
November 12, 2025
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #10

For reasonable accommodations or alternative formats, please provide a 72-hour notice by calling 763-424-8000 or emailing Asma.Jihad@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 Paul Mogush, Erin McDermott, Cara Donovan, Matt Hayes-Regan, Ruby Davis and Asma Jihad

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at bplive.ccxmedia.org.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** 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 nine resident-volunteer 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 October 8, 2025 Work Session Meeting

5. PUBLIC HEARING

§ 31.61 DUTIES. The Planning Commission must hear and review all petitions to amend the zoning classifications of this code or to obtain a special permit. The Planning Commission must then report its recommendations to the Council for action.
(’72 Code, § 250:10)

5.1 Planning Case #25-104 | Kwik Trip 9400 West Broadway | Zoning Text Amendment, Conditional Use Permit, and Site Plan Review

OVERVIEW: Brent Dusek, on behalf of Kwik Trip, Inc., has submitted a proposal for development with applications including a Zoning Text Amendment of a Planned Development Overlay, Site Plan Review, and Conditional Use Permit. The proposal is for the construction of their Gen 9 convenience store, which will operate 24 hours a day, provide 8 auto fuel stations, and general sales within the 40, 614 square foot structure.

This application is amended from the previous request in which the applicant was seeking 8 variances, as a result of a discussion item held at the September 22, 2025 City Council Regular Meeting in which staff was directed to work with the applicant for approvals of this proposal.

STAFF RECCOMENDATION: The requirements of § 152.303, 152.305, and 152.803 have been addressed and Staff recommends approval of the Zoning Text Amendment and Resolutions recommending the approval of the the Site Plan Review, and Conditional Use Permit for the construction and operation of a fuel station at 9400 West Broadway based on the findings of fact established within the draft resolutions.

PROPOSED ACTION:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A ZONING TEXT AMENDMENT, AMENDING ORDINANCE 2016-1210 ORDINANCE AMENDING CHAPTER 152 OF CITY CODE TO REZONE PROPERTY FROM BUSINESS PARK WITH HIGHWAY OVERLAY (BP/HO) TO BUSINESS PARK WITH PLANNED DEVELOPMENT OVERLAY (BP/PD) AT THE SOUTHEAST CORNER OF HIGHWAY 610 AND WEST BROADWAY.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 9400 WEST BROADWAY, SUBJECT TO THE CONDITIONS PROVIDED IN THE DRAFT RESOLUTION.

Presented by: Erin McDermott, Senior Planner

5.2 Planning Case #25-119 | Irtiqa Learning Center | Conditional Use Permit

OVERVIEW: Irtiqa’ Learning Center requests a Conditional Use Permit to operate a K–12 school within the existing religious institution at 2100 93rd Way N. The school will use a portion of the existing building and site improvements approved through a 2017 site plan review. No exterior changes are proposed. The school looks to serve five students and anticipates future growth.

STAFF RECCOMENDATION: Staff recommend approval of the conditional use permit, subject to the conditions listed in the draft resolution.

PROPOSED ACTION:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SCHOOL LOCATED AT 2100 93RD WAY N., WITHIN THE EXISTING RELIGIOUS INSTITUTION AND SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

Presented by: Matt Hayes-Regan, Associate Planner

5.3 Planning Case #25-120 | Crestview New School | Site Plan Review

OVERVIEW: The applicant, Wold Architects and Engineers, on behalf of Osseo Public Schools, has applied for a site plan review the construction of a new school, including space for community education. The existing school has been demolished.

A site plan review is required prior to the construction of buildings. The proposal is for the construction of a school in conformance with the Comprehensive Plan. The proposed school will add classroom, office and community programming space, as well as exterior amenities that will be available to the public outside of school hours.

STAFF RECOMMENDATION: Staff recommends approval of the above listed request with the conditions that are listed in the draft resolution.

PROPOSED ACTION:

MOTION _____ SECOND _____ APPROVING A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A SCHOOL AT 8200 ZANE AVENUE NORTH.

Presented by: Erin McDermott, Senior Planner

6. OTHER BUSINESS

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

- 7. OLD BUSINESS**
- 8. COUNCILMEMBER LIASON COMMENTS**
- 9. PLANNING COMMISSIONER COMMENTS**
- 10. STAFF LIASON COMMENTS**

V. ADJOURNMENT