

UNAPPROVED MINUTES

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



1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

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

Those present were: Commissioners Cavin, Arah, Fraser, Gaye-Bai, Turner, Udomah and Wako; Council Liaison McGarvey; Planning Director Mogush; Senior Planner McDermott, Planning Assistant Hayes-Regan, and Senior Project Manager Sarah Abe.

Those arrived late: Commissioner Borer.

Those excused were: Commissioner Korosso.

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION TURNER, SECOND GAYE-BAI TO APPROVE THE JULY 10, 2024 AGENDA.

MOTION CARRIED UNANIMOUSLY.

4. CONSENT AGENDA

A. Minutes – June 12, 2024

MOTION UDOMAH, SECOND WAKO TO APPROVE THE JULY 10, 2024 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

A. Planning Case #24-111 | Galeske Addition | 8909 Irving Ave N | Preliminary/Final Plat Application

Senior Planner McDermott introduced an application to subdivide the property located at 8909 Irving Ave N into two residential lots for the construction of a new residential structure in an existing residential neighborhood. This property is located on the northwest corner of 89th and Irving Avenues.

Senior Planner McDermott noted the subject property is 0.68 acres and that there is an existing house on the north portion of the property, which will be located on proposed Lot 1. There is open space on the southern portion of the property at the corner of 89th Avenue and Irving Avenue, which would become proposed Lot 2. They also noted that the Comprehensive Plan guides this area for low density residential uses (up to 3 units per acre). The subject property is 0.68 acres, with proposed Lot 1 at 0.34 acres and Lot 2 at 0.34 acres for an average density of 0.34 acres per lot, which exceeds the requirement of 0.33 acres.

Senior Planner McDermott further noted that utilities are available to this site, as an additional connection was installed at the time of reconstruction of 89th Avenue.

Providing an overview of the application process, Senior Planner McDermott ended their presentation by sharing to the commission that the final plat and title commitment will be reviewed by the City Attorney's office in the future as the normal course of review. All necessary revisions to the plat as required by this review must be made prior to the request for Council action on the final plat. They concluded by recommending approval of the preliminary plat to City Council.

Commission Chair Cavin invited the property owners, Tom and Deb Kelleher to speak if they so choose. Deb shared that this is their first time going through this sort of application process and that they are available to answer any questions commissioners may have.

Commission Chair Cavin opened the public hearing. Seeing no one from the public, Commission Chair Cavin closed the public hearing and brought the agenda item back to the commission.

Commissioner Gaye-Bai asked about future development on the vacant lot if it is subdivided. Deb Kelleher shared that their adult son is currently living in homestead on the property and that he intends to continue living there. She also shared that they did not have any plans to build on the vacant lot, and that they would consider selling the lot. Senior Planner McDermott commented that any future development would need to meet applicable code requirements.

Commissioner Wako asked about park dedication fees. Senior Planner McDermott explained that preliminary and final plat subdivision applications pay a park dedication fee in lieu of a green space calculation. They also shared the proximity the vacant lot would have to the City's green spaces.

Commissioner Udomah asked whether City Staff considered the impact the subdivision would have on traffic. Senior Planner McDermott noted that the City's Engineers reviewed the application and that they did not have any general concerns or specific concerns as to traffic.

Senior Planner McDermott also provided the commissioners with general information about preliminary plats.

MOTION BORER, SECOND WAKO TO RECOMMEND APPROVINAL OF A PRELIMINARY PLAT FOR "GRALESKE ADDITION" SUBDIVIDING 8909 IRVING AVENUE NORTH INTO TWO SINGLE FAMILY LOTS

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush noted that the preliminary and final plat resolution considerations are on the July 22, 2024 City Council Agenda.

6. OTHER BUSINESS

A. 4120 85th Avenue (City of Brooklyn Park Staff)

Senior Planner McDermott updated commissioners that the Brooklyn Park Economic Development Authority (EDA) has a signed purchase agreement for the property located at 4120 85th Avenue. Pursuant to Minnesota Statute 462.356 Subp. 2. the planning agency of the city

must review the proposed acquisition and report to the governing body the finding on the compliance of the property with the adopted comprehensive plan.

The 2040 Comprehensive Plan has designated the future land use of the subject property as Live/Work with a Development/ Redevelopment Area overlay. The property is currently underdeveloped, and the existing structures on the property are a single-family residence, as well as a commercial structure. Through the acquisition of this property, the EDA is advancing the goals of the Comprehensive Plan.

Senior Planner McDermott concluded their presentation and stood for any questions. Senior Project Manager Abe answered the following questions from commissioners: that there is no plan for development on this site at this time; that the single-family residence located on the property is going to be vacated and maintained by the City's Operation and Maintenance Department; and that the property is being purchased for long term strategy goals and is adjacent to another EDA owned property.

7. DISCUSSION ITEMS

No comments.

8. INFORMATION ITEMS

A. Council Comments

Councilmember McGarvey updated the commission that City Council approved the Brooklyn Park Teen and Youth Center Site Plan Review agenda item at the June 24, 2024 City Council Regular Meeting.

B. Commission Comments

No comments.

C. Staff Comments

Planning Director Mogush updated the commission that Erin McDermott has been promoted to Senior Planner. He also shared that an additional Senior Planner has been hired and additional information will be provided.

Planning Director Mogush also reminded the commission about the Joint Commission and Council meeting that is scheduled for August 5, 2024.

9. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:10 PM.

Respectfully submitted,

Paul Mogush
Planning Director