWINGS.
  - REFERENCES SHOWN ON DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF DRAWING OR DETAILS. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PRECEDING WITH THE WORK.
  - CONTRACTOR SHALL MAINTAIN CLEAN AND PRESENTABLE WORK AND STORAGE AREAS, AND SHALL NOT ALLOW ANY MATERIALS AS A RESULT OF DEMOLITION OR CONSTRUCTION TO ACCUMULATE.
  - PRIOR TO COMMENCEMENT OF ANY OPERATIONS, EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS OR HER WORK ADJOINS OR IS APPLIED, AND REPORT TO THE ARCHITECT ANY CONDITIONS PREVENTING SATISFACTORY ACCOMPLISHMENT OF THEIR WORK, STARTING WORK OF ANY OPERATION SHALL INDICATE ACCEPTANCE OF CONDITIONS.
  - UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS. ALL AREAS AFFECTED BY THE PROJECT SHALL BE DELIVERED CLEAN, WHOLE AND FIT FOR IMMEDIATE OCCUPANCY.
  - ALL EXISTING CONDITIONS TO REMAIN SHALL HAVE PROTECTION APPLIED TO KEEP THE FINISH (FLOOR, WALLS, CEILINGS) FROM GETTING DAMAGED FROM CONSTRUCTION WORK.
  - ALL DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
  - MAINTAIN DIMENSIONS NOTED AS "MINIMUM" OR "CLEAR".
  - PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING CRITERIA:  
A. CENTERLINE - CENTER OF THE PARTITION ALIGNS WITH THE CENTER OF THE GRIDLINE OR OBJECT CENTERLINE (SUCH AS A COLUMN LINE OF WINDOW MULLION)  
B. ALIGN - LOCATE THE PARTITION FLUSH WITH THE FACE OF THE GYPSUM BOARD, OR OTHER SURFACE AS INDICATED.
  - DOOR OPENINGS ARE DIMENSIONED TO CENTERLINE OF OPENING. IF NOT DIMENSIONED, THE HINGE SIDE OF THE DOOR JAMBS SHALL BE SPACED 4" FROM THE FACE OF THE ADJACENT WALL.
  - IT IS THE DESIGN INTENT THAT ALL ITEMS SHOWN MOUNTED AT TYPICAL HEIGHTS BE ACCESSIBLE TO PERSON WITH DISABILITIES IN ACCORDANCE WITH THE LOCAL ACCESSIBILITY CODE.
  - THE PURPOSE OF THE MOUNTING HEIGHTS SHEET IS TO ILLUSTRATE THE TYPICAL HEIGHTS AND WHERE APPLICABLE, THE TYPICAL MINIMUM OR MAXIMUM CLEARANCES, AND/OR TYPICAL MOUNTING CONFIGURATIONS FOR A VARIETY OF BUILT / INSTALLED ITEMS. REFER TO THE PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS TO DETERMINE WHICH ITEMS AND CONFIGURATIONS APPLY TO THE SPECIFIC SCOPE OF THE WORK OF THIS PROJECT.

- ### PROJECT INFORMATION
- EXISTING COMMUNITY CENTER TO HAVE A CHANGE OF USE TO AN EVENT CENTER TO A EVENT CENTER A-2. NO DEMOLITION OR CONSTRUCTION OF THE EXISTING SPACE WILL TAKE PLACE. FOOD WILL BE CATERED IN BY A THIRD PARTY FROM A LICENSED KITCHEN.



NO.	ISSUE	DATE
JOB NUMBER	XX	XXXX XXXX

## COVER SHEET

# A00.00



9232 68th St North  
Stillwater, MN 55082  
1612.532.4147

**EVENT CENTER**

8568 Edinburg Centre Drive  
North, Brooklyn Park, MN 55443

**CODE ANALYSIS**

EXISTING COMMUNITY CENTER TO HAVE A CHANGE OF USE TO AN EVENT CENTER TO A EVENT CENTER A-2. NO DEMOLITION OR CONSTRUCTION OF THE EXISTING SPACE WILL TAKE PLACE. FOOD WILL BE CATERED IN BY A THIRD PARTY.

**APPLICABLE CODES:**

**BUILDING:** 2020 MINNESOTA STATE BUILDING CODE (MSBC), THE 2020 MSBC INCLUDES THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH MINNESOTA AMENDMENTS.  
**FIRE PREVENTION:** 2020 MINNESOTA STATE FIRE CODE (MSFC), THE 2020 MSFC INCLUDES THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH MINNESOTA AMENDMENTS.  
**ACCESSIBILITY:** 2020 MINNESOTA ACCESSIBILITY CODE (MAC)  
**ENERGY:** 2020 MINNESOTA ENERGY CODE  
**ELECTRICAL:** 2020 NATIONAL ELECTRICAL CODE (NFPA 70)  
**MECHANICAL:** 2020 MINNESOTA MECHANICAL AND FUEL AND GAS CODE  
**PLUMBING:** 2015 PLUMBING CODE  
**OTHER:** NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS, AS REFERENCED BY THE MSBC AND MSFC

**USE AND OCCUPANCY CLASSIFICATIONS**

PRIMARY OCCUPANCY - A-2 - EVENT/BANQUETTE HALL SPACE  
 SECONDARY OCCUPANCY - B - BUSINESS - OFFICE

**BUILDING CONSTRUCTION TYPE**

TYPE VB  
 FULLY SPRINKLERED

**TRAVEL DISTANCE**

EXIT ACCESS TRAVEL DISTANCE - WITH SPRINKLER SYSTEM 250 FEET

**SEPARATION OF OCCUPANCIES**

PER TABLE 508.4 - A OCCUPANCY TO B OCCUPANCY SHALL BE A 1 HOUR SEPARATION FOR SPRINKLERED BUILDINGS

**FIXTURE COUNTS**

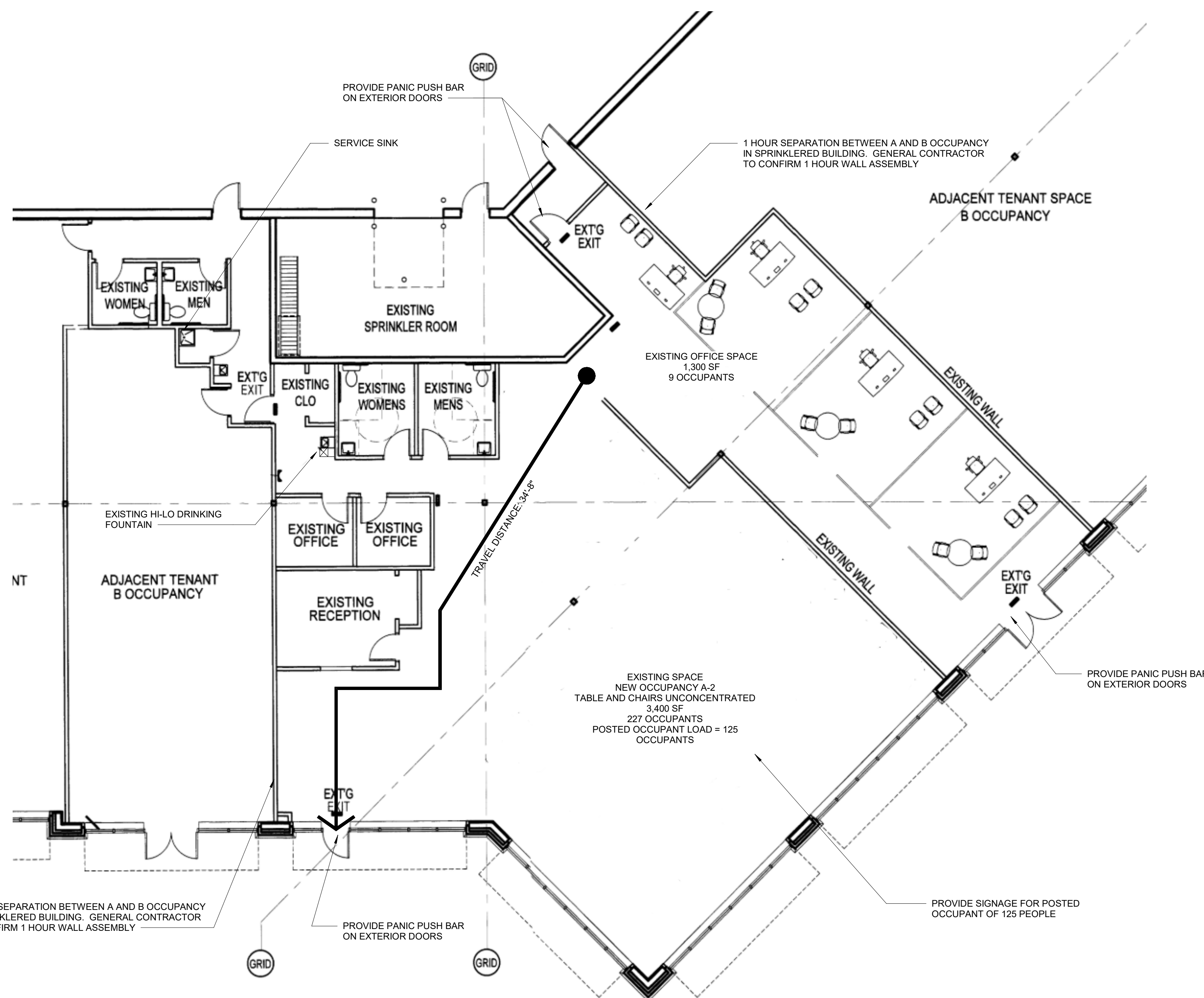
OCCUPANCY TYPE A-2 & B, TABLE 2902.1

	WATERCLOSETS M/F	SINKS M/F	DRINKING FOUNTAINS	OTHER (SERVICE SINK)
A-2 = 1 PER 75	A-2 = 1 PER 75	A-2 = 1 PER 200	1 PER 500	1
B = 1 PER 25	B = 1 PER 25	B = 1 PER 40		
<b>REQUIRED</b>	1 M/1 F*	1 M/1 F*	1	1
<b>PROVIDED</b>	1 M/1 F	1 M/1 F	1	1

\* POSTED OCCUPANCY FOR SPACE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 NAME: ANDREA HAMMEL WOLLAK

SIGNATURE: *Andrea Hammel Wollak*  
 DATE: 08.16.2023 LICENSE #48183



NO.	ISSUE	DATE
JOB NUMBER		XX.XXX.XXXX

# City of Brooklyn Park Planning Commission Staff Report

<b>Agenda Item:</b>	6.3	<b>Meeting Date:</b>	September 13, 2023
<b>Agenda Section:</b>	Public Hearing	<b>Originating Department:</b>	Community Development
<b>Resolution:</b>	X	<b>Prepared By:</b>	Erin McDermott, Associate Planner
<b>Ordinance:</b>	X		
<b>Attachments:</b>	6	<b>Presented By:</b>	Erin McDermott, Associate Planner
<b>Item:</b>	<b>First Student</b> –Variance, #23-113 for a 10 foot electric fence.		

## City Manager’s Proposed Action:

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ TO ADOPT FINDINGS OF FACT FOR THE DENIAL OF A VARIANCE REQUEST FOR A HEIGHT INCREASE OF 18 INCHES FROM 8 FEET 6 INCHES TO 10 FEET, AND DEVIATION FROM THE PROHIBITION OF ELECTRIC FENCES FOR AN ELECTRIC FENCE AT 7225 WINNETKA AVE NORTH, SUBJECT TO THE CONDITIONS IN THE DRAFT RESOLUTION.

## Summary:

Amarock, LLC would like to construct a 10 foot electric fence on the First Student property at 7225 Winnetka Ave. N. The requested fence would be constructed in addition to an existing 6 foot fence per the provided plans, the newly constructed fence would be approximately 4 to 8 inches away from the existing perimeter fence.

This application is seeking relief from two separate provisions of the Zoning Ordinance as follows:

152.363 (D) *Height*. No fence may exceed eight feet, six inches as measured from the top of the fence or supports to grade. Exceptions to this height may be made for fences enclosing tennis courts and other similar recreational uses with the approval of the City Manager.

152.392 (B)(4)(a) Prohibited fence materials include electric, chicken, concertina or barbed wire fences.

Variances may be granted if the enforcement of a zoning ordinance provision, as applied to a specific property, would cause the landowner “practical difficulties”. For “practical difficulties” to be established, they must meet all three of the evaluation criteria for the three-factor test, as listed below. Statute lists additional factors for the consideration of a variance, such as economic considerations do not constitute practical difficulties, and the board of appeals and adjustments or the governing body (in Brooklyn Park, this is the Planning Commission) as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person’s land is located (Minn. St. 462.357 subp. 6).

## Current Conditions

This property is situated between Winnetka Avenue and City-owned property designated for conservation. This property is made up of two properties that were developed through a CUP site plan approval in 1988 as a “court development” and cannot be sold independently. The northern property contains gas pumps, and the southern property is developed with a building in which maintenance and office functions occur. Both sites have paved parking for bus storage.

Future Land Use	Industrial
Current Zoning	Industrial
Site Area	9.71 acres
Surrounding Zoning	North – I - Industrial East – I - Industrial

	South – I - Industrial West – CD – Conservancy District
<b>Conforms to</b>	
Land Use Plan	No
Zoning Code	No
Notification	Legal notice was published in the Sun Post, 18 Notices were mailed, Proposed Development Sign was placed on the property.
60- and 120- Days (MN §15.99)	October 13, 2023; December 12, 2023

### Previous Approvals

This property was originally developed as a site for Penske truck leasing, as approved by CUP 1995-122 for the use of this property as a truck terminal. The property was subsequently sold, and the use changed. At that time, the City granted amended CUP 2003-152 for the use of this property as a school bus terminal.

### Variance

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties ([§ 462.357, subd. 6](#)). The applicant's submitted findings can be found in Attachment C, and are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case:*

**Applicant Submission:** The applicant feels that this variance request is reasonable, as it does not change or alter the use of the property as a school bus terminal.

**Staff response:** The installation of a 10-foot-tall electric fence 4 to 8 inches behind an existing 6-foot-tall fence is unreasonable. There are alternative methods to achieve site security permitted by the zoning ordinance. The denial of this variance would not create a practical difficulty to the property owner as it would not impede the use of the land.

The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case:*

**Applicant Submission:** The applicant sites a uniquely shaped lot abutting city owned property, and proximity to high traffic road as a concern for a high volume of criminal activity.

**Staff response:** There are no unique circumstances existing on this property that would create a practical difficulty necessitating a 10 foot tall electric second fence. There are many rectangular properties in the city abutting wooded properties and parks, including all industrial properties abutting this conservation area. The applicant focused on economic hardship caused by hypothetical criminal activity, and not on unique features of the property and characteristics of the land on which the proposed fence would be constructed.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case:*

**Applicant Submission:** The applicant feels that the fence is a safe, effective, and reliable security measure and crime deterrent.

**Staff response:** The approval of this application would irreparably alter the character of the neighborhood. The installation of the proposed fence would look out of place, as there are no electric fences anywhere else in the city, nor are there fences taller than 8 feet tall existing for a purpose other than highway noise attenuation. The proposed fence would be 4 feet taller than the existing fence, and as such it would be out of scale, out of place and inconsistent with the surrounding area.

The Statutory requirement as well as variance standards in the Zoning Ordinance (§152.034) state that variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan. Granting a variance permitting a design standard that is explicitly prohibited by code directly conflicts with this purpose statement and should not be permitted.

Staff believes this request to be incompatible with the zoning ordinance and does not preserve the established purpose and intent prescribed by the zoning ordinance.

Staff recommends the Planning Commission adopt the abovementioned findings of fact to support denial of a variance request for the increase in the height allowance of a fence from 8 feet 6 inches to 10 feet, and to permit an electric fence, as stated in the draft resolution provided.

**Alternatives to consider:**

1. Approve the findings of fact to deny the requested variance as recommended by Staff.
2. Approve the findings of fact to deny the requested variance with modifications.
3. Deny the findings of fact for the variance request and recommend approval of the variance request based on certain findings.

**Attachments:**

- A. RESOLUTION – FINDINGS OF FACT
- B. LOCATION MAP
- C. APPLICANT'S NARRATIVE
- D. PLANS

RESOLUTION #2023-\_\_\_

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE DENIAL OF A VARIANCE REQUEST FOR A HEIGHT INCREASE OF 18 INCHES FROM 8 FEET 6 INCHES TO 10 FEET, AND DEVIATION FROM THE PROHIBITION OF ELECTRIC FENCES FOR AN ELECTRIC FENCE AT 7225 WINNETKA AVENUE NORTH

Planning Commission File #23-113

WHEREAS, Amarock, LLC, on behalf of First Student, has made application for a Variance under the provisions of Chapter 152 of the City Code at 7225 Winnetka Avenue North and legally described as:

LOTS 19 AND 20, BLOCK 1, BROOKLYN GARDENS, HENNEPIN COUNTY, MINNESOTA.

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

WHEREAS, the variance request for the construction of a 10 foot tall electric fence would require a deviation from City Code Chapter 152, Section 152.363(D) to exceed the allowable height for fences, and 152.392(B)(4)(a) for a deviation from permitted fencing materials to permit electric fencing; and

WHEREAS, the Planning Commission held a public hearing on September 13, 2023; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties", as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands and existing and anticipated effects on the neighborhood have been considered; and

WHEREAS, the Planning Commission has reviewed the variance request for a height increase from 8 feet, 6 inches, to 10 feet, and a deviation from prohibited fencing materials for the allowance of an electric fence, and finds the request:

1. Is in conflict with the purposes and intent of the ordinance because electric fencing is explicitly prohibited by the ordinance.
2. The applicant is requesting an unreasonable use, the installation of a 10 foot tall electric fence 4 to 8 inches behind an existing 6 foot tall fence is not reasonable.

3. The applicant's circumstances are not unique to the property, there are many properties within the City of Brooklyn Park abutting heavily wooded properties, and park properties.
4. The approval of this application would irreparably alter the character of the neighborhood. The installation of the proposed fence would look out of place, as there are no electric fences anywhere else in the city, nor are there fences taller than 8 feet tall existing for a purpose other than highway noise attenuation. The proposed fence would be 4 feet taller than the existing fence, and as such it would be out of scale, out of place and inconsistent with the surrounding area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA that:

The application to issue a variance for the construction of a 10 foot tall electric fence would require a deviation from City Code Chapter 152, Section 152.363(D) to exceed the allowable height for fences, and 152.392(B)(4)(a) for a deviation from permitted fencing materials to permit electric fencing is hereby denied.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.



**Variance**  
**Case #23-113 – First Student**  
Area of Request (Air Photo)  
7225 Winnetka Ave



**Justification for Variance Approval (10')**  
**7225 & 7233 Winnetka Avenue Nort, Brooklyn Park, MN 55428**

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AMAROK, LLC on behalf of FIRST STUDENT, is respectfully requesting for City Council to approve a Variance for the proposed security system which has been submitted to Brooklyn Park, allowing the installation of a 10' tall low-voltage, battery-powered, pulsed security fence to secure the property of FIRST STUDENT safely and effectively. The property is located at **7225 and 7233 Winnetka Avenue North** and is Zoned Industrial.

The security system would be low-voltage, battery-powered (12V/DC), 10' tall, safely located inside/behind of the existing 6'-0" – 8'-0" tall existing chain-link perimeter fence to secure the property. The AMAROK security fence has proven to be the most effective theft and crime deterrent for businesses across the country such as FIRST STUDENT. Even in cases where businesses were experiencing frequent theft and loss, the installation of our security fence immediately results in the prevention of any further attempted break-ins, vandalism, and theft.

Brooklyn Park Ordinance 152.363(2)(D) ACCESSORY STRUCTURES

Only commercial fences and walls that meet the following specifications are permitted as accessory structures on any site in a business district.

(2) Fences and gates controlling access to the property must be approved by the City Manager before a building permit may be issued or approval is given through another process.

(D) *Height.* No fence may exceed eight feet, six inches as measured from the top of the fence or supports to grade. Exceptions to this height may be made for fences enclosing tennis courts and other similar recreational uses with the approval of the City Manager.

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**1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.**

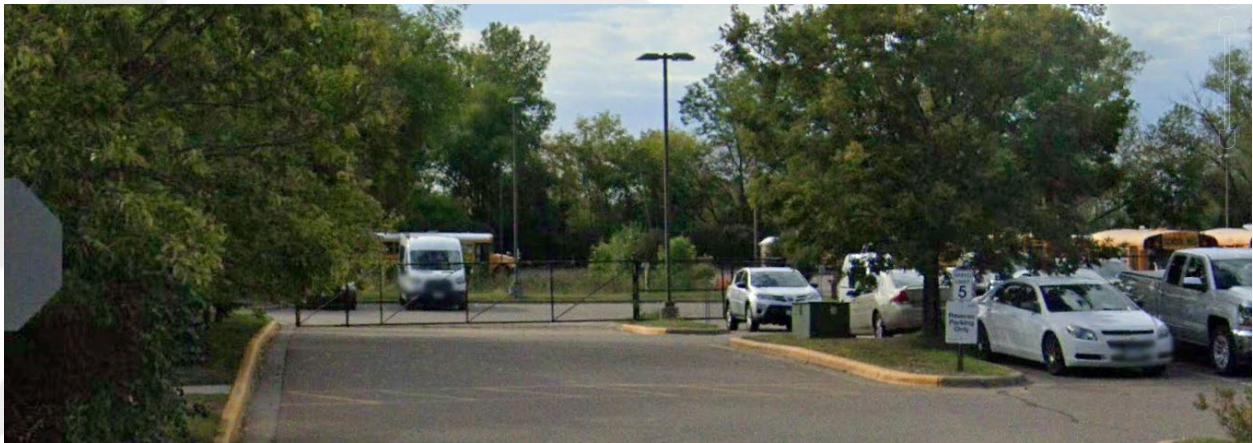
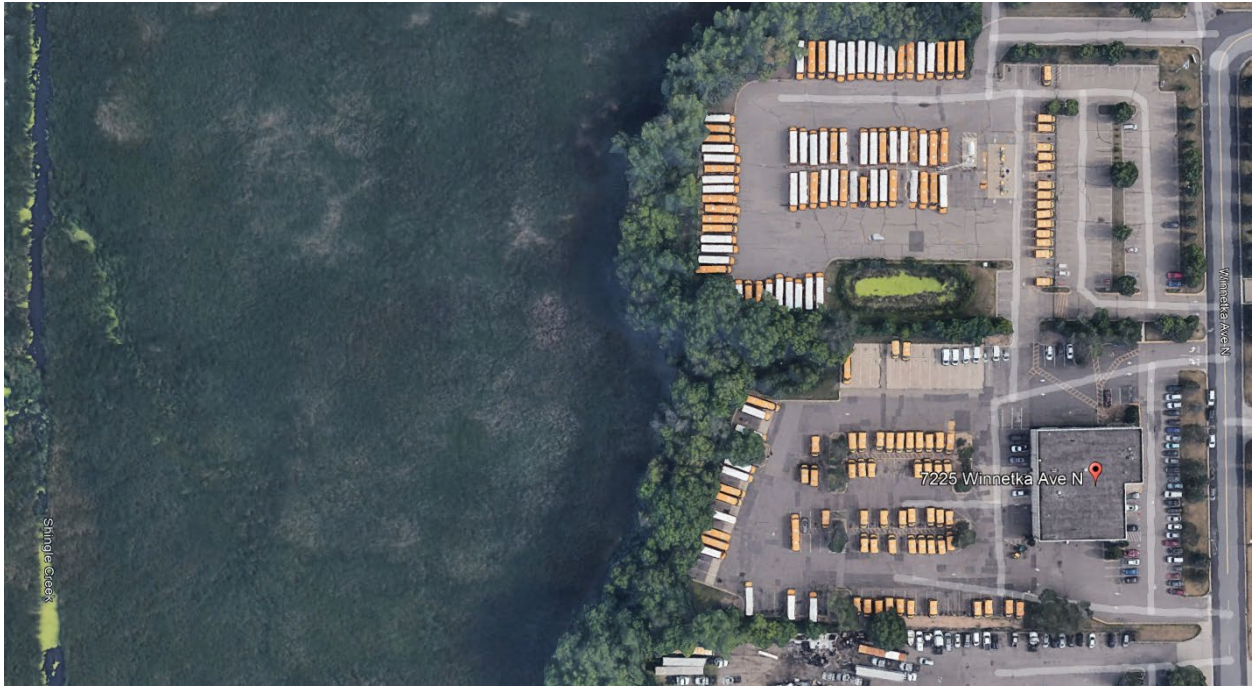
Property is zoned "I" General Industrial and is currently being utilized for parking of school buses for the local school districts to transport children to and front school and events. The property is enclosed by a fence, which is easily cut or scaled by those engaging in various criminal behavior.

The granting of this variance does not change or alter the use of the property. The purpose of the code is for the city to review and approve uses that enhance the city to residents and businesses, thus providing a high quality of life in the city to all who reside and work in Brooklyn Park. By granting the variance, the zoning code and planning remains intact with emphasis on keeping the city, businesses, and residents safe while providing a place of employment for residents, and tax revenue for the city by having a strong reputable business operate in the city of Brooklyn Park

**2. The plight of the landowner is due to circumstances unique to the property and not created by the landowner.**



ULTIMATE PERIMETER SECURITY



ULTIMATE PERIMETER SECURITY



The property has various characteristics which create circumstances unique to the property which are not created or no fault of the landowner. The property has unusual and unique geography of the properties which are created due to land location, shape, and relation to a public park. The shape along with the size of the property next to a wooded park, combined with the high demand and value of items to be stolen, provides a criminal a target with little to no risk of being detected and caught on the property.

The property is located off a busy road, which would allow for an easy getaway from a criminal in a variety of ways if fleeing from police. The amount of traffic on Bottineau Blvd and the surrounding roads such as 71<sup>st</sup> Ave N, 73<sup>rd</sup> Ave N allow for criminals to slip away to various hiding spots. Criminals can complete thefts with little to no concern of anyone seeing them due to the location of the property. One would have to drive down the street to see a vehicle even parked in front of the property, which happens infrequently late and overnight. The property set off a main road, Bottineau Blvd where traffic is unconcerned with who is doing what a street over in a business park. The business park itself creates a unique hardship as it tends to group together businesses which make a lucrative enticement for criminals. Police are not able to devote resources to patrolling a business park but rather expect and rely on businesses to handle their own security for deterring criminal activity.

The uniquely shaped property is bordered by a public park with numerous walking trails creating not only one but numerous ways to enter the property from the rear area and enter undetected. Even if police went by the property on Winnetka Avenue, it is possible to be and remain undetected when entering from the rear of the property. There is no ability to control entry to, from and near the park. The park provides the criminal with the ability to enter, exit, remain undetected, and even a place to hide stolen goods. This unhindered access provides criminals the ability to lay in wait for residents employed by FIRST STUDENT to enter the area for work, or leave after dropping children off, setting the employees up as a target of theft, or other malicious

activity posing a potential risk to their lives. Often when employees end a bus run for the day, it is dark and cold which leads to a criminal being unseen until they appear to cause harm. Thus, this natural park property is a criminal's dream as it provides easy access to enter and leave under the cloak of darkness undetected, as well as provide cover for other criminal acts that endanger FIRST STUDENT property and employees.

Criminals are not concerned with the endangerment of the children who ride the buses or the residents who drive the buses. Every time a criminal trespass onto the property, steals or damages a bus, a child is at risk. By stealing parts off the busses, the bus may not start, which leads to children not being able to be picked up at a school bus stop timely or at all, which in inclement weather such as rain, snow, ice, or extreme heat, leads to the possibility of a life-threatening illness to a child. When a bus does not arrive, children could walk off unattended which places them in harm from various situations including criminals who target children. Even buses that pick up the children and appear to be working could have unnoticed damage which could lead to a bus crash or fire, risking the lives of the children, innocent passerby, employees, and first responders. There are so many disastrous situations that children's lives are exposed when criminals can access property such as a bus lot, steal and possibly even be on the bus while the children are on the bus, or an employee enters the bus, it is of the utmost importance to take all steps necessary to ensure safety.

FIRST STUDENT is entrusted to safely transport children to and from school. FIRST STUDENT wants to be able to ensure parents their children are safe while on the bus and that FIRST STUDENT will be able to pick up children on all bus routes. The assurance to the employees is another aspect that bears consideration. No bus driver should be at risk coming or leaving work, or while driving a bus due to the criminal activity caused by others.

**3. Granting of the variance will not alter the essential character of the area or neighborhood where the property is located.**

This is a business area where businesses operate, and local residents are employed. Granting the variance would not be detrimental but rather a positive for all as a reduction in and crime deterrent.

Rather, the installation of the proposed security system will ensure public health and safety as well as comfort and general welfare by effectively deterring crime. It is not exposed to the public so there is no danger or nuisance. To come in contact with the security system, one would have to intentionally trespass with criminal intent.

The AMAROK security system is the most effective, reliable, and safe perimeter security system. It is not to be confused with animal containment fences. Battery

charged electric security fencing is in no way intended to be harmful or injurious and is only meant to deter property breaches. The installation of the system will secure the property, increase the security of the surrounding properties resulting in higher property values and increasing tax revenue for the community.

Safely and effectively reducing criminal activity occurrence in an area also allows the city to redirect law enforcement resources towards more serious crimes other than property break-ins and theft. Cameras record crime and do not prevent it. Typical alarm systems only monitor buildings once the break-in has occurred. The purpose of the proposed installation is to be proactive rather than reactive.

#### **4. Economic considerations alone do not constitute practical difficulties.**

This is a safety issue and not a financial consideration. As FIRST STUDENT operates a business that transports children for local school districts funded by taxpayers. By denying the right to FIRST STUDENT the ability to secure the property, one risks children lives as well as the employee lives. FIRST STUDENT utilizes the AMAROK system at hundreds of sites to secure the buses, protect employees, keep the children they are entrusted to transport safe, and transport them to school.

FIRST STUDENT is the leading school transportation provider in North America and provides an essential service to the residents of Brooklyn Park. FIRST STUDENT has been operating for more than 20 years, is extremely proud of their reputation for safety would not consider implanting or use anything that could harm the residents, their employees, or the students whose care is entrusted to them every day.

**5. There is inadequate access to direct sunlight for a solar energy system.** There is more than adequate sunlight to utilize by the solar arrays to charge the 12V/DC batteries. The solar system does not power the system, only works to keep batteries charged. The amount of daily sunlight will more than adequately provide the ability to charge the batteries for the system.

FIRST STUDENT has installed this security fence at other sites across the United States and found that it is the most effective way of securing their business, property, employee, and student safety. The granting of the variance will not provide applicant with any special privilege that is denied to others in this district. Granting the variance will allow the Company to protect the business and its assets, alleviating the practical difficulty and resulting hardship that has not been caused by applicant.

The crime experienced in the area and the business are through no fault of the applicant. Applicant's actions have not contributed to this result in any way. Applicant is a business owner contributing to the tax base, providing a valuable service to the

community. The applicant should not be denied the right to protect the property and assets of the business as well as those who entrust their children's lives to the applicant.

Not granting the variance places an undue burden on FIRST STUDENT financially and poses no risk to anyone living nearby or in the area for legitimate, legal purposes. Therefore, we respectfully request that the variance be granted for FIRST STUDENT



**Michael Pate**  
Director Government Relations

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ULTIMATE PERIMETER SECURITY



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## ABOUT US

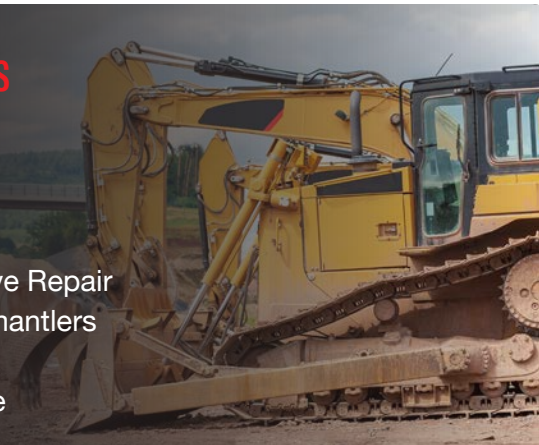
We are a perimeter security solution for businesses located on commercial, manufacturing, and industrial sites whose needs include the **protection of outdoor assets.**

**6,000+**  
INSTALLATIONS

**1,200+**  
JURISDICTIONS

### TYPICAL CUSTOMERS

- Trucking & Logistics
- Distribution
- Metal Recycling
- Landscaping
- Collision & Automotive Repair
- Auto Auctions & Dismantlers
- Equipment Rental
- Truck Sales & Service



## THERE ARE **4 STRATEGIC SEGMENTS** IN OUR RESPONSE TO COMMON CRITICAL TACTICS

### DETER

Deterrence begins at the perimeter with **physical infrastructure and multilingual warning signs**, discouraging a criminal from attempting a breach at all.



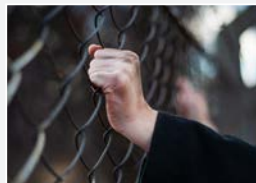
Deterrence is a psychological battle, and when EGD wins, **crime is stopped before it happens.**

### DEFEND

#### Stop unauthorized entry!

Physical Deterrent

Built **ONLY** inside the existing non electrified perimeter barrier



If someone touches our system, they are trespassing

### DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/disarm.



### DEPLOY

If an activated alarm is **confirmed to be a trespasser**, responders are then contacted and deployed to examine.



## MEDICALLY SAFE

Pulses: every 1.3 seconds

Duration: less than 0.0003 seconds



*“The pulses emitted from AMAROK’s electric fences, while unpleasant, are not dangerous.”*

—Mark Kroll, Ph.D.

*Served on committees for ANSI standards, IEC standards, and ASTM standards*

*Adjunct Professor of Biomedical Engineering at the University of Minnesota and Cal Poly, San Luis Obispo*

## INTERNATIONALLY APPROVED

We meet standards set by the International Electrotechnical Commission (IEC 60335-2-76) and ASTM (F3296-19).



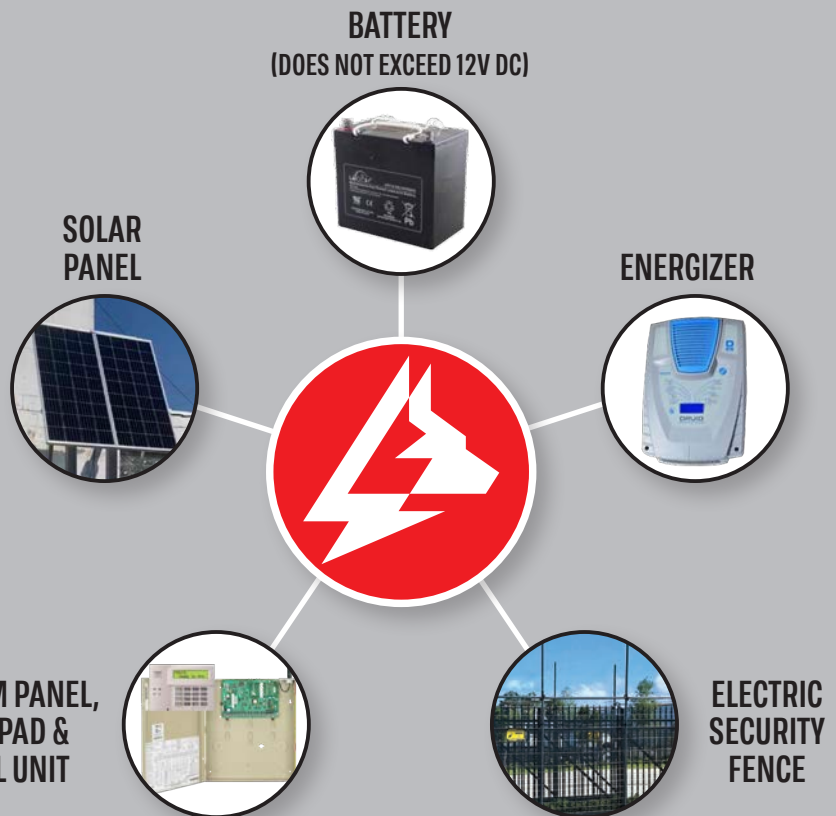
International Electrotechnical Commission



## THE ELECTRIC GUARDDOG™ POWERED BY AMAROK

### HOW IT WORKS: CORE COMPONENTS

AMAROK OWNS AND MAINTAINS THE SECURITY SYSTEM



## GREEN SECURITY

The system is powered by a 12-volt battery that is recharged by a solar panel, which is effective as well as **environmentally friendly**.



**GREAT ADDITION**  
TO GREEN STRATEGY

**NOT AFFECTED**  
BY POWER FAILURES

**NOT CONNECTED**  
TO MAIN POWER



We are certified compliant by a USA Nationally Recognized Testing Laboratory

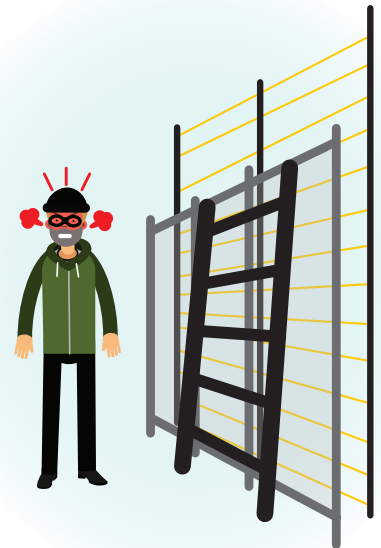
“Nationally Recognized Testing Laboratories (NRTL) are third-party organizations recognized by OSHA (Occupational Safety and Health Administration) as having the capability to provide product safety testing and certification services ...”

NRTL certified means, “... the product met the requirements of an appropriate consensus-based product safety standard either by successfully testing the product itself, or by verifying that a contract laboratory has done so ...”

## FAQ: WHY MUST OUR FENCE BE TALLER?



SAME HEIGHT AS EXISTING FENCE

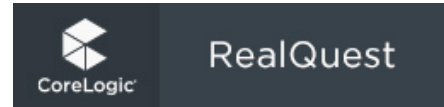


TALLER THAN EXISTING FENCE



# Property Detail Report

For Property Located At :  
**7225 WINNETKA AVE N, BROOKLYN PARK, MN**  
**55428-1621**



**Owner Information**

Owner Name: **C M GOTZIAN & SON INC**  
 Mailing Address: **835 EAGLE LAKE RD N, BIG LAKE MN 55309-9485 R011**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **LOT 020 BROOKLYN GARDENS E 1/2**  
 County: **HENNEPIN, MN** APN: **30-119-21-41-0003**  
 Census Tract / Block: **268.07 / 7** Alternate APN:  
 Township-Range-Sect: **11-21-30** Subdivision: **BROOKLYN GARDENS**  
 Legal Book/Page: Map Reference: **119-21-30-SW-NE /**  
 Legal Lot: **20** Tract #:   
 Legal Block: School District: **279**  
 Market Area: School District Name: **OSSEO**  
 Neighbor Code: Munic/Township: **BROOKLYN PARK**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #:   
 Document #: 2nd Mtg Amount/Type: **/**  
 Deed Type: 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff:	1982 / 1984	Total Rooms/Offices	Garage Area:
Gross Area:		Total Restrooms:	Garage Capacity:
Building Area:		Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

**Site Information**

Zoning:		Acres:	4.86	County Use:	INDUSTRIAL (I)
Lot Area:	211,702	Lot Width/Depth:	x	State Use:	
Land Use:	INDUSTRIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

### 6.3C APPLICANT SUBMISSION

**Tax Information**

Total Value:	\$1,283,400	Assessed Year:	2021	Property Tax:	\$42,185.74
Land Value:	\$723,200	Improved %:	44%	Tax Area:	279
Improvement Value:	\$560,200	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$1,283,400				

## Why Are AMAROK Electric Security Fences Safe?

Mark W. Kroll, PhD, FACC, FHRS

24 July 2020

Electric security fences, that satisfy US and International regulations, are safe for human beings. These regulations have developed from over 100 years of experience and scientific testing.<sup>1,2</sup> The pulses are extremely short and thus the brief, high current is not able to affect the heart (electrocute). The best analogy is to a strong static shock which can be painful but has never injured anyone. Strong static shocks can damage electronics — which responds almost instantly — but the human body is not harmed by such brief shocks. A strong static shock can have a peak current of 30 A (amperes) but is too short to be dangerous.<sup>3</sup> Note that this is over 2x (twice) the peak current of an electric security fence.<sup>4,5</sup> The peak current is irrelevant to safety for short shocks.<sup>6</sup>



### Question 1:

I saw on the internet that 0.1 amperes (100 mA) is dangerous and that electric fences can have a peak current of over 10 A. Is that dangerous?

Answer: No. An AC current of over 0.1 A can be dangerous to humans but only if the shock lasts about 1 second or more.<sup>7</sup> The AMAROK security fence pulse only lasts about 0.0001 seconds, so it is 10,000 times shorter than a danger shock.<sup>4</sup>

### Question 2:

But still, that 10 amperes is 100 times as strong as the 100 mA danger level!

Answer: It is misleading to compare a peak current with an average current. Since the AMAROK security fence pulses only occur every 1.3 seconds, the average current is only 0.46 mA. Thus, the average current of an electric fence is 200 times less than the danger level. We rate AC currents by RMS (root-mean-square) which functions as an average.

### Question 3:

How about wet conditions? How about children and wildlife?

Answer: The US and International Electric Fence Safety Standards assume a worst-case scenario of a barefoot child contacting the fence while standing on wet ground.<sup>8,9</sup> Historical cases of tragic pediatric fatalities involved continuous AC (alternating current), and not the modern short DC (direct current) pulses satisfying today's safety standards.<sup>2,10</sup> The same is true for wildlife.<sup>11</sup>

### Question 4:

What if the person has a pacemaker?

Answer: For technical reasons, this does not present a risk. The cardiology literature warns of various dangers for pacemaker patients; the electric fence is not included as a danger.<sup>12</sup>

### References:

1. Dalziel CF. Electric fences—their hazards, types, regulations, and safe application. *Transactions of the American Institute of Electrical Engineers*. 1950;69(1):8-15.
2. Whittaker. Electric shock as it pertains to the electric fence. *Underwriter's Laboratories Bulletin of Research*. 1939;14:1-56.
3. International Electrotechnical Commission. Electromagnetic compatibility (EMC) - Part 4-2: Testing and measurement techniques - Electrostatic discharge immunity test. Vol IEC 61000-4-2: IEC.
4. Kroll M, Perkins P, Pratt H, Stuart E, Bury J, Panescu D. Safety of a High-Efficiency Electrical Fence Energizer. *Conf Proc IEEE Eng Med Biol Soc*. 2020;41:in press.
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7. Ferris LP, King BG, Spence PW, Williams HB. Effect of electric shock on the heart. *Electrical Engineering*. 1936;55(5):498-515.
8. IEC. Household and similar electrical appliances – Safety – IEC 60335-2-76: Particular requirements for electric fence energizers. *International Electrotechnical Commission*. 2006.
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11. McAtee W. The electric fence in wildlife management. *The Journal of Wildlife Management*. 1939;3(1):1-13.
12. Santini L, Forleo GB, Santini M. Implantable devices in the electromagnetic environment. *Journal of Arrhythmia*. 2013;29(6):325-333.

## Safety of a High-Efficiency Electrical Fence Energizer

Mark W. Kroll, PhD, *FIEEE*; Peter E. Perkins, MSEE, *LFIEEE*; Hugh Pratt, PhD; Edward Stuart, *Member IEEE*; J. Bury, *Member IEEE*; Dorin Panescu, PhD, *FIEEE*

**Introduction:** Our primary goal was to evaluate the performance of a new high-efficiency electric fence energizer unit using resistive load changes. Our secondary goal was to test for compliance with the classical energy limits and the newer charge-based limits for output.

**Methods:** We tested 4 units each of the Nemtek Druid energizer with 2 channels each. We used a wide load-resistance range to cover the worst-case scenario of a barefoot child making a chest contact (400  $\Omega$ ) up to an adult merely touching the fence (2 k $\Omega$ ). **Results:** The energy output was quite consistent between the 8 sources. Even at the lowest resistance, 400  $\Omega$ , the outputs were well below the IEC 60335-2-76 limit of 5 J/pulse. The charge delivered was also quite consistent. Even at the lowest resistance, 400  $\Omega$ , the outputs (679  $\pm$  23  $\mu$ C) were well below the proposed limits of 4 mC for short pulses.

**Conclusions:** The high-efficiency electric fence energizers satisfied all relevant safety limits. Charge, energy, voltage, and current outputs are consistent between channels and distinct units.

### INTRODUCTION

Electric fence technology allows for economical and safe control of animals and humans as opposed to barbed or concertina wire which can cause injury. They use a painful brief shock intended to be well below the threshold for VF (ventricular fibrillation) and thus unable to electrocute a human being.[1] The traditional EFE (electric fence energizer) charged a capacitor and then dumped the capacitor energy into the primary of a transformer.[2] The secondary of the transformer then delivered its output to the electric fence wires. Such open-loop systems are affected by arcing (to vegetation or between wires) which can significantly reduce the charge delivered to the fence. Simply increasing the output is unacceptable due to safety concerns and there have been pediatric fatalities due to noncompliant fences.[3, 4] There are US and international safety standards governing EFEs.[5-7]

The traditional EFE output stages are not optimally efficient — in terms of energy and materials — due to the energy-material tradeoffs in the large capacitor and transformer output stage. The tested design (shown in Figure 1) uses diode current-steering to significantly reduce the size of the capacitor and transformer. The 30  $\mu$ F energy-storage capacitor and the 16  $\mu$ H series inductor give a resonant frequency of  $\sim$ 7 kHz or a period of  $\sim$ 60  $\mu$ s. This is significantly underdamped as there is minimal resistance in the circuit (300 m $\Omega$  from PC board tracings). A 2<sup>nd</sup> higher-frequency resonant circuit is formed by the inductor and the 12  $\mu$ F capacitor; this causes the 2<sup>nd</sup> peak superimposed onto the main discharge curve. The

diode across the transformer primary eliminates the longer low-amplitude reverse flow of current through the transformer and so keeps the output pulse shorter in duration as well as eliminating useless energy delivery cancelling charge from the main discharge pulse. See Figure 2. Since many present EFE standards still include the 5 J/pulse energy limit, reducing the delivered energy is important for regulatory reasons. This design is able to use smaller and lighter inductors and capacitors without having the charge cancellation that would be otherwise seen. Due to the classical misunderstanding that energy causes sensation, this monopolarity feature was often not appreciated in the past.[8, 9] While charge stimulates, energy is what makes burns, and thus a higher energy is useful for ablating vegetation shorts on an electric fence.

The design objective is to deliver  $\geq$  0.2 mC of charge as that is known to be disagreeable to adult humans.[8, 10-13] Another key objective is to keep the output energy  $<$  2.5 J so that a 2-channel unit would still satisfy the 5 J total output allowed by international safety standards.[6]

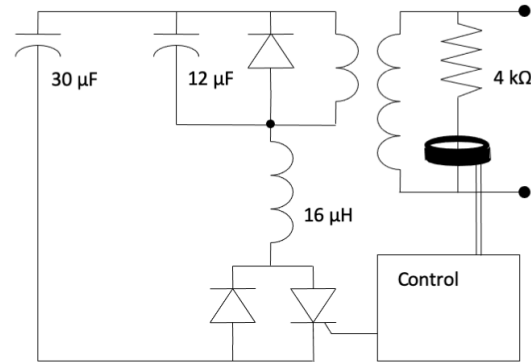


Figure 1. Output stage of tested energizer.

Feedback control also allows for significant energy efficiency gains. The design of a closed-loop EFE is non-trivial due to the load nonlinearities, transformer saturation, and the isolation of the high-voltages. The output load has capacitance, inductance, and transmission-line characteristics making modeling somewhat complex.[14, 15] With line distances  $>$  1 km the input impedance of a linear electric fence approaches that of free space (377  $\Omega$ ) with a reflected impedance near 0  $\Omega$ . In addition, arcing to vegetation introduces nonlinearities while

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Edward Stuart ([estuart@amarok.com](mailto:estuart@amarok.com)) and J Bury ([jbury@amarok.com](mailto:jbury@amarok.com)) are employees of Amarok. D. Panescu is Chief Technical Officer, Vice President R&D, HeartBeam, Inc. (e-mail: [panescu\\_d@yahoo.com](mailto:panescu_d@yahoo.com)).

arcing to ground (or to a return wire) can introduce negative dynamic resistance which makes traditional feedback control impossible.

We evaluated the performance of the Nemtek Druid™ units with APT (Adaptive Power Technology) whose loaded waveforms are given in Figure 2. Upon initialization, it charges the output capacitors to a level that are expected to approximately generate a 4 kV pulse after passing thru a pulse transformer. The actual voltage output is then measured, and this is used to calibrate the system and then the following pulses are delivered with peak voltages of 8.5-9.5 kV for a largely open circuit. In case of arcing, the voltage waveform is distorted from that seen in Figure 2 and the system recognizes this and reduces the peak voltage until the arcing ceases. This feature was not tested in our study.

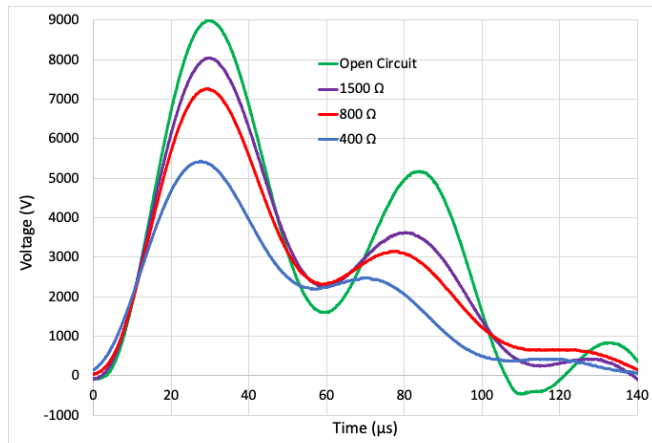


Figure 2. Typical output voltage waveforms for various loads.

For a closed-loop design a feedback signal from the energizer's output terminals is required. Although a simple resistor voltage-divider network can provide an accurate feedback signal, this is not practical due to isolation specifications which are required by the electric fence safety standards. The units tested sampled the output voltage by running it thru a high-voltage non-inductive 4 kΩ resistor. The current thru the resistor was, in turn, sampled by a current transformer (black ring in Figure 1) to provide isolated feedback to the control circuitry.

Present EFE safety standards are based on a 5-joule energy limit per pulse. However, since energy heats while charge stimulates, newer safety standards, for general applications, are now being based on the delivered charge.[16] For example, the proposed level for “low risk of fibrillation” is 4 mC. The charge is more dependent on the load resistance and thus we sought to evaluate this technology vs. the newer charge limits. We used a wide load-resistance range to cover the worst-case scenario of a barefoot child making a chest contact (400 Ω) up to an adult merely touching the fence (2 kΩ).[17]

Our primary goal was to evaluate the performance of the new high-efficiency feedback-controlled EFE units with load changes. Our secondary goal was to test for compliance with the classical energy limits and the newer charge-based limits for output.

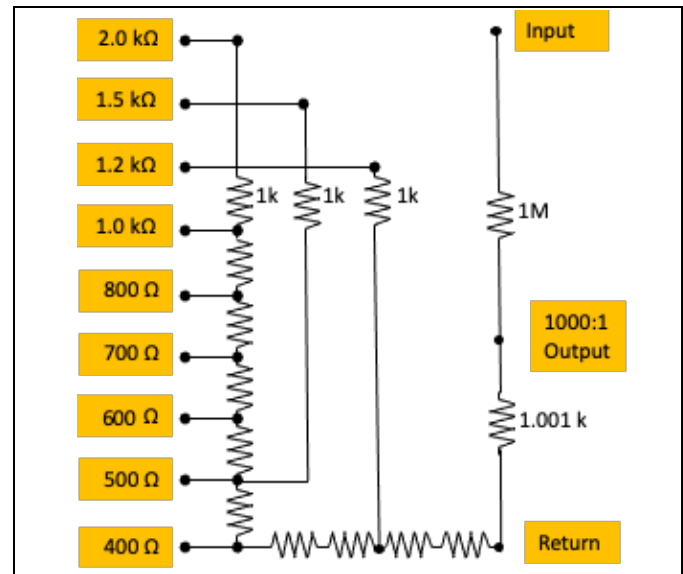


Figure 3. Voltage divider and load resistors. Unlabeled resistors are 100 Ω.

## METHODS

We constructed a 1000:1 voltage divider using a 1 MΩ high-voltage low inductance Ohmite (Warrenville, Ohio, USA) MOX-3N resistor with a 30 kV pulse rating in series with 1001 Ω. The load resistance was selectable over 400, 500, 600, 700, 800, 1k, 1.2k, 1.5k, and 2 kΩ by use of the schematic shown in Figure 3. The load resistances were made up from Ohmite model OY series 100 Ω and 1 kΩ noninductive ceramic resistors rated for 20 kV and 70 J of capacitive discharge. Series trimming was done with smaller-value carbon resistors. The open circuit voltage was measured by removing the jumper going to a load resistor. Since the tested EFEs all had a 4 kΩ output resistor, the output-stage transformer was never truly operating into an open-circuit load.

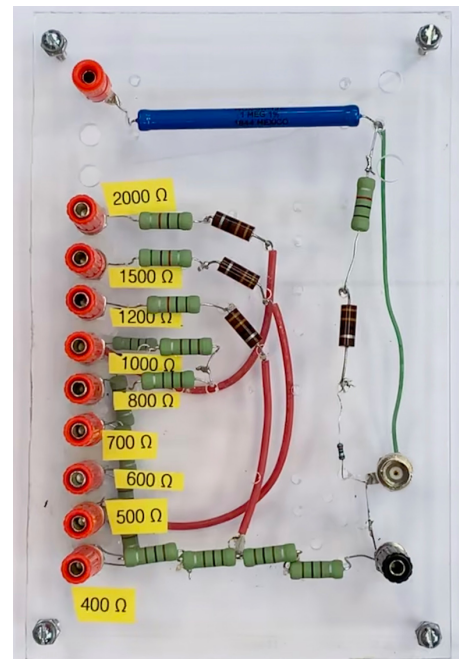


Figure 4. Voltage divider and load resistors.

All resistance values were verified to be within 1% with a Flexzion VC8145 5-digit meter which was in turn calibrated to a Vishay (0.1% 500 Ω precision resistor.) Voltage values were recorded by a calibrated Siglent SDS1202X digital storage oscilloscope sampling at 1 ns intervals.

A total of 4 Nemtek Druid™ EFE units were tested. Since each unit has 2 individual outputs, there were 8 sources tested in total. E.g. 1030/1. For determination of the peak voltage and current, the instantaneous voltages were boxcar averaged over 200 samples (200 ns duration) to reduce noise artifact.

RESULTS

The energy per pulse output was quite consistent between the 8 sources as shown in Figure 5. Even at the lowest resistance, 400 Ω, the outputs were well below the IEC 60335-2-76-limit of 5 J/pulse. At the standard test load of 500 Ω, the output was  $2.23 \pm 0.05$  J and thus far from the 2.5 J limit ( $p < 0.001$ ).

There is a consistent transition seen between 1 kΩ and 1.2 kΩ as the system shifts from open loop to feedback control. For loads  $\leq 1.1$  kΩ, the output voltage is limited passively by the maximum energy in the main storage capacitor.

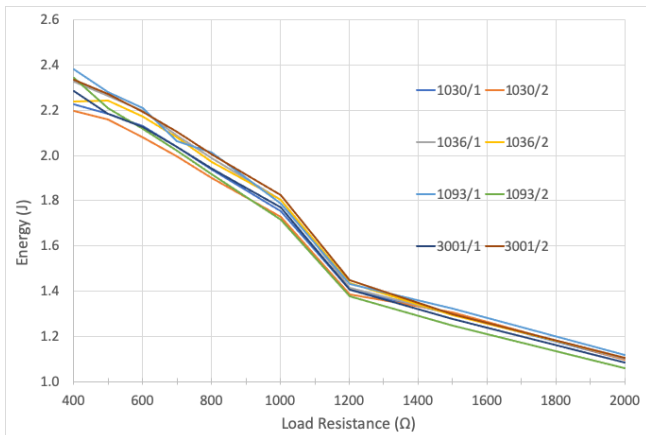


Figure 5 Energy per pulse as function of load resistance.

The charge delivered was quite consistent between the 8 sources as shown in Figure 6. Even at the lowest resistance, 400 Ω, the outputs were well below the proposed new limits of 4 mC/pulse.[16] At the standard test load of 500 Ω, the output was  $0.60 \pm 0.03$  mC.

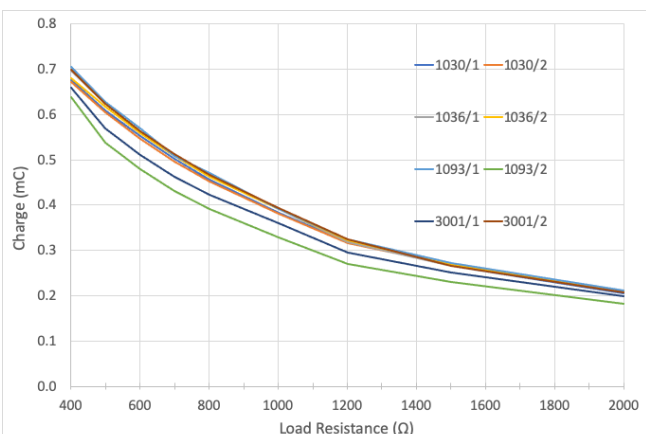


Figure 6 Charge per pulse as function of load resistance.

The peak voltage delivered was also quite consistent between the 8 sources as shown in Figure 7. None exceeded the specified 9.7 kV maximum even with an open circuit. Again, there is a consistent control transition seen between 1 kΩ and 1.2 kΩ as control shifts from passive to active feedback. The feedback adjustment converged very rapidly and appeared to settle typically within a single 2<sup>nd</sup> pulse after a load change.

Linear regression modeling found that the peak voltage was roughly modeled as an internal  $9154 \pm 58$  V source in series with a  $224 \pm 54$  Ω equivalent series resistance. At the standard test load of 500 Ω, the output was  $5999 \pm 79$  V.

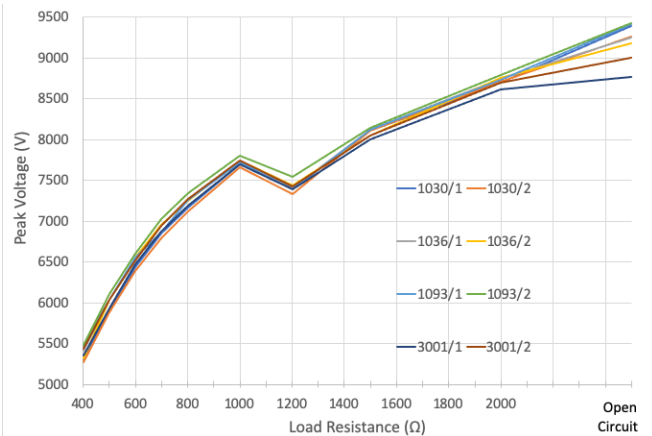


Figure 7. Peak voltage as function of load resistance.

The peak current delivered was impressively consistent between the 8 sources as shown in Figure 8. At the standard test load of 500 Ω, the output was  $12.00 \pm 0.16$  A.

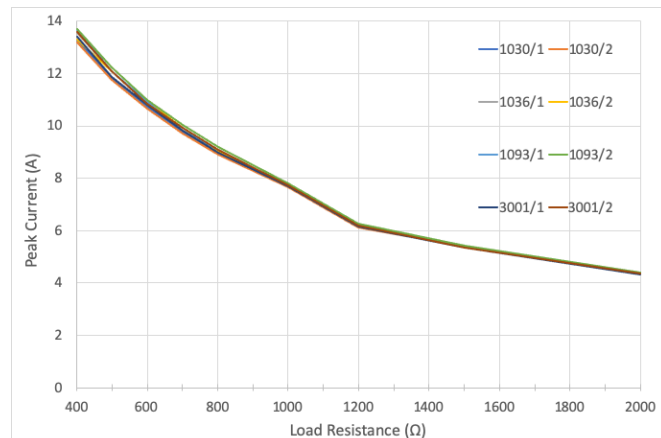


Figure 8. Peak current as function of load resistance.

DISCUSSION

We believe that this is the first paper to examine the performance and safety of advanced high-efficiency digital feedback-controlled electric fence energizers. All units tested satisfied all relevant safety limits. Charge, energy, voltage, and current outputs were consistent between both channels and distinct units.

The ubiquitous electric fence is essential to modern agriculture and has saved a great many lives by reducing the number of livestock automobile collisions.[18-22] They also provide safe protection against criminal activity. Modern safety

standards such as IEC 60335-2-76 and UL 69 have certainly played a role in this positive result.[5, 23] However, the safety standards are essentially based on energy and power (RMS current) considerations, which have limited direct relationship to cardiac effects.

Upcoming safety standards, for short pulses, will be based on the more scientific charge.[16] With great prescience, UL researcher Whittaker proposed a charge-based limit, of 4 mC, back in 1939.[24] Because of electrocutions from AC electric fences, impulse-generating electric fence energizers became very popular in the 1930. Many government agencies and standards organizations then adopted charge limits to levels deemed safe.[1] The Underwriter's Laboratories (USA) proposed 4 mC as a safe impulse.[24] The Industrial Commission of Wisconsin (a USA state important for dairy production) and the U.S. National Bureau of Standards adopted 3 mC as the safe level. Most countries adopted 3 mC as the safe level including Finland, Denmark, Great Britain, and France.[1] Sweden used a 2.5 mC level and the C.E.E (IEC predecessor) also proposed 2.5 mC.[1] The IEC 60335 standard replaced the various country standards and eventually dropped the charge-based limit in 1989 in favor of a pure-energy limit.

Thus, the international standards community once had scientifically-sound *charge-based* limits for electrical impulses. Unfortunately, this understanding was somehow lost and the impulse limits became associated with the less-relevant energy and power.[16]

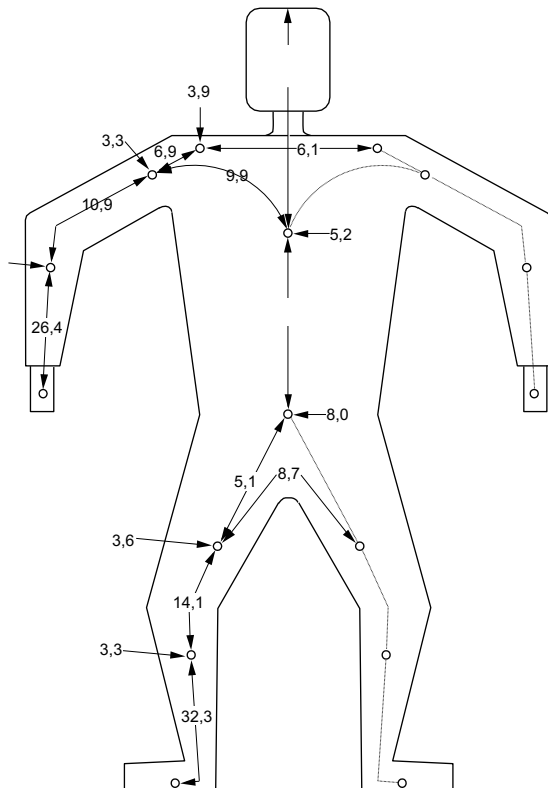


Figure 9. Body part contributions to resistance.

Based on the 37% contribution of the arm to the typical body resistance, we discounted the median 775  $\Omega$  high-voltage impedance to 488  $\Omega$  as given by our Figure 9 taken from IEC 60479-1.[6] To include the worst-case scenario of a barefoot child contacting a fence at chest height, we further deducted the 9.9% (for shoulder to center-trunk) so the resistance would be 409  $\Omega$  and thus we elected to test down to a 400  $\Omega$  load.

### LIMITATIONS

We did not evaluate the performance of these units with capacitive or inductive loads. We did not evaluate the performance with long lines.

### CONCLUSIONS

The digitally controlled feedback electric fence energizer tested satisfied all relevant safety limits. Charge, energy, voltage, and current outputs are consistent between channels and distinct units.

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## 6.3C APPLICANT SUBMISSION

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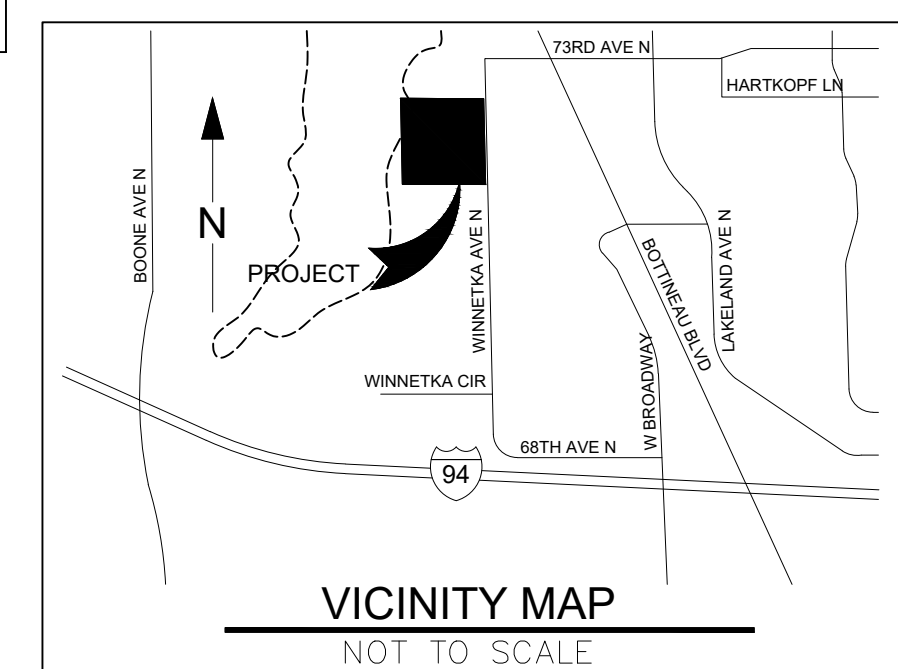
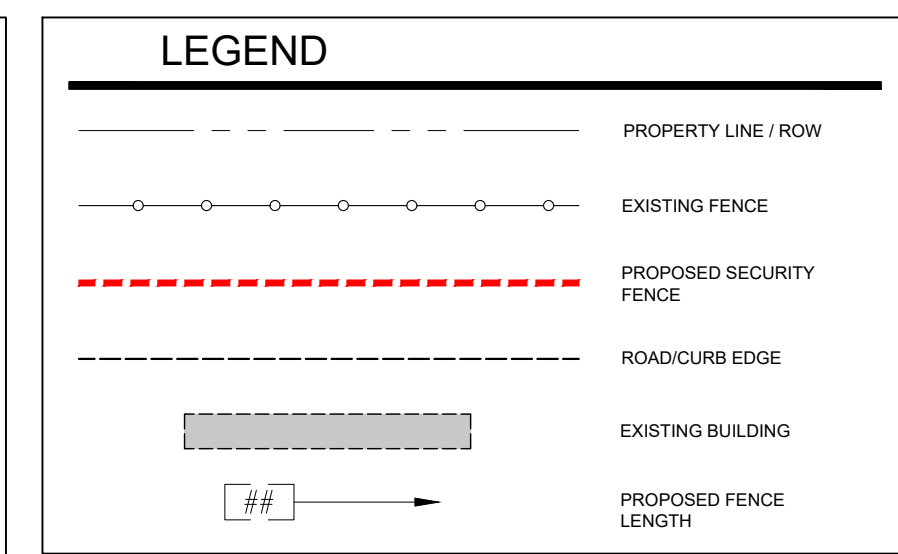
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 C M GOTZIAN & SON INC  
 835 EAGLE LAKE RD N  
 BIG LAKE, MN 55309

PROPERTY OWNER  
 LAIDLAW TRANSIT INC  
 PO BOX 80615  
 INDIANAPOLIS, IN 46280

PROJECT DATA  
 APN: 30-119-21-41-0003  
 ZONING: INDUSTRIAL  
 ACRES: 4.86

PROJECT DATA  
 APN: 30-119-21-41-0001  
 ZONING: INDUSTRIAL  
 ACRES: 4.85

**SITE PLAN**  
**REQUEST TO AUTHORIZE A**  
**SECURITY FENCE FOR:**  
**FIRST STUDENT**  
**7225 WINNETKA AVE N**  
**BROOKLYN PARK, MN 55428**



#	DATE / DESCRIPTION

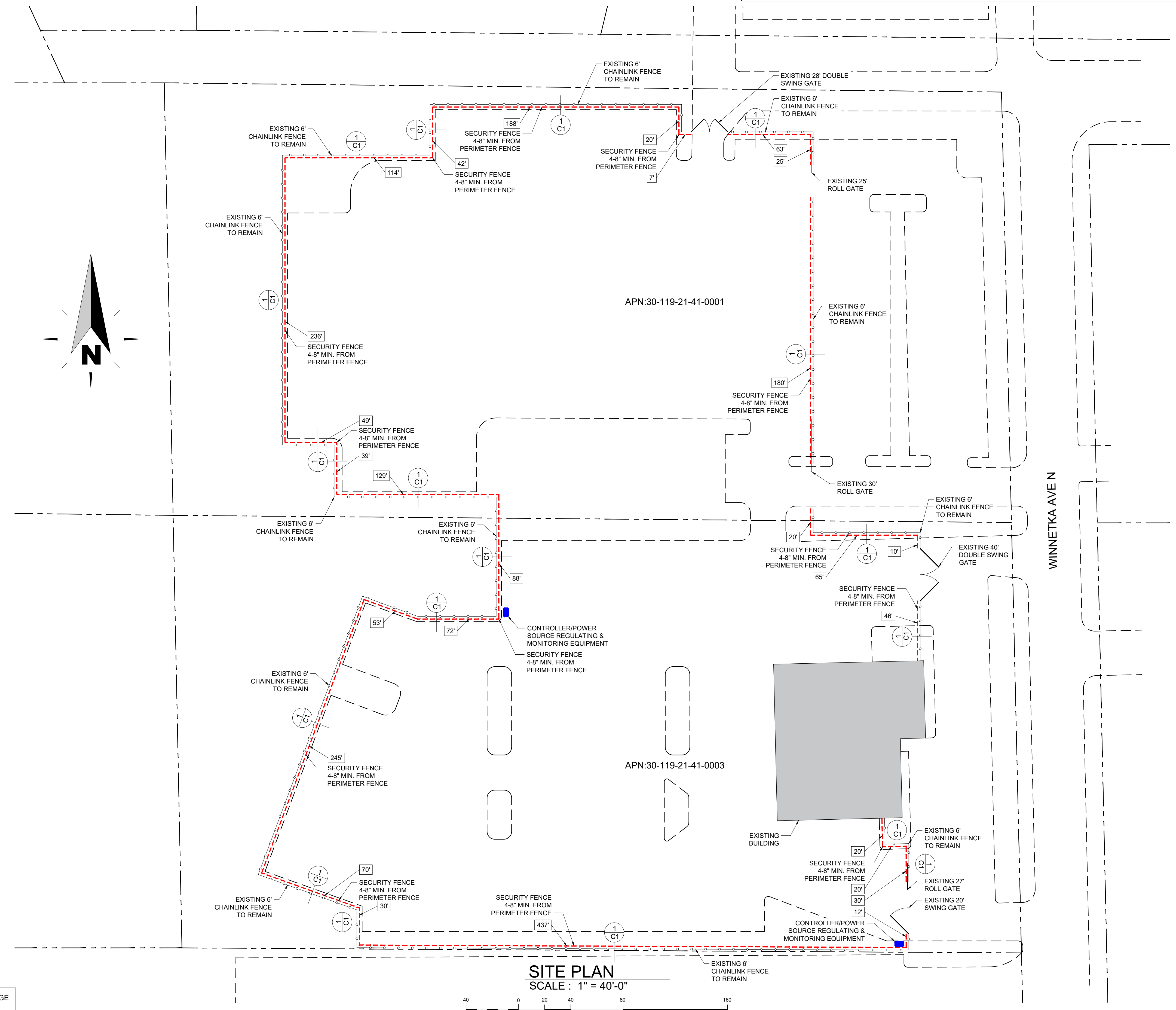
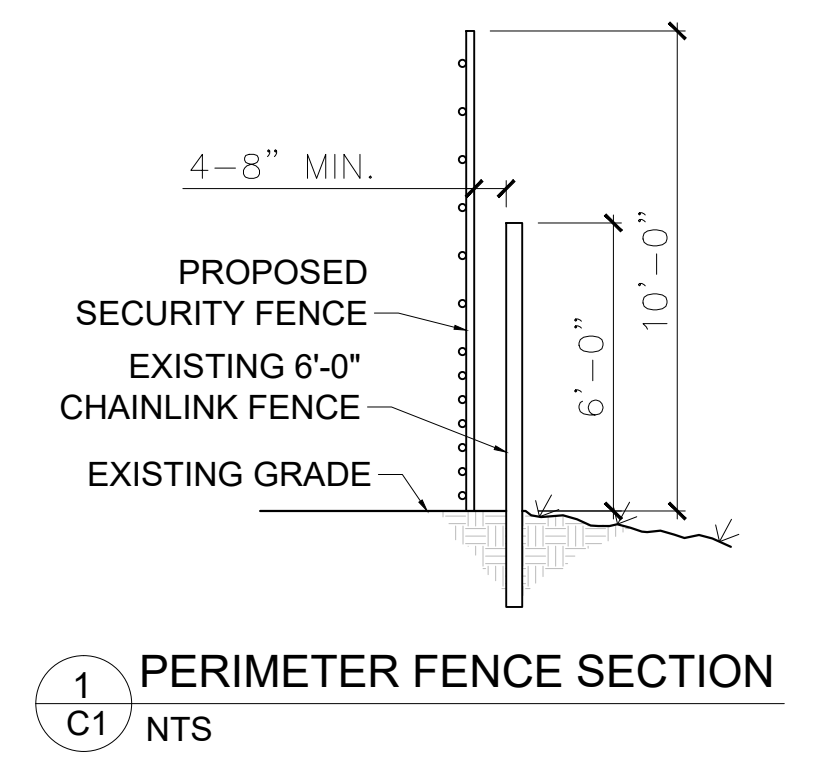
**AMAROK**  
 ULTIMATE PERIMETER SECURITY

**NOTES**

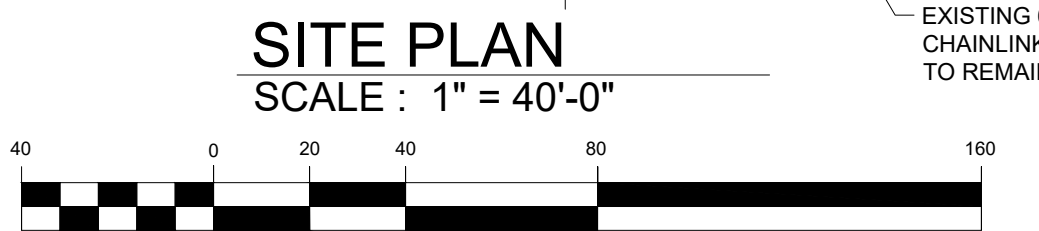
POLE LOCATIONS:  
 STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:  
 POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

STORM DRAIN:  
 NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT



\*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS.



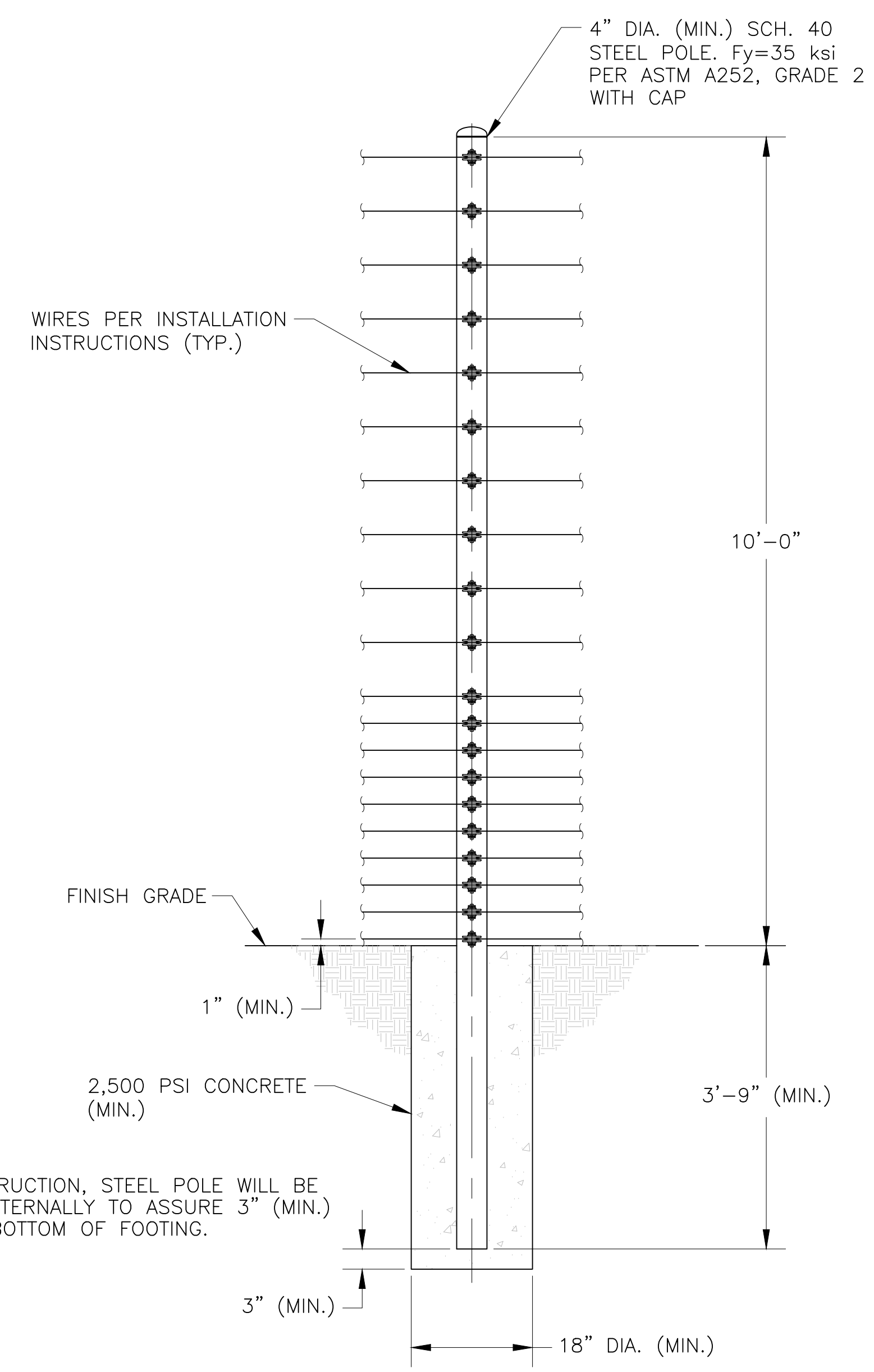
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**FIRST STUDENT**  
**7225 WINNETKA AVE N**  
**BROOKLYN PARK, MN 55428**

SHEET TITLE: **SITE PLAN**

APPLICANT: AMAROK  
 550 ASSEMBLY ST 5TH FL  
 COLUMBIA SC 29201  
 803-404-6189

DATE: 7/5/2023  
 DRAWN BY: RLR  
 SCALE: SEE PLAN

SHEET  
**C1**  
 of 3



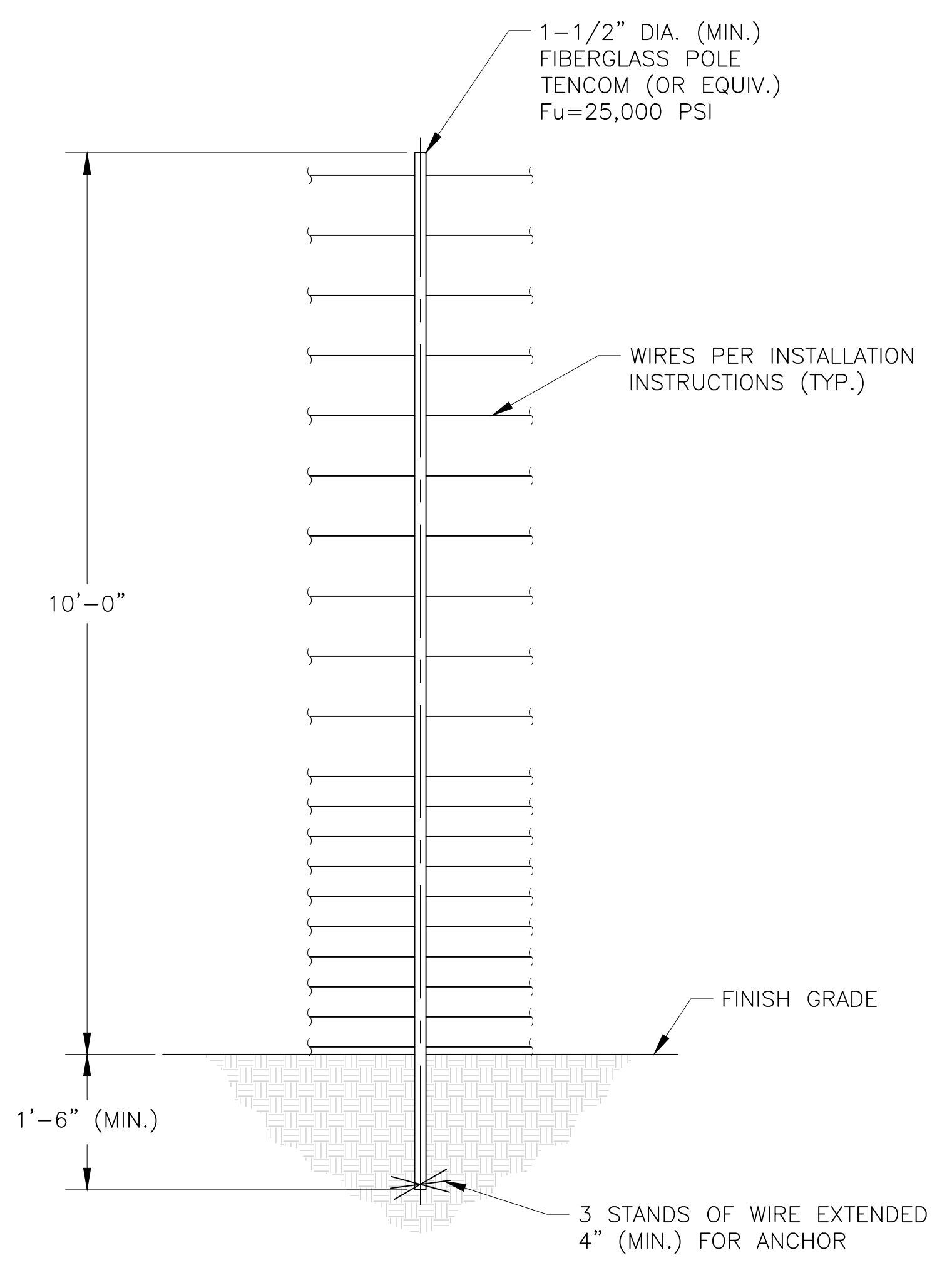
**STEEL POLE DETAIL**  
SCALE: NONE (STRUCTURAL)

**NOTE:**  
DURING CONSTRUCTION, STEEL POLE WILL BE SUPPORTED EXTERNALLY TO ASSURE 3" (MIN.) SPACE FROM BOTTOM OF FOOTING.



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER

**EXAMPLE WARNING SIGN @ 9"x12"**



**FIBERGLASS POLE DETAIL**

SCALE: NONE (NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

**GATE DETAIL NOTES:**

- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2" BETWEEN BRACE BANDS.
- SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
- ALL CONTACTS MUST INCLUDE SPRINGS.
- ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
- ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
- EVERY GATE PANEL MUST HAVE A SIGN.
- ALL GATE CONTACTS MUST BE SECURE IN A MANNER THAT ENSURES CONTACT WILL EASILY BE MADE.
- GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.

**RAPID TIGHTENERS**

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

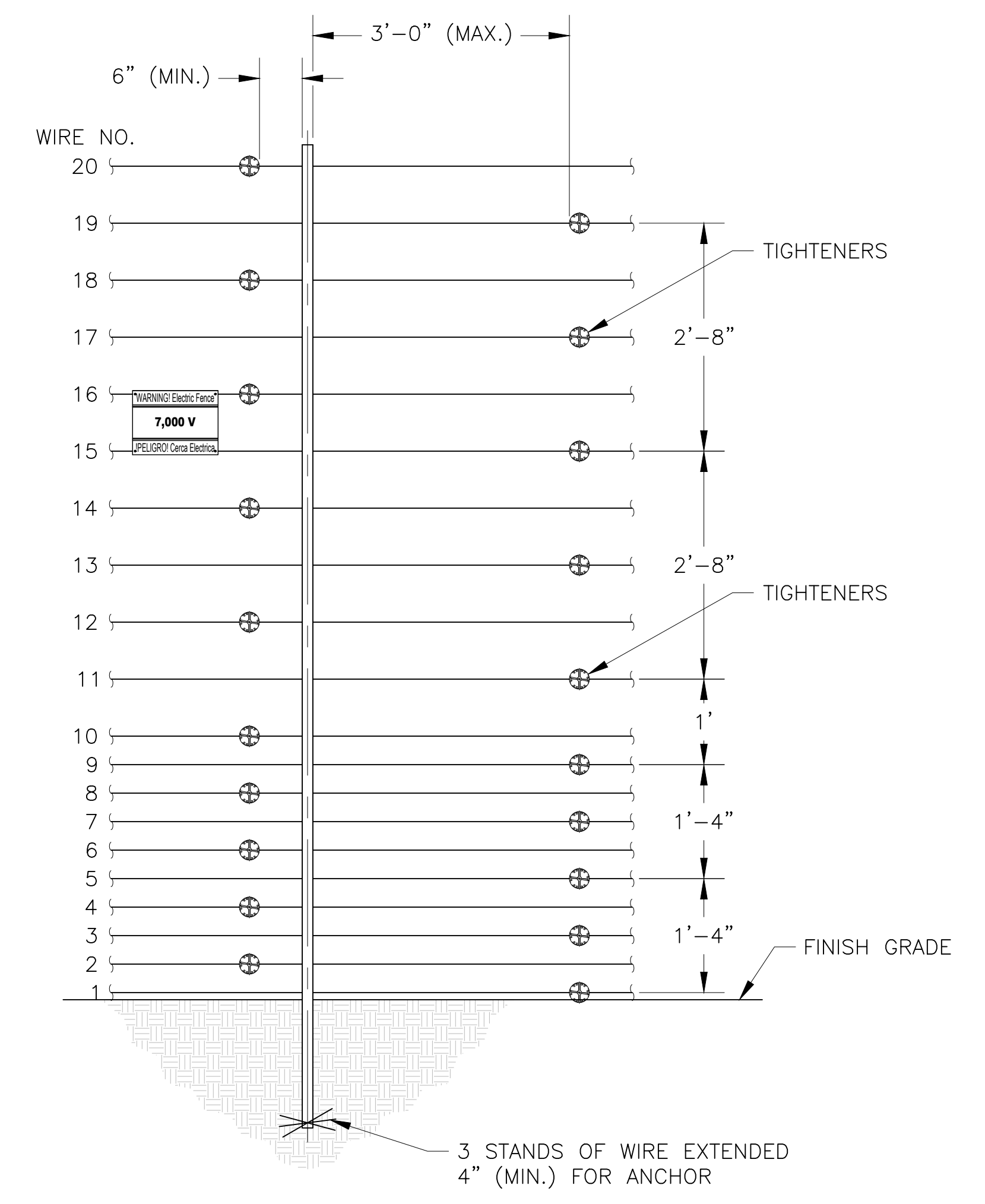
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

**WARNING SIGNS**

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

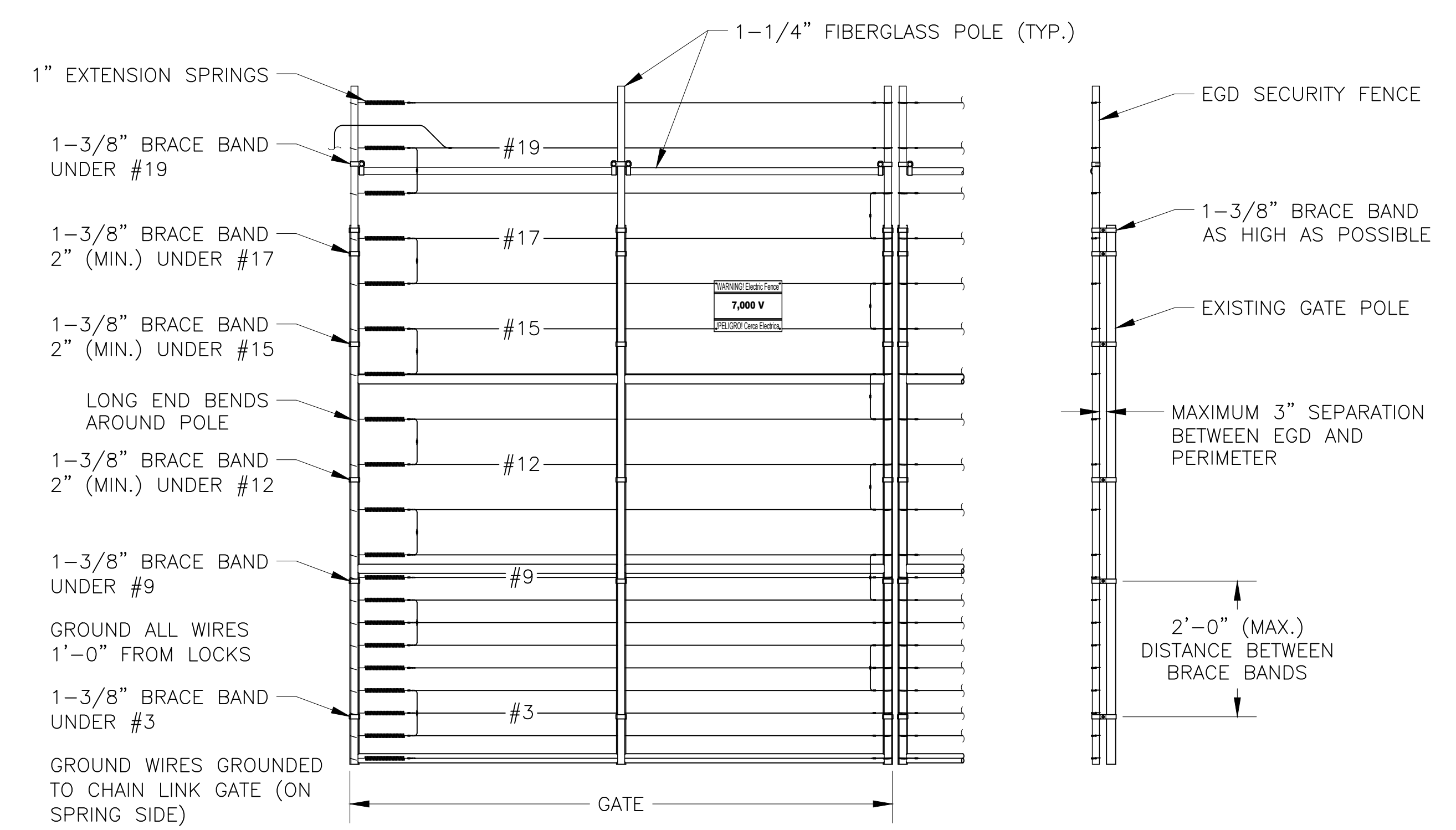
ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



**WIRE CONNECTIONS**

SCALE: NONE (FIBERGLASS POLE)



**DOUBLE PANEL GATE**

**GATE DETAIL**

SCALE: NONE

**SIDE VIEW**

#	DATE / DESCRIPTION



PROJECT: **FIRST STUDENT**  
**7225 WINNETKA AVE N**  
**BROOKLYN PARK, MN 55428**

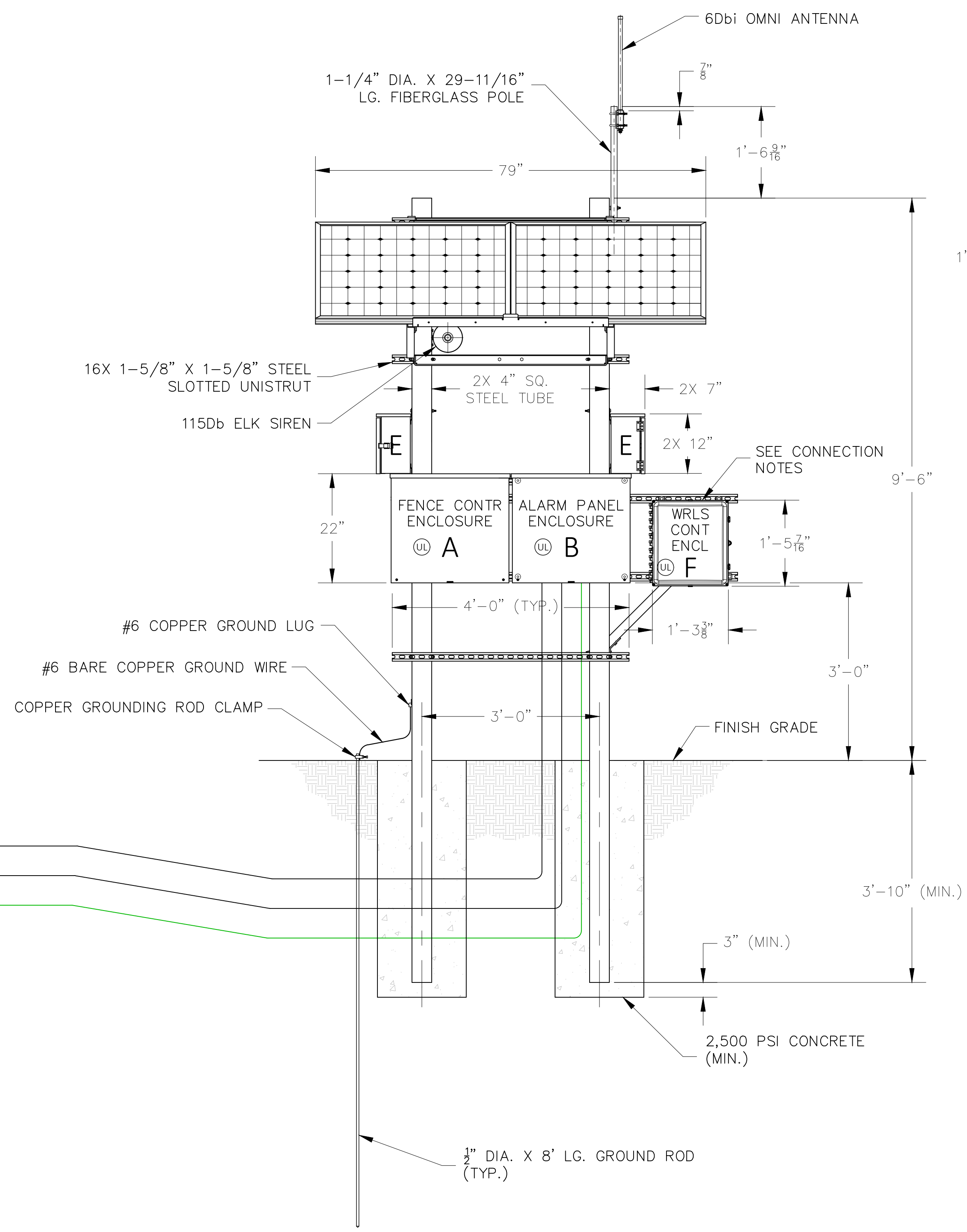
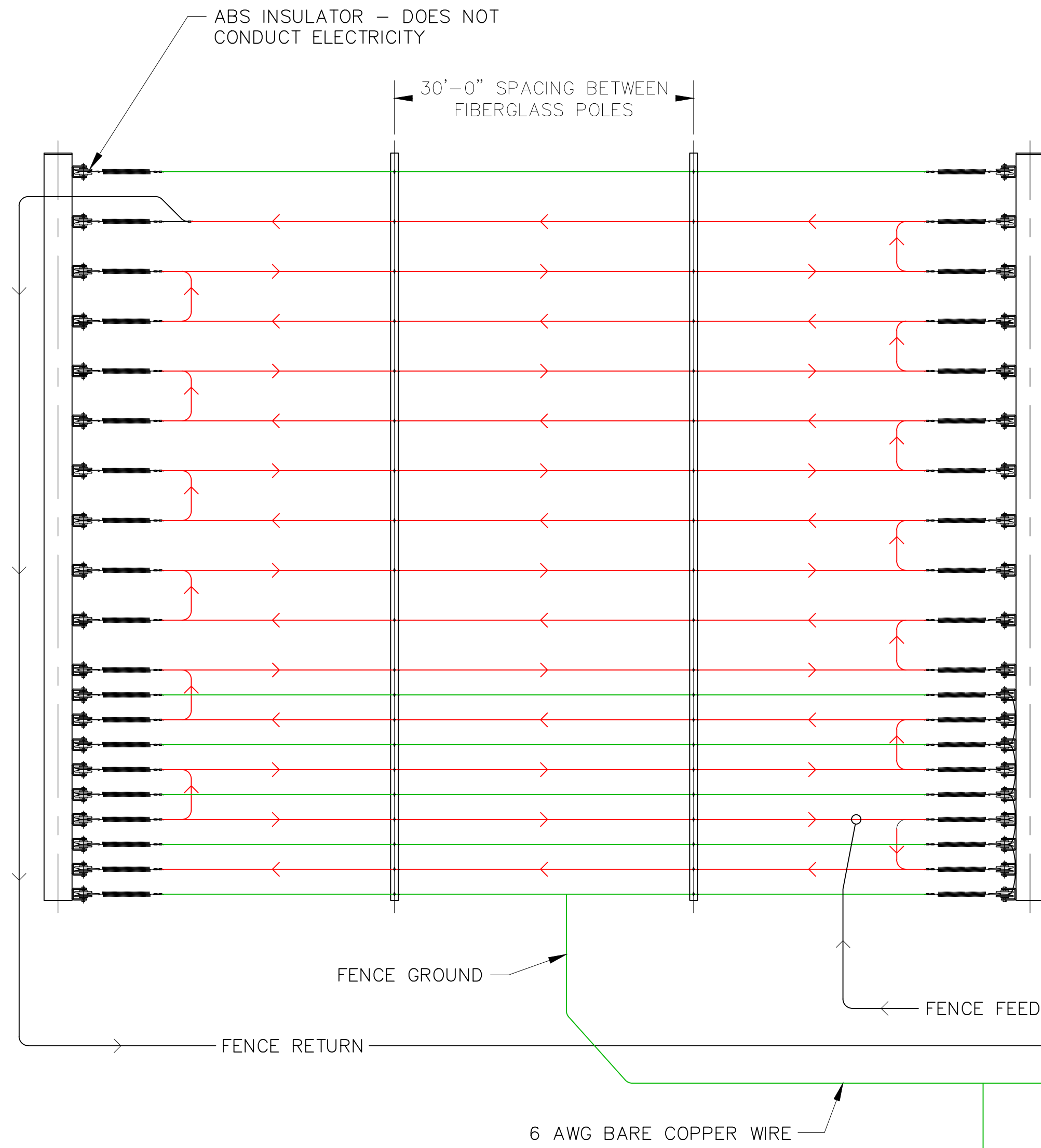
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550 ASSEMBLY ST 5TH FL  
COLUMBIA SC 29201  
803-404-6189

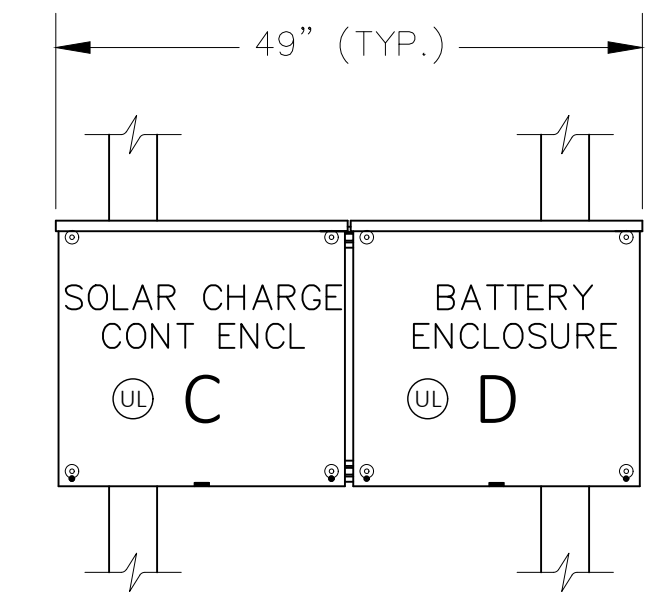
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DRAWN BY: RLR  
SCALE: SEE PLAN

SHEET  
**C2**  
of 3

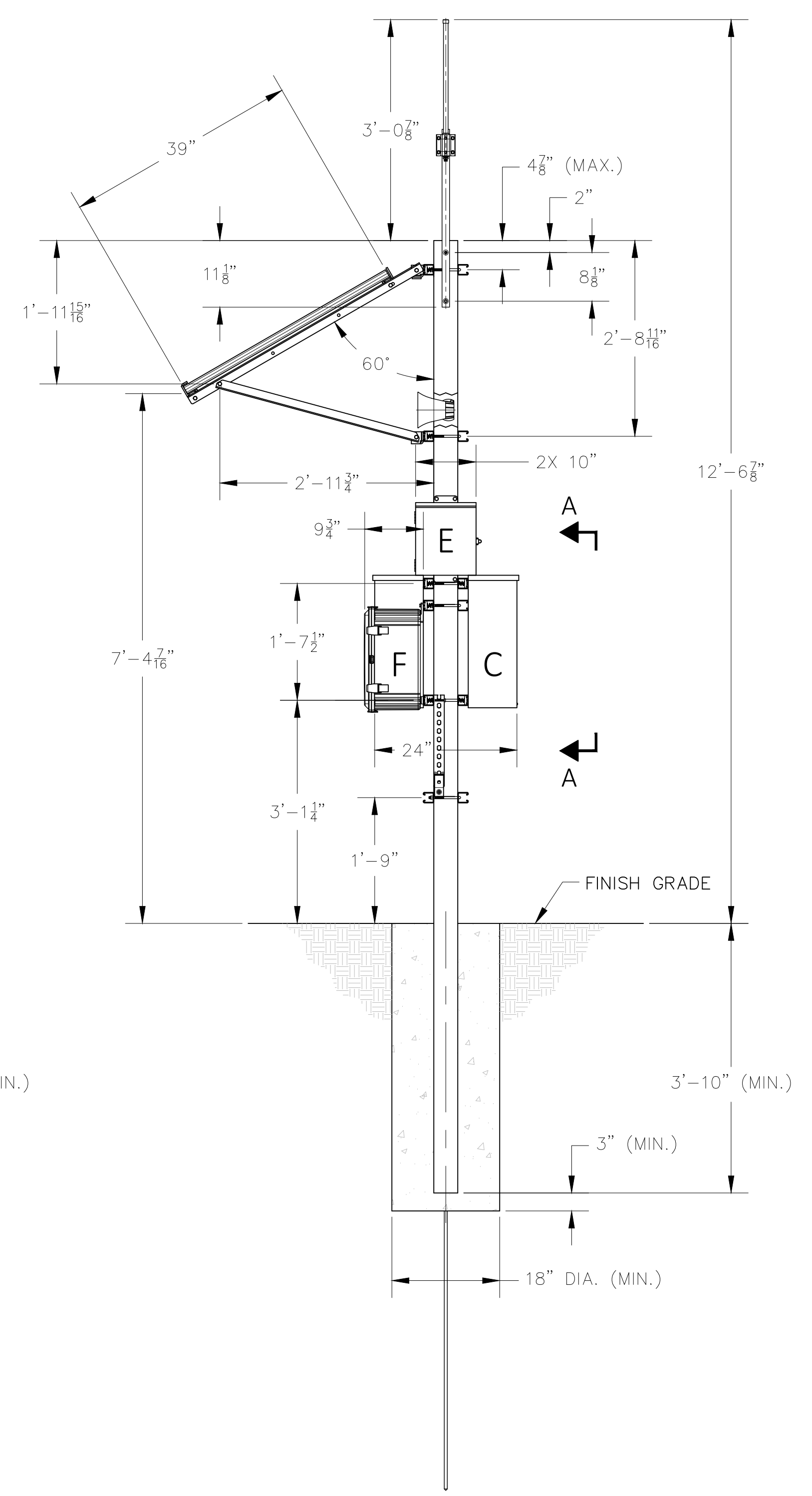
# WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



FRONT ELEVATION



VIEW A-A  
(KEYPAD ENCLOSURES REMOVED FOR CLARITY)



RIGHT SIDE ELEVATION

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

**CONNECTION NOTES:**

A: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).

B: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).

C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).

E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

F: WIRELESS CONTROLLER ENCLOSURE - HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

**GENERAL NOTE:**

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

**NOTES:**

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"x4"x10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.

#	DATE / DESCRIPTION



PROJECT:  
FIRST STUDENT  
7225 WINNETKA AVE N  
BROOKLYN PARK, MN 55428

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK  
550 ASSEMBLY ST 5TH FL  
COLUMBIA SC 29201  
803-404-6189

DATE: 7/5/2023  
DRAWN BY: RLR  
SCALE: SEE PLAN

SHEET  
**C3**  
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