
August 14, 2024
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #12

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing 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.

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 Planning Director Paul Mogush, Interim Planning Director Erin Perdu, Erin McDermott, Cara Donovan, 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.

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 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.

I. ORGANIZATIONAL BUSINESS

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. 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. 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.

- 3. APPROVAL OF AGENDA**

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Approval of Minutes July 10, 2024 Regular Meeting

5. PUBLIC HEARING

5.1 Planning Case #24-112 | The Brook | 6001 94th Lane N | Preliminary/Final Plat Application | Site Plan Review Application

OV Development proposes a 192-unit multiple dwelling at 6001 94th Ave. North. Two land use applications are included with this application, a preliminary plat, and a site plan.

Outlots are not developable, and a preliminary plat is the mechanism used to create a final plat. A final plat is required to create a lot that can be recorded by the county, after which a building permit can be issued. The preliminary plat includes the parcel known as Outlot A, Six Ten Zane Second Addition and proposes to create a single, 5.24 acre lot: Lot 1, Block 1, The Brook.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Mixed Use (MU) Zoning District, is 5.24 acres, and proposes a multiple dwelling development with a single vehicular access point to Colorado Avenue North, a public street that connects 93rd Avenue to 94th Avenue (C.S.A.H. 30).

The MU district permits multiple dwellings by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

5.2 Planning Case #24-113 | Sandgrass Pointe | 5800 69th Avenue N | Site Plan Review Application

Woda Cooper proposes a 44-unit development with a 33-unit multifamily dwelling and 11 townhouses at 5800 69^h Ave. North. One land use application is included with this application, a site plan review.

A site plan application proposes conditions of property development and site design standards within the City. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application. The site plan area is within the Multiple Family District (R4) Zoning District, is 3.67 acres and proposes a multiple dwelling and townhouses that will have a single vehicular access point to 69th Avenue North which is a public street, which is also Hennepin County.

The R4 district permits multiple dwellings and townhouses by right. In addition to the site plan approval, the use is also required to conform to the Brooklyn Park Comprehensive Plan. Analysis of conformance of this proposal with the Comprehensive Plan are detailed within this report.

6. OTHER BUSINESS

III. DISCUSSION ITEMS

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

Senior Planner Erin McDermott will share a presentation shared at the August 8, 2024 CLIC commission meeting about accessory dwelling units in Brooklyn Park.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

8. COUNCILMEMBER LIASON COMMENTS

9. PLANNING COMMISSION COMMENTS

10. STAFF LIASON COMMENTS

V. ADJOURNMENT