
September 11, 2024
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #13

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://nwsccl-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 August 14, 2024 Regular Meeting

5. PUBLIC HEARING

5.1 Planning Case #24-114 | Brooklyn Park Pet Hospital | 6001 5815 80th Ave N | Site Plan Review Application | Zoning Code Variance Request Application

This request is for the construction of an addition to the existing structure located at 5815 80th Ave N and parking lot expansion. The addition will expand a portion of the existing structure to the east, increasing the footprint of the structure by 900 square feet. The parking lot expansion will construct 8 additional parking stalls by expanding the existing parking lot to the south with a proposed 10.3-foot setback from the adjacent property.

5.2 Planning Case #24-115 | 6301 Welcome Ave | Conditional Use Permit Application

The property owner, Caspian Tigers, LLC. has been operating auto oriented repair services out of this property, as well as the adjacent property to the north which is under the same ownership, and which obtained Conditional Use Permit (CUP) approvals in 2023. This application is a request to change conditions to an existing CUP issued in 1989 (CUP #1989-3442).

This property has been the subject of joint enforcement efforts of the Environmental Health Division, and the Brooklyn Park Police Department, who recommended conditions be added to increase safety impacts on the neighborhood. The primary safety concern impacting the surrounding neighborhood is on-street parking, which is posing concerns about the safety of children living in the neighborhood as they walk to and from Fair Oaks Elementary school, a public school a block to the north of the subject property. Additional concerns with this property is the impact of outdoor storage of junk vehicles and tires, which are both a public nuisance and an eyesore, as well as negative traffic impacts with the delivery of vehicles as many tow companies are leaving vehicles to be repaired on the street which can hinder traffic and impedes the vision of motorists navigating Welcome Ave. City staff has continued working with the property owner to mitigate the impacts on this neighborhood through the CUP process.

6. OTHER BUSINESS

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. COUNCILMEMBER LIAISON COMMENTS

8. PLANNING COMMISSION COMMENTS

9. STAFF LIAISON COMMENTS

V. ADJOURNMENT