

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – MAY 8, 2024



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, Gaye-Bai, Korosso, Turner, and Wako; Council Liaison McGarvey; Planning Director Mogush; Principal Planner Turnquest; Associate Planner McDermott, and Program Assistant Hayes Regan.

Those arrived late: Commissioners Arah, Borer, and Udomah.

Those not present were: None.

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION FRASER, SECOND GAYE-BAI TO APPROVE THE MAY 8, 2024 AGENDA.

MOTION CARRIED UNANIMOUSLY.

Commissioners Udomah and Borer arrived.

5. CONSENT AGENDA

A. Minutes – April 10, 2024 Regular Meeting

B. Minutes – April 24, 2024 Work Session

MOTION WAKO, SECOND GAYE-BAI, TO APPROVE THE MAY 8, 2024 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Planning Case #24-108 – Sky Lounge & Bistro – 8515 Edinburgh Centre Drive North
– Conditional Use Permit.

Associate Planner McDermott introduced the application for a Conditional Use Permit (CUP) for Sky Lounge and Bistro. They identified the subject property, which is 7.7 acres and contains a multi-tenant development. They reviewed the PCDD (Planned Community Development District) zoning, and future land use of Community Commercial, as well as the zoning of adjacent property. They provided additional details on access, parking, and traffic control. They stated that staff recommends approval of the request.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked the previous use in this space.

Associate Planner McDermott replied that there was a brewery and taproom in this space, which also used a CUP. They confirmed that this CUP would allow the service of alcohol.

Commissioner Chair Cavin asked the type of food that would be on the menu.

Associate Planner McDermott commented that they do have a sample menu, but that was not included in the report. They stated that she could forward that to the Commission.

Commissioner Gaye-Bai asked the what the surrounding tenants are currently.

Associate Planner McDermott reviewed the different tenants in this area, which include office, restaurant and grocery.

Commissioner Wako asked if this would be an increase to the seating of the previous occupant.

Associate Planner McDermott replied that the occupancy would remain the same because that is set by the size of the space by the Fire Code.

Commissioner Gaye-Bai asked for details on the parking available.

Associate Planner McDermott commented that the parking available is underutilized and therefore there is more than adequate parking for all uses at the same time, but not all the uses have their highest occupancy time at the same time of day.

Commissioner Udomah thanked the applicants for bringing this restaurant to the community. He asked if there would be outdoor seating, as the previous tenant had some outdoor seating that was created by blocking off a few parking spaces.

Associate Planner McDermott replied that the applicant did not apply for that, but there would be an opportunity to apply for a Special Event Permit for that type of use.

MOTION FRASER, SECOND WAKO TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A CLASS II RESTAURANT AT 8515 EDINBURGH CENTRE DRIVE NORTH, 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 May 28, 2024.

Commissioner Arah arrived.

B. Planning Case #24-102 – Zoning Code Update – Chapter 152 – Article 3 Development.

Principal Planner Turnquest stated that beginning in 2017 the City began to collect public input and develop its goals in preparation for the 2040 Comprehensive Plan. She reviewed the goals identified through that process, noting that the 2040 Comprehensive Plan was adopted in 2020 and the official controls must also be updated for consistency. She stated that staff is using this opportunity to also make other minor changes to the Zoning Code. She noted that Chapter 152 is coming forward in three sections, which continues tonight. She asked that the Commission hold a public hearing and consider the amendments to the Code as presented.

Commission Chair Cavin opened the public hearing.

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

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

FURTHER DISCUSSION: COMMISSIONER WAKO THANKED STAFF FOR THEIR HARD WORK.

MOTION CARRIED UNANIMOUSLY.

7. OTHER BUSINESS

None.

8. DISCUSSION ITEMS

Commission Chair Cavin asked for an update on the exterior signage for the Small Business Center (SBC).

Planning Director Mogush commented that there were a few options for the design and believed that had been narrowed to one. He was unsure of the timing of installation.

9. INFORMATION ITEMS

A. Council Comments

Council Liaison McGarvey provided an update on recent City Council actions related to planning cases.

B. Commission comments

None.

C. Staff Comments

Planning Director Mogush stated that there is not a planned worksession for May. He noted that this will be the last meeting for Principal Planner Turnquest as she has taken a position with the Metropolitan Council.

ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 7:26 PM.

Respectfully submitted,

Paul Mogush
Planning Director