

April 10, 2023  
7:00 p.m.

Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North  
Brooklyn Park, MN 55443

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## PLANNING COMMISSION REGULAR MEETING – AGENDA #7

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing [chris.xiong@brooklynpark.org](mailto:chris.xiong@brooklynpark.org). Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete. Yog xav tau kev pab, hu 763-493-8059.

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Commissioners: Chair Liam Cavin, Vice Chair Kathy Fraser, General Officer Teshite Wako, Christopher Udomah, Philip Gaye-Bai, Maggie Borer, Shereese Turner, Abdo Korosso, and Chukwunedu Arah.  
City Councilmember Liaison Tony McGarvey.  
Staff Liaison Paul Mogush, Amber Turnquest, Erin McDermott and Matt Hayes-Regan.

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

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8057** 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 with the call-in number to address the Planning Commission.

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### I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/NEW COMMISSIONER SWEAR-IN
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 11 resident-volunteer members, two of which are young adult 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

### II. REQUIRED DUTIES

5. CONSENT AGENDA

- 5.1 Approval of Minutes March 13, 2024 Regular Meeting

**5.2 Approval of Minutes March 27, 2024 Work Session**

**6. PUBLIC HEARING**

**6.1. Planning Case #24-103 | Maranatha Christian Academy | 9201 75<sup>th</sup> Avenue | Site Plan Review**

The applicant is seeking to remove the southern portion of the existing parking lot at 9201 75th Avenue to restore this area to greenspace. The removal of the parking lot and re-establishment of grass in this area will expand outdoor space to be used by students as well as patrons to other uses within the building.

**6.2. Planning Case #24-104 | Precision Dent Removal | 8557 Wyoming Avenue | Conditional Use Permit**

Precision Dent Repair is a company specializing in paintless dent repair. The application is for a Conditional Use Permit (CUP) for auto oriented repair services, which is allowed within the Business Park zoning district with a CUP (§ 152.342). The process of paintless dent repair does not involve repainting the vehicles being worked on, and does not utilize chemicals in this process. The applicant is not proposing auto body work, or repair services other than dent removal.

**6.3. Planning Case #24-105 | Redline Athletics | 7115 Northland Terrace | Conditional Use Permit**

Redline Athletics is an athletic franchise that is planning to occupy a vacant tenant space in an existing building north of Highway 694 on the western border of Brooklyn Park. The application is for a Conditional Use Permit (CUP) for a commercial indoor recreational facility over 2,450 square feet, which is allowed within the zoning district with a CUP (§ 152.342). The applicant is proposing a performance center focused on specialized performance training programs.

**6.4. Planning Case #24-106 | Rotation Engineering | 8800 Xylon Avenue North | Site Plan Review**

This request is for the construction of an addition to the existing structure located at 8800 Xylon Avenue. This addition will expand the existing structure to the north, increasing the footprint of the structure by 26,928 square feet.

**6.5. Planning Case #24-107 | Waterside Market | 7500 Brooklyn Blvd. North | Site Plan Review**

This request is for the construction of an addition to the existing structure located at 7500 Brooklyn Blvd N. This addition will include a 20ft by 100ft dry storage and merchandise addition as well as a 30ft by 100ft freezer addition. Currently the property owner is renting storage space offsite, including freezer space, and this addition is needed to continue business operations.

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

Article 3 of Zoning Code (Chapter 152) proposed text amendments comply with the changes made to the Comprehensive Plan through the new land use designations and the adoption of new zoning districts. Technical changes for consistency throughout the Land Use title have also been made.

**7. OTHER BUSINESS**

**III. DISCUSSION ITEMS**

**IV. VERBAL REPORTS AND ANNOUNCEMENTS**

- 8. COUNCILMEMBER LIASON COMMENTS**
- 9. PLANNING COMMISSION COMMENTS**
- 10. STAFF LIASON COMMENTS**

**V. ADJOURNMENT**