
February 11, 2026

Brooklyn Park Police Department
5400 85th Avenue North
7:00 p.m
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #2

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 Planning Director Paul Mogush, Senior Planner Erin McDermott, Senior Planner Cara Donovan, Associate Planner Matt Hayes-Regan, and Program Assistant 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 **763-493-8057** 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 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 November 12, 2025 Regular Meeting

5. PUBLIC HEARING

5.1 Planning Case #25-122 | 8557 Wyoming – Resurrecting Faith World Ministry | Conditional Use Permit

Resurrecting Faith World Ministries has submitted a conditional use permit (CUP) application to use an existing tenant suite at 8557 Wyoming Ave N., Suite 6, as a religious institution. The organization is currently operating out of 4501 Oak Grove Parkway in Brooklyn Park and has purchased the subject property.

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

Presented by: Matt Hayes-Regan, Associate Planner

5.2 Planning Case #25-123 | HAM Addition | Preliminary and Final Plat

A subdivision application has been submitted requesting that the existing parcel located at 10508 Winnetka Ave. N. be subdivided into two detached single-family lots. Chapter 151 of the Land Usage Code authorizes the Planning Commission to recommend approval, modification, or denial of a preliminary plat to the City Council.

STAFF RECOMMENDATION: Staff recommend approval of the preliminary plat.

Presented by: Matt Hayes-Regan, Associate Planner

5.3 Planning Case #25-124 | Crew Carwash | Conditional Use Permit and Site Plan

Crew Carwash has submitted planning applications for a site plan review and conditional use permit to operate a car wash at 7820 Lakeland Ave. N. The project involves the demolition of the existing structure and the property's redevelopment pursuant to the proposed site plan.

STAFF RECOMMENDATION: Staff recommend approval of the site plan review as presented and approval of the CUP as presented, subject to the provisions in the draft resolutions.

Presented by: Matt Hayes-Regan, Associate Planner

5.4 Planning Case #26-103 | Green Lane Express | Site Plan

The request is for the construction of an addition to the existing structure located at 8841 Xylon Ave N. The 565 square foot addition on the south side of the existing building will allow for curbside pickup for a cannabis retailer.

STAFF RECOMMENDATION: Staff recommend approval of the site plan as presented, subject to provisions in the draft resolution.

Presented by: Cara Donovan, Senior Planner

6. OTHER BUSINESS

6.1 Brooklyn Boulevard Corridor Plan Presentation

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. COUNCILMEMBER LIAISON COMMENTS

8. PLANNING COMMISSION COMMENTS

9. STAFF LIAISON COMMENTS

V. ADJOURNMENT