

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – June 11, 2025



I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:01 PM.

Those present were: Commissioners Cavin (via Zoom), Arah, Borer, Fraser, Gaye-Bai, 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: Commissioner Korosso (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION WAKO, SECOND BORER TO APPROVE THE JUNE 11, 2025 AGENDA.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – May 14, 2025 Regular Meeting

4.2 Minutes – May 14, 2025 Work Session

MOTION UDOMAH, SECOND TURNER TO APPROVE THE JUNE 11, 2025, CONSENT AGENDA.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #24-116 (BCS African Foods) – Site Plan, Preliminary and Final Plat, and Variance

Senior Planner Donovan introduced the application for Preliminary Plat, Variance, and Site Plan application for BCS African Foods. She stated that the applicant proposes an addition with a staging area on a newly created lot. She provided details on the site location, adjacent uses, zoning, and proposed site plan. She explained that the staging area as proposed would require a variance, as a staging area is not typically allowed between the building and right-of-way. She stated that screening would be proposed on the north and east sides to reduce the visibility of the

staging area. Staff recommend approval of the requests as presented, subject to the conditions in the draft resolutions.

John Anderson (representing the applicant) introduced himself and stated that the business is growing and needs additional storage. He commented that this is a unique site with challenges and believed they found a great solution.

Acting Commission Chair Fraser opened the public hearing.

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

Acting Commission Chair Fraser noted 11 parking stalls proposed for removal and asked how that would relate to the City requirements for parking for this type of use.

Mr. Anderson commented that parking is on the rear of the site and is used by staff. He estimated three to five employees on any given shift. He stated that the site has parking on the front and additional parking on the east side, which is not shown on the site plan. He stated that the use is retail in nature and the expansion would be for dry storage, therefore not impacting the demand by customers or the number of employees.

Commissioner Borer asked the type of screening proposed for the staging area.

Mr. Anderson replied that they would use landscape plantings as screening.

Commissioner Gaye-Bai asked if the addition would be attached to the existing building.

Mr. Anderson replied that the addition would be attached to the existing building.

Commissioner Wako referenced a letter from Hennepin County related to accessibility and asked for input from staff. He noted that this would be the main corridor for the blue line extension and would result in a reduction in parking.

Senior Planner Donovan stated that Hennepin County suggested that a sidewalk be extended from Brooklyn Boulevard for pedestrian connection. She noted that is not a requirement but merely a suggestion, as the City does not have the ability to require a sidewalk. She also noted that people will not be able to park on private property to walk to and use the blue line.

Commissioner Udomah referenced the requirement for the applicant to provide a landscaping plan that meets the screening requirements and asked why that was not included in the packet.

Senior Planner Donovan stated that the Fire Department completed a review and required that the trash enclosure be moved five feet from the building. She explained that the applicant's landscaper could not revise the plans prior to this meeting but would provide the updated plan prior to the review by the City Council.

Commissioner Cavin stated that this addition would be adding about 30 percent to the existing building and believed that the new design criteria for the exterior would be triggered.

Senior Planner Donovan replied that the architectural standards do include class one and class two materials, but staff prefer that the exterior materials match the existing building to remain consistent.

Commissioner Cavin referenced the development-related fees, specifically the bonds, escrow, and park dedication fees required. He understood the need for those fees but believed that the City should review the fees to ensure they would not prohibit a small business owner from reinvesting in their property. He asked staff to review the fees to determine if there would be an option to promote small business investment.

MOTION TURNER, SECOND CAVIN TO RECOMMEND APPROVAL OF A PRELIMINARY PLAT FOR “BCS DEVELOPMENT” AT 7916 BROOKLYN BOULEVARD.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

MOTION BORER, SECOND GAYE-BAI TO RECOMMEND ADOPTION OF FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR A STAGING AREA VISIBLE FROM BROOKLYN BOULEVARD, KENTUCKY AVENUE N, AND KENTUCKY CIRCLE N AT 7916 BROOKLYN BOULEVARD, A DEVIATION WHERE A STAGING AREA IS LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE PUBLIC RIGHTS-OF-WAY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

MOTION UDOMAH, SECOND WAKO TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A BUILDING ADDITION AT 7916 BROOKLYN BOULEVARD, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

Senior Planner Donovan stated the public hearing item is scheduled to be reviewed at the City Council meeting on June 23, 2025.

5.2 Planning Case #25-110 (BAPS Temple) – Conditional Use Permit

Associate Planner Hayes-Regan introduced the application for two Conditional Use Permit (CUP) applications from BAPS Temple. He provided information on the property location, adjacent uses, zoning, CUP application requirements, architectural analysis, and other items such as parking. He stated that staff determines that the requirements of the CUP application have been met by the request. He reviewed the proposed conditions of approval for both the religious institution and rectory and stated that staff recommend approval of the requests.

Asit Waghman, (the applicant), introduced himself and stated that he is the President of the Brooklyn Center chapter of BAPS. He provided additional information on BAPS, noting that they have been located in Brooklyn Center for 20 years, and reviewed the different offerings and services at that location. He stated that they have outgrown that location and are looking to expand into Brooklyn Park.

Acting Commission Chair Fraser opened the public hearing.

Mark Duffney stated that he owns the building across the street and asked for information on the number of patrons and days of service.

Acting Commission Chair Fraser closed the public hearing but reminded the public that comments can be submitted via email to City Staff for consideration in the City Council agenda packet.

Associate Planner Hayes-Regan stated that in the applicant's narrative, BAPS estimated 10 to 20 people for their weekday morning and evening services and 200 to 300 people for Sunday services between 10 a.m. and 8 p.m. He stated that traffic anticipated during these hours is expected to be minimal as most people travel to the services as families. He stated that staff did not have any concerns with traffic based on the information provided.

Commissioner Cavin asked if there are plans for a separate living quarters within the space.

Dan Pelinea architect for BAPS, commented that they are trying to gain approval for the use of the building, as the applicant would not want to spend additional money to design plans if the use is not approved. He explained that the building as shown is the existing building, and if the use is approved, they would go through the full architectural drawing process. He stated that the exterior of the building would be proposed to remain the same, and the interior plan would be reviewed through the building department.

Commissioner Wako asked if the building would be owned by BAPS or leased.

Associate Planner Hayes-Regan replied that BAPS intends to purchase the property.

Commissioner Borer asked if there are other businesses within the building or whether BAPS would occupy the entire building.

Associate Planner Hayes-Regan replied that BAPS would have exclusive use of the building.

Commissioner Gaye-Bai asked for information on the surrounding uses.

Associate Planner Hayes-Regan identified the adjacent property uses, which include businesses and a townhome community.

Commissioner Gaye-Bai asked for details on access to the location.

Associate Planner Hayes-Regan stated that access would be limited to Wyoming Avenue through the business park.

Commissioner Udomah asked for clarification on the proposed action and was confused about the conditions that the Commission may choose to add because of the lack of detail for the interior of the space.

Planning Director Mogush explained that there are no changes to the exterior or the site itself, and therefore, the Commission is simply tasked to determine if this use would be allowed on this site. He noted that although the Commission is often provided with interior layout information, that is not something the Commission is tasked to review.

Commissioner Borer asked what would happen if the use is approved for the site, but the sale of the property does not go through. She asked if another similar use could move into the site with that approval.

Associate Planner Hayes-Regan replied that a CUP would run with the property; therefore, if approved, it would run with the property.

Planning Director Mogush commented that any future property owner would also have all the other rights provided under the zoning district, and therefore, this would not have to be a religious use.

Commissioner Wako asked if the parking is fenced.

Associate Planner Hayes-Regan stated that there is landscaping and a fence along the eastern property line between the parking lot and the townhomes.

Commissioner Wako asked if there would be vehicles parked overnight.

Associate Planner Hayes-Regan replied that he would anticipate overnight parking for the rectory use, as that person(s) would live on the property.

Acting Commission Chair Fraser asked if the construction of the rectory would align with the existing look and feel of the building.

Associate Planner Hayes-Regan replied that there would not be any exterior modifications, so the rectory would be contained within the existing structure.

MOTION UDOMAH, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 8700 WYOMING AVENUE N, BROOKLYN PARK, MN 55445.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

MOTION BORER, SECOND TURNER TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RECTORY FOR A RELIGIOUS INSTITUTION LOCATED AT 8700 WYOMING AVENUE N, BROOKLYN PARK, MN 55445.

UPON A ROLL CALL VOTE, THE MOTION CARRIED UNANIMOUSLY.

Acting Commission Chair Fraser stated the public hearing item is scheduled to be reviewed at the City Council meeting on June 23, 2025.

6. OTHER BUSINESS

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Council Liaison McGarvey provided an update on recent City Council actions on planning-related matters.

8. Commission comments

Commissioner Wako asked if there was a carwash near Festival that was closing.

Planning Director Mogush replied that there is a carwash in that location under construction, noting that the Commission previously reviewed that case.

Acting Commission Chair Fraser asked if there is a limit on the number of carwashes that could be within the city.

Planning Director Mogush replied that there is limited space where carwashes would be allowed. He noted the direction of the City Council to focus on larger development that would be more valuable to the tax base.

9. Staff Comments

Planning Director Mogush provided an update on the upcoming meetings, or lack thereof.

V. ADJOURNMENT

Acting Commission Chair Fraser adjourned the meeting at 8:06 PM.

Respectfully submitted,

Paul Mogush
Planning Director