

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – June 12, 2024



#### 1. CALL TO ORDER

The meeting was called to order at 7:10 PM.

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

Those present were: Commissioners Cavin, Arah, Fraser, Gaye-Bai, Turner and Wako; Planning Director Mogush; Associate Planner McDermott, Planning Assistant Hayes-Regan, and Recreation and Parks Director Brad Tollberg.

Those arrived late: None.

Those excused were: Commissioners Korosso and Udomah, and Council Liaison McGarvey.

Those not present were: Commissioner Borer.

#### 3. EXPLANATION BY CHAIR

#### 4. APPROVAL OF AGENDA

MOTION FRASER, SECOND WAKO TO APPROVE THE JUNE 12, 2024 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 5. CONSENT AGENDA

##### A. Minutes – May 8, 2024

MOTION WAKO, SECOND TURNER TO APPROVE THE JUNE 12, 2024 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### 6. PUBLIC HEARING

##### A. Planning Case #24-109 (Brooklyn Park Teen and Youth Center) – 7100 Zane Avenue N – Site Plan Review

Commission Chair Cavin noted that he will be recusing himself from this discussion and vote because of a potential conflict of interest.

Associate Planner McDermott introduced a request for a 24,530-square-foot addition to the existing Zanewood Recreation Center. They identified the subject property, noting that the site is unique in that the building sits on two parcels that are separately owned and zoned. They stated that under a previous consideration, the site was determined that it would be considered under the PI zoning district. They reviewed the adjacent uses and zoning, proposed architectural rendering, and proposed reconfiguration of the site. They provided details on proposed rain gardens for the site noting that there would also be an outdoor art garden. They provided the site

rendering which provides for the site configuration and proposed greenspace. They highlighted the different amenities that would be offered within the building. They stated that staff recommends approval as proposed.

Acting Commission Chair Fraser invited parks staff to provide input.

Recreation and Parks Director Tollberg commented that he is excited that this project is moving towards the final stages as the project has been in the works for the past few years. He highlighted all the staff members and design partners that have helped to get to this point. He commented that the site will serve as a much-needed hub for youth programming and family services. He stated that the existing building will be K-5 space, while the programming space within the new building will be focused on teens aged through 24. He stated that there is also a teen tech center, through partnership with Best Buy, which will provide a unique opportunity for young people to explore and imagine new things. He provided additional details on other programming opportunities that this site will provide.

Ashley Adamma Ochiagha Meeks, Design by Melo, commented that as someone who grew up in Brooklyn Park, it has been great to work on this project. She explained the assessment and review that they completed to design the space in a way that provides unique opportunities.

Acting Commission Chair Fraser opened the public hearing.

Cindy Hill commented that she has been active in this project from the beginning and her nonprofit, Minnesota Chill Foundation, has been involved as well. She explained that they engaged the youth in the community to determine their wants for the space. She stated that her foundation put in the Chill Tech space at the current Zanewood location. She stated that space continues to be a limitation, but commended staff for the offerings they are able to provide within that space. She stated that she has reached out to many people in the community to determine what could be provided to assist with this project, as this is something that is needed for the community.

Collette Hemple, 9277 Trinity Gardens, commented that she greatly appreciates the location for the teen center as families in that area live in overcrowded apartments in an overcrowded area. She stated that the City has failed to provide a safe location for the teens to be. She stated that she supports this project and asked that the Commission encourage the City Council to seek funding wherever it could be available including a referendum question on the ballot this fall.

Melvin Sambola, 5900 Century Boulevard, asked when this would become effective and open.

Acting Commission Chair Fraser closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Acting Commission Chair Fraser commented that she is very excited to see this come to fruition as this is something she has supported through long-range planning and as a parent whose children have used the community center.

Commissioner Turner commented that she was excited to see this moving forward, noting that she also has children that have participated in activities at the community center. She commented

that this is exactly what the city needs right now and is something the community should be proud of. She expressed thanks to everyone who has been a part of this project.

Commissioner Gaye-Bai asked if this is a City project or whether this is a partnership project.

Associate Planner McDermott replied that this is a City project, although Best Buy is funding the tech program.

Commissioner Gaye-Bai commented that this project is much overdue and will provide a positive experience for youth.

Commissioner Wako echoed the same thoughts as his colleagues in that this is long overdue. He also thanked everyone that provided input tonight and those that have worked on this project for so long.

Associate Planner McDermott commented that the recommendation from this group will go to the City Council on June 24<sup>th</sup> with anticipated groundbreaking this fall and grand opening next summer.

Recreation and Parks Director Tollberg provided details on the communication methods that the City would continue to use related to the project. He estimated six to nine months for construction, with groundbreaking this fall. He stated that staff would do everything they can to continue to notify the public and neighbors of the plans. He stated that staff intends to have the existing space open while construction is underway and once construction is completed, programming would shift to the new location to allow refurbishment of the existing space.

**MOTION TURNER, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A TWO-STORY YOUTH CENTER AT 7100 ZANE AVENUE NORTH.**

*MOTION CARRIED UNANIMOUSLY.*

Commission Chair Cavin rejoined the Commission.

## **7. OTHER BUSINESS**

No comments.

## **8. DISCUSSION ITEMS**

No comments.

## **9. INFORMATION ITEMS**

### **A. Council Comments**

No comments.

### **B. Commission comments**

No comments.

### **C. Staff Comments**

Planning Director Mogush provided an update on recent City Council action on planning-related cases. He stated that the Small Business Center sign has been permitted and will be installed soon, if it has not been already. He stated that on August 5<sup>th</sup> they will hold the annual joint Council and Commissions meeting. He introduced the staff members present that may assist should he need to take a family medical leave.

### **10. ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 7:47 PM.

Respectfully submitted,

Paul Mogush  
Planning Director