

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – May 14, 2025



#### I. ORGANIZATIONAL ITEMS

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

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

Those present were: Commissioners Cavin, Arah, Borer, Fraser, Udomah, Turner, and Wako; Council Liaison McGarvey; Planning Director Mogush; Senior Planner Cara Donovan, Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, and Program Assistant Asma Jihad.

Those arrived late: None.

Those not present were: Commissioners Gaye-Bai and Korosso. (with prior notice).

##### 2. EXPLANATION BY CHAIR

##### 3. APPROVAL OF AGENDA

MOTION WAKO, SECOND FRASER TO APPROVE THE MAY 14, 2025, AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### II. REQUIRED DUTIES

##### 4. CONSENT AGENDA

##### 4.1 Minutes – April 9, 2025

MOTION TURNER, SECOND WAKO TO APPROVE THE APRIL 9, 2025, CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

##### 5. PUBLIC HEARING

##### 5.1 Planning Case #25-108 – Park Commons – Drive-Through Variance

Senior Planner McDermott introduced the application for a variance request for Park Commons on behalf of 7625 Holdings LLC. She provided information about the property location, zoning, buildings currently on the site, and adjacent uses. She stated that the variance request is related to the northwest building and provided background information on how a variance request is reviewed and considered. She explained that the first variance is related to the drive-through, which would be proposed between the structure and right-of-way. She explained that this site was constructed prior to the existing zoning standards and is a legally non-conforming use. She stated that there are other legal non-conforming uses with drive-throughs. She stated that the applicant noted the many vacant spaces in the area, and this drive-through would ensure that the tenant space can be rented. She explained that only the variance is before the Commission, as

they wanted to determine if that would be approved before spending additional time and funds on the Conditional Use Permit (CUP) and site plan. She provided a concept plan provided by the applicant and stated that staff recommend approval of the findings of fact and variance.

Planning Director Mogush stated that he received a voicemail from the applicant who stated that he was on the way to the meeting but had car trouble.

Commission Chair Cavin opened the public hearing.

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

Commissioner Borer asked if the drive-through would be available to any tenant or one specific tenant.

Senior Planner McDermott replied that the drive-through would be for Chipotle, which is a long-time tenant. She explained that the applicant is working with Chipotle to maintain them as a tenant in the building while meeting their current needs.

Commission Chair Cavin commented that the pass-by lane looks tight around the building and asked if public safety would review the plans to ensure the requirements are met.

Senior Planner McDermott confirmed that would be a part of the site plan review.

Commissioner Udomah asked for additional information on the flow of traffic.

Senior Planner McDermott replied that would be reviewed as part of the site plan review.

Commissioner Wako recognized that this is a multitenant space and asked if the drive-through would be only for one tenant or could provide an opportunity for other tenants.

Senior Planner McDermott replied that this would only be for Chipotle. She stated that there are three buildings on the site, and if the need arises, they could work with the property owner to determine if that could be accommodated. She stated that the other tenants do not have the same interest.

**MOTION BORER, SECOND TURNER TO ADOPT THE FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A DEVIATION FROM ZONING CODE SECTION 152.904(E)(1) FOR THE CONSTRUCTION OF A DRIVE-THROUGH BETWEEN THE PRINCIPAL STRUCTURE AND PUBLIC RIGHTS-OF-WAY AT 7631 JOLLY LANE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

***MOTION CARRIED UNANIMOUSLY.***

Senior Planner McDermott stated the public hearing item is scheduled to be reviewed at the City Council meeting on May 28, 2025.

## **5.2 Planning Case #25-109 – SotaShine – Site Plan and Conditional Use Permit**

Associate Planner Hayes-Regan introduced the application for a site plan review and Conditional Use Permit (CUP) from SotaShine. He provided details on the property location, zoning, and adjacent property uses. He reviewed details of the site plan, which meets all requirements. He also reviewed the elevations and exterior finish information provided by the applicant. He stated that car washes are a conditional use within the BP District and reviewed the factors used to review a CUP request, noting that the requirements are met by the request. He reviewed the conditions proposed for the CUP. Staff recommends approval of the site plan review and CUP for a car wash as submitted.

Nick Netley, applicant, stated that they are excited about this location, which would break a world record in length, noting that this would be their third location. He commented on the benefits of indoor vacuuming in winter conditions. He stated that this location has great traffic counts. He provided information on the three stacking lanes and how traffic would flow through the site.

Commission Chair Cavin asked if there would be food inside.

Mr. Netley commented that they would not have food, but they would have a mat cleaning station and a public restroom.

Commission Chair Cavin opened the public hearing.

Bonnie O'Brien, 8203 109<sup>th</sup> Place N, was interested to know the hours of operation and whether the business would be open 24 hours. She asked for details on when construction would begin and be completed, and whether it would coincide with the road project. She asked if construction would follow the quiet times of Champlin to not begin prior to 7 a.m. She commented on the disruption she has experienced from the construction of other buildings on this property. She asked if the residents would be notified of when this goes before the City Council.

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

Associate Planner Hayes-Regan commented that this is scheduled to move forward to the City Council at the May 28<sup>th</sup> meeting. He stated that if approved, the applicant would have until December 2026 to complete construction or request additional time.

Planning Director Mogush commented that Brooklyn Park does have similar quiet hours and encouraged her to reach out if she is hearing construction noise prior to 7 a.m.

Mr. Netley commented that their other locations are open 7 a.m. to 8 p.m., so this would be similar, but could perhaps be open until 9 p.m., as this would have indoor vacuuming. He stated that they are open seven days per week. He stated that they would propose a pylon sign along the northwest corner of TH 169.

Boyd Netley, SotaShine, provided additional details on the sign location. He confirmed that the sign would be backlit with a digital reader.

Commission Chair Cavin asked for information on water usage and chemicals used.

Mr. B. Netley replied that they would have a reuse system and provided details on how the system works.

Commission Chair Cavin asked if there are any other elements of sustainability.

Mr. B. Netley replied that they would be using solar panels on the roof.

Planning Director Mogush commented that the City Council meeting for this item and the previous item is Tuesday, May 27<sup>th</sup> because of the holiday. He stated that neighbors were notified of the public hearing tonight and explained that there is not a separate notification for the Council meeting.

Commissioner Borer recognized the access to the site from 108<sup>th</sup> and asked for details on traffic flow.

Associate Planner Hayes-Regan commented that this would be an amenity for the business park, and therefore, many users would come from within that area as well as residents in the area. He noted that the traffic engineer reviewed the plans and did not have any concerns with traffic flow or volume.

Commission Chair Cavin asked if there are plans for Outlot C.

Associate Planner Hayes-Regan replied that there is nothing proposed for that Outlot at this time.

Commissioner Udomah commented that while he will miss the festivals and events that were held on the site, this will also be an amenity for the area. He asked for details on the anticipated employment of the facility.

Mr. N. Netley replied that this facility would have more staff than their other facilities and estimated three employees in the vacuum area, with eight to ten employees onsite at any time.

Commissioner Borer asked if the customers or employees would vacuum the vehicles.

Mr. N. Netley replied that the vacuums are self-service but are included as part of the cost.

Commissioner Udomah asked if there would be detailing available where customers drop off their vehicles for cleaning.

Mr. N. Netley replied that they would not do detailing. He explained that the carwash washes the vehicle, and the vacuum area would be self-service.

Commissioner Borer asked how the noise of the vacuums would be for the employees.

Mr. N. Netley explained that the vacuum area would be separate and noted that they have not had complaints about the noise from the vacuum facilities at his other locations.

Commissioner Wako asked if there would be access from TH 169.

Mr. N. Netley replied that there would not be access from TH 169. He confirmed that vehicles would not be dropped off for cleaning.

Commissioner Wako asked for clarification on the location of the vacuums.

Mr. N. Netley reviewed the path a vehicle would take through the car wash and how a customer could choose to exit after the wash or circle back around to the indoor vacuum area.

Commissioner Wako asked where snow would be stored on the lot.

Mr. N. Netley replied that they use snowblowers on their other lots and would do the same here, as that allows them to direct the snow where they want it. He identified areas where snow could be stored on the lot.

Commissioner Wako asked how often the water debris is cleaned out.

Mr. B. Netley replied that it is cleaned out once per quarter.

Mr. N. Netley replied that sometimes it is emptied more often in the winter. He explained that there is a gauge on the system that allows them to schedule clean out when it is needed. He explained that a large pump truck comes to collect the material early in the day. He commented that the material is mostly rocks and sand, the debris that builds up on vehicles and comes off in the wash.

Commission Chair Cavin asked if there would be a lighting plan that would meet the standards.

Associate Planner Hayes-Regan commented that a photometric plan was submitted and reviewed.

Commission Chair Cavin reopened the public hearing.

The audio recording of the meeting ended unexpectedly right before the public hearing. The remainder of the meeting minutes are drafted based on staff recollection of the regular meeting.

Margaret Schoolmaster 8225 109<sup>th</sup> Place N., Champlin, asked about what the hours of operations would be for this development. She has concerns about the noise of operations because it has been a nuisance for her in the past with other development projects in the area. She also stated that the City of Champlin has quiet hours ordinance and would like for the development of Sota Shine to abide by the ordinance. She also asked when the construction will start and anticipated the completion date on 109th street.

Commission Chair Cavin requested that staff answer Maragaret Schoolmaster's questions.

Planning Director Mogush replied with confirmation that Brooklyn Park also has a quiet hours ordinance.

Mr. N Netley stated that the hours of operations will be like their other locations in the metro.

MOTION TURNER SECOND BORER TO RECOMMEND APPROVAL OF RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108<sup>TH</sup> COURT, BROOKLYN PARK, MN 55445.

*MOTION CARRIED UNANIMOUSLY.*

MOTION TURNER SECOND BORER TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A CAR WASH LOCATED AT AN ADDRESS TO BE DETERMINED AT 108<sup>TH</sup> COURT, BROOKLYN PARK, MN 55445.

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on May 27th, 2025.

## **6. OTHER BUSINESS**

Planning Director Mogush stated that there will be a work session after the regular meeting where we will review engineering's role in the planning process.

## **III. DISCUSSION ITEMS**

Planning Director Mogush confirmed that Brooklyn Bridge Alliance for Youth will be at the next regular meeting net month to present their project that they have been working on.

## **IV. VERBAL REPORTS AND ANNOUNCEMENTS**

### **7. Council Comments**

Council Liaison McGarvey provided an update on recent actions and discussions of the City Council.

### **8. Commission comments**

Commissioner Chair Cavin had no commission comments.

### **9. Staff Comments**

Planning Director Mogush reminded the commission that the work session would be immediately after.

## **V. ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 8:09 PM.

Respectfully submitted,

Paul Mogush  
Planning Director