

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – APRIL 10, 2024



#### 1. CALL TO ORDER/NEW COMMISSIONER SWEAR-IN

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

Mogush administered the Oath of Office to Commissioners Arah and Korosso.

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

Those present were: Commissioners Cavin, Arah, Borer, Fraser, Korosso, Udomah, and Wako; Council Liaison McGarvey; Planning Director Mogush; Principal Planner Turnquest; Associate Planner McDermott, and Planning Assistant Matt Hayes Regan.

Those arrived late: None

Those absent were: Commissioner Gaye-Bai and Turner.

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION WAKO, SECOND FRASER, TO APPROVE THE APRIL 10, 2024 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 5. CONSENT AGENDA

**A. Minutes** – March 13, 2024 Regular Meeting

**B. Minutes** – March 27, 2024 Work Session

MOTION FRASER, SECOND WAKO TO APPROVE THE APRIL 10, 2024, CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

**A. Planning Case #24-103 (Maranatha Christian Academy) – Site Plan Review at 9201  
75<sup>th</sup> Avenue**

Associate Planner McDermott introduced the application for a site plan review from Maranatha Christian Academy. They provided an overview of the request which would remove a portion of the parking lot to create additional greenspace for students. They provided information on the site and adjacent uses and identified the portion of pavement proposed for removal. They stated that the applicant has asked that condition 5.01 be modified from 1,522 to 1,322 parking spaces as it is not anticipated that both the school and religious institution would ever operate all full capacity simultaneously. They stated that staff believes that to be a reasonable request and recommends approval with that revised condition.

The applicant was present should there be any questions.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for staff to identify the area of the parking lot that would be converted to greenspace.

Associate Planner McDermott identified the area that would transition to greenspace.

Commissioner Wako asked for clarification on the total number of parking spaces.

Associate Planner McDermott stated that there will be a total of 669 spaces along with the parking agreements for shared parking that exists between the adjacent uses. They noted that would make up for the removed spaces and staff does not have any concerns. They stated that there have been no issues with parking on this site.

Commissioner Arah referenced the parking spaces that will be removed to create greenspace. He noted the church and school, which are separate organizations, and asked how there would be sufficient parking if both uses were to hold events on the same day.

Associate Planner McDermott confirmed that was a scenario reviewed by staff and the traffic engineers. They noted that church events are typically held outside of typical business hours and therefore many businesses agree to allow shared parking outside of business hours. They noted that the school and church work closely together to plan events. They stated that parking counts were recorded from last year in preparation for this request to show that there would not be an issue.

Commission Chair Cavin commented that Maranatha is one of the brightest gems in the community and turns out excellent students.

Commissioner Udomah asked for more information on how the greenspace will be used.

Associate Planner McDermott replied that the space will be sodded, and that area will be used for play and learning.

**MOTION WAKO, SECOND UDOMAH, TO RECOMMEND APPROVAL OF SITE PLAN REVIEW FOR THE REMOVAL OF A PORTION OF THE EXISTING PARKING LOT AT 9201 75<sup>TH</sup> AVENUE, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION AS REVISED.**

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 22, 2024.

**B. Planning Case #24-1104 (Precision Dent Removal) – Conditional Use Permit at 8557 Wyoming Avenue**

Associate Planner McDermott introduced the application for a Conditional Use Permit (CUP) request from Precision Dent Removal. They stated that Staff recommends approval of the request with the noted conditions. They reviewed details of the site and adjacent uses, zoning, and proposed site plan.

Commission Chair Cavin opened the public hearing.

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

Commissioner Wako asked the number of employees as there are only seven parking space and street parking is not allowed. He asked if there would be sufficient space for the vehicles being repaired.

Associate Planner McDermott replied that the applicant has stated that there are three employees and all vehicles there to be repaired are in drivable condition and could park in the remaining four spaces, but all vehicles being repaired would be inside the building. They stated that the business has stated that this is adequate for the volume of vehicles they are repairing.

**MOTION FRASER, SECOND UDOMAH, TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AUTO ORIENTED REPAIR SERVICES AT 8557 WYOMING AVENUE N #4, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 22, 2024.

**C. Planning Case #24-105 (Redline Athletics) – Conditional Use Permit at 7115 Northland Terrace**

Associate Planner McDermott introduced the application for a Conditional Use Permit (CUP) request from Redline Athletics. They provided information on the proposed location for a commercial indoor recreational facility, noting that Staff recommends approval of the CUP with conditions. They provided details on the site, its zoning, adjacent property uses, and of the site plan.

Nick Lucca (the applicant), introduced himself and stated that they are excited to become a part of the Brooklyn Park community.

Commission Chair Cavin opened the public hearing.

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

Commissioner Borer asked the type of recreation that would be inside the building and the anticipated traffic levels.

Mr. Lucca replied that they would provide youth athletic training for those eight to 18, estimating that ten to 12 vehicles would be onsite during the busiest time of operations. He noted that most

parents drop their kids off for the session and come back for pickup. He stated that the parking will be more than ample as their prime time for business is after typical business hours.

Commission Chair Cavin thanked the applicant for bringing this concept to the community, noting that this is a great location, and he is excited to have the new business.

MOTION UDOMAH, SECOND BORER, TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET AT 7115 NORTHLAND TERRACE, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on April 22, 2024.

**D. Planning Case #24-106 (Rotation Engineering) – Site Plan Review at 8800 Xylon Avenue North**

Associate Planner McDermott introduced the application from Rotation Engineering for a site plan review. They provided details on the site location and the request which would provide additional space for the existing business. They reviewed the proposed addition plans and a new access point for the loading dock. They stated that staff recommends approval subject to the conditions within the staff report.

The applicant was present to answer any questions that made come forward.

Commission Chair Cavin opened the public hearing.

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

Commissioner Udomah referenced the statement that this site does not meet Code requirements for pedestrian connection and asked how that would be addressed.

Associate Planner McDermott replied that there are planned improvements for 89<sup>th</sup> which will provide a sidewalk for everyone rather than a segment that would go nowhere.

Planning Director Mogush explained that this is not a subdivision request and therefore a sidewalk within the public right-of-way cannot be required.

Commission Chair Cavin commented that this is a pretty large expansion to the building and asked if any sustainability measures were incorporated.

Associate Planner McDermott replied that the Code does not require those types of improvements, although Staff does encourage those elements.

Commissioner Arah asked if the additional business space would equate to additional semitruck traffic coming to and from the site to transport the additional products.

Associate Planner McDermott replied that the traffic engineer did review the site for additional semi-trucks traffic and determined the site and roads would be sufficient. They stated that this business is original to the site 30 years ago and the expansion has always been planned, therefore, an increased level of traffic was always anticipated for this site.

**MOTION BORER, SECOND WAKO, TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ADDITION TO THE EXISTING STRUCTURE AT 8800 XYLON AVENUE N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

**E. Planning Case #24-107 (Waterside Market) – Site Plan Review at 7500 Brooklyn Boulevard North**

Associate Planner McDermott introduced the application from Waterside Market and provided details on the site location noting that the applicant is seeking approval for an addition which would provide additional storage and freezer space. They provided details on the zoning and adjacent uses. They reviewed the site plan noting that the existing parking lot would also be restriped to use that space more efficiently. Staff recommends approval of the request subject to the conditions within the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked for details on the type of business.

Associate Planner McDermott replied that this is a grocery store and deli.

Commissioner Wako commented that this is a busy street and is within walkable distance to residential areas, but believed most people would be driving to and from. He asked if there is adequate space for parking.

Associate Planner McDermott replied that the Code requirements do not have parking requirements within this zoning district because of the walkability of this area. They stated that public transportation is used by many customers to reach this business. They recognized that this is a challenging site but there is no additional space, which is why the parking lot is going to be restriped to encourage safer traffic patterns. They stated that the traffic engineer did review the plan as did the transportation department for the County.

Commissioner Udomah asked and received confirmation that the business already exists and operates in this location, therefore they have found a way to exist on this site. He noted that the expansion would provide additional storage space and would not increase the size of the customer area.

Associate Planner McDermott commented that the business is currently renting storage and freezer space offsite and therefore this would consolidate that onto this site.

Commissioner Arah asked if this is enough space for the business.

Associate Planner McDermott replied that the applicant did approach the City in the past in attempt to purchase the adjacent lot but there was already a pending purchase agreement for that site, so this is the space available at this time.

Commissioner Wako asked how the business handles the issue of parking at this time.

John Anderson, representing the applicant, commented that they have been working with the parcel to the west and they have provided ingress and egress traffic passageways. He stated that they have also worked with the Fire Department to develop these plans and the proposed layout provides ample room for parking and traffic circulation.

**MOTION FRASER, SECOND BORER, TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ADDITION TO THE EXISTING STRUCTURE AT 7500 BROOKLYN BOULEVARD N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

Commissioner Chair Cavin had to leave the meeting. Commissioner Fraser took over as Acting Commission Chair.

**F. Planning Case #24-102 (Zoning Code Update) – Chapter 152 – Article 3 Land Use Performance Standards**

Principal Planner Turnquest provided background information on the public engagement process that began in 2017 to update the City's 2040 Comprehensive Plan. She stated that the official controls of the City must also be updated to be consistent with the Comprehensive Plan. She noted that while they are making the required updates, staff took advantage to make other minor changes that were needed. She noted that Chapter 152 is being reviewed and updated in portions, noting that this is the second portion to be reviewed and updated. She recommended that the Planning Commission hold a public hearing on this topic.

Acting Commission Chair Fraser opened the public hearing.

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

**MOTION BORER, SECOND UDOMAH TO RECOMMEND APPROVAL OF ADOPTION OF AN ORDINANCE AMENDING CHAPTER 152 OF THE BROOKLYN PARK CODE FOR CONSISTENCY WITH THE BROOKLYN PARK 2040 COMPREHENSIVE PLAN.**

*MOTION CARRIED UNANIMOUSLY.*

**7. OTHER BUSINESS**

No comments.

**8. DISCUSSION ITEMS**

No comments.

## **9. VERBAL REPORT AND ANNOUNCEMENTS**

### **A. Councilmember Liaison Comments**

No comments.

### **B. Planning Commission Comments**

No comments.

### **C. Staff Liaison Comments**

Planning Director Mogush stated that the Commission will be holding a work session on April 24, 2024 to continue work on the land use update. He stated that, on that same day, from 2 p.m. to 6 p.m., Staff will be hosting an open house to complete additional engagement on the MRCCA proposed text amendment.

## **10. ADJOURNMENT**

Acting Commission Chair Fraser adjourned the meeting at 8:04 PM.

Respectfully submitted,

Paul Mogush  
Planning Director