

## UNAPPROVED MINUTES

### MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – SEPTEMBER 10, 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, Arah, Borer, Fraser, Gaye-Bai, Korosso, Udomah, Turner, and Wako; 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: Council Liaison McGarvey.

##### 2. EXPLANATION BY CHAIR

##### 3. APPROVAL OF AGENDA

MOTION WAKO, SECOND UDOMAH TO APPROVE THE SEPTEMBER 10, 2025 AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

#### II. REQUIRED DUTIES

##### 4. CONSENT AGENDA

##### 4.1 Minutes – August 13, 2025

MOTION KOROSSO, SECOND TURNER TO APPROVE THE SEPTEMBER 10, 2025 CONSENT AGENDA.

*MOTION CARRIED UNANIMOUSLY.*

##### 5. PUBLIC HEARING

##### 5.1 Planning Case #25-114 – Inline Detailing – Conditional Use Permit

Senior Planner McDermott introduced the application for a Conditional Use Permit (CUP) for an automotive-oriented repair use from Inline Detailing for an auto detailing business. She provided information on the property location, zoning, application requirements, architectural analysis of the property suite, and recommended standard conditions of approval for this type of use. Staff recommends approval, subject to those conditions.

Commission Chair Cavin opened the public hearing.

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

Commissioner Udomah appreciated the desire of the applicant to start a new business in the community. He asked for more information on the paint protection film process.

Senior Planner McDermott replied that painting would require a paint booth, which will be addressed through the building permit process and is covered under a related condition.

Stan Petrashov, the applicant, commented that paint protection film is basically a big sticker that is applied to the front of the car to protect it from rock chips. He explained that it is the application of a film and not an actual painting. He confirmed that there would be no painting done in this location.

Commissioner Arah asked if that would be considered wrapping.

Mr. Petrashov replied that it could be considered under that category. He stated that they offer the paint protection film as described and paint restoration, which is done through buffing. He noted that neither service would include the application of actual paint.

Commission Chair Cavin asked about the previous use of this space.

Mr. Petrashov replied that this is a five-unit building, and this space was previously used as a waxing studio and storage warehouse.

Commission Chair Cavin asked about the anticipated number of employees.

Mr. Petrashov replied that there would be two employees. He noted that this is an existing business that he is relocating to this location.

Commissioner Gaye-Bai asked if there were other locations for this business.

Mr. Petrashov replied that this is the only location. He stated that he is a Brooklyn Park resident and is relocating his business from Maple Grove to Brooklyn Park. He anticipated that the business would open in the new location in December.

Commissioner Wako asked for more information on parking, the estimated number of vehicles that would be accommodated for service at one time, and whether vehicles would be left overnight.

Mr. Petrashov replied that the business operates by appointment only and typically services three to four vehicles per day. He stated that the building has shared parking for 50 vehicles and anticipates having one or two vehicles in the bay at a time. He stated that if vehicles are kept overnight, they would be kept in the bay to keep it clean. He commented that a vehicle could be stored outdoors overnight if the vehicle were dropped off the night before for a morning appointment. He commented that the building has sufficient parking to allow for that activity should it occur.

**MOTION TURNER, SECOND KOROSSO TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE, 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 September 22, 2025.

**5.2 Planning Case #25-115 – Joyful Way Church – Conditional Use Permit, Site Plan, and Variance**

Senior Planner Donovan introduced the application for a Conditional Use Permit (CUP), Site Plan, and Variance request for Joyful Way Church. She provided information on the property location, zoning, CUP considerations, proposed Site Plan details, building elevations, and floor plan. She provided additional details on the requested variance related to the grade of the driveways and related findings of staff. Staff recommends approval of the CUP, Site Plan, and variances as presented.

Scott Tankanoff, property owner and owner of the property to the north, stated that he purchased this land to ensure that whatever is developed on this site would be a complementary use to their properties. He stated that the development proposals he has received thus far have not been complementary to their medical manufacturing uses. He stated that he is supportive of the church as they are focused on being good neighbors and members of the community. He commented that this is a fragile neighborhood and they feel good about the proposal, which includes shared parking opportunities between the uses as their peak times differ.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin referenced the slope on the north side and asked if engineering would have a recommendation for the edge.

Senior Planner Donovan replied that the engineers require that the existing trail be flat, so the grade will be eight percent up to the trail, and then it will be flat. She noted that there will be a minimal amount of drainage on the driveways.

Commission Chair Cavin asked if the site would operate seven days per week.

Kwasi Twumasi, Pastor of Joyful Ways, commented that they would primarily worship on Sundays and then on Wednesday evenings. He stated that they would offer prayer service on Fridays and would also host choir practice. He also introduced the other members of his team present to assist with answering any questions of the Commission.

Commission Chair Cavin asked if this is built to suit or whether the applicant would be leasing the land.

Mr. Tankanoff replied that the church is purchasing the land and would then build and own the building.

Commissioner Wako asked if there would be any other programming for the building other than worship services. He also asked for more information on parking.

Senior Planner Donovan replied that the staff report includes the applicant submittal and a list of uses within the building, which is focused on weekends and evenings. She stated that a reduced number of parking on-site was supported because of the location near the bus stop and shared parking agreement with the property to the north. She stated that there is no on-street parking allowed on Zane or 63<sup>rd</sup>.

Commissioner Wako asked if there would be fencing.

Senior Planner Donovan replied that no fencing is proposed.

Mr. Tankanoff replied that the entire site is already fenced for the protection of the land.

Mr. Twumasi replied that they would be keeping that fence.

MOTION BORER, SECOND TURNER TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 6340 ZANE AVENUE N.

*MOTION CARRIED UNANIMOUSLY.*

MOTION BORER, SECOND TURNER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A RELIGIOUS INSTITUTION AT 6340 ZANE AVENUE N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

*MOTION CARRIED UNANIMOUSLY.*

MOTION BORER, SECOND TURNER TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR RELIEF FROM CITY CODE SECTION 152.1020(F) TO INCREASE THE MAXIMUM GRADE OF THE PROPOSED DRIVEWAYS FROM 4% TO 5% AND 8.07% FOR A VARIANCE OF 1% AND 4.07% RESPECTIVELY AT 6340 ZANE AVENUE N.

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on September 22, 2025.

### **5.3 Planning Case #2025-116 – Kwik Trip 108<sup>th</sup> Ct. – Conditional Use Permit and Site Plan**

Senior Planner Donovan introduced the application for a Conditional Use Permit (CUP) and Site Plan for Kwik Trip on 108<sup>th</sup> Court. She presented information on the property location, zoning, CUP considerations, Site Plan details, and building elevations. She stated that staff recommends approval of the CUP and Site Plan requests, subject to the conditions included in the staff report.

Dean George, applicant, commented that they had a lot of discussion with staff related to the proposed Site Plan and appreciated the guidance of staff throughout this process.

Commission Chair Cavin opened the public hearing.

Bonnie O'Brien, 8203 109<sup>th</sup> Place N in Champlin, asked for clarification on the location of the property and whether outlot C would remain vacant. She noticed that the business would be open 24 hours and asked if the employees would also be on-site 24 hours. She referenced the proposed access and exit for the site and was concerned with the path traffic would follow to get back to TH 169. She liked that downcast lighting would be used within the gas canopy areas and asked for more information on the overall lighting for the remainder of the site. She asked for information on signage and when construction is anticipated to begin.

Commission Chair Cavin 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.

Senior Planner Donovan stated that the property was subdivided six months ago and provided information on the proposed Kwik Trip property location. She provided details on the proposed traffic circulation for the site.

Planning Director Mogush was unsure if there would be a no U-turn sign installed as part of the 109<sup>th</sup> project, but noted that he would follow up to provide that information to the resident.

Senior Planner Donovan provided information on the updated lighting plan from the applicant and stated that signage has not yet been provided as part of the application, and therefore, a separate application for signage would be expected to follow.

Mr. George stated that the business will be staffed 24 hours a day by a minimum of two employees. He provided information on the planned construction timeline, noting a delay until the completion of the 109<sup>th</sup> road project.

Commissioner Borer asked if there would be outdoor picnic tables or seating planned.

Senior Planner Donovan replied that there is a small picnic area planned on the east side of the building.

Commissioner Udomah asked for more information on traffic flow, not only from this business but also from the carwash and other uses.

Senior Planner Donovan replied that this site is part of the Northpark Business Center, which completed an AUAR for the entire business center and analyzed the traffic for these specific uses to ensure there would be no issues with congestion. She stated that the new traffic light at Xylon is being installed in anticipation of these uses.

Mr. George commented on changes that were made to the traffic flow since the initial concept to direct all traffic to the signalized intersection.

Commission Chair Cavin commented on the distance between the building and the trash bin.

Mr. George stated that it was the most logical location given the constraints of the site and driveways. He noted that employees would be parking in that area as well.

Commission Chair Cavin asked if sustainability was considered.

Mr. George recognized that it is a changing marketplace, and they continue to analyze the need for EV charging stations. He stated that they have set this site up for easy installation of charging stations should they be added in the future.

Commissioner Fraser asked about the timing of the traffic signal installation.

Senior Planner McDermott replied that it will be part of the 109<sup>th</sup> reconstruction project, and the light will be installed in 2026.

**MOTION FRASER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FUEL STATION AT THE LOCATION OF 8200 108<sup>TH</sup> COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

**MOTION FRASER, SECOND TURNER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108<sup>TH</sup> COURT, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.**

*MOTION CARRIED UNANIMOUSLY.*

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on September 22, 2025.

## **6. OTHER BUSINESS**

Commissioner Arah recognized the idea that they want to bring revenue into Brooklyn Park and reduce the number of vacant buildings. He suggested using those vacant spaces as event centers, as that could generate revenue and provide spaces for resident events.

Commission Chair Cavin commented that it could be a great business venture for someone to pursue if the zoning supported that concept.

Commissioner Turner noted that Habitat for Humanity will be opening its third store, which will be located in Brooklyn Park, with a grand opening on October 10<sup>th</sup> and 11<sup>th</sup>. She provided invitations to the Commission members.

## **III. DISCUSSION ITEMS**

### **6.1 Kwik Trip Proposal at 9400 Broadway Avenue**

Commission Chair Cavin thanked Kwik Trip for its continued investment in Brooklyn Park.

Senior Planner McDermott explained that the intent of this discussion is to consider the development of a Kwik Trip on the vacant lot at 9400 West Broadway. She provided information on the site location and zoning. She noted previous discussions about this development proposal about one year ago in a worksession and stated that the formal application will come before the

Commission, likely at its November meeting. She stated that the formal application included eight variances, which would likely be recommended for denial.

Planning Director Mogush reminded the Commission that staff recently discovered an ordinance that they were not aware of, which changes the way this property is governed by zoning. He stated that they are moving away from the previous thought that there would be eight variances to a very different situation where there is a previously approved plan from 2016 that is on the books. He stated that the previously submitted application will no longer be relevant, and a new application will be submitted by the applicant. He provided background information on the 93<sup>rd</sup> Avenue Station, related area planning, and TOD zoning.

Lisa Watson, Kwik Trip, stated that she is going to continue to ask for the support of the Commission for a Kwik Trip location on this site, as they had discussed one year ago. She stated that while they understand this is within the TOD, this is also in a major industrial area with large traffic counts. She commented on the benefits Kwik Trip provides to Brooklyn Park through its stores and business. She commented that this location would provide an opportunity for employees to utilize the light rail to get to the store. She noted that they also provide an opportunity for customers to purchase groceries in the store. She reviewed details of the updated Site Plan and highlighted the enhanced features that this store would include that would benefit the local residents and Blue Line riders.

Senior Planner McDermott highlighted that this proposal meets a number of the TOD criteria, although it would not meet the minimal linear frontage or minimum floor area ratio. She provided additional information on the Planned Development Overlay (PDO), which encompasses this property. She reviewed the approved Site Development Plan that was approved in 2016 and compared that to the proposed plan.

Planning Director Mogush stated that the PDO was a tool that was in use for a few decades, but is no longer used as the standards have now been built into the zoning standards. He commented that this is an unusual situation where the City has created the standards for the TOD overall, but the PDO is still in place. He noted that the PDO prohibits gas stations, and if the applicant wants to move forward, it would need to ask the City to change the PDO to allow gas stations. He noted that the other option would be that the applicant would request to remove the PDO, as the TOD would allow a gas station as a conditional use, as long as design standards can be met. He stated that staff would like to obtain a consensus recommendation from the Commission that could move forward to the City Council on September 22<sup>nd</sup>. He stated that staff recommends to staff within the spirit of the design requirements within the TOD zoning, which would allow a gas station as a conditional use. He explained that one way to achieve this would be a fuel station on a smaller property, but recognized that it would not fit everything desired by Kwik Trip.

Commissioner Udomah stated that part of the reason he joined the Planning Commission was to bring businesses to Brooklyn Park. He stated that he is happy and excited to see a business that wants to be in the community and can also see the City's vision for the area. He recognized the job of staff to determine whether a business meets the criteria, but would like to see a way in which this can work, as it would bring jobs and services that the community would want. He stated that perhaps there is a compromise in the middle.

Brad Cytron, Midas Hospitality, commented that Midas owns this lot as well as the two hotel lots. He recognized that the PDO has been on the books and is the zoning they proceeded with when

they developed their properties. He stated that the goal was to have two hotels and something retail store to help support the hotels. He commented that they have spent the better part of the last eight years trying to find a retail/fast casual user for the site and have not had any success. He stated that Midas has invested over \$30,000,000 into the development of the hotels, and they believe that Kwik Trip would be the highest and best use and would provide a food offering to their guests.

Commissioner Wako thanked staff for the presentation and all the information shared. He commented that they cannot compromise their future for short-term gain, development, or tax base, and instead, they must look into the future. He stated that they must look from a broader perspective and was not convinced that a gas station would become an amenity for a hotel. He believed the City should consider the bigger picture to find what the City is lacking and was not convinced that a gas station would bring the level of what they are looking for in the future.

Commissioner Borer recognized that if they followed the path of the TOD zoning, it would allow a gas station as a conditional use. She asked if following that path, and not following the PDO, would create a precedent in these areas where special regulations have been applied.

Planning Director Mogush replied that the underlying TOD zoning put in place in 2018 does allow gas stations as a conditional use with the added design standards, but the PDO prohibits gas stations and creates the situation they are in now. He commented that the ultimate decision will be of the City Council.

Commission Chair Cavin commented that he agrees with the comments of Commissioner Udomah. He stated that they speak about the future of the community and where they want to be, and it saddens him that they seem to find a reason to say no rather than say yes. He stated that this would provide groceries and jobs and would meet four of the six TOD design standards. He recognized that things will continue to change and not everything fits in the box. He stated that he would like to see a way to make this work and allow the business to invest in the community. He believed that the business would benefit the area and the hotels.

Commissioner Udomah stated that he has been an advocate of providing jobs for the youth within the community, and this is a business that would fill that gap and would even be located near transportation. He commented that the future is now, and they should not continue to wait.

Commissioner Arah stated that there are two hotels that do not provide food, and she did not believe that guests want to go across to Holiday. He stated that in that area, there are industrial buildings with employees who would want to make one stop to get what they need, and this would provide that opportunity. He believed that perhaps this is the last gas station they agree on, but he believed they should make businesses feel comfortable coming to Brooklyn Park. He was unsure why they would use design variances to deter a business from investing in the community.

Commissioner Turner commented that the Commission supported this plan one year ago. She commented that her family stayed in the hotel and felt unsafe to cross the street to get to Holiday, so she understands that people want to be able to get what they need safely. She wanted to ensure that people feel safe coming back to the hotel and being able to get what they need within walking distance. She stated that this makes sense to her and reiterated that they already approved the plan, so she was unsure what had changed. She commented that it makes sense for them to follow through on what the vision was.

Commissioner Gaye-Bai asked where the PDO was when they approved the plan last year. He commented that the gas station would even be a benefit for commuters on the Blue Line, as they still need gas for their vehicles to get home.

Commission Chair Cavin recognized that some concepts do not even make it to the Planning Commission, and he would like to find a way throughout the process to say yes. He stated that if cosmetic changes like this are what are stopping a development request, perhaps it should be elevated to the Commission.

Commissioner Borer commented that she likes the Kwik Trip concept better than the TOD concept as it includes additional green space and outdoor seating, which accommodates the same intent of the TOD.

**MOTION CAVIN, SECOND TURNER TO DIRECT STAFF TO WORK WITH THE APPLICANT ON A ZONING PATH FORWARD THAT ACHIEVES THEIR SUBMITTED PLAN.**

*MOTION CARRIED UNANIMOUSLY. (WAKO ABSENT)*

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

##### **7. Council Comments**

Planning Director Mogush provided an update on recent City Council actions on planning-related cases.

##### **8. Commission comments**

No comments.

##### **9. Staff Comments**

Planning Director Mogush noted an upcoming special City Council meeting on Monday, September 15<sup>th</sup>. He stated that because there are no land use cases for the Commission to consider at the October meeting, that will be converted into a worksession meeting.

#### **V. ADJOURNMENT**

Commission Chair Cavin adjourned the meeting at 8:58 PM.

Respectfully submitted,

Paul Mogush  
Planning Director