

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – AUGUST 14, 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, Borer, Fraser, Gaye-Bai, Udomah, and Wako; Council Liaison McGarvey; Interim Planning Director Erin Perdu, Senior Planner Kara Donovan, Associate Planner McDermott, and Matt Hayes Regan.

Those arrived late: Commissioner Turner.

Those not present were: Commissioners Arah and Korosso (with prior notice).

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

THE AUGUST 14, 2024 AGENDA WAS APPROVED AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – July 10, 2024

MOTION WAKO, SECOND TO UDOMAH, APPROVE THE AUGUST 14, 2024 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Planning Case #24-112 (The Brook) – Preliminary/Final Plat Application – Site Plan Review Application at 6001 94th Lane N.

Senior Planner McDermott introduced the application for The Brook, a 189-unit multi-family dwelling. They reviewed the subject property location and adjacent property uses noting that this property would be the first within the new mixed-use district. They reviewed details of the plat and site plan as proposed. They stated that staff recommends approval with the conditions noted in the draft resolution.

Della Kolpin (the applicant), introduced herself and stated that she is present as part of OV Development, providing information on the company. She provided information on other multi-family housing projects that the company has recently opened or is currently constructing in other communities. She explained why this site was attractive to them for this development because of its excellent access to jobs, shopping, entertainment, retail, transportation, and schools. She

provided an overview of the proposed project details including unit design, greenspace, amenities, and floor plan. She provided additional details on the proposed parking for the building and requested deviation.

Brandon Kline, project architect, provided details on the interaction between the building design and streetscape and also provided samples of the proposed project materials.

Ms. Kolpin provided additional details on the affordability portion of the project.

Commission Chair Cavin opened the public hearing.

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

Commissioner Udomah asked for the plan for snow storage and how that would impact parking.

Senior Planner McDermott identified parking spaces marked with cross hatching that would be used for snow storage in the winter and would be available for parking in the summer. They noted that those stalls were not included in the parking calculations.

Commissioner Udomah asked the number of stalls that would be impacted by snow storage in the worst-case scenarios.

Ms. Kolpin commented that eight to ten stalls have been identified for snow storage and if the snow exceeded that capacity, they would haul snow offsite. She reiterated that those stalls were not included in the parking totals, even though they would be available for use in the summer.

Commission Chair Cavin asked if there are trash bins outside.

Senior Planner McDermott replied that the waste enclosure would be contained within the underground parking and would be brought outside for trash collection on that day.

Commission Chair Cavin asked and received confirmation that the dog park area would be fenced. He stated that he loves the project location and walkability. He asked if there would be a discussion with Hy-Vee about the potential for carts to go between the store and this site.

Ms. Kolpin commented that they would plan to have a conversation with Hy-Vee and the property manager to ensure that does not happen.

Commissioner Fraser commented that she appreciated the modern, high-quality design noting that there has been a lot of thought as to what residents would need and want.

Commissioner Gaye-Bai commented that he is impressed with this project and hoped that the developer would look for other spaces in the community to develop as well.

Commissioner Turner arrived.

Commissioner Wako noted the high traffic generating uses in that area and asked if a traffic assessment was done when considering this number of units.

Senior Planner McDermott replied that the Traffic Engineer thoroughly reviewed this request, and the site was also reviewed thoroughly in the 610-corridor study. She stated that the City is also working with the County on improvement of 93rd Avenue.

Commissioner Wako asked if any traffic control improvement would be proposed for the surrounding intersections.

Senior Planner McDermott replied that a traffic light will be installed as part of the 93rd Avenue project. They stated that a stop sign would be required on Colorado to ensure the traffic flow exiting this project is maintained.

Commissioner Wako referenced the affordability element of the project and asked if there is any City financing in the project.

Senior Planner McDermott replied that the developer has not sought any financing for affordable units and is meeting the City affordability requirements without assistance from the City.

Commissioner Borer also commented on the traffic in that area, specifically at the Zane intersection and believed the City should consider that area separately from this project. She also asked for details on the entry and exits for the building.

Ms. Kolpin provided details on the different entry and exit points for the building. She also confirmed that they will have units designed for accessibility and handicap as required.

Commission Chair Cavin asked if there has been any thought to sustainability in this design.

Mr. Kline provided details on EV charging, high efficiency HVAC units, white roofs, and energy star and water sense appliances.

Commissioner Turner asked for more details on the affordability element.

Senior Planner McDermott provided details on the affordability policy within the mixed-use district, noting that this request meets that policy.

MOTION UDOMAH, SECOND BORER TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR "THE BROOK" AT 6001 94TH AVENUE NORTH FOR THE CREATION OF ONE LOT.

MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 192-UNIT MULTIPLE DWELLING, SUBJECT TO THE CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on August 26, 2024.

B. Planning Case #24-113 (Sandgrass Pointe) – Site Plan Review and Application at 5800 69th Avenue N.

Senior Planner McDermott introduced the application for Sandgrass Pointe for the development of a 44-unit townhome and multi-family development. They stated that the multi-family building would have 33 units while the townhomes would have an additional 11 units. They provided details on the subject property and adjacent property uses. They identified an area marked for proof of parking, should additional parking be necessary, noting that would remain as greenspace until that time. They stated that the request would meet all residential requirements and staff recommends approval.

Commission Chair Cavin opened the public hearing.

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

Parker Zee (the applicant) who stated that they are an affordable housing developer that has experience throughout the Midwest and southeast. He stated that they are excited about this design and have received tax credits through MN Housing and Hennepin County. He stated that the project will be 100 percent affordable, and no City financing has been requested. He noted that the mix of units will allow them to cater to a variety of residents and they will have a focus on energy efficiency. He stated that although they will meet the parking requirements, they have identified additional parking should that be necessary.

Commissioner Fraser asked for details on why this site was chosen.

Mr. Zee replied that this will bring a new and unique housing product to this area. He stated that the guidance of the MN Housing tax credit also guides the site selection and because this area was already zoned for this use, it made sense.

Commission Chair Cavin asked if the company remains as the property manager.

Mr. Zee confirmed that they do continue on with property management.

Commission Chair Cavin asked if the townhomes and multi-family would share trash bins or whether the townhomes would have individual bins.

Mr. Zee replied that all residents could use the trash enclosure, but the townhomes would also have individual bins. He confirmed that the landscaping for the entire site would be handled by the property management team.

Commissioner Borer asked if there would be an HOA fee for the townhomes.

Mr. Zee replied that these would be rental units and therefore there would not be HOA fees.

Commission Chair Cavin asked if the snow removal for the individual driveways would be handled by the property management as well.

Mr. Zee was unsure.

Commission Chair Cavin asked if there would be a dog park, or pet area.

Mr. Zee replied that they do not have a dog park but there is a playground and small community garden area. He confirmed that pets would be allowed.

Commission Chair Cavin asked if the City has restrictions on dog breeds.

Senior Planner McDermott did not believe the City regulated dog breeds.

Mr. Zee commented that their leasing restrictions would include restrictions on dog breeds.

Commissioner Wako asked the previous use of the site and whether there would be any concerns with potential contamination.

Senior Planner McDermott replied that this site has been vacant since prior to their time with the City but previously had been used for light industrial purposes.

Mr. Zee commented that they are working with an environmental consultant in the case they come across anything that requires remediation, but did not anticipate that would be needed.

Commission Chair Cavin asked whether there is a cell tower near this site.

Senior Planner McDermott replied that the tower is to the west and this structure is not within the fall zone for that tower.

Commissioner Turner asked if any of these units would be LEAD certified or energy efficient.

Mr. Zee replied that they would be pursuing the zero-energy home certification which is more stringent than LEAD certified. He stated that while the units would not include solar, they would be constructed as solar ready, should they decide to add that in the future. He confirmed there are 17 EV spaces planned between the surface, underground, and townhome units.

Commissioner Wako asked if the entire site would be fenced.

Mr. Zee replied that they are not proposing fencing.

Commissioner Borer asked for more details on the plan for the townhomes.

Mr. Zee provided details on the layout of the site.

MOTION WAKO, SECOND TURNER, TO RECOMMEND APPROVAL OF A SITE PLAN FOR A 44-UNIT MULTIPLE DWELLING AND TOWNHOME DEVELOPMENT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on August 26, 2024.

7. OTHER BUSINESS

8. DISCUSSION ITEMS

A. Community Long-Range Improvement (CLIC) Commission Housing Subcommittee – Accessory Dwelling Units (ADUs) Presentation Materials

Senior Planner McDermott provided background information on CLIC subcommittee and reviewed the presentation prepared relating to accessory dwelling units (ADUs). They asked for input from the Commission on this topic.

Commissioner Borer commented that there are homes in Brooklyn Park that have these units built in.

Senior Planner Donovan stated that she worked with that developer for that specific development and those are not technically ADUs because they are accessible from within the home.

Senior Planner McDermott explained that a home can have multiple kitchens and bathrooms and those would not be ADUs because there is access to the entire home from the front door.

Commissioner Udomah commented that the cost to build these units would seem cost prohibitive. He recognized that older residents would like to age in place with their families and asked how that cost of construction could be reduced.

Senior Planner McDermott stated that would be part of the research that staff completes to see there if there funding or reductions that could be applied. They stated that at the minimum they could prepare the zoning that would allow the ADUs to be constructed.

A representative from the CLIC commission stated that Richfield has provided interest free transformation home loans for residents.

Commission Chair Cavin commented that for the Planning Commission and City, the issue would be attempting to find a balance between allowing these units and the zoning code.

Commissioner Udomah asked if there would be language included to address affordability and those on fixed incomes.

Senior Planner McDermott commented that this would be a zoning update and there would be other considerations from other bodies, such as the EDA. They stated that there would be community engagement on this topic as well. They commented that in her time with the City she has received over 300 requests for ADUs and has received permission from those residents to keep their contact information, therefore the City will reach out to them to ensure they can be involved.

Commissioner Fraser commented that she believes that this topic should go forward to worksession discussion, and she is interested to hear input from the community.

Commissioner Turner stated that she is also glad to see this topic come before the Commission as it would provide an opportunity for residents to age in place. She commented on untapped financial resources for the senior community that should be lobbied for this purpose.

Commission Chair Cavin recognized that there is a lot of work that would bring this to fruition and items to consider and looked forward to continuing discussions on this topic.

Commissioner Wako commented that he also supports continuing discussions on this topic in a worksession.

Commissioner Udomah commented that he also supports this concept.

Commissioner Gaye-Bai agreed that this is something they should be looking in to in order to respond to resident requests.

9. INFORMATION ITEMS

A. Council Comments

Council Liaison McGarvey provided a brief update on recent actions of the City Council related to planning matters.

B. Commission comments

Commissioner Udomah referenced the old Arby's at Brooklyn Boulevard and Broadway and asked what that is being redeveloped into.

Senior Planner McDermott replied that site is preemptively being converted into a cannabis dispensary from RISE.

C. Staff Comments

Interim Planning Director Perdu introduced new staff member, Senior Planner Cara Donovan.

10. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:33 PM.

Respectfully submitted,

Paul Mogush
Planning Director