
January 8, 2025
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #1

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, Senior Planner Erin McDermott, Senior Planner Cara Donovan, and Associate Planner 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** November 13, 2024 Regular Meeting

5. PUBLIC HEARING

5.1 **Planning Case #24-120 | 8708 Green Haven Dr. N. | Preliminary and Final Plat Application**

The property owner of 8708 Green Haven Dr. N. is requesting to subdivide this property into three residential lots. This property is located west of Bottineau Blvd. on the southeast corner of Green Haven Dr. and Mount Curve Blvd.

5.2 **Planning Case #24-123 | Seventh Day Adventist Church | Site Plan Review Application and Variance to Zoning Code Application**

This request is for the construction of an addition to the existing structure located at 7831 Brooklyn Blvd. The addition will expand the existing structure to the south, increasing the footprint of the structure by 6,771 square feet.

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

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – NOVEMBER 13, 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, Arah, Borer, Fraser, Gaye-Bai, Korosso, Udomah, Turner and Wako; Interim Planning Director Perdu; Senior Planner Erin McDermott, Senior Planner Cara Donovan, Program Assistant Matt Hayes-Regan, and Community Development Director Tim Gladhill.

Those arrived late: None

Those excused were: City Council Liaison McGarvey.

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

MOTION WAKO, SECOND BORER TO APPROVE THE NOVEMBER 13, 2024 AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A. Minutes – October 9, 2024

MOTION FRASER, SECOND UDOMAH, TO APPROVE THE NOVEMBER 13, 2024 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

A. Planning Case #24-121 (QT Addition) – 6909 Winnetka Avenue N – Preliminary and Final Plat Application

Senior Planner Donovan introduced the application for an expansion of the use at 6909 Winnetka Avenue North to expand the current business. She reviewed details of the site, zoning, and adjacent uses. She stated that the preliminary plat would move the property line slightly to the west. Staff recommends approval subject to the conditions listed in the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if the applicant owns both parcels.

Senior Planner Donovan commented that the applicant owns the eastern property which will be expanded and not the western lot. She stated that the eastern lot currently has a building and parking lot while the western lot has a parking lot.

Commission Chair Cavin asked if there are plans for the second lot.

Senior Planner Donovan replied that the second lot is not owned by the applicant, and she is not aware of any plans for the future.

Commissioner Wako asked if there was a change in ownership and for clarification on who is requesting this change.

Senior Planner Donovan replied that the applicant is requesting this change as they are looking to expand their property and therefore have been working with the adjacent property owner.

Senior Planner McDermott commented that a title commitment has been drawn up for the purpose of the property but until the subdivision has been completed and filed, the purchase cannot be completed.

Commissioner Wako asked if the owner of lot two was present tonight. He stated that it would be difficult for the owner of lot one to request changes on lot two without owning that property.

Senior Planner McDermott replied that an application is not permitted to be made on behalf of someone else and therefore legal documentation was required showing this is requested by both properties. They stated that there is a legal commitment and documentation showing the intent to purchase the property once the division is completed.

Commissioner Udomah asked if the agreement could still fall apart.

Senior Planner McDermott commented that the sale is contingent upon the approval of the plat.

Commissioner Udomah asked if the owner of lot two should be the one requesting this action.

Senior Planner McDermott stated that the County will not allow the plat to be filed without the signatures of both parties. They stated that the City Council approves the final plat which includes multiple signatures including each property owner.

Commissioner Udomah asked why this is being done before that takes place.

Interim Planning Director Perdu commented that this is legally the first step, as the land cannot be purchased until it is split from the other parcel. She stated that both parties will sign the final plat and then the closing can take place. She stated that this is not reviewing any entitlements for use of the new area, as that will come later once the closing occurs. She explained that the lot line needs to be moved before anything else can happen.

Commissioner Udomah asked what would happen if the sale was not completed.

Senior Planner McDermott stated that this is moving forward because of code enforcement activity related to outdoor storage and parking encroachments. They stated that in order to resolve those issues, a portion of the property would need to be purchased from the neighboring lot. They commented that if this does not go forward, then the property owner would not be able to expand their use and would still need to correct any code enforcement issues.

Commissioner Gaye-Bai asked for details on the type of business that is proposed to expand.

Senior Planner Donovan replied that it is a roofing business.

Commissioner Gaye-Bai asked why this is before the Planning Commission.

The surveyor who conducted a survey for the property commented that in order to move a lot line a platting process needs to be followed. He commented that you cannot just buy property from a neighbor without going through that process. He stated that once this is completed the purchase of property can occur. He stated that as he understands it, the business would still need to follow any required process to show its expansion plans after the purchase is completed.

Commissioner Arah asked what would happen if the applicant wanted to further expand.

The surveyor commented that they would need to follow the same process again.

Commissioner Arah commented that it would seem to make sense that the property owner determine how much land they would want in order to expand in the future and then come forward with a plan, rather than coming forward with just a small portion and perhaps coming forward again in the future to repeat this process.

Senior Planner McDermott understood that concern. They stated that lot two will remain as it is, with the parking lot and room to develop a building. They stated that this is the amount of land that Lot 2 was willing to sell at this time. They stated that this is the only request in front of the Commission at this time, just to move the lot line.

Commissioner Wako stated that in the absence of not hearing from the property owners, he was unsure if this was the correct process to follow. He noted that this would approve the movement of a property line without the owners being present.

Senior Planner Donovan replied that the applicants are not required to attend the Planning Commission meeting but are required to go through the application process with staff, which did involve both property owners and included the legal documentation.

Commissioner Gaye-Bai asked how sure the City is that the person giving the land actually wants the property line to be moved.

Senior Planner Donovan replied that the second lot owner was required to sign documentation and has been a part of this process.

Senior Planner McDermott replied that she can send the application summary for all land use requests. They stated that consent is required from both parties to ensure there is legal authority to do this before the application is even considered by staff. They stated that perhaps they have

an educational session at the next meeting to inform the Commission of the steps that are taken before a request reaches the Commission.

Commissioner Borer reviewed the role of the Commission and the assurance that staff would follow the proper process.

Interim Planning Director Perdu commented that the City Attorney also reviews this information, and the County would not approve the plat until all the proper signatures are in place.

MOTION BORER, SECOND FRASER TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR “QT ADDITION” AT 6909 WINNETKA AVENUE N FOR THE CREATION OF TWO LOTS.

MOTION CARRIED 8 – 1 (WAKO OPPOSED).

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on November 25, 2024.

7. OTHER BUSINESS

None.

8. DISCUSSION ITEMS

A. NorthWest METRO Transit Park and Ride Discussion

Senior Planner McDermott stated that the City is moving forward with the blue line and the next part of the process is the replatting of the property near the Target Corporate campus and street realignment. They identified the future site of the park and ride that will be built by METRO Transit. They stated that the Commission is asked to reaffirm the vision for the park and ride site as it was presented in the 2018 Station Area Plan.

Commission Chair Cavin commented that he agrees with the plan as proposed. He referenced the green space to the north and asked if that was a potential development.

Senior Planner McDermott confirmed that there is an intention for development to wrap around the station.

Commissioner Fraser asked if the parking is an above-ground structure.

Senior Planner McDermott confirmed that this would be a four-level structure. They stated that there is consideration that perhaps two of the levels would be underground. They stated that the preliminary plat will soon come forward for the realignment of the street and therefore there needed to be input on the placement of the park and ride.

Commission Chair Cavin asked for details on the responsibility of the streetscape.

Senior Planner McDermott commented that it would depend on the final ownership of the property and what is ultimately developed around the station. They noted that the streetscape will be the

responsibility of the property owners. They reviewed the path of the blue line proposed through this area.

Commissioner Wako commented that he likes the design and capacity for parking. He asked if the Noble ramp would continue to remain.

Senior Planner McDermott confirmed that the Noble ramp would continue.

Commissioner Turner referenced the park and ride less than one mile away and how this could impact that.

Senior Planner McDermott replied that part of the blue line planning included a deep level of analysis to ensure that this addition would not cause another ramp to become obsolete. They commented that this would intend to serve the needs for this area, especially with the anticipated development planned for this area.

Commissioner Borer asked for details on the stoplight and how people would access Target.

Senior Planner McDermott replied that there would be a pedestrian walkway to minimize pedestrian and vehicle traffic.

Commissioner Borer commented that the Noble ramp is often empty, and she can hear race cars inside.

Senior Planner McDermott commented that the ramp was built in anticipation of the light rail, which was placed on hold. They stated that once the light rail comes through that alternate use would most likely halt.

Senior Planner Donovan noted the different uses for the ramps within the community noting which are used for bus service and which are used for light rail service.

9. INFORMATION ITEMS

A. Council Comments

None.

B. Commission comments

Commissioner Udomah referenced a mall area near Target/Cub where it seems that businesses are leaving and asked if there are plans for that area.

Commission Chair Cavin noted that Councilmember McGarvey was not at this meeting tonight as he was attending the community meeting about the Cub closing.

Community Development Director Gladhill commented that he just returned from that workshop himself and introduced himself to the Commission. He stated that they are in a fact-finding mode to determine the wants and needs of the community as well as determine whether this should be driven by the private market or if the City should become involved. He stated that the focus right

now is to assist employees of these businesses that will be displaced and believed that this could also be an opportunity for local small businesses to occupy some of those spaces. He stated that they are focusing right now on community conversations and how they can best work together. Commissioner Fraser commented that with the light rail coming through it is an opportunity to reimagine that area.

Community Development Director Gladhill commented that each station has its own station area plan. He provided an update on the request for qualifications (RFQ) and proposal process for the different areas. He noted that those are EDA-owned sites, but the Commission would also be involved in reviewing those proposals.

C. Staff Comments

Interim Planning Director Perdu commented that there will not be a November worksession and there are no applications for the December meeting, which means that meeting will also be canceled. She stated that Planning Director Mogush should be back for the January meeting.

10. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 7:50 PM.

Respectfully submitted,

Tim Gladhill
Community Development Director

City of Brooklyn Park Planning Commission Staff Report

| | | | |
|------------------------|--|--------------------------------|-------------------------------------|
| Agenda Item: | 5.1 | Meeting Date: | January 8, 2025 |
| Agenda Section: | Public Hearing | Originating Department: | Community Development |
| Resolution: | X | Prepared By: | Matt Hayes-Regan, Associate Planner |
| Ordinance: | N/A | | |
| Attachments: | 4 | Presented By: | Matt Hayes-Regan, Associate Planner |
| Item: | DEV21-120 (8708 Green Haven Dr. N.) subdivision of property into three single-family lots at 8708 Green Haven Dr. N. | | |

Proposed Action:

MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A PRELIMINARY PLAT SUBDIVIDING 8708 GREEN HAVEN DR. N. INTO THREE SINGLE FAMILY LOTS.

Overview:

The property owner of 8708 Green Haven Dr. N. is requesting to subdivide this property into three residential lots. This property is located west of Bottineau Blvd. on the southeast corner of Green Haven Dr. and Mount Curve Blvd.

Previous Approvals:

This lot was created with the approval of the plat titled the Ward Hill Addition in 1983.

Current Conditions:

The subject property is 1.18 acres. There is an existing house with a detached garage on the west central portion of the property, which would be located on proposed Lot 1. There is open space on the east portion of the property abutting the existing house running along Green Haven Dr. which would become the proposed Lot 2. Finally, there is open space at the corner of Green Haven Dr. and Mount Curve Blvd., which would become proposed Lot 3.

| | | |
|----------------------|------------------------------------|---|
| Future Land Use Plan | Low Density Residential | |
| Current Zoning | R1 - Detached Single Family Estate | |
| Proposed Zoning | R1 - Detached Single Family Estate | |
| Neighborhood | Greenhaven | |
| Site Area | 1.18 acres | |
| | Current | 8708 Green Haven Dr. N., Lot 1, Block 6, Ward Hill Addition, Hennepin County, Minnesota (1.18 acres) |
| | Proposed | 8708 Green Haven Dr. N., Lot 1, Block 1 Ward Hill Addition, Hennepin County, Minnesota (0.66 acres, 27,722 sq. ft.) |

| | | |
|----------------------|--|---|
| | | Address Unassigned, Lot 2, Block 1, Ward Hill Addition, Hennepin County, Minnesota (0.22 acres, 10,972 sq. ft.) |
| | | Address Unassigned, Lot 3, Block 1, Ward Hill Addition, Hennepin County, Minnesota (0.29 acres, 12,514 sq. ft.) |
| Conforms to: | | |
| Land Use Plan | Yes | |
| Zoning Code | Yes | |
| Notification | 49 Public Hearing Notices mailed Posted in the Sun Post Neighborhood email sent to Greenhaven neighborhood | |
| Timeline (MN §15.99) | 60-day | January 28, 2025 |
| | 120-day | March 31, 2024 |

Lots and Density:

The property is zoned R1 – Detached Single-Family Estate. The proposed plat meets all zoning requirements established for the R1 zoning district (§152.506) as well as all setback requirements as shown by the setback lines marked on the proposed preliminary plat. The proposed plat also meets or exceeds the R1 minimum lot area (9,750 sq. ft.) and lot width (75ft) requirements.

The Comprehensive Plan guides this area for low density residential uses (up to 3 units per acre). The three proposed parcels would allow up to three single-family homes which would meet the Comprehensive Plan guidance.

Access:

This site is adjacent to Green Haven Dr. and Mount Curve Blvd. Access to the existing residence will remain on Green Haven Dr., though the driveway will be moved so that the entirety of the driveway is located on the proposed Lot 1.

Utilities:

Utilities are available on the proposed Lot 1 because of the existing house on the property. Engineering Staff have confirmed that the proposed Lot 2 and Lot 3 have access to utilities.

Pedestrian Connections:

There are no existing sidewalks in this neighborhood and sidewalks are not required to be constructed as a result of this subdivision. City Code §152.131 outlines required locations for sidewalks, including traffic volumes exceeding 1,000 trips per day, a roadway connecting a neighborhood to a commercial area, park, school, religious institution or other community-oriented facility, along any street in a business district, or a multi-family, office, commercial or industrial use that is expected to generate pedestrian traffic.

Park Dedication:

Land dedication in this instance would not conform to Chapter 7: Parks and Trails of the 2040 Comprehensive Plan, and as such a fee in lieu is requested with this plat. The proposed plat creates three single family lots from one existing lot. The fee in lieu established for residential properties is \$4,600 per newly created lot, for a total of \$9,200 due for this subdivision. The money collected is deposited into the Open Space Land Acquisition and

Development (OSLAD) fund which is only used for purchase of new parkland and the development of the parks. It cannot be used for programming, maintenance, or administration costs by state law. The nearest neighborhood park is Greenhaven Park, located southeast of the property.

Final Plat:

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.

Staff Recommendation:

Staff recommends approval of the preliminary plat.

Budgetary/Fiscal Issues: N/A

Alternatives to consider:

1. Recommend approval of the preliminary plat as presented.
2. Recommend approval of the preliminary plat with modifications.
3. Recommend denial of the preliminary plat based on certain findings.

Attachments:

- 5.1A DRAFT RESOLUTION
- 5.1B LOCATION MAP
- 5.1C PRELIMINARY PLAT
- 5.1D DRAFT FINAL PLAT

RESOLUTION #2025-

RESOLUTION TO APPROVE A PRELIMINARY PLAT FOR THE PROPERTY ADDRESSED 8708 GREEN HAVEN DRIVE NORTH FOR THE CREATION OF THREE LOTS

Planning Commission File #24-120

WHEREAS, the plat for the property addressed 8708 Green Have Drive North has been submitted in the manner required for platting of land under the Brooklyn Park Codes and under Chapter 462 of the Minnesota Statutes and all proceedings have been duly had thereunder, and

WHEREAS, said plat is in all respects consistent with the City plan and the regulations and requirements of the laws of the State of Minnesota and codes of the City of Brooklyn Park, Chapters 151 and 152.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park, Preliminary Plat Request #24-120 for the property addressed 8708 Green Haven Drive North shall be approved subject to the following conditions:

1. Title review by the City Attorney and all conditions therein.
2. Easement review and approval by the City Engineer and all conditions therein.
3. Submission of a CAD copy of the plat.
4. All comments provided by Hennepin County must be addressed prior to building permitting.
5. The driveway must be moved so that the entirety of the driveway is located on the proposed Lot 1.

BE IT FURTHER RESOLVED that such execution of the certificate upon said plat by the Mayor and City Manager shall be conclusive showing of proper compliance therewith by the sub divider and City officials and shall entitle such plat to be placed on record forthwith without further formality, all in compliance with M.S.A. 462 and the Ordinance of the City.



Preliminary and Final Plat Planning Application
Case #24-120 – 8708 Green Haven Dr N
Area of Request (August 2023 Air Photo)
8708 Green Haven Dr N



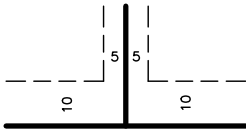
Brooklyn Park 

PRELIMINARY PLAT OF THE LORD PROVIDES

EXISTING PROPERTY DESCRIPTION:

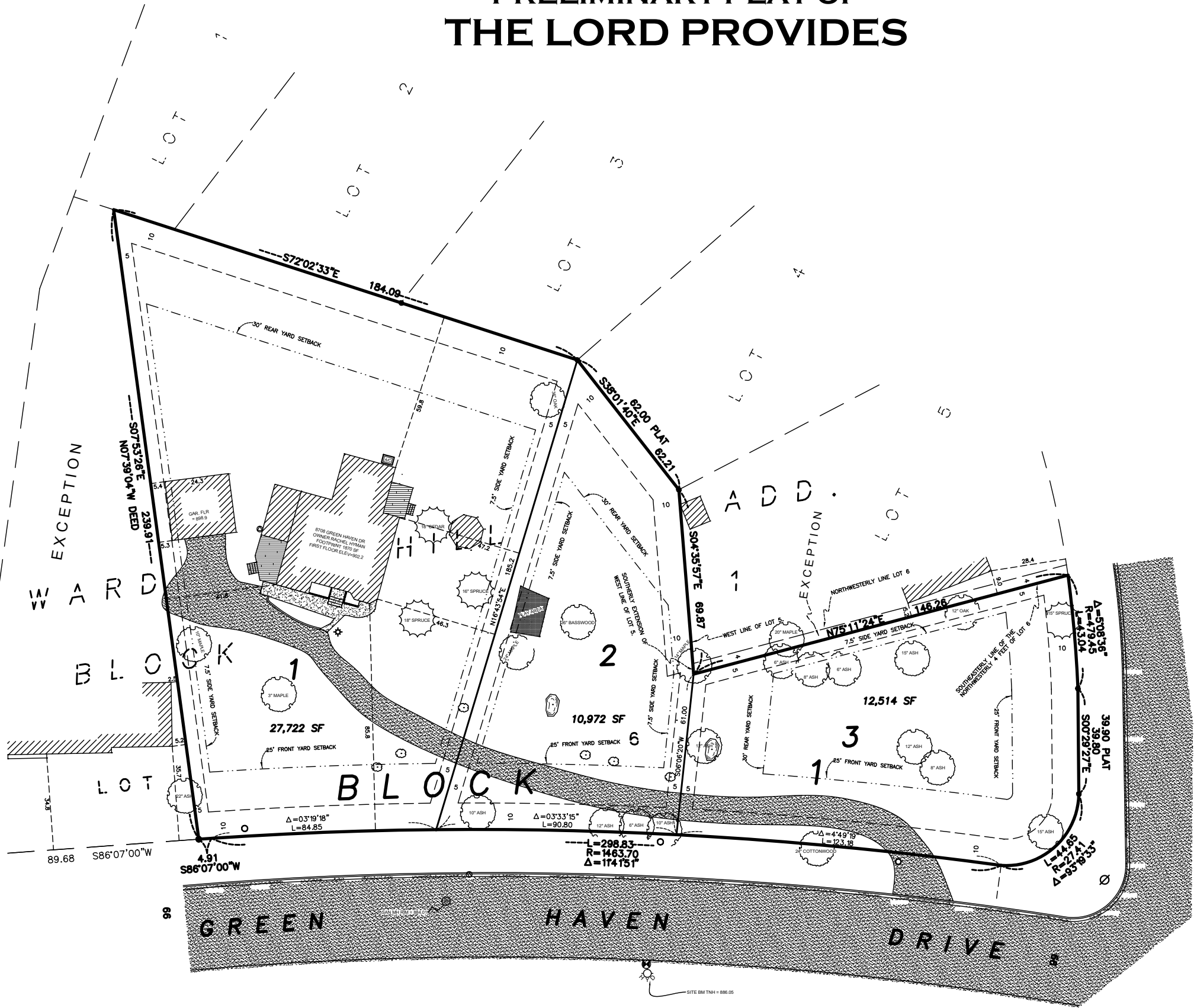
Lot 6, Block 1, Ward Hill Addition, Hennepin County, Minnesota, except the Northwesterly 4 feet of that part of Lot 6 lying East of the Southerly extension of the West line of Lot 5, Block 1, said Addition and except that part of said Lot 6 lying Southwesterly of a line bearing North 7 degrees 39 minutes 04 seconds West from a point on the Southerly line of said Lot 6 distant 89.68 feet Easterly along said southerly line from the most Westerly corner of said Lot 6. For the purposes of this description, the bearings are assumed to be as shown on the plat of Ward Hill Addition

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND, UNLESS OTHERWISE INDICATED ON THIS PLAT.

THE MOST WESTERLY CORNER OF LOT 6, BLK 1, WARD HILL ADD.



1 INCH = 20 FEET



LEGEND

- Found Iron Monument
- 1/2" Iron Pipe
- Set 1/2" x 14" Iron Monument inscribed R.L.S 15230
- Building Setback Line
- Water Shutoff
- ⊙ Fire Hydrant
- ⊕ Light Pole
- ⊙ Gas Meter
- ⊙ Power Pole
- ⊙ Boulder
- Stone Retaining Wall
- Concrete Curb & Gutter
- Bituminous

PLAT - refers to the distance as shown on the plat of WARD HILL ADDITION, recorded in the office of the County Recorder, Hennepin County, Minnesota.

Basis or Bearings: Orientation of this bearing system is based upon Hennepin County Coordinates, North American Datum of 1983, 1986 Adjustment.

Zoning:
R1 - Detached Single-family Estate District

Residential Density:
Total Area = 51,208 square feet = 1.175 acres
Residential Density = 2.54 (units/acre)

Required Minimum Lot Specifications:
Area - 9,750 square feet
Width - 75 feet (as measured at the front setback)
Maximum Impervious Area = 40%
Maximum Building Footprint = 40%

Required Setbacks:
Front - 25 feet
Side - 7.5 feet
Side - 20 feet (Corner lots - all public streets that are not Principal and "A" or "B" Minor Arterials)
Rear - 30 feet (All public streets that are not Principal and "A" or "B" Minor Arterials and interior property lines)

GENERAL NOTES:
- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

Lot Areas:

| |
|-------------------------------------|
| Lot 1 = 27,722 Sq. Ft. = 0.66 Acres |
| Lot 2 = 10,972 Sq. Ft. = 0.22 Acres |
| Lot 3 = 12,514 Sq. Ft. = 0.29 Acres |

Lot 1 Proposed Impervious Surface Area:

| |
|-----------------------------|
| Lot Area = 27,722 SF |
| House = 1,870 SF |
| Garage = 544 SF |
| Decks = 281 SF |
| Concrete = 274 SF |
| Bituminous Drive = 1,896 SF |
| Total = 4,865 SF |
| Impervious = 17.6% |

| | | |
|-----------------------|-------------------|---|
| JOB NO. 434-24 | SCALE 1" = 20' | PROPERTY DESCRIPTION Part of Lot 6, Block 1, WARD HILL ADDITION, Hennepin County, Minnesota. |
| DRAWN MB | REFERENCE | SITE BENCHMARK XXXX XXXX |
| SHEET 1 of 1 24x36 | | |

SITE ADDRESS
8708 Green Haven Drive
Brooklyn Park MN

| DATE | REVISIONS REMARKS |
|------|----------------------|
| | |
| | |

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.
W. BROWN LAND SURVEYING, INC.
Woodrow A. Brown, R.L.S. MN REG 15230

W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

THE LORD PROVIDES

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That **Rachel Joy Hyman**, a single person, fee owner of the following described property.

Lot 6, Block 1, WARD HILL ADDITION, Hennepin County, Minnesota, except the northwesterly 4 feet of that part of Lot 6 lying east of the southerly extension of the west line of Lot 5, Block 1, said Addition and except that part of said Lot 6 lying southwesterly of a line bearing North 7 degrees 39 minutes 04 seconds West from a point on the southerly line of said Lot 6 distant 89.68 feet easterly along said southerly line from the most westerly corner of said Lot 6. For the purposes of this description, the bearings are assumed to be as shown on the plat of WARD HILL ADDITION.

Has caused the same to be surveyed and platted as THE LORD PROVIDES and do hereby dedicate to the public, for public use, the **public ways and the drainage and utility easements** as created by this plat.

In witness whereof, said Rachel Joy Hyman, a single person, has hereunto set her hands this _____ day of _____, 20____.

Rachel Joy Hyman

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Rachel Joy Hyman.

Signature _____ Printed Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR CERTIFICATE AND ACKNOWLEDGEMENT

I, Woodrow A. Brown, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Rachel Joy Hyman.

Signature _____ Printed Name _____

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CITY OF BROOKLYN PARK, MINNESOTA

This plat of THE LORD PROVIDES was approved and accepted by the City Council of the City of Brooklyn Park, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL, CITY OF BROOKLYN PARK, MINNESOTA

By: _____ Mayor By: _____ Manager

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

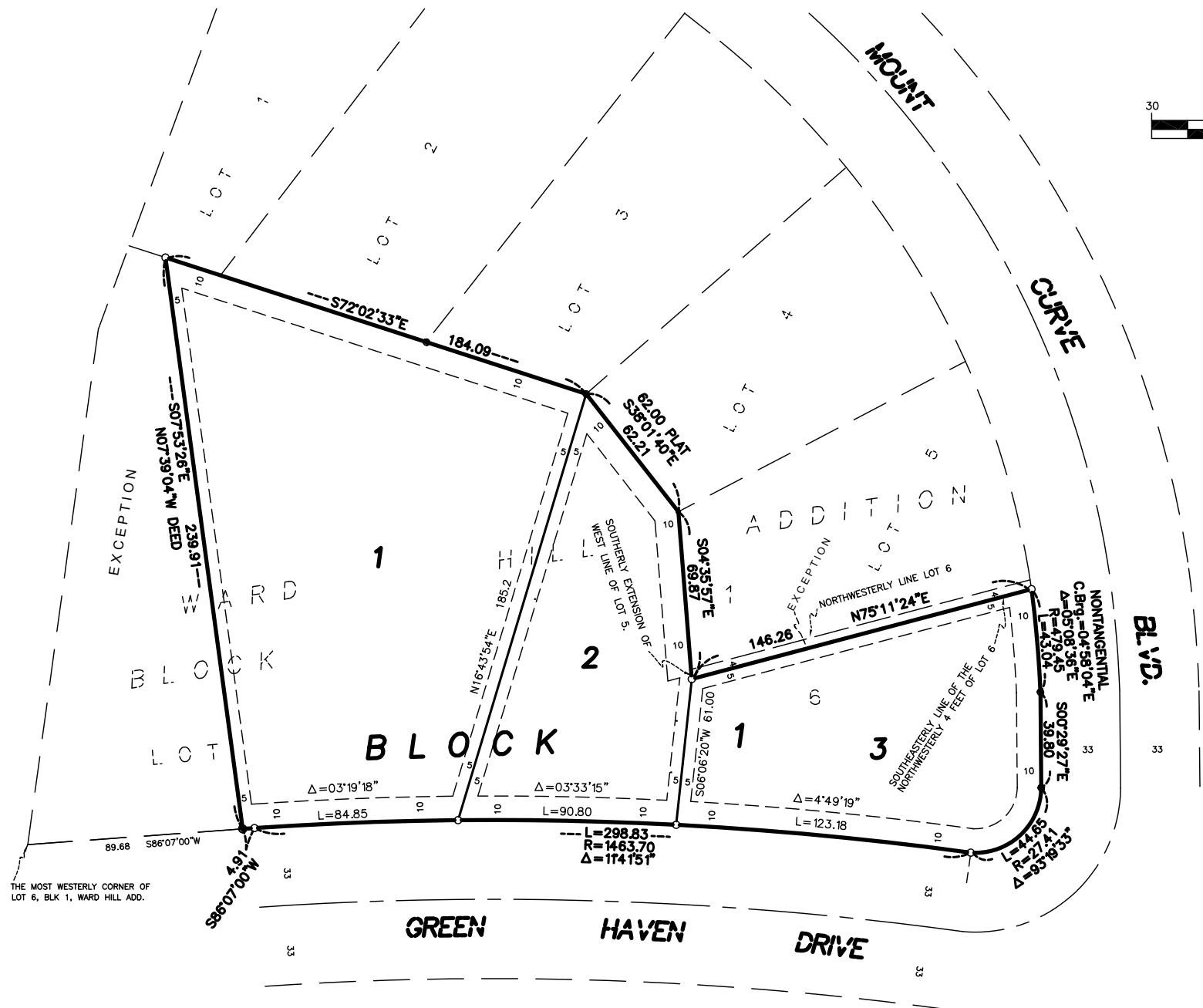
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

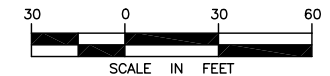
REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of NEWALD LYONS ADDITION was filed in this office this _____ day of _____, 20____, at _____ o'clock _____ P.M.

Amber Bougie, Registrar of Titles By: _____ Deputy

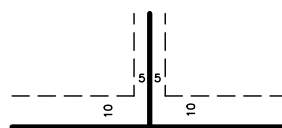


1 INCH = 30 FEET



THE MOST WESTERLY CORNER OF LOT 6, BLK 1, WARD HILL ADD.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, BEING 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND, UNLESS OTHERWISE INDICATED ON THIS PLAT.

LEGEND

- DENOTES SET 1/2 INCH x 14 IRON MONUMENT INSCRIBED RLS 15230
- FOUND HENNEPIN COUNTY CAST IRON MONUMENT
- PLAT - Refers to the distance as shown on the plat of WARD HILL ADDITION, recorded in the office of the County Recorder, Hennepin County, Minnesota.

Basis or Bearings:
Orientation of this bearing system is based upon Hennepin County Coordinates, North American Datum of 1983, 1986 Adjustment.

City of Brooklyn Park Planning Commission Staff Report

| | | | |
|------------------------|---|--------------------------------|---------------------------------|
| Agenda Item: | 5.2 | Meeting Date: | January 8, 2025 |
| Agenda Section: | Public Hearing | Originating Department: | Community Development |
| Resolution: | X | Prepared By: | Cara Donovan, Senior Planner |
| Ordinance: | N/A | | |
| Attachments: | 4 | Presented By: | Cara Donovan, Senior Planner |
| Item: | Seventh Day Adventist – Planning Case #24-123 Site Plan Review for an Addition to the Existing Building and Variance for the Addition on a Property Zoned B-1 – Office Park District. | | |

Proposed Actions:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ADDITION TO THE EXISTING STRUCTURE AT 7831 BROOKLYN BLVD, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL ADOPTING FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A BUILDING ADDITION, SUBJECT TO THE CONDITIONS IN THE DRAFT RESOLUTION.

Summary:

This request is for the construction of an addition to the existing structure located at 7831 Brooklyn Blvd. The addition will expand the existing structure to the south, increasing the footprint of the structure by 6,771 square feet.

| | |
|-----------------------------------|---|
| Land Use Plan | Institutional |
| Current Zoning | B1 – Office Park District |
| Proposed Zoning | No proposed change |
| Site Area | 1.56 acres |
| Conforms to | |
| Land Use Plan | Yes |
| Zoning Code | Yes |
| Subdivision Ordinance | Yes |
| Notification | Legal notice was published in the Sun Post, 98 Notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Hartkopf neighborhood. |
| 60- and 120- Days (§15.99) | February 17, 2025; April 18, 2025 |

Previous Approvals:

The existing building was constructed in 1972.

Current Conditions:

This site is developed with the existing 4,925 square foot building and parking to the south of the building.

Land Use/Zoning:

This property is zoned B-1 – Office Park District and is guided Institutional by the 2040 Comprehensive Plan. Religious institutions are a conditional use within the B-1 zoning district, and there is a conditional use permit for a religious institution for this property.

This building addition proposal does not meet setback requirements for the Office Park District (B-1) due to setback requirements abutting a residential district property line, and the applicant has applied for a variance.

Proposed Development:

The applicant is proposing a 6,771 square foot building addition on the south side of the existing building. The applicant has requested a variance for the expansion due to the proximity of a residential property line.

Site Plan Review:

Site plans has been reviewed against the evaluation criteria required by the Code (§152.303).

Lighting:

A lighting plan was provided with light specifications showing the lighting of the addition and additional parking north of the existing building will meet lighting requirements (§ 152.1013). The existing parking lot lighting south of the proposed addition will remain and is considered legally nonconforming.

Pedestrian Circulation:

The site plan includes pedestrian facilities associated with the building addition and additional parking which meet circulation requirements (§ 152.1021). There is an existing sidewalk on Brooklyn Blvd. There is not an existing sidewalk on 76th Ave N. However, the Engineering Division has requested a 5-foot sidewalk easement and plans to install a sidewalk on 76th Ave N.

Parking:

This site has 98 existing parking stalls, one of which is an accessible stall. The proposal would reduce the number of stalls to 80 parking stalls, four of which would be accessible stalls. The proposal would include 7 new parking stalls north of the existing building. The parking code requires 1 parking stall for 2.5 seats which requires this proposal to have 115 spaces. While the proposed total of 80 spaces would not meet this requirement the parking code (§152.1019) allows shared parking for 50% of the required parking. The property owner has an existing shared parking agreement with the adjacent property at 7835 Brooklyn Blvd for the use of 35 parking stalls. The 80 proposed parking stalls and the shared agreement with 35 parking stalls meet the requirement of 115 parking stalls.

Enclosures and Screening:

The site has an existing mechanical equipment enclosure which meets screening requirements and would be used to store residential style mobile waste containers.

Landscaping:

Planning staff will work with the architect and the Operations & Maintenance Department to ensure the final landscaping plan is consistent with code. No landscaping is proposed in the existing parking lot which is considered legally nonconforming.

Architectural Standards:

The proposal is consistent with the architectural standards outlined in §152.1004. The exterior architectural materials for the building addition are compatible with adjacent residential properties with stone veneer, board and batten, and horizontal lap siding. The existing building would be repainted to blend with the addition. The roof of the addition would be pitched away from the residential properties to minimize the vertical impact of the building. There is an existing 6-foot fence that screens the property from the neighboring residential properties.

Roadways:

The site is located between Brooklyn Blvd and 76th Ave, with an existing access point on both roads. No additional access points are proposed.

Grading and Drainage:

Grading and drainage changes are limited and focus on the area around the building addition and the new parking stalls north of the existing building.

Utilities:

The existing structure is already serviced by utilities, and the expansion of this building can be supported. One fire hydrant would be provided.

Variance:

Minnesota Statute requires all variance requests be evaluated and be found to meet all conditions of the three-factor test for practical difficulties (§ 462.357, subd. 6). The findings of fact are summarized below:

The first factor, a test of reasonableness, means that the landowner would like to use the property in a practical way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any practical use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of the first factor is whether the request to place the building there is reasonable. *In this case:*

Applicant Submission: The applicant proposes to use the property in a reasonable manner not permitted by the zoning ordinance setback criteria. When the applicant evaluated the site for building addition options the options were limited to either closing the driveway on Brooklyn Blvd to allow the addition along the western property line or apply for a setback variance from one residential property east of the property. Relocating the main entrance to 76th Ave N would direct unnecessary traffic through the adjacent residential neighborhood, would add confusion to visitors, and would impact emergency vehicle access to the site. The applicant feels the variance is more reasonable option. In order to reduce the variance for the setback from the adjacent eastern property line the applicant has a purchase agreement for the the 10-foot wide outlot that runs nearly the full length of the property which will increase the setback from the residential property from 24.7 feet to 32 feet.

Staff response: The addition is reasonable to support the existing church, and the variance request is the reasonable approach to avoid neighborhood traffic and emergency vehicle issues.

The second factor is that the landowner's problem is due to circumstances unique to the property and not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees. *In this case:*

Applicant Submission: The existing building was constructed in 1972 and purchased by this church in 2009. The unique characteristic of the site limit options for utilizing the site based on the 50-foot setback criteria from the adjacent property zoned R-4.

Staff response: The property is 125-feet wide with a 50-foot setback required setback from the adjacent residential properties. It is necessary to retain the existing drive aisle along the western property line which limits where a building addition can be located. The variance request is the most reasonable proposal and is due to circumstances unique to the property and not caused by the landowner.

The third factor is that a variance would not alter the essential character of the neighborhood. This factor is used to consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot line and if that fits in with the character of the area. *In this case:*

Applicant Submission: The variance would not alter the essential character of the locality. The existing building and addition would be constructed of typical residential type materials and blend well with the character of the community.

Staff response: The approval of this application would not alter the character of the neighborhood. The request is compatible with the intent prescribed in the comprehensive plan and zoning ordinance.

The required findings of §152.303 have been addressed and Staff recommends approval of the Site Plan Review.

The required findings of §152.307 have been addressed and Staff recommends approval of the variance request.

Conditions of Approval:

Staff recommends the adoption of a resolution subject to the following conditions as listed in Section 5 of the site plan resolution.

Staff Recommendation:

Staff recommends Planning Commission recommend approval of the resolution approving the Site Plan Review for the construction of an addition to an existing structure at 7831 Brooklyn Blvd subject to the conditions as written in the attached resolution. Staff also recommends approval of the request for a variance for the building addition subject to the conditions as written in the attached resolution.

Alternatives to Consider:

1. Recommend approval of the site plan and variance request as presented.
2. Recommend approval of the site plan and variance request with modifications.
3. Recommend denial the proposal based on certain findings.

Budgetary/Fiscal Issues:

There are no budgetary or fiscal impacts anticipated by this application.

Attachments:

- 5.2A DRAFT VARIANCE RESOLUTION
- 5.2B DRAFT SITE PLAN RESOLUTION
- 5.2C LOCATION MAP
- 5.2D PLAN SET AND DRAFT VARIANCE FINDINGS OF FACT

RESOLUTION #2025-___

RESOLUTION TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A BUILDING ADDITION SETBACK OF 32 FEET, A DEVIATION OF 18 FEET FROM THE REQUIRED 50 FEET FROM AN ADJACENT RESIDENTIAL USE AT 7831 BROOKLYN BLVD.

Planning Commission File #24-123

WHEREAS, EHR, on behalf of United Central Seventh-Day Adventist Church, has made application for a Variance under the provisions of Chapter 152 of the City Code at 7831 Brooklyn Blvd and legally described as:

See Exhibit A

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the variance request for the setback of the building addition would require a deviation from City Code Chapter 152, Section 152.1019(B) to exceed the allowable side setback adjacent to a residential district property line; and

WHEREAS, the Planning Commission held a public hearing on January 8, 2025; and

WHEREAS, Minnesota Statute Section 462.357, subd. 6 provides:

1. Variances shall only be permitted (a) when in harmony with the general purposes and intent of the ordinance, and (b) when the variances are consistent with the comprehensive plan.
2. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties", as used in connection with the granting of a variance, means that (a) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality.

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands and existing and anticipated effects on the neighborhood have been considered; and

WHEREAS, the Planning Commission has reviewed the variance request for a building setback decrease from 50 feet to 32 feet, and finds the request:

1. Is not in conflict with the purposes and intent of the ordinance and comprehensive plan.
2. The building addition is reasonable to support the existing church.
3. Given the lot dimensions and existing drive aisle a building addition on this property is most reasonable to the south of the existing building.
4. The approval of this application would not alter the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKLYN PARK, MINNESOTA that:

The application to issue a variance for the construction of a building addition with a setback of 32 feet from the adjacent residential use would require a deviation from City Code Chapter 152, Section 152.1019(B) to exceed the allowable setback adjacent to residential uses, is hereby approved.

The petitioner shall be required to record a copy of this resolution with the Hennepin County Recorder and to pay all fees for said recording. Proof of said recording shall be filed promptly with the City.

EXHIBIT A

UNPLATTED 29 119 21 WEST 125 FEET OF THE EAST 333 FEET OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF 76TH
AVENUE NORTH EX ROAD, HENNEPIN COUNTY, MINNESOTA.

RESOLUTION #2025-

RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE FOR THE CONSTRUCTION
OF AN ADDITION TO THE EXISTING STRUCTURE AT 7831 BROOKLYN BLVD

Planning Commission File #24-123

WHEREAS, EHR, on behalf of United Central Seventh-Day Adventist Church, has made application for a Site Plan under the provisions of Chapter 152 of the City Code at 7831 Brooklyn Blvd and legally described as:

See Exhibit A

WHEREAS, the zoning of the property is B-1 – Office Park District – in which religious institutions are a conditional use; and

WHEREAS, the effect of the proposed use upon the health, safety, and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered; and

WHEREAS, the matter has been referred to the Planning Commission who held the public hearing on January 8, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park:

The Site Plan Review for the construction of an addition to the existing structure is hereby approved with the following conditions:

1.00 DRAWINGS

- 1.01 Site, landscaping, and grading plans for the property on file in the City Clerk's office dated December 31, 2024 are approved, subject to conditions listed below.

2.00 BONDS, ESCROWS AND DIRECT PAYMENTS

- 2.01 A Development Contract and bonding shall be required as a development bond or letter of credit in the amount of **\$150,500.00**, a cash bond in the amount of **\$7,900.00**, and a developer's escrow in the amount of **\$4,700.00** as required by Chapter 152. The developer's escrow must be posted with the City to cover engineering, legal and administrative costs incurred by the City. If this account becomes deficient, it shall be the developer's responsibility to deposit additional funds. This must be done before final bonding obligations are complete.

3.00 REQUIRED DOCUMENTS

- 3.01 All utility construction, drainage, grading and development plans must be approved by the City Engineer prior to receiving a building permit.

4.00 GENERAL CONDITIONS

- 4.01 It shall be the developer's responsibility to keep active and up to date the developer's contract and financial surety (Letter of Credit, bonds, etc.). These documents must

remain active until the developer has been released from any further obligation by City Council motion received in writing from the Engineering Department.

- 4.02 Before final bonding obligations are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to drainage development plan(s) approved by the City Engineer.
- 4.03 No burying of construction debris shall be permitted on the site.
- 4.04 Dust control and erosion measures must be in place to prevent for dust and erosion including, but not limited to, daily watering, silt fences, and seeding. The City Engineer may impose measures to reduce dust and run-off.
- 4.05 Adequate dumpsters must be on site during construction. When full, they must be emptied immediately or replaced with an empty dumpster.
- 4.06 Signs must conform to the requirements of Chapter 150. The sign plans will be approved by staff to verify code compliance at time of building permit.

5.00 CONDITIONS

- 5.01 A 5-foot sidewalk easement is required to be dedicated to the City of Brooklyn Park.
- 5.02 All comments from Hennepin County must be addressed prior to construction.
- 5.03 Waste must be stored in a manner complying with 152.1028.
- 5.04 City Engineer must approve final stormwater plans prior to building permit approval.
- 5.05 Resolution to approve a variance for this application must be approved prior to Site Plan approval.
- 5.06 Acquisition of PID 29-119-21-12-0038 must occur prior to permitting, as approved by eastern property setback reduction approved by a variance for this application.

EXHIBIT A

UNPLATTED 29 119 21 WEST 125 FEET OF THE EAST 333 FEET OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF 76TH
AVENUE NORTH EX ROAD, HENNEPIN COUNTY, MINNESOTA.



**Site Plan Review and Variance to Zoning Code
Case #24-123 – Seventh Day Adventist Church
Area of Request (August 2023 Air Photo)
7831 Brooklyn Blvd.**

Brooklyn Park 



EHR

Exceptional Homes & Remodeling

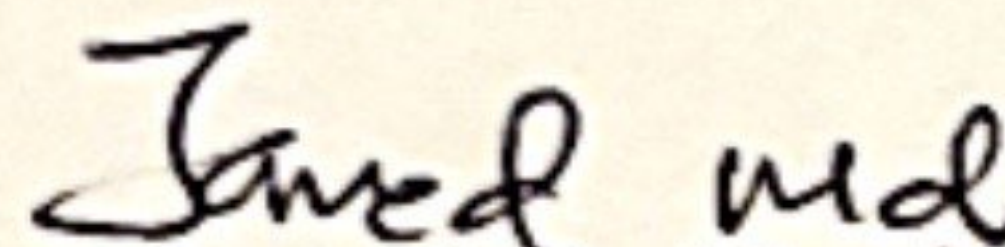
Date: 11/01/2024

To whom it may concern:

We the undersigned, hereby authorize Dennis Cornelius and Chris Cornelius to act on our behalf in all manners relating to application for variance approval, including signing of documents relating to these matters. Any and all acts carried out by Dennis Cornelius and Chris Cornelius on our behalf shall have the same affect as acts of our own.

This authorization is valid until further notice from United Central SDA Church

Sincerely,


Jared Dr Nyabuti

December 31, 2024 Revision #1

Site Plan Review & Variance Request United Central Seventh Day Advent Church:

United Central Seventh Day Advent Church (the Applicant) is applying for a Site Plan Review & Variance request for their property located at 7831 Brooklyn Boulevard (PID parcel #2911921120001) The property is currently zoned B-1

Site & Building plan review :

The applicant is submitting a site development plan, building exterior elevations with proposed finishes, building floor plans and a building image. The project is comprised of a 6,771 sf Sanctuary addition to the existing 4,925 sf building. The proposed Sanctuary is designed to accommodate a seating capacity of 286 people.

Parking criteria for a religious facility is 1 parking stall per 2.5 seats in the sanctuary. Based on the proposed seating the project will require 115 parking stalls. The sanctuary addition and related landscaping/hardscape area encroach on the church's existing parking lot, reducing the parking stalls available to 80 parking stalls. Per Brooklyn Park's zoning code, section 152.1019 (H)(c) Shared Parking, a religious entity, can account for up to 50% of their required parking through a shared parking agreement with an adjacent property. The church has entered into a joint shared parking agreement with The Cremation Society of Minnesota at 7835 Brooklyn Boulevard providing a cross parking agreement for a total of 35 parking spaces. **(see Exhibit #8)** This agreement, in conjunction with the proposed on-site parking, results in a total parking count of 115 stalls which meet the required parking for the church.

The existing site plan is a nonconforming use based on the current zoning code. The site and building were built in 1972 as a Beauty School and subsequently purchased by the church in its' current condition in 2009. The building's interior space was converted to accommodate the church's needs with no additional changes/improvements to the existing site.

Current zoning criteria call for a maximum impervious area of 70% and Minimum pervious area at 30% . The following schedule reflects existing site coverage conditions and anticipated coverages associated with the new addition. The church has a purchase agreement to acquire Outlot #1 **(See exhibits #10A)** (expanding the total site area as noted below.) With this acquisition the impervious area will be 72.2% and Pervious 27.8% . **(See exhibit #1 and #2 for existing and future site configurations.)**

The following schedule recaps the current site conditions and projected conditions resulting from the proposed addition

| | | |
|-----------|-------------|-----------|
| SDA Lot | existing SF | 77,514 sf |
| Outlot #1 | SF | 5,000 sf |
| Total | SF | 82,514 sf |

| description | Existing condition SF | lot coverage % | New site condition SF | lot coverage % | % coverage change +/- |
|----------------------------|-----------------------|----------------|-----------------------|----------------|-----------------------|
| county 152 & walk area | 5,875 | 7.6% | 5,855 | 7.1% | -0.5% |
| Building/accessory bldg. | 5,118 | 6.6% | 11,819 | 14.3% | 7.7% |
| concrete walks/pads | 2,322 | 3.1% | 3,468 | 4.2% | 1.1% |
| parking area | 45,848 | 59.0% | 39,332 | 47.7% | -11.3% |
| pervious area | 18,359 | 23.7% | 22,049 | 26.7% | 3.0% |
| impervious area *** | 59,163 | 76.3% | 60,474 | 73.3% | -3.0% |

*** Includes impervious area of CRF 152/walk surface

The following schedule reflects the current zoning criteria and conditions associated with the original building and proposed addition:

| Existing Building | Required | Existing | rmk |
|----------------------|----------|----------|-----|
| N Public ROW Setback | 50 LF | 50.2 LF | |
| E setback C1 zoning | 10 LF | 24.7 LF | |
| W setback C1 zoning | 10 LF | 39.4 LF | |
| S Public ROW Setback | 50 LF | 406.1 LF | |
| Max site coverage | 35% | 6.5% | |
| Max height | 40 FT | 24.5 Ft | |
| | | | |

| New Addition | Required | Existing | rmk |
|----------------------|----------|----------|-------------------------------------|
| N Public ROW Setback | 50 LF | N/A | Addition south of existing building |
| E setback R4 zoning | 50 LF | 32 LF | Requires Variance |
| W setback C1 zoning | 10 LF | 30.2 LF | |
| S Public ROW Setback | 50 LF | 303.1 LF | |
| Max site coverage | 35% | 14 % | |
| Max height | 40 FT | 28.7 Ft | |
| | | | |

The existing and new addition finishes are compatible with the adjacent duplex and single family residential finishes. The building incorporates a stone veneer and board and batten finish along the north elevation of the building. The balance of the building utilizes board and batten finish along the east and west side of the existing building which transitions to a horizontal lap siding with accent trim at the new addition. The existing building will be repainted to blend with the new color scheme for the addition. Residential style clad windows are provided at the new sanctuary and link between the new and existing building. Roofs are pitched at the existing building and new sanctuary with a flat roof transition between the existing and new building. Shingles will be architectural profile shingle similar in color and design to the existing building. **(See Exhibit #3 for additional finish detailing, floor plan and 3-D images of the building.)**

The landscaping plan incorporates (FL) foundation and (OL) open area landscaping complying with current landscaping guidelines in areas adjacent to the building and in the open area fronting Brooklyn Boulevard. *(The open area design scheme is per section 152.1012 (D)(3)(C). Planting diversity is achieved through subparagraphs (c)(i)(iii)(iv) and use of credits for existing trees. (See landscaping plan/site survey for location and size of existing trees.) Street fronting on CR 152 per 152.1012 (D)(3)(d)* The existing parking lot configuration is not scheduled to be revised and (CC) canopy criteria will remain non-conforming. The foundation and open areas will incorporate a new irrigation system. **(see Exhibit 4)**

Site lighting will be provided at the main access drive, parking stalls adjacent to the building and a single pole like the existing condition in the parking field. All building access points at the perimeter of the building will provide security and access lighting. The balance of the site will remain unlighted or low level lighting. Night use of the church is limited, and church prefers to minimize impact of lighting on the adjacent residential properties. **(see Exhibit #5)**

Site utilities are limited to the existing utility services currently servicing the building, these will service the new addition needs. One fire hydrant will be added on site as noted on the utility plan to provide a fire apparatus connection. **(see Exhibit 6)**

Site grading/storm water management is limited to drainage management associated with the new building pad and adjacent improvements. **(see Exhibit7)** Intent is to disturb only the portion of the parking lot needed for the addition/surrounding grading. The drive lane immediately to the west of the building extending to the main entrance will be reconfigured/repaved to accommodate the new parking stalls and straighten the west curblane. Approximate area of this disturbance is 11,500 sf. In addition, a small portion of the asphalt paving will be removed, and curb line reconfigured at the south end of the site. Area of disturbance at this location is 2,000 sf. Total project disturbed area is projected at 13,500 sf. Intent is to maintain the existing site drainage pattern which consists of the site surface draining from the existing building to a city catch basin located in 76th Ave N at the SW corner of the lot. The north side of the existing building, drive access lane and front landscape area are surface draining to the north with impervious areas draining to an existing catch basin located at the site entrance. The north Landscaped area surface drains to the north. The majority of run-off is

absorbed on site with minor overland flow to the curb located at Brooklyn Blvd. Based on site coverage calculations, the impervious surface area is reduced by approximately 2.5% effectively reducing the impact of site drainage because of this addition. Silt fencing will be incorporated as needed during construction activity.

The building will comply with life safety criteria per Brooklyn Parks' fire department policy. The existing building and new addition will incorporate a full fire sprinkler system and code compliant fire alarm system. A new fire hydrant will be added adjacent to the fire protection Siamese connection (see site utility plan for proposed location) Fire apparatus access dimensions based on an engine apparatus will comply with city criteria. The church does utilize a swing gate at both the main entry and secondary south entry. The gate is a simple manual single bar swing gate with paddle lock/chain at each location. The gate is utilized to minimize site vandalism/dumping and unauthorized vehicle parking. The church request that these gates be permitted and understands that they will need to address access with the fire department.

A full Architectural code analysis will be prepared as part of the final building permitting process. The existing building is a wood framed building constructed of glue laminated beams T & G decking and wood framed infill walls. The new addition will be comprised of wood framing, roof trusses and wood girder beams. Design code standards will be based on an A3 Occupancy and 5B Construction.

Site garbage collection is managed using residential style mobile containers (Garbage, recycling, compost) that are stored in the mechanical equipment enclosure adjacent to the west side of the building. The containers will be rolled out from the enclosed area on collection day and placed on a concrete pad immediately south of the enclosure for pickup by a local garbage collection agency.

The proposed addition complies with Brooklyn Park's City Code Chapter 152 Zoning requirements except for the following:

A. Existing non-conforming site conditions:

The existing site layout and coverages are non-conforming based on Chapter 152 site requirements. The intent is to limit existing site modifications to reconfiguring/stripping of a portion of the existing parking lot to accommodate the new addition and minor modifications to the south end of the parking field. All other site conditions will remain non-conforming.

The applicant proposes to provide upgraded landscaping/irrigation immediately adjacent to the addition and along the front set back area of the building. The balance of the parking field /landscaping will remain in the current format with re-stripping of the parking lot and relocation/replacement of one existing site light.

Final coverage conditions will be per the scheduled noted above with combined impervious coverage at 72.2% and previous at 27.8 % Net impact of the project will be an approximate reduction of 2.5% of impervious areas and a similar increase in pervious surfaces.

B. Building Setback Variance Request:

The applicant is submitting for review a request for variance relating to the proposed Addition. The addition complies with Brooklyn Park's City Code Chapter 152 Zoning requirements except for the required East property line. Per city zoning guidelines, a 50 ft building setback is required adjacent to a residential property with berming/or screen method to minimize impacting the residential property.

The basis for this variance request is based on the following condition which are a result of site specific practical difficulties limiting alternative placement of the addition.

The site currently fronts Brooklyn Boulevard on north and 76th Ave N to the south. The site is 125 ft wide and extends 610 ft in depth. The east side of the property abuts a (10 ft W x 500 ft D) outlot (**see Exhibit #10**) which extends from north property line of lot 2 to south side of lot 6. This lot separates the applicant's lot from the adjacent residential lots. Lots east of outlot #1 consist of two lots (1 &2) zoned B1 and four lots (3-6) zoned R4 and the west side of the property about lot (1) and Lot (3) zoned B1 and public streets at the north and south property lines. The outlot #1 is a non-buildable lot currently owned by owner of lot 2.

Exhibit #9 delineates the required setbacks from the adjacent properties and defines the buildable zone available and is overlaid with the proposed addition. The addition's proposed setback from the east residential property is 32 Lf. This setback does not meet the minimum 50 setback required.

When evaluating the site for the addition we discovered that our options were limited to either closing the entrance drive from Brooklyn Boulevard to allow the addition to be moved to the west side of the site which permits a 10 ft setback for the adjacent B-1 site (option #1) or try maximize setbacks from the east residential properties and request a variance. (option #2)

Option #1 Position building adjacent to west property line:

Logistically closing the existing entrance at Brooklyn boulevard does not make sense considering:

- Relocating the main entrance to 76th Ave N would direct un-necessary traffic through the adjacent residential neighborhood to access the southern entrance. Currently this south entrance is seldomly used with gate typically locked.
- Closing Brooklyn Blvd access would add confusion for visitors arriving at the Brooklyn Boulevard address with no street access.

- Closing the Brooklyn Boulevard entrance would impact life safety access to the site. Currently we have dual access to the site with a drive lane between the two entries for access by fire and emergency vehicles.

Option #2 Position building adjacent to east property line with setback variance:

- The design reflects maximum distance the addition can be positioned to the west and still allows vehicular access and a landscape/walk buffer between the new building and access drive.
- The existing building is currently positioned 24.5 Lf from lot #2. This lot is zoned B1 which allows a side lot setback of 10 ft. The original portion of the building meets the current setback requirements.
- The proposed addition to the church is positioned 32 Lf from Lot #3 which is designated R3 and requires a minimum setback of 50 ft. **This is the segment of the site that requires a setback variance.**
- None of the other residential properties along the east side of the site are being impacted by the position of the building. The balance of the site extending south is the church's parking lot.

To minimize the R3 setback issue the church has agreed to purchase the 10 ft wide outlot #1 (**see Exhibit #10**) immediately east of their property and add this outlot to the church property effectively increasing the setback for the existing building from lot 2 to 24.7 LF and the proposed addition to 32 Lf from lot 3.

Considering the massing impact of the new sanctuary on the adjacent property, the design of the roof is pitched away for the property line at a 6/12 pitch to minimize the vertical impact of the building. The roof is sloping from an eave height of 12.5 ft to a maximum ridge height of 28.6 ft. The architectural materials and general scale are compatible with the adjacent residential properties.

An existing 6 ft screen fence extends from lot 2 south to lot 6 providing the residential properties screening from the applicant's property.

Based on the above and enclosed exhibits the applicant requests that the variance requested be granted based on the following "practical difficulties" associated with development of this property.

- The applicant proposes to use the property in a reasonable manner not permitted by the noted zoning ordinance setback criteria.
- The plight of the applicant is due to circumstances unique to the property not created by the applicant. The existing building and parking lot were constructed in the 1972 and building was subsequently converted to a church utilizing the existing parking lot/site layout.

- The variance will not alter the essential character of the locality. The existing building and addition are constructed of typical residential type materials and blend well with the character of the community
- Economic consideration has no bearing on the difficulty associated with the practical difficulties associated with the project. The unique characteristics of the site limit options for utilizing the site based on the 50ft setback criteria from the adjacent R4 properties.

Miscellaneous Submittal documents:

The following supplemental documents are provided as part of the application:

Exhibit #1 Site Survey (existing conditions)

Exhibit #2 Architectural site plan (colored)

Exhibit (3.-3.6) Site plan, Building floor plans, exterior elevations, 3D images of building.

Exhibit #4 Landscaping plan.

Exhibit #5 Site Lighting photometrics.

Exhibit #6 Site Utility Plan

Exhibit #7 Grading/drainage concept plan.

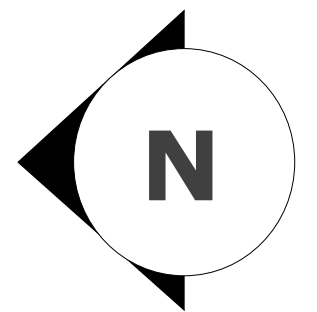
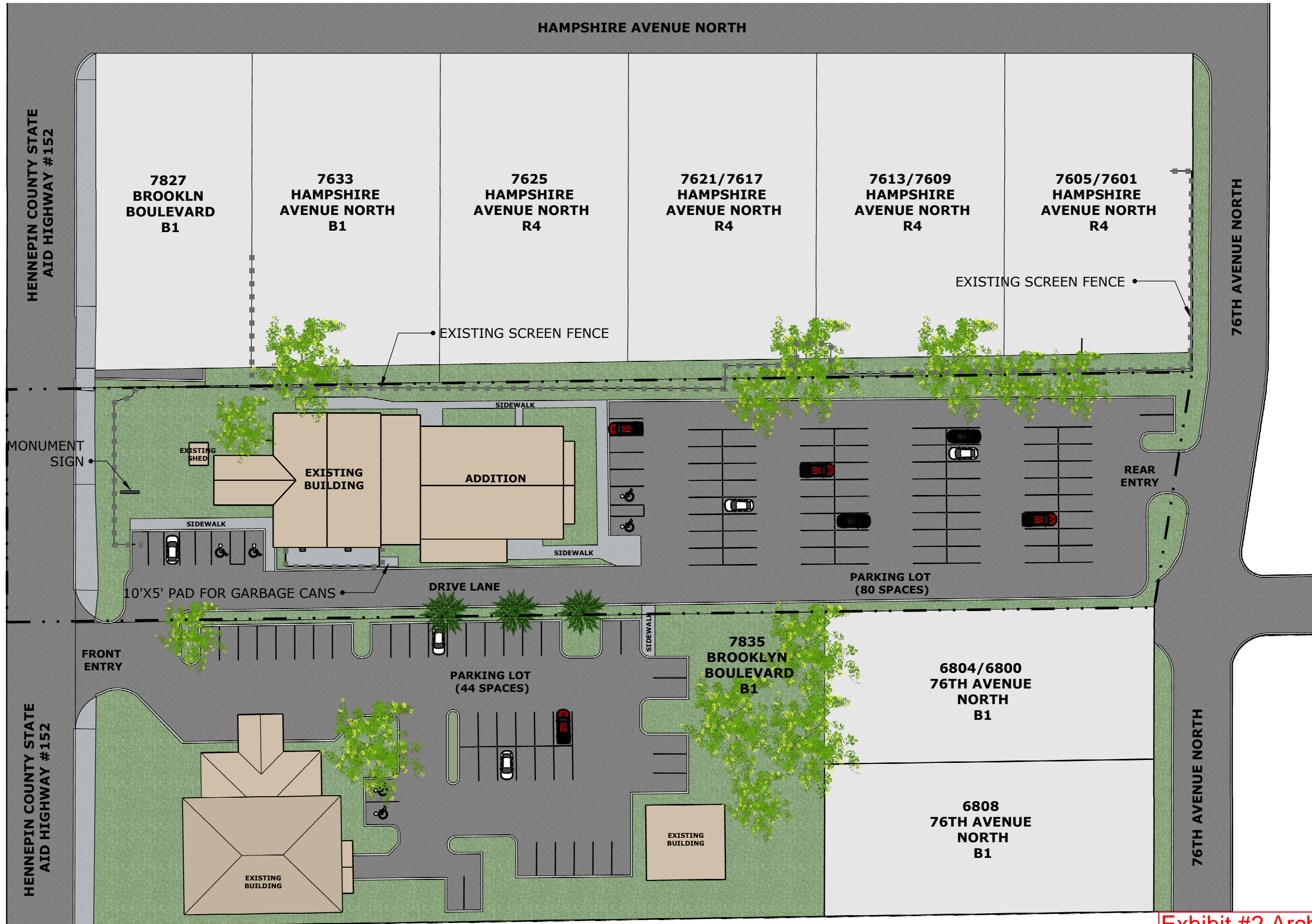
Exhibit #8 Cross Parking agreement.

Exhibit #9 Zoning buildable area map.

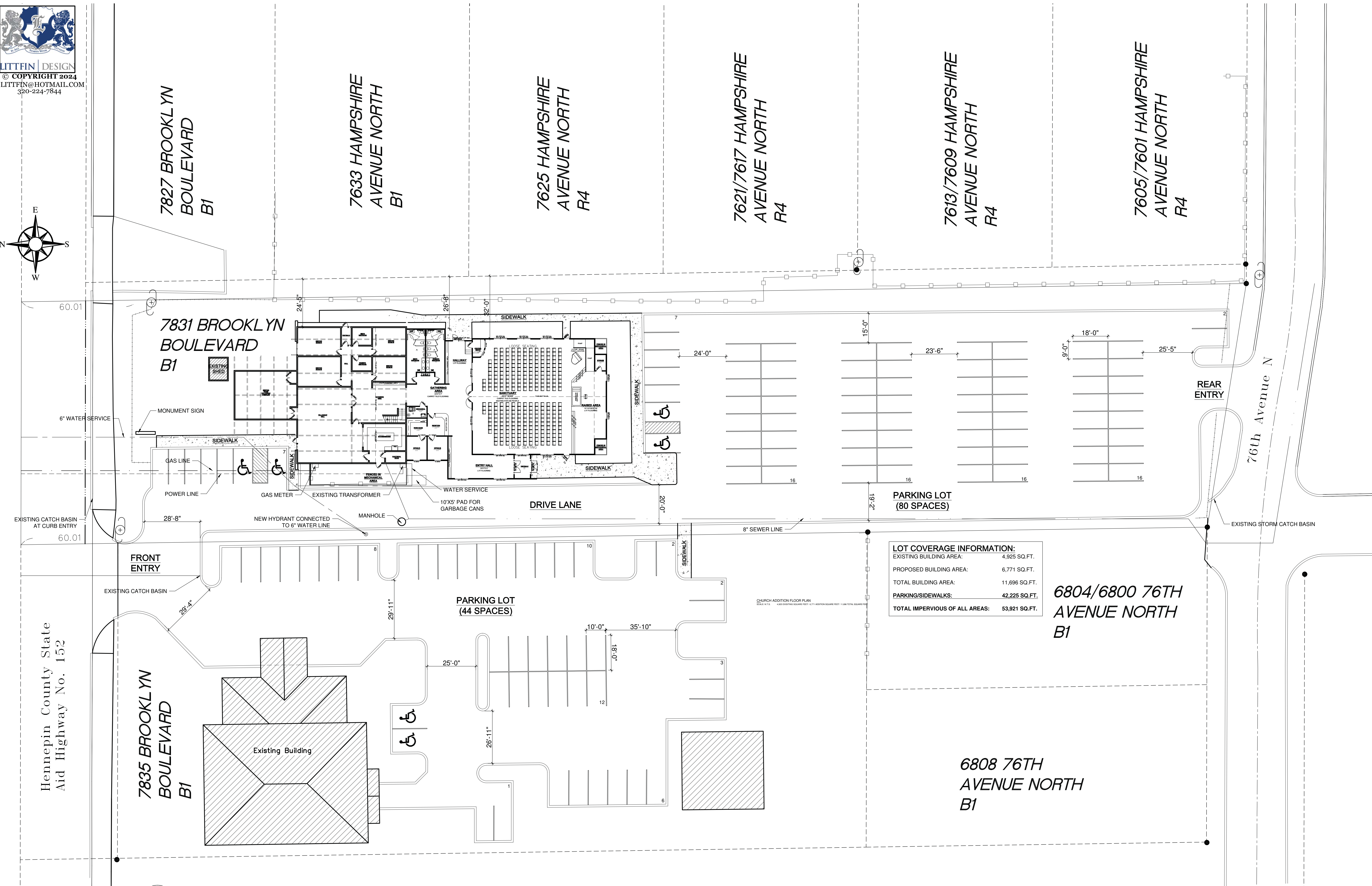
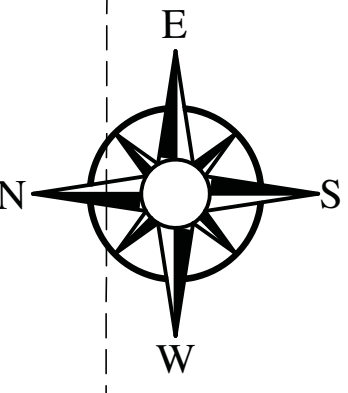
Exhibit #10A Outlot #1 location plan

Exhibit #10B Outot PID information.

SDA CHURCH ADDITION SITE PLAN



SCALE: 1"=50'



LOT COVERAGE INFORMATION:

| | |
|--------------------------------|---------------|
| EXISTING BUILDING AREA: | 4,925 SQ.FT. |
| PROPOSED BUILDING AREA: | 6,771 SQ.FT. |
| TOTAL BUILDING AREA: | 11,696 SQ.FT. |
| PARKING/SIDEWALKS: | 42,225 SQ.FT. |
| TOTAL IMPERVIOUS OF ALL AREAS: | 53,921 SQ.FT. |

6804/6800 76TH AVENUE NORTH B1

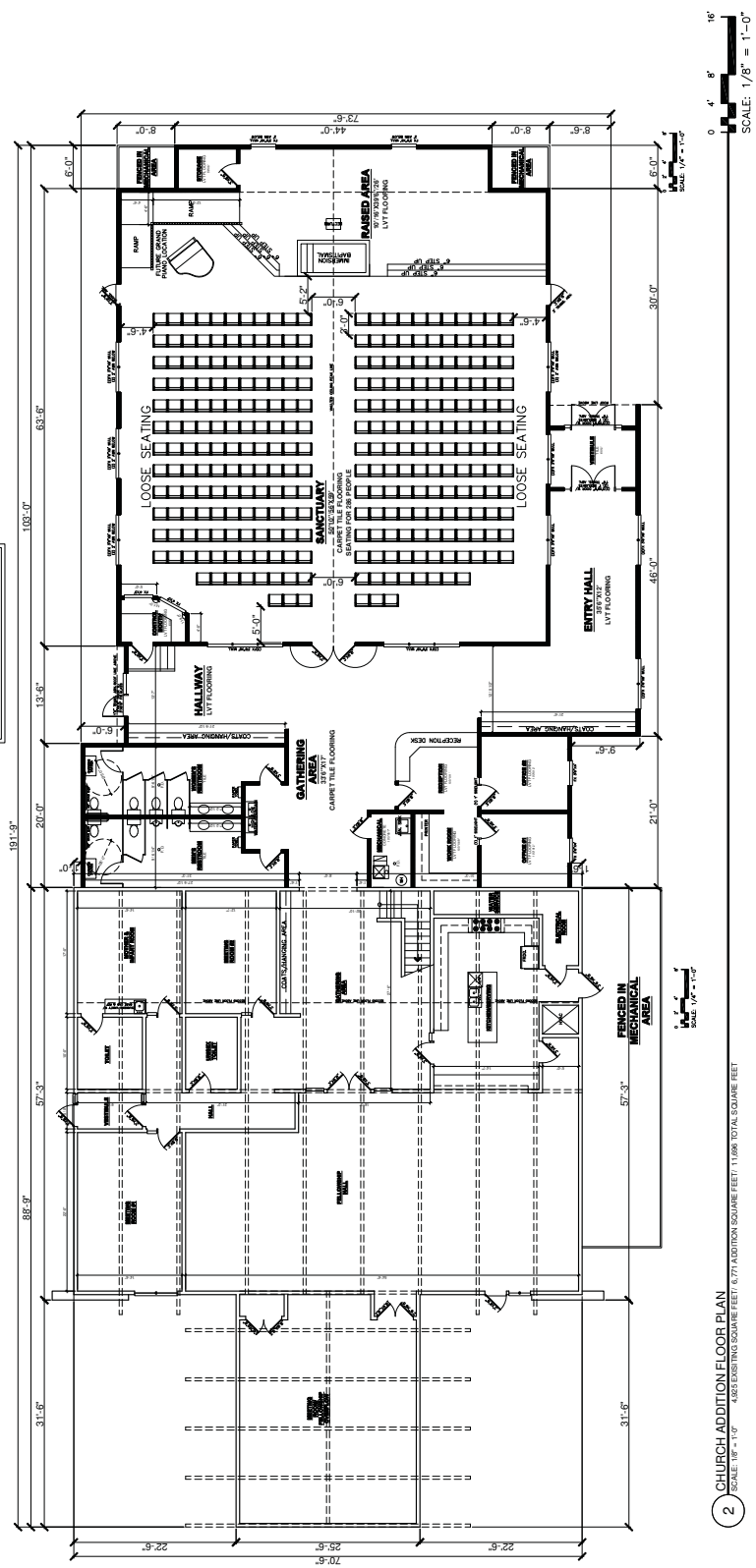
6808 76TH AVENUE NORTH B1

1 UTILITY PLAN
 SCALE: 1" = 20'-0"



LITTON DESIGN
MULTIMEDIA@LITTON.COM
302-224-7844

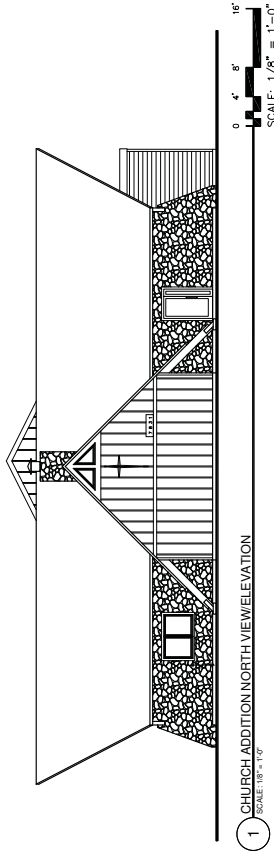
| SQUARE FOOTAGE CALCULATIONS | |
|-----------------------------|---------------------|
| EXISTING | 488 SQ.FT. |
| ADDITIONAL | 6771 SQ.FT. |
| TOTAL | 11689 SQ.FT. |



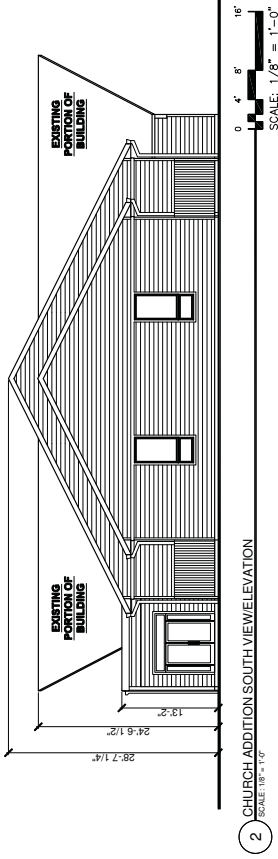
2 CHURCH ADDITION FLOOR PLAN

SCALE: 1/8" = 1'-0" 488 EXISTING SQUARE FEET, 6771 ADDITION SQUARE FEET, 11689 TOTAL SQUARE FEET

SCALE: 1/8" = 1'-0"

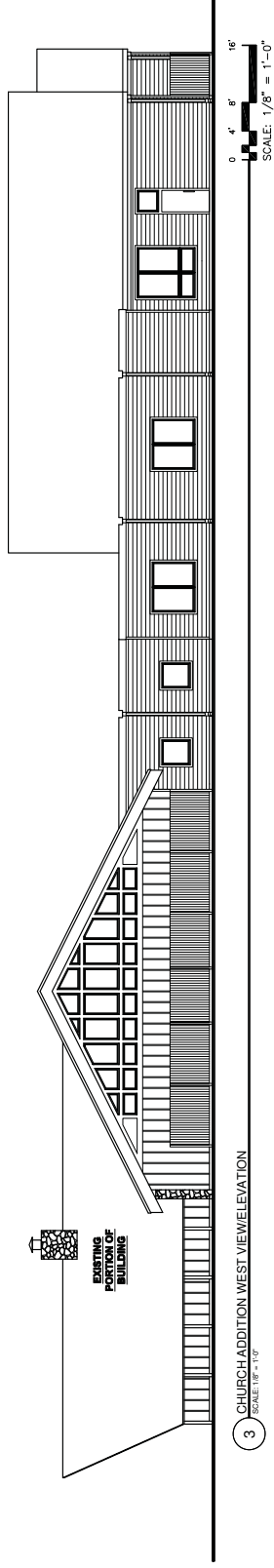


1 CHURCH ADDITION NORTH VIEW ELEVATION
SCALE: 1/8" = 1'-0"

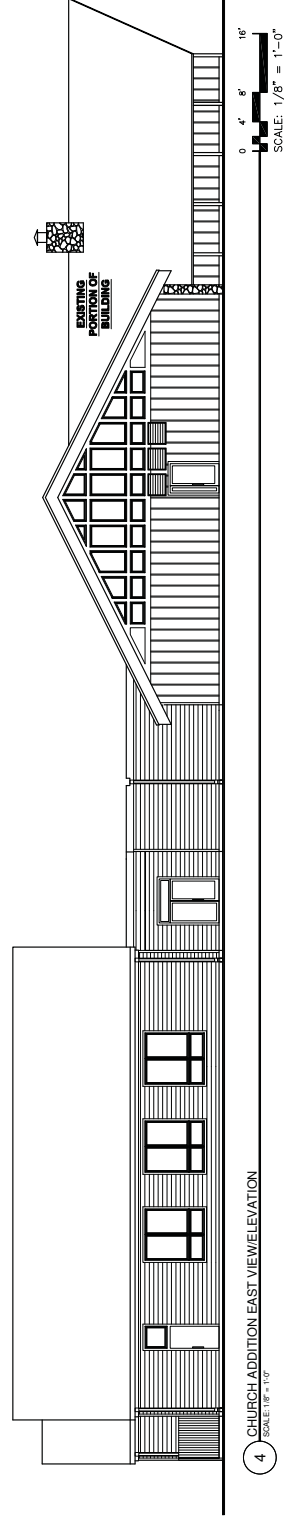


2 CHURCH ADDITION SOUTH VIEW ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR MATERIAL KEY | |
|----------------------------------|--|
| BOARD & BATTEN SIDING | -MATERIAL: BOARD & BATTEN PANEL, VERIFY W/ SPEC. |
| 8" HORIZONTAL SIDING | -MATERIAL: SMART-SIDING, VERIFY W/ SPEC. |
| CULTURED STONE | -MATERIAL: CULTURED STONE |
| SOFFIT | -MATERIAL: LP SOFFIT MATERIAL |
| ROOF | -MATERIAL: 30 YEAR GAF ASPHALT SHINGLES |
| WINDOWS | -MARVIN ESSENTIAL LINE |



3 CHURCH ADDITION WEST VIEW ELEVATION
SCALE: 1/8" = 1'-0"



4 CHURCH ADDITION EAST VIEW ELEVATION
SCALE: 1/8" = 1'-0"



Exhibit 3.4 NW View



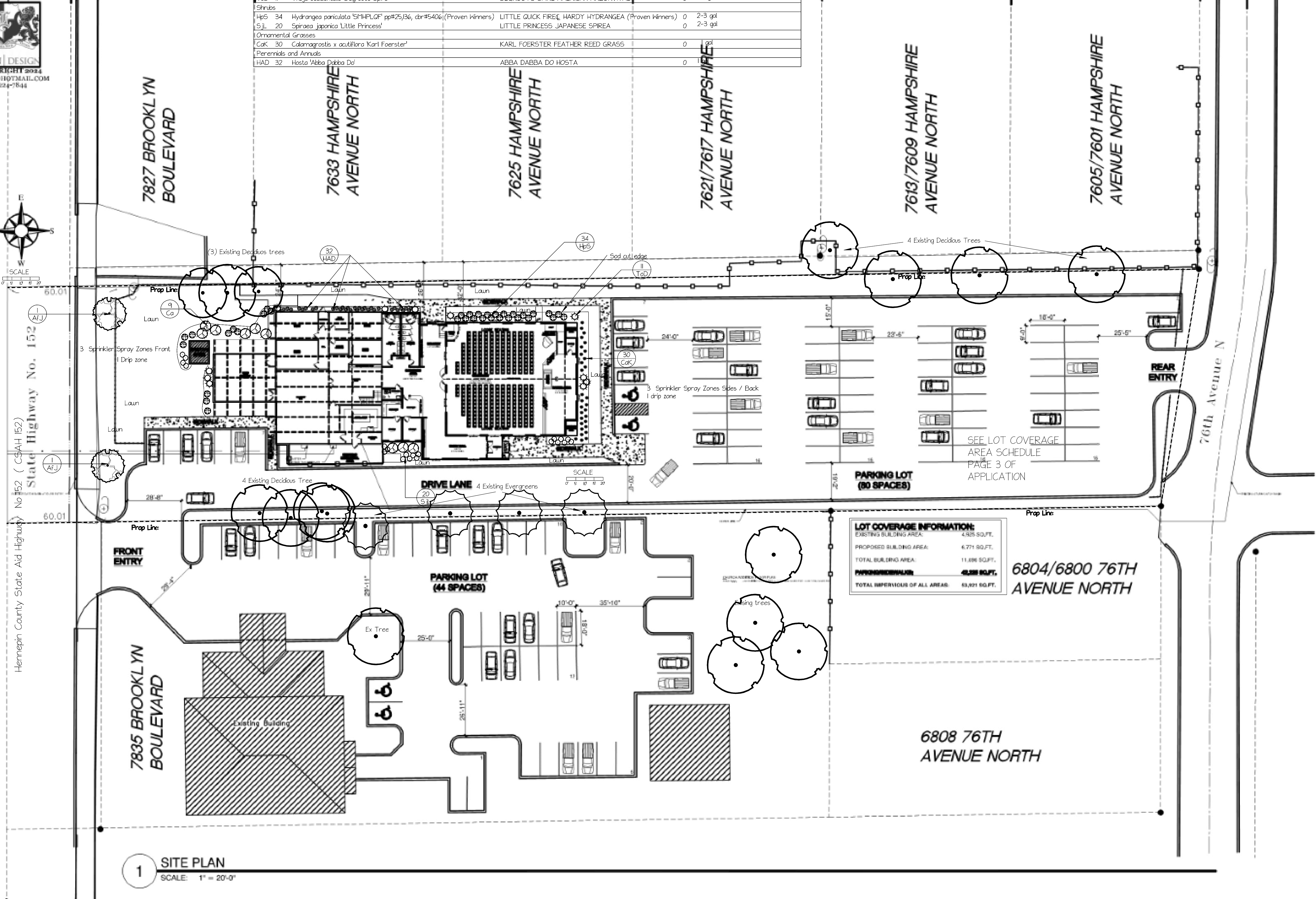
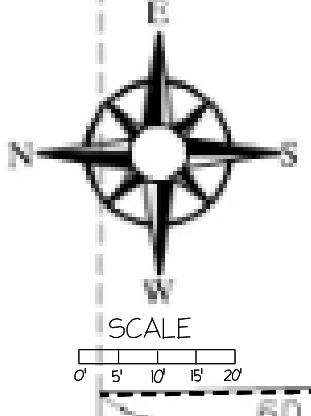
Exhibit 3.5 SW View



Exhibit 3.6 NW View

Laun areas to sod or hydro seed. Sod cut edge as needed where concrete is not. 20+ cubic yards of hardwood mulch.

| Key | Qty | Botanical Name | Common Name | Size/Condition | Remarks |
|-------------------------------|-----|--|---|------------------|---------|
| Trees | | | | | |
| AFJ | 2 | Acer x freemanii 'Jeffersred (Autumn Blaze(L))' | JEFFERSRED (AUTUMN BLAZE(L)) FREEMAN MAPLE | 0 2'-25" Caliper | |
| Ca | 9 | Cornus alternifolia | PAGODA DOGWOOD | 0 5 gal | |
| ToD | 11 | Thuja occidentalis 'Degroot's Spire' | DEGROOT'S SPIRE AMERICAN ARBORVITAE | 0 5 gal | |
| Shrubs | | | | | |
| HpS | 34 | Hydrangea paniculata 'SM-HPL-OP' pp#25136, cbr#5406 (Proven Winners) | LITTLE QUICK FIRE(L) HARDY HYDRANGEA (Proven Winners) | 0 2-3 gal | |
| SjL | 20 | Spiraea japonica 'Little Princess' | LITTLE PRINCESS JAPANESE SPIREA | 0 2-3 gal | |
| Ornamental Grasses | | | | | |
| CaK | 30 | Calamagrostis x acutiflora 'Karl Foerster' | KARL FOERSTER FEATHER REED GRASS | 0 2" | |
| Perennials and Annulds | | | | | |
| HAD | 32 | Hosta 'Abba Dabba Do' | ABBA DABBA DO HOSTA | 0 2" | |



LOT COVERAGE INFORMATION:

| | |
|--------------------------------|---------------------|
| EXISTING BUILDING AREA: | 4,585 SQ.FT. |
| PROPOSED BUILDING AREA: | 6,771 SQ.FT. |
| TOTAL BUILDING AREA: | 11,356 SQ.FT. |
| PARKING SPACES: | 44-80 SQ.FT. |
| TOTAL IMPERVIOUS OF ALL AREAS: | 53,921 SQ.FT. |

6804/6800 76TH AVENUE NORTH

6808 76TH AVENUE NORTH

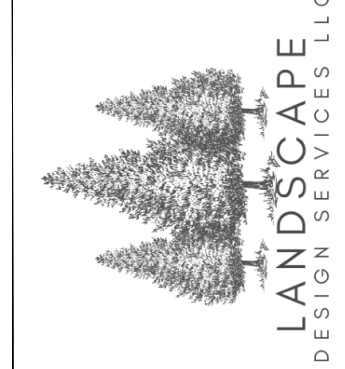
1 SITE PLAN
SCALE: 1" = 20'-0"

Landscaping design by: Greg
Original Design Date: 12-24
Major Revision 1 Date: 12-29-24
Minor Revision 2 Date: 12-30-24
Revision 3 Date and why:

SCALE IN FEET
0 5 10 20
Eighth Scale 1" = 8'

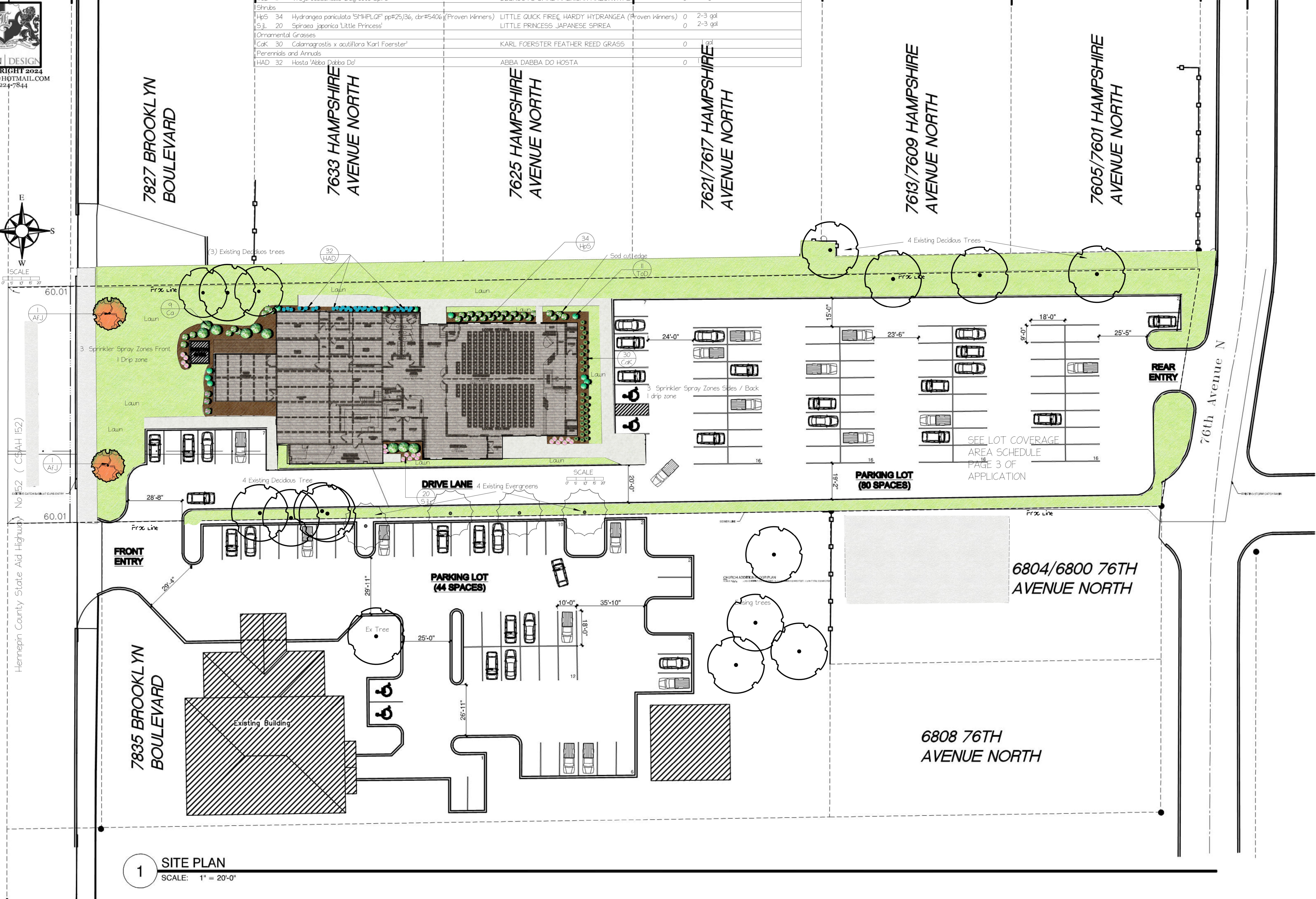
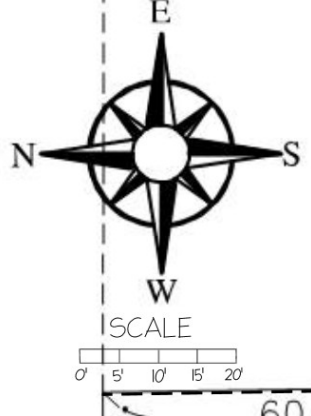
SDA CHURCH
7831 Brooklyn Boulevard, Brooklyn Park, MN 55445
All plans are conceptual/consultant. Field verify before bidding or rendering material. Always check permission from city, HOA, and/or for former permit and remove utility locations services.

Design By: Gregory Berg
31654 Newport Curve
Lindstrom, MN 55045
775-690-2963



Laun areas to sod or hydro seed. Sod cut edge as needed where concrete is not. 20+ cubic yards of hardwood mulch.

| Key | Qty | Botanical Name | Common Name | Size/Condition | Remarks |
|------------------------------|-----|---|---|------------------|---------|
| Trees | | | | | |
| AFJ | 2 | Acer x freemarii 'Jeffersred (Autumn Blaze)' | JEFFERSRED (AUTUMN BLAZE) FREEMAN MAPLE | 0 2"-25" Caliper | |
| Ca | 9 | Cornus alternifolia | PAGODA DOGWOOD | 0 5 gal | |
| ToD | 11 | Thuja occidentalis 'Degroot's Spire' | DEGROOT'S SPIRE AMERICAN ARBORVITAE | 0 5 gal | |
| Shrubs | | | | | |
| HpS | 34 | Hydrangea paniculata 'SM+PL-OP' pp#25,36, cbr#5406 (Proven Winners) | LITTLE QUICK FIRE, HARDY HYDRANGEA (Proven Winners) | 0 2-3 gal | |
| Sj | 20 | Spiraea japonica 'Little Princess' | LITTLE PRINCESS JAPANESE SPIREA | 0 2-3 gal | |
| Ornamental Grasses | | | | | |
| Cak | 30 | Calamagrostis x acutiflora Karl Foerster' | KARL FOERSTER FEATHER REED GRASS | 0 2 gal | |
| Perennials and Annals | | | | | |
| HAD | 32 | Hosta 'Abba Dabba Do' | ABBA DABBA DO HOSTA | 0 | |



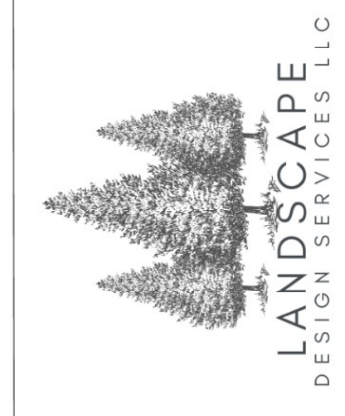
1 SITE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE DESIGN BY: Greg
Original Design Date: 11-24
Major Revision 1 Date: 12-23-24
Minor Revision 2 Date: 12-30-24
Revision 3 Date and why:

SCALE: 1" = 20'
Eighth Scale 1" = 8'

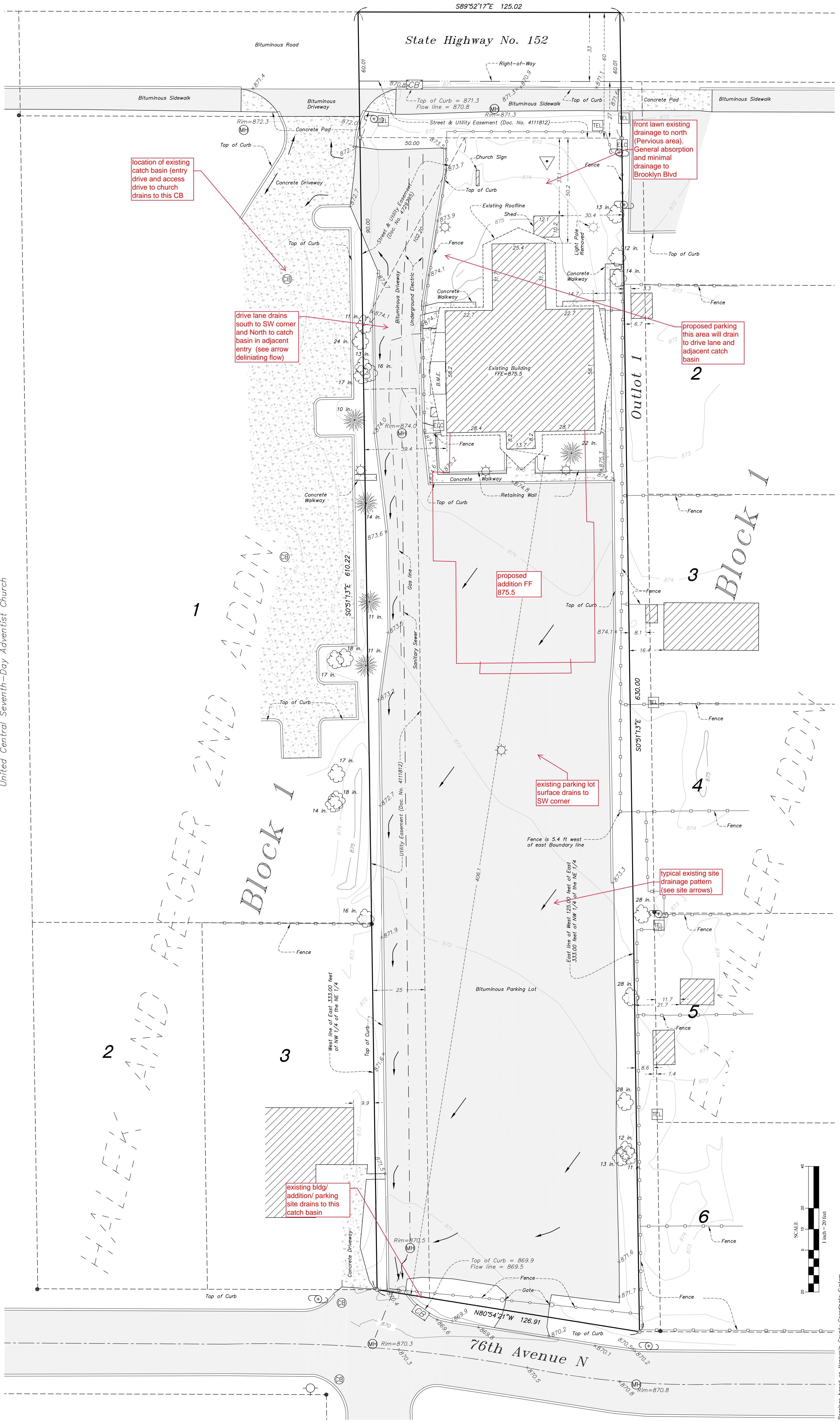
SDA CHURCH
7831 Brooklyn Boulevard, Brooklyn Park, MN 55445
All plans are considered conceptual. Field verify before bidding or ordering material. Always seek permission from any HOA, apply for proper permits and arrange utility locating services.

Design By: Gregory Berg
31654 Newport Curve
Lindstrom, MN 55045
775-690-2953



Certificate of Survey

Prepared for:
United Central Seventh-Day Adventist Church



Legend

- Found Iron Monument
- Set Iron Monument (LS 14700)
- Existing Elevation
- Existing Contour
- Drainage
- Existing Roofline
- Existing Well
- Existing Catch Basin
- Manhole
- Flag Pole
- Hydrant
- Telephone Pedestal
- Chain-link Fence
- Wooden Privacy Fence
- Electrical Pedestal
- Air Conditioner
- Utility Pole
- Existing Structure
- B.M.E. Building Mechanical Equipment
- Light Pole (w/ Conc. Pedestal 1.6 ft Diameter)
- Tree (deciduous)
- Tree (coniferous)

Job Number: 9746
Survey Date: 05/16/24, 11/19/24
Drawing Name: UnitedCentralSQA.dwg
Drawn By: SKH
Scale: Change (09/04/24)
Revisions: Contours (11/27/24)

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kelly L. Branner
 Kelly L. Branner
 Registration No. 48328
 Date: November 27, 2024

SCHOBORG LAND SERVICES INC.
 897 Co. Rd. 13 SE
 Dulano, MN 55328
 www.schoborgland.com

Bearings based on Hennepin County Coordinate System.

Scale: 1 inch = 20 feet

Site Address:
7831 Brooklyn Boulevard
Brooklyn Park, MN 55425

Exhibit # 7 Grading concept/storm water mgmt

Boundary Description (Per Doc. No. 35403406)
 of the Northwest Quarter of the Northeast Quarter of Section 29, Township 119, Range 21 lying North of 76th Avenue North, Hennepin County, Minnesota.

PARKING LOT LICENSE AGREEMENT

THIS PARKING LOT LICENSE AGREEMENT ("Agreement") is made and entered into this 25 of September, 2024 ("Effective Date"), by and between United Central Seventh-Day Adventist Church ("United Central") and Cremation Society of Minnesota, LLC d/b/a First Memorial Funeral Chapel ("First Memorial Chapel").

WHEREAS, United Central owns a parking lot located at **7831 Brooklyn Boulevard, Brooklyn Park, Minnesota** ("United Central Premises"), a portion of which First Memorial Chapel desires to use for overflow parking;

WHEREAS, the legal description for the United Central Premises is as follows:

| | |
|--------------------------|--|
| Addition Name: | UNPLATTED 29 119 21 |
| Lot: | |
| Block: | |
| Approximate parcel size: | IRREGULAR |
| Metes & Bounds: | W 125 FT OF E 333 FT OF NW 1/4 OF NE 1/4 LYING N OF 76 TH AVE N EX ROAD |
| Abstract or Torrens: | ABSTRACT |

WHEREAS, **First Memorial Chapel** owns a parking lot located at **7835 Brooklyn Boulevard, Brooklyn Park, Minnesota** ("First Memorial Premises"), a portion of which United Central desires to use for overflow parking;

WHEREAS, the legal description for the First Memorial Premises is as follows:

| | |
|----------------------|------------------------------------|
| Addition Name: | Halek & Reger 2 nd Addn |
| Lot: | 001 |
| Block: | 001 |
| Metes & Bounds: | Subject to Road |
| Abstract or Torrens: | Abstract |

WHEREAS, collectively the United Central Premises and the First Memorial Premises may be known as the Licensed Premises; and

NOW, THEREFORE, for the exchange of promises herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, United Central and First Memorial Chapel, intending to be legally bound, agree as follows:

- 1) United Central hereby grants to First Memorial Chapel a nonexclusive, royalty-free license to use 35 parking spaces on the United Central Premises for overflow parking.
- 2) First Memorial Chapel hereby grants to United Central a nonexclusive, royalty-free license to use 35 parking spaces on the First Memorial Premises for overflow parking.
- 3) Each party will work with the other party in good faith to mitigate any adverse traffic impact that may inure to either party by reason of this overflow parking arrangement.

- 4) Each party will be responsible for notifying its staff and guests of the availability of overflow parking.
- 5) Each party will be responsible for putting up signage at its own expense to identify the Premises under this Agreement.
- 6) Each party will be responsible for the maintenance and upkeep of its own Premises.
- 7) Each party agrees to indemnify, defend, and hold harmless the other party, its owners, officers, subsidiaries, and representatives from and against any claims, demands, liabilities, judgements, damages, costs, and expenses including reasonable attorneys' fees arising out of each party's use of the Licensed Premises, including injury to property or person, except to the extent caused by the party's own negligence or willful misconduct.
- 8) Either party may terminate this Agreement for any reason upon written notice to the other party. Termination will be effective after 30 calendar days after the date of the written notice. Upon termination, the terminating party will cooperate with the other party to terminate any recorded notice of this Agreement.
- 9) This Agreement was modified on September 24, 2024 by WRW Legal, PLLC, counsel for First Memorial Chapel and its parent entity, 1700 Summit Lake Drive, Suite 101, Tallahassee, Florida 32317. The drafter of the version of this Agreement from which WRW Legal, PLLC made modifications is unknown.
- 10) This agreement constitutes the entire agreement and understanding between the parties with response to the subject matter hereof and supersedes all previous written or oral agreements, offers, representations, warranties, statements, correspondence, and understandings between the parties with respect to the subject matter hereof. This Agreement may only be amended or modified by written agreement signed by all parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

SIGNATURES:

United Central Seventh-Day Adventist Church



Signature

PATROBA ANGOI

Name

SECRETARY

Title

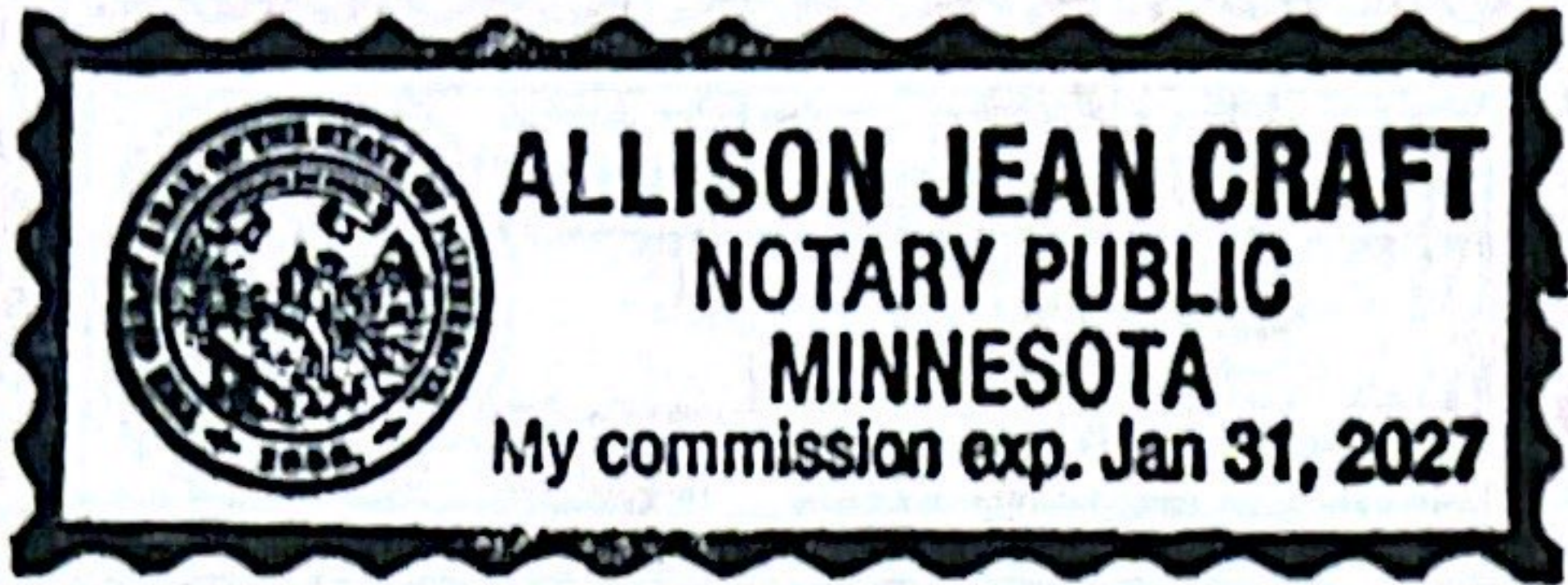
State of Minnesota

County of Hennepin

This instrument was acknowledged before me on 25 by Allison Craft
DATE INDIVIDUAL

as Notary of Cremation Society
TITLE OF SIGNOR ENTITY

Stamp:



[Signature]
NOTARY SIGNATURE

notary
TITLE AND RANK

My commission expires: 1/31/2027

Cremation Society of Minnesota

[Signature]
Signature

Allison Craft
Name

Lead Funeral Director
Title

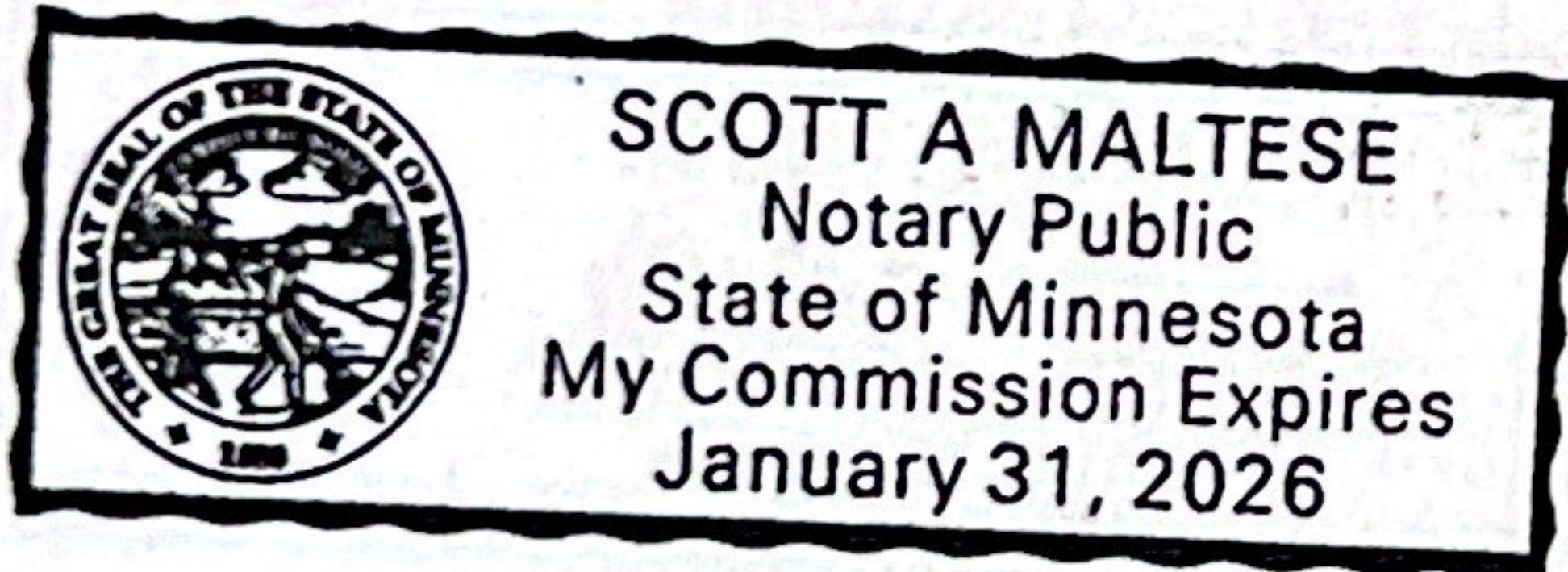
State of Minnesota

County of Hennepin

This instrument was acknowledged before me on 9-26-24 by Scott Maltese
DATE INDIVIDUAL

as Notary of Cremation Society of MN.
TITLE OF SIGNOR ENTITY

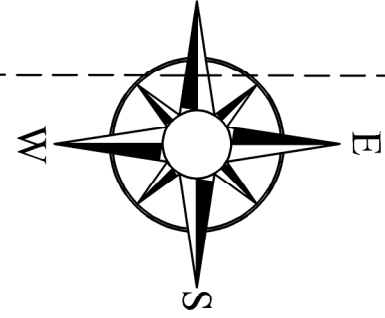
Stamp:



[Signature]
NOTARY SIGNATURE

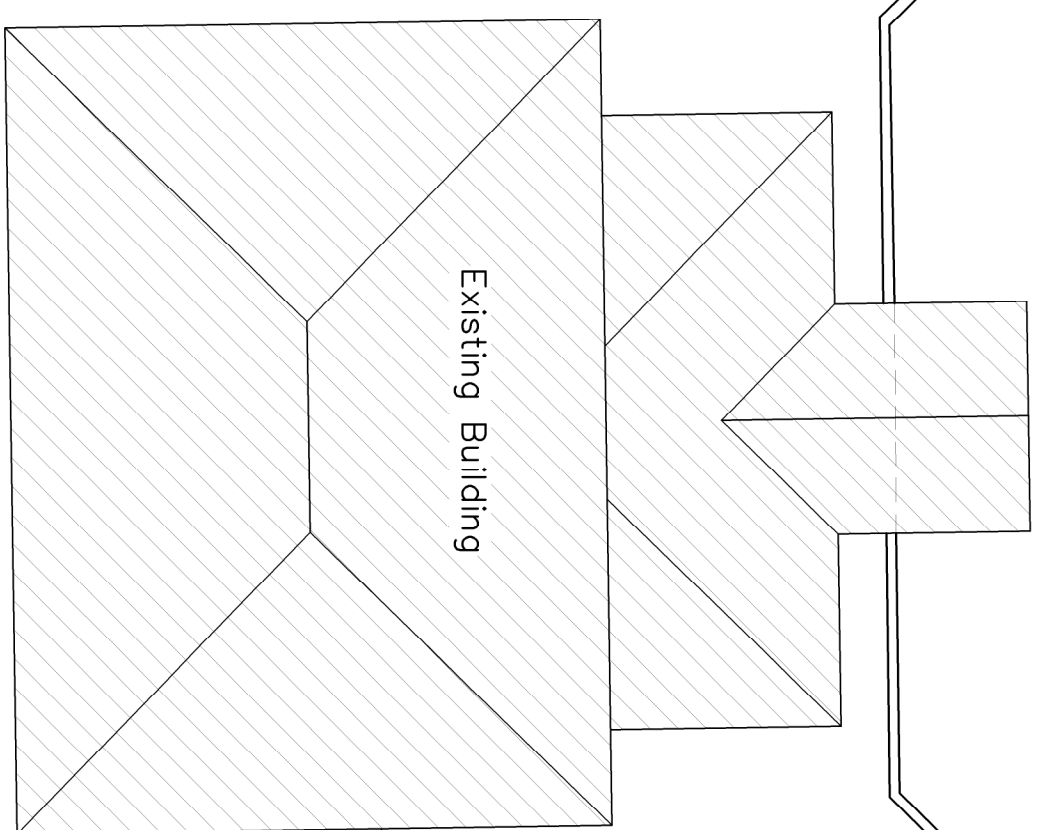
Notary
TITLE AND RANK

My commission expires: 1-31-26



Hennepin County State
 Aid Highway No. 152

7835 BROOKLYN
 BOULEVARD
 B1



Existing Building

7827 BROOKLYN
 BOULEVARD
 B1

7633 HAMPSHIRE
 AVENUE NORTH
 B1

7625 HAMPSHIRE
 AVENUE NORTH
 R4

7621/7617 HAMPSHIRE
 AVENUE NORTH
 R4

7613/7609 HAMPSHIRE
 AVENUE NORTH
 R4

7605/7601 HAMPSHIRE
 AVENUE NORTH
 R4

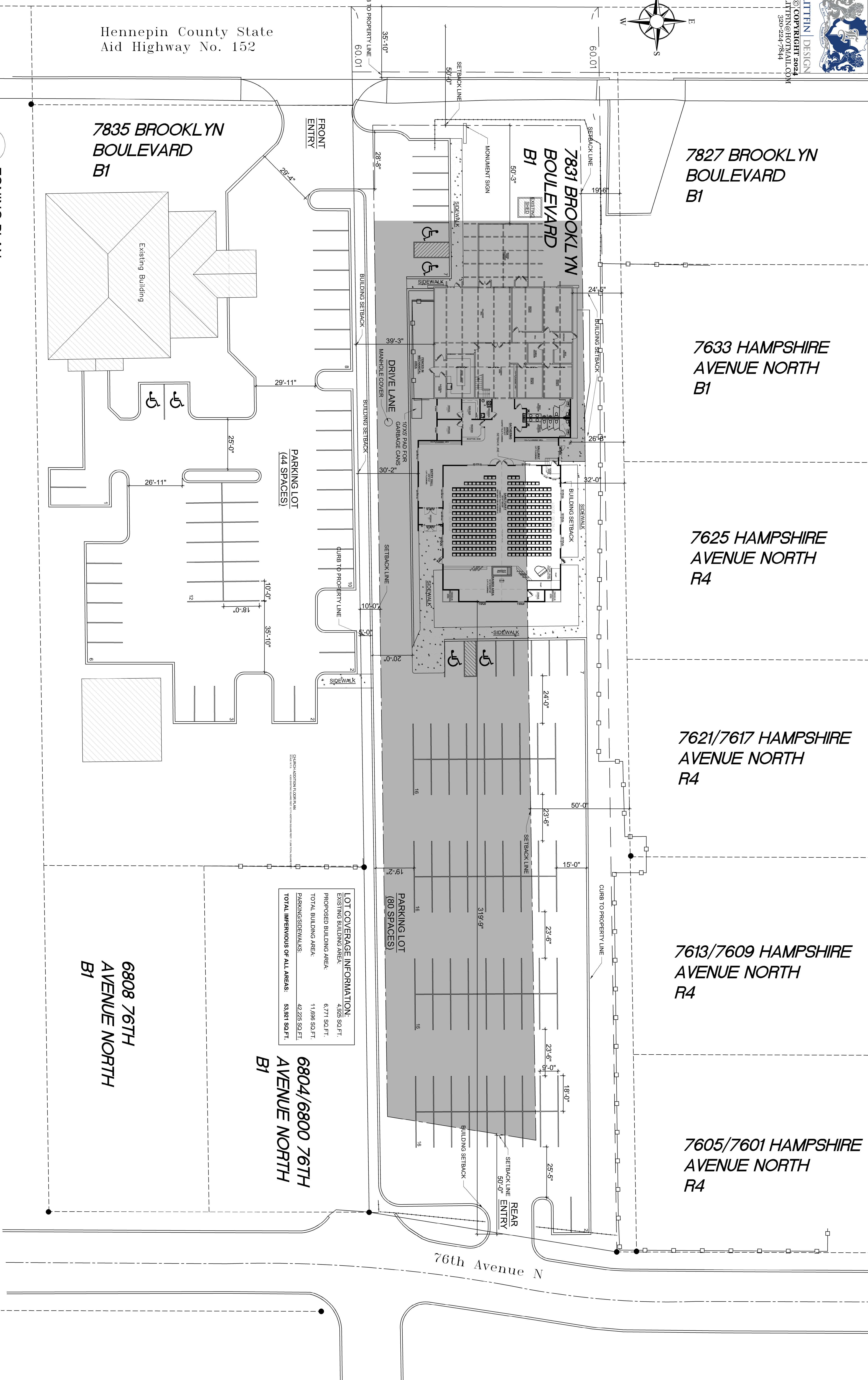
6808 76TH
 AVENUE NORTH
 B1

6804/6800 76TH
 AVENUE NORTH
 B1

PARKING LOT
 (80 SPACES)

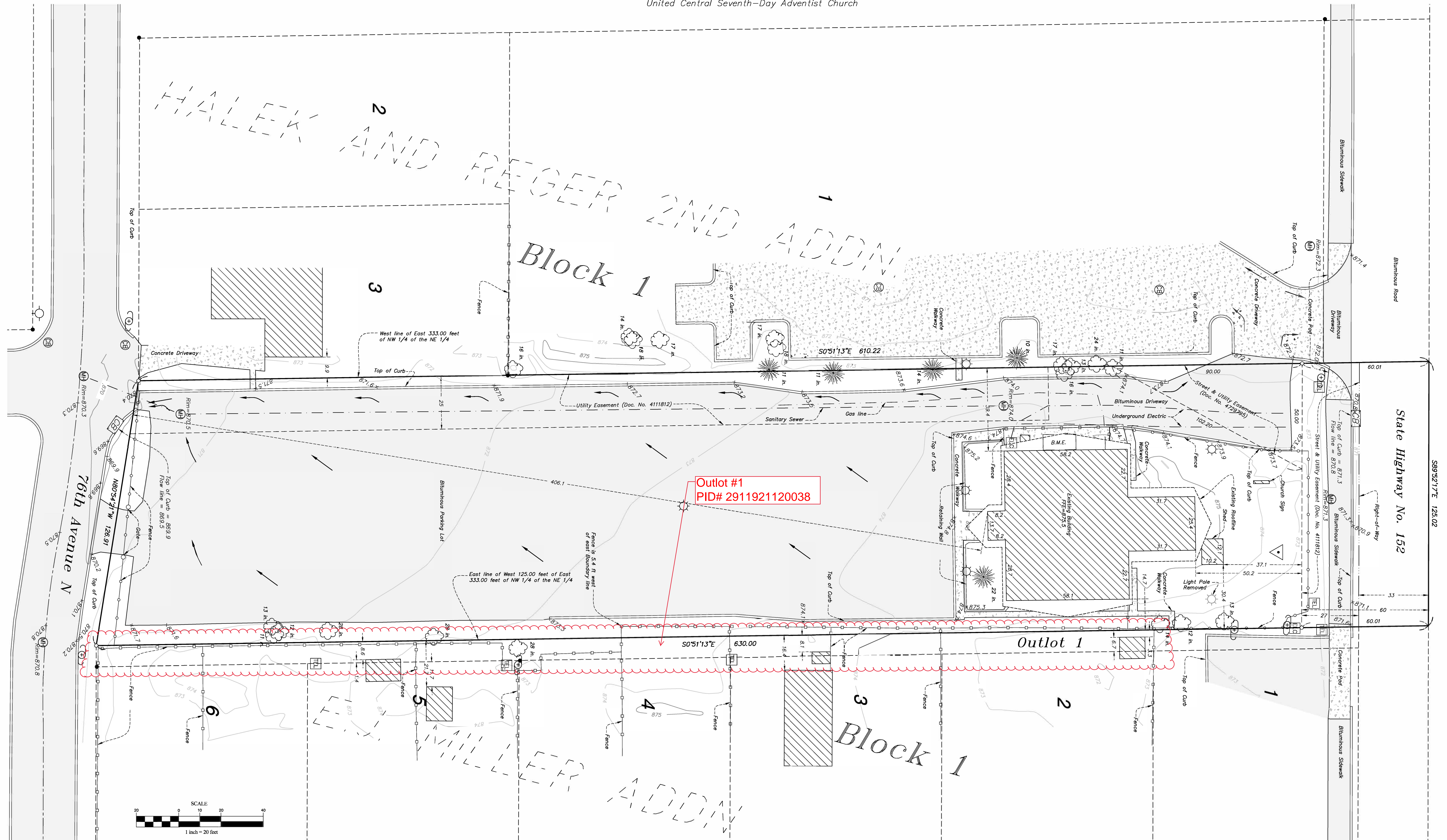
| | |
|----------------------------------|----------------|
| LOT COVERAGE INFORMATION: | |
| EXISTING BUILDING AREA: | 4,925 SQ. FT. |
| PROPOSED BUILDING AREA: | 6,771 SQ. FT. |
| TOTAL BUILDING AREA: | 11,696 SQ. FT. |
| PARKING/SIDEWALKS: | 42,225 SQ. FT. |
| TOTAL IMPERVIOUS OF ALL AREAS: | 53,921 SQ. FT. |

1 ZONING PLAN
 SCALE: 1" = 20'-0"

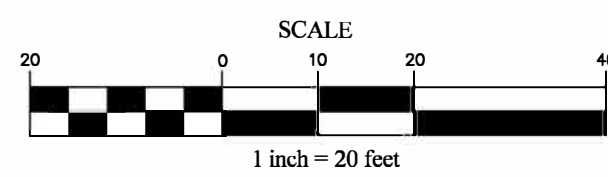


Certificate of Survey

Prepared for:
United Central Seventh-Day Adventist Church



Outlot #1
PID# 2911921120038



Bearings based on Hennepin County Coordinate System.

SCHOBORG
LAND SERVICES
INC.
763-972-3221 8997 Co. Rd. 13 SE
www.schoborgland.com Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Kelly L. Brouwer
Kelly L. Brouwer
Date: November 27, 2024 Registration No. 48328

Job Number: 9746
Survey Date: 05/16/24, 11/19/24
Drawing Name: UnitedCentralSDA.dwg
Drawn by: SKH
Revisions: Scale Change (06/04/24)
Contours (11/21/24)

- Legend**
- Found Iron Monument
 - Set Iron Monument (LS 14700)
 - × 000.0 Existing Elevation
 - Existing Contour
 - ← Drainage
 - Existing Roofline
 - ⊙ Existing Well
 - ⊕ Catch Basin
 - ⊕ Manhole
 - ⊕ Flag Pole
 - ⊕ Hydrant
 - ⊕ Telephone Pedestal
 - ⊕ Chain-link Fence
 - ⊕ WOODEN Privacy Fence
 - ⊕ Electrical Pedestal
 - ⊕ Air Conditioner
 - ⊕ Utility Pole
 - ⊕ Existing Structure
 - ⊕ Building Mechanical Equipment
 - ⊕ Light Pole (w/ Conc. Pedestal 1.6' ft Diameter)
 - ⊕ Tree (deciduous)
 - ⊕ Tree (coniferous)

Boundary Description (Per Doc No. A9403406)
The West 125.00 feet of the East 333.00 feet of the Northwest Quarter of the Northeast Quarter of Section 29, Township 119, Range 21 lying North of 76th Avenue North, Hennepin County, Minnesota.

Site Address:
7831 Brooklyn Boulevard,
Brooklyn Park, MN 55445

Exhibit #10A Outlot #1 Location