
March 11, 2026
7:00 P.M.

Brooklyn Park Council Chambers
5200 85th Avenue North
and by Microsoft Teams Call
Brooklyn Park, MN 55443

PLANNING COMMISSION REGULAR MEETING – AGENDA #3

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. ORGANIZATION MEETING

4.1 Election of Officers

- a. Chair
- b. Vice Chair
- c. General Officer

4.2 Adoption of Bylaws

5. CONSENT AGENDA

5.1 Approval of Minutes February 11, 2026, Regular Meeting

6. PUBLIC HEARING

6.1 Planning Case #26-104 | Ninjas United | Conditional Use Permit

Ninjas United is planning to occupy a vacant tenant space in an existing building at 8400 Wyoming Ave N. The application is for a Conditional Use Permit (CUP) for a commercial indoor recreational facility over 2,450 square feet, which is allowed within the Business Park zoning district with a CUP.

STAFF RECCOMENDATION: Staff recommends approval of the conditional use permit with the conditions listed in the attached draft resolution.

Presented by: Asma Jihad, Program Assistant III

6.2 Planning Case #26-101 | 6301 Welcome Ave | Conditional Use Permit

Onyx Strategic Partners has submitted Conditional Use Permit (CUP) applications for the properties at 6301 and 6317 Welcome Ave, which include 30 small bay units. The properties have different uses including auto repair businesses. Auto repair businesses are a conditional use, and the CUP will govern the maximum number of tenant spaces that can be devoted to such uses.

STAFF RECCOMENDATION: Staff recommends the planning commission continue the review of the conditional use permit at 6301 Welcome Ave to the April 11, 2026, regular meeting.

Presented by: Matt Hayes-Regan, Associate Planner

6.3 Planning Case #26-102 | 6317 Welcome Ave | Conditional Use Permit

Onyx Strategic Partners has submitted Conditional Use Permit (CUP) applications for the properties at 6301 and 6317 Welcome Ave, which include 30 small bay units. The properties have different uses including auto repair businesses. Auto repair businesses are a conditional use, and the CUP will govern the maximum number of tenant spaces that can be devoted to such uses.

STAFF RECCOMENDATION: Staff recommends the planning commission continue the review of the conditional use permit at 6317 Welcome Ave to the April 11, 2026, regular meeting.

Presented by: Matt Hayes-Regan, Associate Planner

7 OTHER BUSINESS

8 DISCUSSION ITEMS

- 8.1** 2025 Annual Report Presentation
- 8.2** 2026 Work Plan

III. VERBAL REPORTS AND ANNOUNCEMENTS

9 COUNCILMEMBER LIAISON COMMENTS

10 PLANNING COMMISSION COMMENTS

11 STAFF LIAISON COMMENTS

IV. ADJOURNMENT