
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

Planning Commission

2026 Bylaws

ORGANIZATION

1. The Planning Commission Officers shall be:

Chair –

Vice-Chair –

General Officer –

Term of officers. All officers shall be elected by a vote of the commission members at the annual organizational meeting held at the first meeting in January. Officers shall serve for a one-year term beginning at the first meeting in April.

2. Duties of the Officers:

- A. Chair:

1. The Chair shall preside at all Public Hearings and the annual organizational meeting of the Commission. The Chair shall also preside at the Commission work sessions and non-Public Hearing meetings in the absence of the Vice-Chair.
2. The Chair shall preserve order and decorum and shall decide questions of order.
3. The Chair may call special meetings stating the purpose of such meetings and be posted at least three days or 72 hours in advance of the meeting. However, for any special meeting at which there are to be items that require a public hearing, adequate time shall be given to allow for the publication and mailing of notices in accordance with applicable provisions of the City Code and State Statutes.
4. The Chair shall be responsible to have the staff report on the Status of Previous Recommendations made to the Council, stating the Planning Commission's recommendations and Council action.

Revised and accepted: February 14, 2024

5. The Chair shall be responsible to have the staff prepare an Annual Report to the City Council.
 6. The Chair or his or her designee shall represent the Planning Commission at City Council meetings for the purpose of presenting the Commission recommendations on items to be considered by the Council.
- B. Vice-Chair:
1. The Vice-Chair shall preside at all meetings in the absence of the Chair.
 2. The Vice-Chair shall chair the Planning Commission work sessions and other non-Public Hearing Commission meetings.
 3. The Vice-Chair shall work with the Planning Commission Chair and Planning Staff to set agendas for Commission work sessions and other applicable meetings.
- C. General Officer:
1. The General Officer shall preside at all meetings in the absence of the Chair and Vice-Chair.
 2. The General Officer shall record attendance and be responsible for attendance reports.
 3. The General Officer shall report to the Chair every quarter the attendance percentage of every member.
 4. The General Officer shall monitor the time during all public hearings and shall be responsible for putting forth the motion to extend the public hearings past 11:00 p.m. when necessary.

BYLAWS

1. Each Wednesday shall be considered a regularly scheduled official meeting night. For any Wednesday falling on a legal holiday, the following Thursday shall be considered the regular meeting.
 - A. Official Public Hearings shall be at 7:00 pm on the second Wednesday of each month unless otherwise directed by the Chair.
 - B. In the event that there are more public hearings than can be reasonably expected to be concluded by 11:00 p.m., the Chair and the Planning Staff shall be empowered to schedule a second official Public Hearing Meeting for another Wednesday during the same month to take care of the overload.
 - C. The Chair shall have prerogative to cancel or postpone any regularly scheduled

Revised and accepted: February 14, 2024

Meetings.

- D. The Chair shall have 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.
 - E. Work Sessions shall be the fourth Wednesday of the month.
 - F. If a public hearing is reasonably anticipated to last under an hour, the work session may be moved from the fourth Wednesday to the second Wednesday following the public hearing at the discretion of the Chair.
 - G. The Planning Director may announce a future meeting as cancelled due to lack of public hearing applications or holiday during the Information Items section of a meeting.
- 2. All public hearings shall be at the City Hall and shall be called at 7:00 p.m. and shall conclude at 11:00 p.m. meetings may be held via technology consistent with state law and City policy. No new business shall commence unless waived by the majority. Any business unfinished at the scheduled closing time shall be taken up at a subsequent meeting designated by the Chair.
 - 3. An organizational meeting shall be held on the second Wednesday in January. Business at this meeting shall include review and/or amendments to the Bylaws, election of a Chair, a Vice-Chair, General Officer and a Business Forward Advisory Board Liaison.

The officers elected shall begin to serve their term the following April.

- 4. Organizational rules regarding a quorum:
 - A. A quorum shall consist of a minimum of a majority of currently appointed and seated Commissioners. In no case shall a Public Hearing be held if only three Commissioners or fewer are present. In the absence of a quorum, those present shall adjourn any items of business requiring official Commission action to a specified time.
 - B. Prior to a meeting a member may be excused from an individual meeting for reasons of illness, work, or out-of-town trips.
- 5. If the Chair or Vice-Chair resigns his/her appointment between the regular election cycle, then the remaining officers shall move up in rank and an election shall be held for the General Officer position.
- 6. The Chair shall call the meeting to order and the General Officer shall call the roll and announce a quorum. In the absence of the General Officer, the Chair shall appoint a General Officer pro tem.
- 7. The order of business shall be as follows unless amended by the Chair:

Revised and accepted: February 14, 2024

- I. ORGANIZATIONAL BUSINESS
 - 1. Call to Order/Roll Call/Pledge of Allegiance
 - 2. Explanation by Chair
 - 3. Approval of Agenda
- II. REQUIRED DUTIES
 - 1. Consent Agenda
 - 2. Public Hearing
 - 3. Other Business
- III. DISCUSSION ITEMS
- IV. VERBAL REPORTS AND ANNOUNCEMENTS
 - 1. Old Business
 - 2. Council Member Liaison Comments
 - 3. Planning Commission Comments
 - 4. Staff Liaison Comments
- V. ADJOURNMENT

8. The following statement shall be printed on all agendas and shall be read by the Chair preceding public hearings during regular sessions of the Commission.

Please be advised that the public hearings are recorded and broadcast live on cable television and 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, speak into the microphone, stating your full name and address. Please sign the public hearing log book on the table near the entrance 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 11 resident-volunteer members, two of which are young adult 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 only a recommendation that is forwarded to the City Council for official and final action.

9. All recommendations shall be sent to the City Council by means of written minutes and shall include the record of the division of votes on each recommendation and the reasoning for the action.
10. Minutes of the meetings shall be recorded and kept by the Planning Staff.
11. All meetings shall be public.
12. Any resolution or motion, except motion to adjourn, postpone, reconsider, table, or call

the previous question, shall be reduced to writing if requested by the Chair.

13. Any resolution or motion may be withdrawn at any time before action is taken on it.
14. When a question is under debate, no other motion shall be entertained except to table, or to call for the question, act on the question, postpone, refer to committee or amend. Motions shall take precedence in that order, and the first two shall be without debate.
15. All motions shall be carried by a majority vote of the members present except call for the question. Any member of the Commission may call for a roll call vote on any issue.
16. Motions can only be made by members recognized by the Chair.
17. Speaking without recognition of the Chair shall be cause for another member to call "point of order" and the member speaking out of turn must relinquish the floor.
18. "Call for the question" or "previous question" is a motion and must be seconded. It is not debatable and must be voted upon immediately. A 2/3 majority is necessary to call the previous question. If the 2/3 majority is given, the motion or question on the floor must be immediately put to a vote without debate except for a motion to table.
19. "Question" is not a motion but only an indication to the Chair that the person making this statement is ready to have the motion or question put to a vote.
20. The Chair may direct that a motion be divided if requested by a member.
21. No member may enter into the general discussion a second time on the same matter until all members wishing to express an opinion have been heard. Members must limit their remarks to the subject matter being discussed and shall not be repetitious. The speaking order shall be at the discretion of the Chair; however, all members shall be allowed a turn to speak.
22. Members of the commission are expected to faithfully participate in the meetings or other activities of the commission to which they have been appointed. A commission member shall notify the staff liaison or commission chair if they are unable to attend a meeting prior to the start of the meeting.
23. Any member who is absent for two consecutive meetings without notification (unexcused absence) to the Staff Liaison or absent 25% of the meetings, may be subject to removal by a majority of the City Council. These rules shall not be interpreted to imply automatic removal upon meeting a threshold listed above. The commission will retain the right to consider any special circumstances a member may wish to present.
24. The Commission may appoint a subcommittee and/or task force as they deem necessary to facilitate research for the commission. The members serve in an advisory capacity only to the commission. Subcommittees or task forces shall not contain a quorum of the commission

25. Any member having a direct or indirect financial and/or substantial personal interest in an individual action under consideration by the Commission shall state such if not excuse themselves from the Commission and not vote on that particular matter. All Commissioners shall abide by the Planning Commission's Code of Ethics.
26. These rules shall not be repealed, waived or amended except by a majority vote of the Commission only after notice has been given at a previous meeting.
27. Any rule of order not covered by these bylaws shall be governed by Robert's Rule of Order of Standard Parliamentary Procedure.

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – November 12, 2025



I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:00 PM.

Those present were: Commissioners Cavin, Arah, Borer, Fraser, and Udomah; 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 Wako, Korosso, Turner, and Gaye-Bai (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION UDOMAH, SECOND FRASER TO APPROVE THE NOVEMBER 12, 2025 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – October 8, 2025 Work Session

MOTION FRASER, SECOND UDOMAH TO APPROVE THE NOVEMBER 12, 2025 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

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

Senior Planner McDermott introduced the application from Kwik Trip for a site plan, CUP, and zoning text amendment for the property at 9400 West Broadway. She stated that at the last meeting, the Commission voted unanimously in support of the site plan, and the City Council also supported the site plan. She explained that the Planned Unit Development (PUD) tool will provide that path forward. She recommended approval of the three actions before the Commission as presented and stated within the packet.

Commission Chair Cavin opened the public hearing.

Tonya West-Hafner, 1005 Hampshire Terrace, thanked the Commission for supporting the project. She stated that, as a previous member of the Council, they were shortsighted in the planning for this property and believes that this development will be an amenity for those staying at the hotel.

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.

MOTION BORER, SECOND UDOMAH 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 CARRIED UNANIMOUSLY.

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

MOTION CARRIED UNANIMOUSLY.

MOTION BORER, SECOND UDOMAH TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 9400 WEST BROADWAY, 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 November 24, 2025.

5.2 Planning Case #25-119 (Irtiqia Learning Center) – Conditional Use Permit

Associate Planner Hayes-Regan introduced the application from Irtiqia Learning Center for a Conditional Use Permit (CUP) to operate a K–12 school at an existing religious institution for the property located at 2100 93rd Way N. He provided details about the site, previous approvals provided for the site, and information related to zoning, adjacent uses, application, commercial building permit application, CUP, performance standards for schools, and conditions of approval. He recommended approval of the request, subject to the conditions as reviewed.

Commission Chair Cavin opened the public hearing.

Edna McKenzie, 2112 93rd Trail, asked the anticipated capacity for the school, as the property only has one access that already has high traffic.

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.

Associate Planner Hayes-Regan stated that the five students are only being served at this time, but that could grow up to 50 in the future, noting additional review and approval that would be needed for future growth. He stated that he would need to speak with the Building Official to determine how many students the school could have under the current application/site plan. He stated that during the 2017 review, there was a traffic analysis was completed, and the expected daily traffic totals were well within the range for the roadways within the area. He stated that there are no concerns with the number of students proposed to be served in terms of traffic, and they would provide additional reviews if enrollment increases.

Commission Chair Cavin asked if this approval includes a capacity of up to 50 students.

Associate Planner Hayes-Regan replied that the Commission is not approving a number, but the function of a school and the other applicable Codes will dictate the number of students allowed on the property.

Commission Chair Cavin stated that the remodel will primarily provide classroom spaces, but does not include the bathrooms, which would seem to mean students of all ages and staff would be using the same bathrooms.

Associate Planner Hayes-Regan replied that there are Building Code requirements, and perhaps the applicant can provide additional details.

Hebba Aburia, representing the applicant, stated that because of the low number of students, the students would all use a single bathroom. She stated that there is currently a men's room, a women's room, and a single bathroom. She commented that as they grow, the different grade levels would take bathroom breaks at different times. She explained that they do not have in-person instruction and rely on virtual instruction, so there are set break times provided by the staff.

Commissioner Borer was unsure how these children could be separated appropriately. She asked where the space would be for passing in the halls, lunch breaks, and outside time. She asked the plan for security if there are no teachers on site.

Ms. Aburia replied that the building does lock for security, and for every 15 students, there is one learning coach. She stated that their model is based on small class sizes and they anticipate ten students per staff member. She stated that while they only have five students at this time, they hope to grow to 30 in the next year.

Commissioner Borer asked how grades are mixed.

Ms. Aburia replied that the rooms include separate spaces for different grade levels.

Commissioner Udomah asked the occupancy rate at which additional review would be triggered.

Associate Planner Hayes-Regan replied that he does not yet have that figure, as they will determine that once the building permit is finalized.

Commissioner Udomah commented that would seem to be important information to have before voting. He asked how the full capacity of the school would interfere with the church use and whether buses would be used for students.

Associate Planner Hayes-Regan replied that the model is based on parent pick-up and drop-off. He stated that the current application reviews the current circumstance of five children being served, as well as the direction from the building and fire department.

Commissioner Udomah asked if more accurate traffic information could be provided, as things have changed since 2017. He stated that he wants to make a decision that is both fair to the applicant and neighbors.

Planning Director Mogush stated that this is an existing building that has existed for some time and has been used as a religious institution for most of that time. He stated that the people in vehicles who access this site use neighborhood streets to get there, and there is nothing now that would limit how many people can worship or attend a festival at this site; therefore, staff did not feel it would be appropriate to set a number of students that would be different than life safety allowances under the Building Code. He stated that in all cases, this use would be far fewer people than the total activity that can occur on the property. He cautioned against putting a lot of regulatory pressure on this use because of the property rights that already exist for this site.

Commissioner Udomah referenced the statement that the applicant would need to come back at some point for additional approvals and asked for clarification on what that threshold would be.

Planning Director Mogush replied that if a building permit were pulled to expand the building to handle more students, then additional approval would be needed for this use.

Associate Planner Hayes-Regan replied that the total capacity for the school, based on the pending building permit, is 85 students, while the occupancy for the total building is 226.

Commissioner Arah stated that this is a virtual school and was unsure how they would get to 50 students.

Ms. Aburia provided additional details on the virtual element of school, noting that after the school work is completed, they also hold religious classes. She stated that their maximum growth capacity is 50 students, but they do not anticipate reaching that number in the next few years. She noted that the current five students come from three families and therefore, they plan to serve families with multiple children rather than 50 students from 50 families.

Commission Chair Cavin asked if the Building Official would review the facilities to ensure the building is sufficient for this type of use.

Associate Planner Hayes-Regan confirmed that would occur along with review from other City departments, as well as State requirements.

MOTION UDOMAH, SECOND TURNER 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.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on November 24, 2025.

5.3 Planning Case #25-120 (Crestview New School) – Site Plan Review

Senior Planner McDermott introduced the application for a site plan review for Crestview Elementary for the property at 8200 Zane Avenue. She provided information on the site, zoning, adjacent uses, site plan, and recommended approval subject to the conditions within the draft resolution.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin asked if sustainability has been considered.

Senior Planner McDermott replied that she is unsure of the considerations the School District has made, noting that is not a Code requirement. She stated that the water conservation in the youth play area is the only element she is aware of.

Eric Myer, Larson Engineering, stated that the building is being designed to house future solar panels should that be added in a future phase. He stated that in the areas around the school, they will have a stormwater pond and native plantings that will provide habitat for pollinators and require less irrigation. He stated that they will also have the Native American Cultural Center inside the building. He stated that they will meet the Watershed requirements for infiltration, but did not find that reuse of stormwater for irrigation would be cost-effective.

Commission Chair Cavin asked if the lacrosse field would be lit.

Mr. Myer replied that it would not be lit.

Commission Chair Cavin asked who would manage the field.

Senior Planner McDermott replied that the entire property is owned by the Osseo School District, which would manage and schedule the property.

Commission Chair Cavin asked if the cultural center would be open to the public.

Senior Planner McDermott replied that there would be areas of the school open to the public that would be separated by a safety wall/doors from the elementary use. She noted that the play area would be completely enclosed and secure during school hours.

Commissioner Borer referenced the fire pit and play area, which would be open to the public after hours. She asked if people could come onto the site on a Friday night to have a bonfire.

Senior Planner McDermott replied that it would not be a gas fire pit, and you would need to bring wood. She commented that there are similar amenities in many City parks, and they have not had any issues.

Mr. Myer stated that the plan would include a locked cover for the firepit, which would ensure it is only used for scheduled events.

Commission Chair Cavin asked if the entire site is fenced.

Mr. Myer replied that it would not be and it would remain generally open as it is now, noting landscaping.

MOTION FRASER, SECOND BORER TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A SCHOOL AT 8600 ZANE AVENUE NORTH, SUBJECT TO THE 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 November 24, 2025.

6. OTHER BUSINESS

No comments.

III. DISCUSSION ITEMS

No comments.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Planning Director Mogush provided an update on recent City Council actions.

8. Commission comments

No comments.

9. Staff Comments

Planning Director Mogush provided follow-up comments on the ability to make a U-turn, which was asked for by a resident at a previous meeting. He noted that the Commission will not hold a worksession in two weeks but invited the members of the Commission to attend the Business Forward Forum on November 19, 2025.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:01 PM.

Respectfully submitted,

Paul Mogush
Planning Director

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	6.1	Meeting Date:	March 11, 2026
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	1	Prepared By:	Asma Jihad, Program Assistant III
Ordinance:	N/A		
Attachments:	4	Presented By:	Asma Jihad, Program Assistant III
Item:	Ninjas United - Conditional Use Permit #26-104 for a commercial indoor recreational facility over 2,450 square feet at 8400 Wyoming Ave N.		

Proposed Actions

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET AT 8400 WYOMING AVE N, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Summary

Ninjas United is a premier American Ninja Warrior style training facility providing ninja-orientated training for all ages and skill levels, including the nationally competitive level. Following the success of the Maple Grove location, they are proposing to expand into Brooklyn Park.

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 (§ 152.60). The applicant is proposing interior modifications by adding separate gyms, conditioning space, arcade & tubes room, kids play area, and party rooms and will operate between 3:15 PM to 9:00 PM Monday through Friday, with 9 AM to 5 PM hours on weekends.

Current Conditions

The subject property is 11.84 acres and is located south of 85th Avenue and Wyoming Avenue. The site was developed in 2015 as an industrial building which has 3 tenant spaces. The southern-most tenancy is the proposed location for the indoor recreational facility and was previously occupied by UPS. The proposed tenant space (Suite 400) will be divided into two suites of which one will be Ninjas United and the other will be occupied by another company, not identified as part of this application.

Future Land Use Plan	Business Park and Light Rail Station Area
Current Zoning	BP - Business Park
Proposed Zoning	BP - Business Park
Neighborhood	College Park
Site Area	11.84 Acres
Conforms to:	
Land Use Plan	Yes
Zoning Code	Yes
Notification	Legal notice was published in the Sun Post newspaper, 176 notices were mailed to properties within 500 feet, A neighborhood email was sent to the College Park neighborhood
Timeline (MN §15.99)	
60-day	April 28, 2026
120-day	June 27, 2026

Land Use/Zoning and Overlay

The site is zoned Business Park District (BP) and is within the College Park neighborhood. The future land use for the property is Business Park and Light Rail Station Area. There are two properties to the west zoned B3 – General Business District, the property to the north is zoned B3 – General Business District and BP – Business Park District, the zoning district to the east is zoned R4 – Multiple Family District, the zoning to the south is R1 – Detached Single Family Estate District.

Conditional Use Permit

Commercial indoor recreational facilities over 2,450 square feet is considered a conditional use in the BP District (§152.609.1). Conditional uses must be reviewed against the standards of the Code (§152.305). The proposed use is evaluated below:

- (D) **Review Standards.** The request may address the following factors, although the City Council, the Planning Commission, and city staff has the authority to request additional information from the applicant concerning operational factors pertaining to the proposed use or to retain experts with the consent and at the expense of the applicant concerning operational factors, when necessary to establish performance conditions to effect the intent of this chapter.

- (1) ***Comprehensive Plan.*** Compliance with the Comprehensive Plan, public facilities and capital improvement plans, and all sections of the City Code.

The Future Land Use of the Brooklyn Park 2040 Comprehensive Plan guides the property as Business Park. The Business Park uses include businesses and limited commercial. The commercial indoor recreational facility is consistent with the Comprehensive Plan.

- (2) ***Traffic.*** The generation and characteristics of the traffic associated with the use and its impact on the traffic volumes of and safety associated with driveway location on adjacent roads, sidewalks and trail connections.

Vehicular access to the site is provided from three existing access points along 84th Avenue, Wyoming Avenue, and 83rd Avenue. During peak hours the applicant anticipates 60 vehicles per hour. The City's Transportation Engineer has reviewed the attached traffic analysis and has no comments.

- (3) ***Parking.*** The characteristics of the parking area of the use, including the number and design of parking spaces, landscaping, traffic circulation, drainage, and lighting. The city may require additional parking above that required in § 152.140 through 152.146.

The applicant provided anticipated numbers of vehicles on site at 60 vehicles per hour during the weekday evening sessions (4:00 PM - 9:00 PM) which is peak times. There are 176 parking spaces on this property, 60 of which are located directly in front of the portion of the structure that will be occupied by the applicant. This satisfies the anticipated needs by the applicant and will allow for the growth of the business. Since the peak time of operation falls after the primary business hours of the surrounding industrial and office, users of the parking lot create a complementary "staggered" demand, maximizing the efficiency of the existing infrastructure. The City's Transportation Engineer has reviewed the attached traffic analysis and has no comments.

- (4) ***City services.*** The provision of adequate public facilities and services to the site where the use is proposed and the ability of the existing infrastructure to absorb the additional demand for city services.

The applicant will not be adding showers or additional restroom facilities, so there will be no additional impact to existing utilities. The City Engineer reviewed and has no comments regarding water and sewer capacity.

- (5) ***Screening and landscaping.*** The ability to screen and buffer incompatible off-site impacts of the proposed use on adjacent property and the surrounding neighborhood. The city may require additional landscaping or screening above that required in the specific zoning district.

This site is compliant with screening and landscaping requirements in place at the time of development.

- (6) ***Architectural standards.*** The degree that the site or building associated with the proposed use meets or exceed the architectural design and landscaping standards for the district in which it is located. The city may require additional architectural standards above those required in the specific zoning district.

The existing structure met all architectural requirements at the time of development, and there are no exterior changes proposed with this application.

- (7) ***Other sections of the city code.*** The applicant may be required to submit additional information demonstrating that the development is able to comply with any other applicable section of this chapter or the city code.

Existing conditions of the site are consistent with City Code requirements.

The required findings of § 152.305 have been addressed and Staff recommends approval of the CUP.

Conditions of Approval

Staff recommends the adoption of Resolutions 26-___ Approving a Conditional Use Permit for a Commercial Indoor Recreational Facility over 2,450 Square Feet at 8400 Wyoming Ave N with the following conditions:

1. Prior to using the space as an indoor recreation facility, a new Certificate of Occupancy for the correct occupancy type must be applied for and obtained from the Brooklyn Park Building Department in accordance with all applicable building codes and requirements.
2. Prior to using the space as an indoor recreation facility, the applicant must work with the Brooklyn Park Building Department to obtain all necessary building permits in accordance with all applicable building codes and requirements.
3. Prior to using the space as an indoor recreational facility, the applicant and or food vendor must work with the Brooklyn Park Environmental Health Division to obtain a Food Establishment License before serving food via vending machine in accordance with all applicable health codes and requirements.
4. Signage must comply with all requirements of City Code Chapter 150: Signs.

Staff Recommendation

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

Alternatives to Consider:

1. Approve the Conditional Use Permit as presented.
2. Approve the Conditional Use Permit with modifications.
3. Deny the Conditional Use Permit based on certain findings.

Budgetary/Fiscal Issues: N/A

Attachments:

- A. DRAFT RESOLUTION – COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET
- B. LOCATION MAP
- C. TRAFFIC ANALYSIS
- D. PLAN SET

RESOLUTION #2026-___

RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET AT
8400 WYOMING AVE N

Planning Commission File #26-104

WHEREAS, Chris Voigt has made an application for a Conditional Use Permit under the provisions of Chapter 152 of the City Code on property legally described as:

EXHIBIT A

WHEREAS, the proposed development is consistent with the purposes of the Zoning District and the Comprehensive Plan; and

WHEREAS, the matter has been referred to the Planning Commission public hearing and who have given their advice and recommendation to the City Council; and

WHEREAS, the effect of the proposed use upon the health, safety and welfare of surrounding lands, existing and anticipated traffic conditions, and its effect on the neighborhood have been considered.

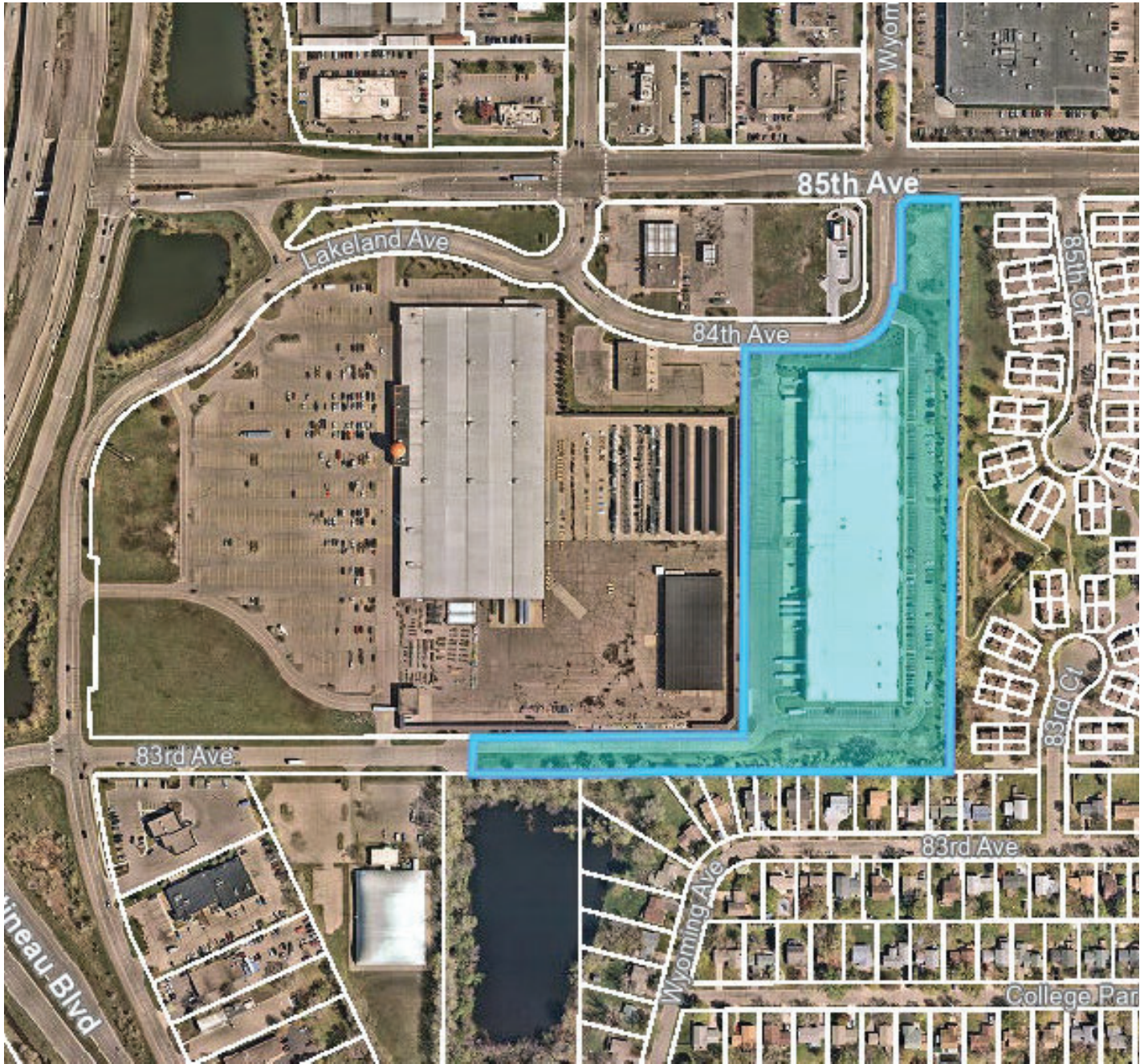
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Park that a Conditional Use Permit is hereby approved for a commercial indoor recreational facility over 2,450 square feet on the above described parcel, subject to the following:

1. Prior to using the space as an indoor recreation facility, a new Certificate of Occupancy for the correct occupancy type must be applied for and obtained from the Brooklyn Park Building Department in accordance with all applicable building codes and requirements.
2. Prior to using the space as an indoor recreation facility, the applicant must work with the Brooklyn Park Building Department to obtain all necessary building permits in accordance with all applicable building codes and requirements.
3. Prior to using the space as an indoor recreational facility, the applicant and or food vendor must work with the Brooklyn Park Environmental Health Division to obtain a Food Establishment License before serving food via vending machine in accordance with all applicable health codes and requirements.
4. Signage must comply with all requirements of City Code Chapter 150: Signs.

AGENDA ITEM 6.1A – DRAFT RESOLUTION

EXHIBIT A

MILLS SECOND ADDITION TO BROOKLYN PARK – BLOCK 1 – LOT(S) 1



Conditional Use Permit

Case #26-104 – 8400 Wyoming Ave

Area of Request (August 2025 Air Photo)

8400 Wyoming Ave N, Brooklyn Park MN



Brooklyn Park 

Attn: Planning Division City of Brooklyn Park **RE:** Letter Detailing Parking/Traffic Flow Requirements – Ninjas United Property Address: 8400 Wyoming Ln N, Brooklyn Park, MN 55445 Proposed Use: Indoor Recreational Fitness Facility

To the Brooklyn Park Planning Commission and City Council,

Please accept this letter on behalf of Ninjas United LLC detailing parking and traffic flow requirements in support of the applying for a Conditional Use Permit. Ninjas United LLC plans to operate an indoor recreational fitness facility at 8400 Wyoming Ln N. As a community-focused organization specializing in "American Ninja Warrior" style training, we are eager to bring our unique blend of youth fitness and obstacle-course athletics to the Brooklyn Park community.

1. Proposed Use and Operations

Ninjas United provides structured classes, competitive team training, and open gym sessions. Our facility is designed to foster physical health, confidence, and discipline through movement.

- **Target Demographic:** Youth ages 4–Adult and their families.
- **Peak Operating Hours:** Monday through Friday, 4:00 PM to 8:00 PM.
- **Weekend Operations:** Saturday and Sunday, 9:00 AM to 6:00 PM (primarily for scheduled birthday parties and community events).
- **Special Events:** We expect to host larger event gatherings approximately four times per year.

2. Parking Requirements and Analysis

- **Dedicated Space Needs:** Based on our operational model and the City's standard for "Indoor Recreation", we have identified a requirement for 60 dedicated parking spaces.
- **Parking Capacity:** The site at 8400 Wyoming Ln N offers ample surface parking. Our required 60 spaces represent a sustainable portion of the existing lot, ensuring that we do not impede the parking needs of neighboring tenants.
- **Event Parking Mitigation:** Our four annual events attract between 200 and 250 participants. Because this participant load is spread evenly over a two-day period, we do not anticipate these events exceeding the normal parking requirements or exhausting our 60-space capacity at any given time.
- **Shared Use Synergy:** Because our peak hours (4:00 PM – 8:00 PM) fall after the primary business hours of the surrounding industrial and office users, our use of the parking lot creates a complementary "staggered" demand, maximizing the efficiency of the existing infrastructure without requiring new impervious surfaces.

3. Traffic Flow and Mitigation

To ensure safety and minimize congestion on Wyoming Ln N, we have developed the following traffic flow plan:

- **Weekday Traffic Volume:** We anticipate a peak traffic volume of 60 vehicles per hour during our weekday evening sessions (4:00 PM – 8:00 PM).
- **Weekend & Event Traffic Volume:** On an average weekend day, traffic demand is lower than our weekday peak, averaging approximately 40 vehicles per hour. Even during our four annual events, the staggered schedule over a two-day period ensures we will not exceed normal weekend traffic volumes or vehicles-per-hour benchmarks.
- **Controlled Ingress/Egress:** Vehicles will utilize the established primary entrance at 8400 Wyoming Ln N. The site's existing drive aisles provide sufficient "stacking" space to prevent any backup onto the public right-of-way.
- **Staggered Class Times:** We intentionally schedule class start and end times with 15-minute buffers to prevent a "double-load" of traffic (where one group is arriving while another is leaving).
- **Pedestrian Safety:** We will designate a clear, marked pedestrian path from the parking area to our primary entrance to ensure the safety of our young athletes.

4. Community Benefit

- Ninjas United is committed to being a "good neighbor."
- Our use is entirely contained indoors, resulting in zero noise or light pollution for the surrounding area.
- We believe this facility will fill a vital need for youth-oriented recreational space in North Brooklyn Park, supporting the City's 2040 Comprehensive Plan goals for a healthy and active community.

We look forward to working with City Staff and the Planning Commission through the public hearing process. Please contact us at chris@ninjasunited.com should you require additional site plans or documentation.

Sincerely,

Chris Voigt On behalf of Ninjas United LLC

City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	6.2	Meeting Date:	March 11, 2026
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	1	Presented By:	Matt Hayes-Regan, Associate Planner
Item:	DEV26-101 (6301 Welcome Ave) – Conditional Use Permit (CUP) Application		

Proposed Action:

MOTION _____, SECOND _____, TO CONTINUE THE APPLICATION CONSIDERING AN APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR BUSINESSES LOCATED AT 6301 WELCOME AVE., BROOKLYN PARK, MN 55429 TO THE APRIL 8, 2026 PLANNING COMMISSION REGULAR MEETING.

Summary:

Applicant Overview:

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.

The 6301 Welcome Ave property includes 12 small bays and 59 parking spots.

Current Conditions/Previous Approvals:

Future Land Use Plan	Business Park
Current Zoning	Business Park
Proposed Zoning	No proposed change
Site Area	1.69 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	To be determined
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post. 64 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Lakeland Park neighborhood.
60- and 120- Days (§15.99)	April 11, 2026; June 10, 2026

6301 Welcome Avenue North was created by the subdivision known as “Coopers Industrial Park” in 1969. The property was developed through site plan review in 1980 and was issued a Certificate of Occupancy on October 14, 1981.

On July 24, 1989, the property was granted Conditional Use Permit (CUP) #1989-3442. The CUP authorized the operation of an auto body repair facility within bay units 27 and 28. The approval was limited to those specific units and did not apply site-wide.

Between 1989 and 2024, additional auto-oriented businesses operated within other units on the property without a CUP. As a result, the property was subject to joint enforcement efforts involving the City’s Environmental Health Division and the Brooklyn Park Police and Fire Departments to address safety and compliance concerns.

In 2024, the previous property owner submitted a CUP application that would have allowed auto-repair businesses to operate more broadly on the site. Staff advised the owner to resolve existing code violations prior to pursuing amendments to the existing CUP. The application was subsequently denied by the City Council. The property was sold and acquired by Onyx Strategic Partners in 2025.

Prior to acquisition, the current property owner engaged City staff to conduct due diligence on the property, including meetings with Planning, Environmental Health, Building, and the Brooklyn Park Fire Department. Following the transfer of ownership, Environmental Health closed outstanding correction orders associated with the prior owner. As of the date of this staff report, there are no outstanding Environmental Health correction orders associated with the property.

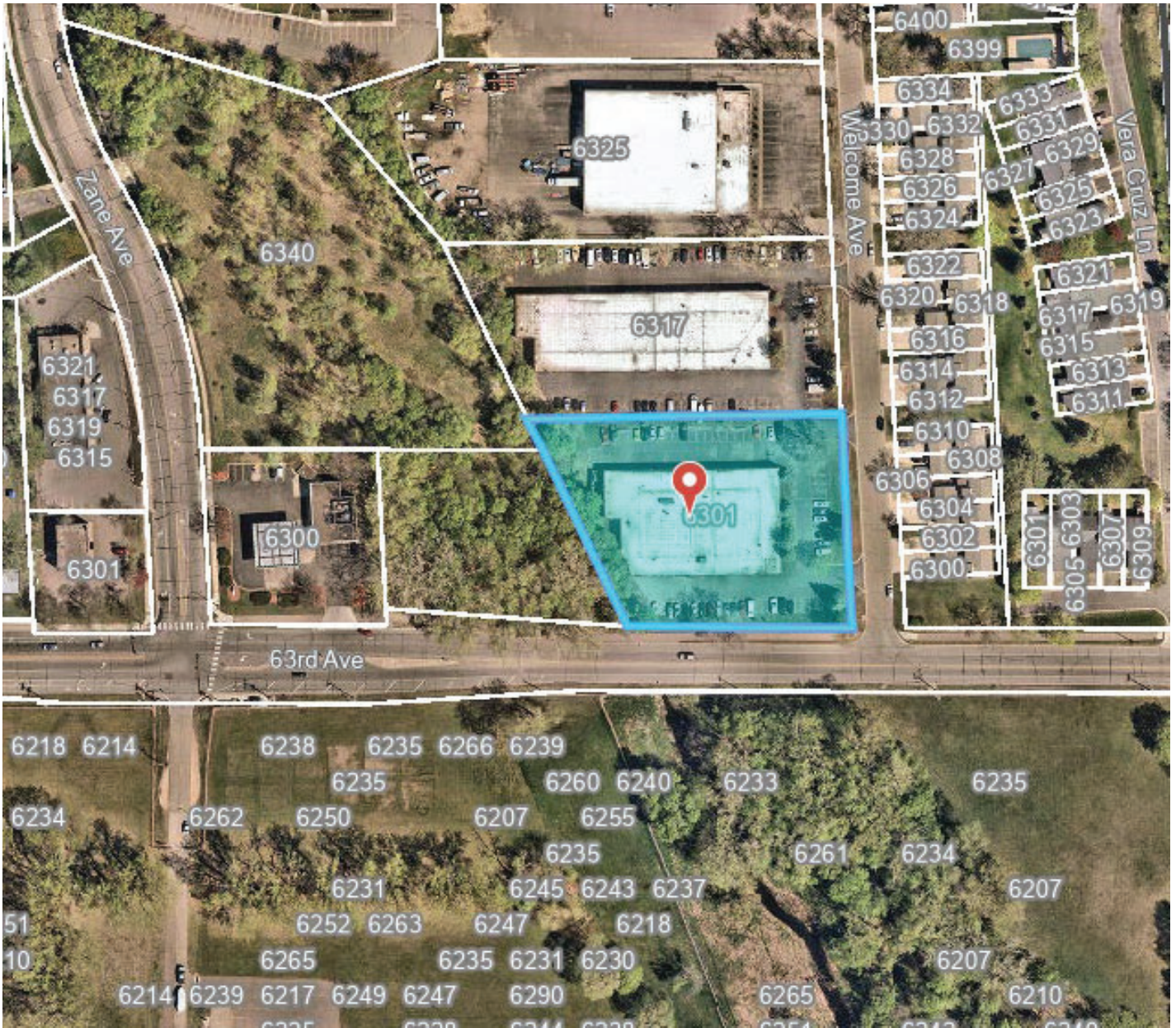
The current owner is working with the Fire Department to address Fire Code compliance and with the Building Department to ensure that units proposed for auto-oriented uses meet applicable Building Code requirements. Following consultation with Planning staff, the applicant submitted the current CUP application to demonstrate how the proposed auto-oriented uses, and other uses on the property, will comply with applicable Zoning Code requirements and, specifically, parking requirements.

Continuation of Public Hearing:

The applicant has been working diligently to provide City staff information that is needed for completing a parking analysis for the various uses of the property. Because City staff is still reviewing supplemental information, the City exercised its one-time extension to act on this application. As such, City staff is recommending the application and public hearing be continued to the April 8, 2026 Planning Commission Regular Meeting

Attachments:

6.2A LOCATION MAP



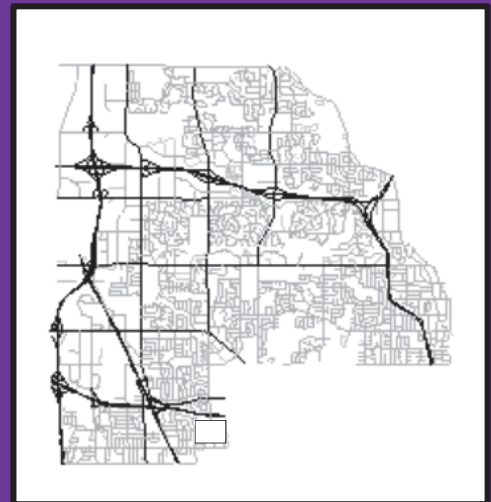
Conditional Use Permit

Case #26-101 – 6301 Welcome Ave

Area of Request (August 2025 Air Photo)

6301 Welcome Ave N, Brooklyn Park MN

Brooklyn Park 



City of Brooklyn Park Planning Commission Staff Report

Agenda Item:	6.3	Meeting Date:	March 11, 2026
Agenda Section:	Public Hearing	Originating Department:	Community Development
Resolution:	N/A	Prepared By:	Matt Hayes-Regan, Associate Planner
Ordinance:	N/A		
Attachments:	1	Presented By:	Matt Hayes-Regan, Associate Planner
Item:	DEV26-102 (6317 Welcome Ave) – Conditional Use Permit (CUP) Application		

Proposed Action:

MOTION _____, SECOND _____, TO CONTINUE THE APPLICATION CONSIDERING AN APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR BUSINESSES LOCATED AT 6317 WELCOME AVE., BROOKLYN PARK, MN 55429 TO THE APRIL 8, 2026 PLANNING COMMISSION REGULAR MEETING.

Summary:

Applicant Overview:

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.

The 6301 Welcome Ave property includes 18 small bays and 75 parking spots.

Current Conditions/Previous Approvals:

Future Land Use Plan	Business Park
Current Zoning	Business Park
Proposed Zoning	No proposed change
Site Area	1.83 acres
Conforms to	
Land Use Plan	Yes
Zoning Code	To be determined
Subdivision Ordinance	Yes
Notification	Legal notice was published in the Sun Post. 64 notices were mailed to properties within 500 feet, A Neighborhood email was sent to the Lakeland Park neighborhood.
60- and 120- Days (§15.99)	April 11, 2026; June 10, 2026

6317 Welcome Avenue North was created by the subdivision known as “Coopers Industrial Park” in 1969. The property was developed through site plan review in 1980 and was issued a Certificate of Occupancy on October 14, 1981.

On October 23, 2023, the property was granted a Conditional Use Permit (CUP) under Resolution #2023-126. The CUP authorized the operation of auto body repair facilities.

Prior to the issuance of the CUP, auto-oriented businesses operated within units on the property without a CUP. As a result, the property was subject to joint enforcement efforts involving the City's Environmental Health Division and the Brooklyn Park Police and Fire Departments to address safety and compliance concerns.

The property was sold and acquired by Onyx Strategic Partners in 2025.

Prior to acquisition, the current property owner engaged City staff to conduct due diligence on the property, including meetings with Planning, Environmental Health, Building, and the Brooklyn Park Fire Department. Following the transfer of ownership, Environmental Health closed outstanding correction orders associated with the prior owner. As of the date of this staff report, there are no outstanding Environmental Health correction orders associated with the property.

The current owner is working with the Fire Department to address Fire Code compliance and with the Building Department to ensure that units proposed for auto-oriented uses meet applicable Building Code requirements. Following consultation with Planning staff, the applicant submitted the current CUP application to demonstrate how the proposed auto-oriented uses, and other uses on the property, will comply with applicable Zoning Code requirements and, specifically, parking requirements.

Continuation of Public Hearing:

The applicant has been working diligently to provide City staff information that is needed for completing a parking analysis for the various uses of the property. Because City staff is still reviewing supplemental information, the City exercised its one-time extension to act on this application. As such, City staff is recommending the application and public hearing be continued to the April 8, 2026 Planning Commission Regular Meeting

Attachments:

6.3A LOCATION MAP



Conditional Use Permit

Case #26-102 – 6317 Welcome Ave

Area of Request (August 2025 Air Photo)

6317 Welcome Ave N, Brooklyn Park MN



Brooklyn Park 

MEMORANDUM

Date: March 11, 2026
To: Planning Commission Members
From: Paul Mogush, Planning Director
Subject: Draft Planning Commission 2026 Work Plan



City of Brooklyn Park
City Hall
5200 85th Ave. N.
Brooklyn Park, MN 55443
763-424-8000
www.brooklynpark.org

Summary:

Each year Brooklyn Park boards and commissions develop and approve an annual work plan. In recent years, staff have brought the work plan to a regular meeting early in the year for approval by the commission. Following is a brief summary of each item in the 2026 work plan:

Process land use applications and provide recommendations to the City Council:

This is the core and ongoing work of the Planning Commission.

Complete 2025 Priorities:

Planning Staff will complete the following 2025 priorities in the first half of this year:

- Northwest Growth Area Plan
- Brooklyn Boulevard Corridor Plan
- Bonding/Escrow Reform
- Accessory Dwelling Units

Brooklyn Park 2050 Comprehensive Plan:

Minnesota State law requires all cities to update their comprehensive plan every 10 years. This is to ensure coordination among communities to align with Metropolitan Council's Regional development guide. An updated Comprehensive Plan also allows elected officials and city leadership to continue to respond to the changing needs, challenges and opportunities of residents within the city of Brooklyn Park. Staff will begin drafting the plan scope, work plan, and goals this year. This is a multi-year project and will conclude in 2028.

Ongoing Zoning Code Updates:

Staff will continue to bring forward recommended zoning code changes, building on 2024 code updates.



Planning Commission

2025 Annual Report



City of Brooklyn Park
Brooklyn Park, Minnesota
www.brooklynpark.org (763 424-8000)

Table of Contents

Planning Commission 2025 Annual Report

- 3 Letter from the Chair
- 4 2025 Snapshot
- 8 Featured Projects
- 13 Attendance Record
- 14 Planning Case Summary
- 15 Planning Commission Photo
- 16 Appendix

If you need this information in another language or format or disability accommodations, email access@brooklynpark.org or call 763-424-8000.

Si usted necesita esta información en español: 763-424-8000

Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj

Letter from the Chair



Dear Mayor Winston and Council Members,

I am pleased to present the 2025 Planning Commission Annual report. It was another busy year of reviewing development proposals, considering requests for variances and conditional use permits, and working on policy and ordinance changes to advance City goals. In the past year, the Commission held nine regular meetings and three work sessions.

The Planning Commission recommended approval of new development that will bring new businesses and jobs to Brooklyn Park. These projects were all subsequently approved by the City Council and have the potential to result in the construction of 319,491 square feet of employment space.

In work sessions, the Planning Commission discussed advancing work on the Northwest Growth Area Plan, Brooklyn Boulevard Corridor Plan, Bonding/Escrow Reform, and Accessory Dwelling Units. Planning staff will continue collaborating with the Planning Commission to finish these 2025 priorities. Looking forward to 2026, planning staff will begin engaging the Planning Commission on the draft plan scope, work plan and goals of the decennial Comprehensive Plan update. The Commission also intends to continue updating the zoning code, building off previous work to bring it in conformance with the 2040 Comprehensive Plan and improve organization and readability.

Sincerely,

Liam Cavin

Planning Commission Chair



2025 Snapshot

In 2025, The Planning Commission reviewed and approved:

- 319,491 SqFt of employment space

Northwest Growth Area Plan

The City of Brooklyn Park has developed a vision for the 700-acre Northwest Growth Area, its last major undeveloped site, focusing on The Brooklyn Park Biotech Innovation District, mixed housing and commercial uses, parks and trails, and integration with the Blue Line Light Rail Transit. On August 4, 2025, Senior Planner, Erin McDermott and Economic Development Authority staff led a joint Council and Planning Commission discussion to gather feedback on plan scenarios. After adoption in 2026, the City will work with developers to implement the plan over time.

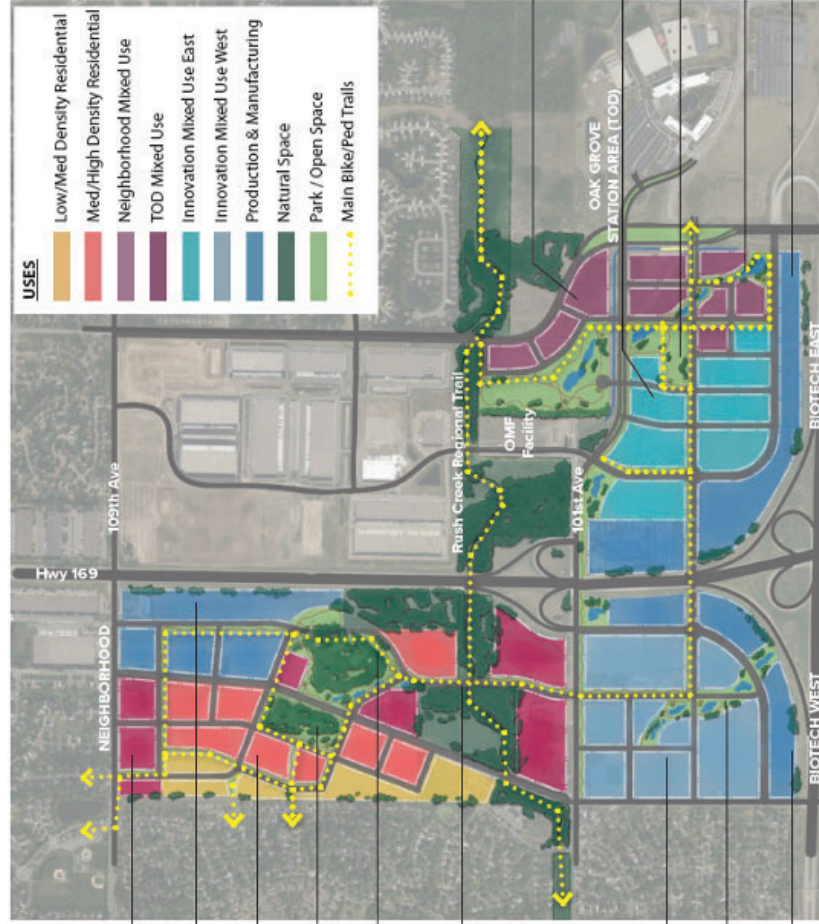
Draft Vision Plan

THE NEIGHBORHOOD ORGANIZED BY A "TRADITIONAL NEIGHBORHOOD DEVELOPMENT" CONCEPT

- Neighborhood mixed use along 109th with retail oriented south towards the neighborhood
- Production & Manufacturing uses along Hwy 169, buffer the neighborhood from the highway
- Density concentrated along Jefferson Hwy / the center of the Neighborhood
- Central green / neighborhood park preserves wetland and existing tree grove, while anchoring neighborhood
- Off-street greenways offer multimodal connective loops
- New trail connection to Rush Creek Regional Trail

BIOTECH WEST ALLOWS A MIX OF USES, LOWER DENSITY THAN BIOTECH EAST

- The core of Biotech West is a mixed use innovation district
- A central amenitized regional stormwater feature anchors Biotech West, and offers broader bike/ped connections
- Production & Manufacturing uses line the highways, buffering the rest of Biotech West



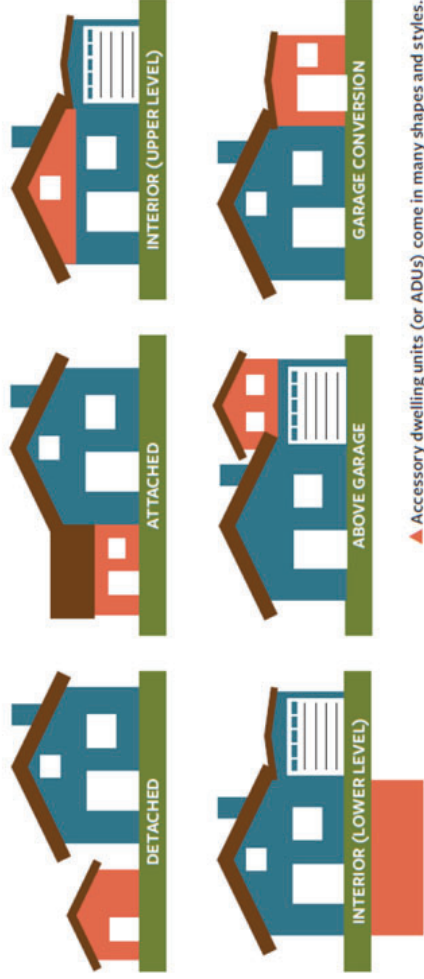
BIOTECH EAST / OAK GROVE STATION ALLOWS A MIX OF USES; HIGHER DENSITY THAN BIOTECH WEST

- The TOD station area is a residential mixed use area that allows innovation uses, at a dense, urban, walkable scale
- The core of Biotech East is a mixed use innovation district
- Centralized large park for gatherings and loud noise events, is the main public space in Biotech East
- An amenitized regional stormwater feature anchors Biotech East, and offers broader bike/ped connections
- Production & Manufacturing uses line the highways, buffering the rest of Biotech East

Accessory Dwelling Units

Following recent work sessions, the Brooklyn Park Planning Commission has been studying the potential for allowing Accessory Dwelling Units (ADUs). Senior Planner, Cara Donovan, provided updates on staff research, including interdepartmental coordination, consultations with an ADU architect and contractor, review of neighboring cities' regulations, and a geospatial analysis identifying homes that could accommodate ADUs while promoting equitable access. A draft public engagement plan and StoryMap were also introduced.

In November, staff hosted two resident focus groups to gather input on interest, design considerations, and regulatory priorities, with next steps including continued community engagement and drafting zoning language to permit ADUs.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



Bonding & Escrow Reform

At the August 27th work session, staff reviewed updates to zoning code § 152.310 on development contracts, bonding, and escrows. The changes aim to update requirements, reduce barriers for emerging developers, and improve transparency. Associate Planner, Matt Hayes-Regan, discussed the history of these requirements, key fees, and stakeholder engagement. Commissioners provided feedback ahead of a public hearing and City Council review, with draft amendments expected in early 2026.



Featured Projects



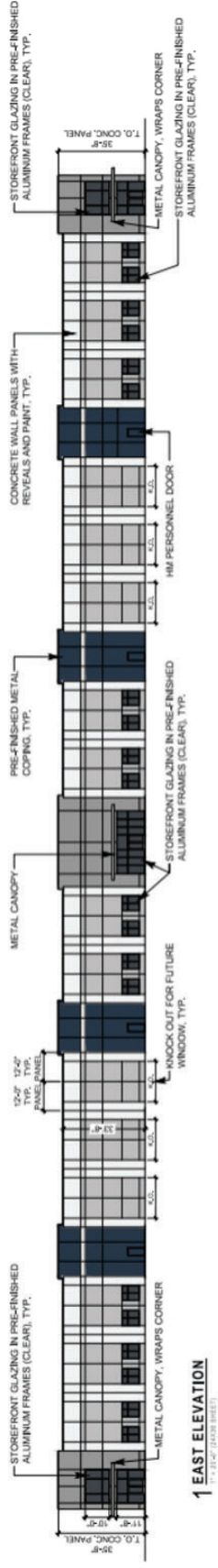
BP Fire Station No. 2

The applicant, CNH Architect, on behalf of the City of Brooklyn Park Fire Department, has applied for a site plan review for a new 64,488 SF fire station is proposed at the corner of Zane Avenue and Edinbrook Terrace to replace the existing fire station at 5700 85th Avenue. Moving out of the existing facility will allow that building to be repurposed for other city functions.



610 Junction Building 4

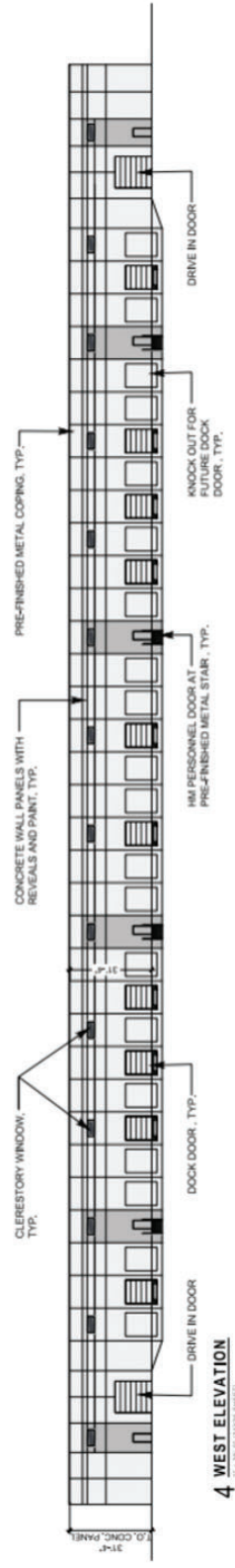
This application was for a single 88,000 square foot speculative industrial and office building in the 610 Junction development. Two land use applications are included with this application: a preliminary and final plat and a site plan. The site plan proposes an industrial building with 10-15% office space which will be constructed to accommodate a single tenant or multiple tenants.



1 EAST ELEVATION
TYPICAL SECTION SHEET



2 SOUTH ELEVATION
TYPICAL SECTION SHEET



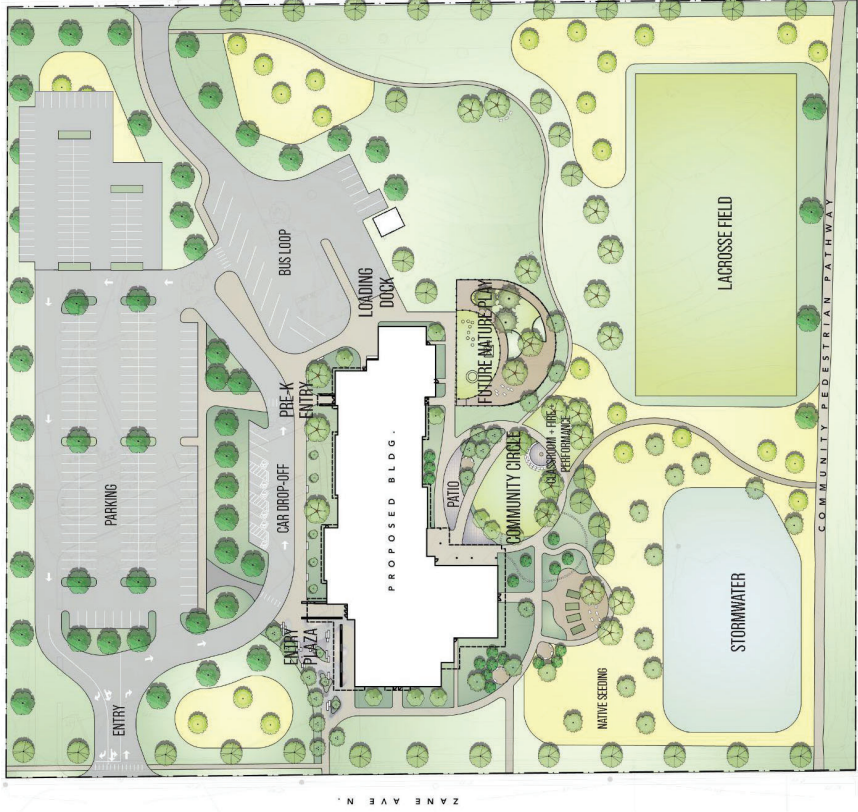
4 WEST ELEVATION
TYPICAL SECTION SHEET

3 NORTH ELEVATION
TYPICAL SECTION SHEET

Crestview New School

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.



Attendance Record

Commissioner	Residing District	Regular Meetings	Work Sessions
Cavin, Liam	East Rep. At-Large	8	2
Wako, Teshite	Central Rep. At-Large	8	2
Borer, Maggie	Central Rep. At-Large	6	1
Korosso, Abdo	Central	6	3
Fraser, Kathy	Central	9	3
Arah, Chukwunedu	West	6	2
Udomah, Christopher	West	9	1
Gaye-Bai, Philip	East	6	3
Turner, Shereese	East	7	2
McGarvey, Tony	City Council	5	3
City Staff			
Mogush, Paul	Planning Director	9	3
Donavan, Cara	Senior Planner	8	3
McDermott, Erin	Senior Planner	8	2
Hayes-Regan, Matt	Associate Planner	8	3
Jihad, Asma	Program Assistant III	7	2

2025 Planning Case Summary

Type of Cases	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Board of Appeals														
Comprehensive Plan			3	2	2	2	1	1		1		1	1	
Concept Plans	1						1							
Conditional Use Permit	16	7	19	7	16	10	25	14	12	15	14	8	10	6
General Planning							3	1						
House Moving														
Interim Use Permits	1					2	1					1		
Moratoria							1						1	
Plat (preliminary)	8	2	6	8	10	10	13	7	7	7	4	9	3	3
Plats (Final)	7	2	6	8	10	10	13	7	7	7	9	8	1	1
PUD/Planned Development Overlay/Neighborhood Development Plans	1	1	1		1		4			3	1	1		
Rezoning	2					2	4	2	2	4		3		
Site Plan Review	1	1	3	7	5	6	5	2	3	4	13	10	5	11
Variances (Zoning and Sign)	6	2	6	7	9	3	4	3	3	3	7	4	2	2
Waivers of Platting (General)	1	1								1				
Waiver (Other)													1	
Zoning, Sign, and Subdivision Code Amendments	5	6	3	5	6	4	1	3	4	1	1	2	4	4
Ordinance Amendment														1
Total	49	22	47	44	59	49	76	40	38	46	49	47	28	28

Planning Commission



Left to right: Sheres Turner, Kathy Fraser, Phillip Gaye-Bai, Liam Cavin, Teshite Wako, and Chukwunedu Arah
Not pictured: Maggie Borer, Abdo Korosso, and Christopher Udomah

Appendix

2025 Planning Case Directory

Case #	Project	Applicant / Property Owner	Planning Commission Date	City Council Date	Planner
25-101	JC Rider	<p>Applicant: Dyshawn Mitchell JC Rider 8432 Xerxes Ave N Brooklyn Park, MN 55443 P: 6515002994 Shelly.Strauss.ho7y@statefarm.com</p> <p>Property Owner: Ryan Swedlick 8400 Xerxes Ave Brooklyn Park, MN 55443 P: 6128674539</p>	02/12/25	02/24/25	<p>Prepared By: Matt Hayes-Regan Presented By: Paul Mogush</p>
<p>Summary: JC Riders Motorcycle Club is a non-profit organization applying for a conditional use permit (CUP) to operate as a social club and a banquet hall for private events at 8432 Xerxes Ave N.</p>					

25-102	True Blue – Clean Freak	<p>Applicant: Karen Dodge Municipal Resolutions 325 Sandpebble Lane Aurora, IL 60504 P:6309784110 dodge_em@comcast.net</p> <p>Property Owner: True Blue 8505 - 95Edinburgh Center Dr, Sandpebble Lane Brooklyn Park, MN 55443 P:630-978-4110 karen.dodge@municipalresolutions.com</p>	02/12/25	02/24/25	<p>Prepared By: Cara Donovan Presented By: Paul Mogush</p>
<p>Summary: This request is for a variance for the construction of three 12-foot free-standing signs located at 8555 Edinburgh Centre Dr N.</p>					
25-103	NorthPark Northwest Corner	<p>Applicant: Calvin Hintz Kimley-Horn and Associates, Inc. 767 N Eustis Street, Suite 100 Saint Paul, MN 55114 P:6125044772 calvin.hintz@kimley-horn.com</p> <p>Property Owner: Michael Conzemius Scannell Properties 294 Grove Lane, Suite 140</p>	04/09/25	04/28/25	<p>Prepared By: Cara Donovan Presented By: Paul Mogush</p>

25-104	Kwik Trip – 9400 West Broadway	<p>Applicant: Brent Duesk Kwik Trip, Inc. 1626 Oak Street La Crosse, WI 54602 P: 6008-351-7118 Bdusek@kwiktrip.com</p> <p>Property Owner: JT Norville Midas Hospitality 1804 Boman Cir Dr #100 St. Louis, MO 63146 P: 318-817-5550 Jtnorville@midashospitality.com</p>	<p>First Reading: 09/10/25</p> <p>Second Reading: 11/12/25</p>	<p>Discussion: 09/22/25</p> <p>First Reading: 11/24/25</p>	<p>Prepared By: Erin McDermott</p> <p>Presented By: Paul Mogush</p>
<p>Summary: The property owner, Scannell Properties, is requesting preliminary plat approval to subdivide the existing NorthPark Business Center Ninth Addition into two lots and three outlots. The two proposed lots in the preliminary plat are Lot 1, Block 1 and Lot 1, Block 2.</p> <p>Summary: 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.</p> <p>The original submission included several variances from the standards of the TOD-E zoning district. In the time since the initial application was submitted, staff discovered additional information that changed the previous understanding of the zoning regulations applicable to the subject property. At the September 10, 2025 Planning Commission meeting, staff provided additional details and sought direction from the Planning Commission on how to proceed. Planning Commission unanimously recommended support of this application. A discussion item held at the September 22, 2025 City Council Regular Meeting resulted in staff was directed to work with the applicant for approvals of this proposal.</p>					

25-105	Brooklyn Park Fire Station No.2	<p>Applicant: Brooke Jacobson CNH Architects 7300 W. 147th Street, Suite 504, Suite 504 Apple Valley, MN 55124 P:9529974585 bjacobson@cnharch.com</p> <p>Property Owner: Brooklyn Park Economic Development Authority</p>	04/09/25	04/28/25	<p>Prepared By: Erin McDermott</p> <p>Presented By: Paul Mogush</p>
		<p>Summary: The proposal is for the construction of a two-story Fire Station, which is in conformance with the Comprehensive Plan. The proposed Fire Station will add office and dorm space to accommodate Fire staff, with garage space to house and maintain Fire vehicles. This building will include training, kitchen, and laundry facilities for firefighters while they are on duty.</p>			
25-106	610 Junction Building 4	<p>Applicant: Scott Clancy ARCO/Murray National Construction Minneapolis, MN 4950 W 35th St St Louis Park, MN 55416 P:+16128408793 sclancy@arcomurray.com</p> <p>Property Owner: Connor McCarthy United Properties Development LLC 250 Nicollet Mall, Suite 500 Minneapolis, MN 55401 P:9528355300 connor.mccarthy@uproperties.com</p>	04/09/25	04/28/25	<p>Prepared By: Cara Donovan</p> <p>Prepared By: Paul Mogush</p>

Summary: This request is for a single 88,000 square foot speculative industrial and office building in the 610 Junction development. Two land use applications are included with this application: a preliminary and final plat and a site plan.

Prepared By: Erin McDermott
Presented By: Paul Mogush

Applicant:
 Juan Sarmiento
 Sarmiento garage
 6301 welcome Ave N, SUITE 20
 Brooklyn Park, MN 55429
 P:6126448670
sarmientogarage23@gmail.com

Property Owner:
 Reshal (property manager Malik Caspian Tigers LLC 7410 Bush Lake Rd Edina, MN 55439
 P:9529224440
Reshal@braitcapital.com

Paulie's
 Automotive –
 6301 Welcome
 Ave N - CUP

25-107

Summary: Withdrawn Application

Prepared By: Erin McDermott
Presented By: Paul Mogush

Applicant:
 Jonny Vliet
 MohagenHansen Architectural Group
 1000 Twelve Oaks Center Drive,
 SUITE 200
 Minnetonka, MN 55391
 P:9524267400
jvliet@mohagenhansen.com

Property Owner:
 Todd Striker
 BT Group LLC
 7900 State Highway 7
 St. Louis Park, MN 55426
 P:612-418-5170
tstriker@fourscorellc.com

Park Commons
 – Drive
 Through
 Variance

25-108

	<p>Summary: 7625 Holdings, LLC/ BT Group, LLC, the property owner of the property located at the southwest corner of Brooklyn and Bottineau Boulevards, has requested a variance from section 152.904(E)(1) which requires drive-throughs to be located behind the principal structure. Upon approval of this request, an application must be made for the approval of a Site Plan Review, as well as for a Conditional Use Permit (CUP) as drive-throughs are a conditional use in the Transit Oriented Development – Center (TOD-C) district.</p>				
25-109	Sota Shine	<p>Applicant: Nick Netley Sota Shine 3056 Highland Blvd Mound, MN 55364 P:763-258-4710 nick.netley@sotashine.com</p> <p>Property Owner: Nick Netley Sota Shine 3056 Highland Blvd Mound, MN 55364 P:763-258-4710 nick.netley@sotashine.com</p>	05/14/25	05/27/25	<p>Prepared By: Matt Hayes-Regan Presented By: Paul Mogush</p>
<p>Summary: SotaShine is proposing their third location near the southeast quadrant of the intersection of 109th Avenue North and Highway 169. This submission includes two planning applications: 1) Site Plan Review and 2) a CUP request for the operation of a car wash.</p>					

25-110	BAPS Temple	<p>Applicant: Vitulkumar Patel AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA MIDATLANTIC 2300 Freeway Blvd Brooklyn Center, MN 55430 P:7276867127 dv.mnp.mdt1@usa.baps.org</p> <p>Property Owner: Vitulkumar Patel AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA MIDATLANTIC 2300 Freeway Blvd Brooklyn Center, MN 55430 P:7276867127 dv.mnp.mdt1@usa.baps.org</p>	06/11/25	06/23/25	<p>Prepared By: Matt Hayes-Regan Presented By: Paul Mogush</p>
<p>Summary: BAPS Shri Swaminarayan Mandir, Minneapolis (hereafter BAPS Mandir) has submitted a CUP application to use 8700 Wyoming Ave N as a religious institution. BAPS Mandir is also requesting a CUP for the operation of a rectory in the same building as the Mandir.</p>					
25-111	West River Baptist Church	<p>Cristina Siegert Goodmanson Construction, Inc. 600 Kasota Ave SE Minneapolis, MN 55414 P:651-636-4996 cristina@goodmansonconstruction.com</p> <p>Property Owner: Jim Robertson West River Road Baptist Church 8801 West River Rd Brooklyn Park, MN 55444 P:(612) 419-7176 nostrebor615@gmail.com</p>	08/13/25	08/25/25	<p>Prepared By: Matt Hayes-Regan Presented By: Paul Mogush</p>

	<p>Summary: West River Road Baptist Church has contracted with Goodmanson Construction to remove and modify a portion of its parking lot. The area will be backfilled with soil and returned to green space. These changes are intended to improve traffic circulation and accessibility to the church facilities.</p>				
25-112	<p>Estherra Care (Withdrawn Application)</p>	<p>Applicant: Faraaz Yussuf Zikar Holdings 13179 Isetta Cir NE Blaine, MN 55449 P:6514977937 faraaz@zikarholdings.com</p> <p>Property Owner: Esther Wako Estherra Properties 3257 98th Cir N Brooklyn Park, MN 55443 P:9526887164 ewako@estherracarellc.com</p>	08/13/25	Withdrawn	<p>Prepared By: Erin McDermott</p>
25-113	<p>Commercial Vehicle Parking Text Amendment</p>	<p>Applicant: N/A</p> <p>Property Owner: N/A</p>	08/13/25	<p>First Reading: 08/25/25</p> <p>Second Reading: 09/08/25</p>	<p>Prepared By: Matt Hayes-Regan</p> <p>Presented By: Paul Mogush</p>
		<p>Summary: The applicant, Esther Wako, of Estherra Properties, has applied for a Comprehensive Plan Amendment, Rezoning, Site Plan Review and Conditional Use Permit for the development and operation of a 21 unit assisted living facility.</p>			

	<p>Summary: The proposed amendment does not represent a new policy direction. It reinforces and clarifies the original intent of the zoning code regarding commercial vehicle parking. Inconsistent wording in the existing text has made enforcement challenging and, at times, subject to differing interpretations. By refining the language, the amendment strengthens the code's enforceability.</p>				
25-114	<p>Inline Detailing</p>	<p>Applicant/Property Owner: Stan Petrashov Inline Detailing And Autostyling 10650 County Road 81, Suite S Maple Grove, MN 55369 P:7633670786 inlinedetail@gmail.com</p>	<p>09/10/25</p>	<p>09/22/25</p>	<p>Prepared By: Asma Jihad/ Erin McDermott Presented By: Paul Mogush</p>
	<p>Summary: Inline Detailing and Autostyling provides vehicle services including auto detailing, window tinting, ceramic coating, and paint protection film installation. This business is currently operating just two miles away in Maple Grove and is looking to relocate into a recently purchased space at 8557 Wyoming Ave N, Suite #5. Per City ordinance, the services this company provides are considered an auto repair service, which requires a CUP.</p>				
25-115	<p>Joyful Way Church</p>	<p>Applicant: Kwasi Twumasi Joyful Way Assembly of God Church 1615 Texas Avenue S St Louis Park, MN 55426 P:763-639-9982</p> <p>Property Owner: Scott Tankenoff Hillcrest Development, LLLP 2424 Kennedy Street NE Minneapolis, MN 55413 P:612-623-2480 scottt@hillcrestdevelopm</p>	<p>09/10/25</p>	<p>09/22/25</p>	<p>Prepared By: Cara Donovan Presented By: Paul Mogush</p>

Summary: Joyful Way Church has submitted a site plan and conditional use permit (CUP) application to use 6340 Zane Ave North as a religious institution.

25-116	Kwik Trip 108 th Court	<p>Applicant/Property Owner: Brent Dusek Kwik Trip, Inc. 1626 Oak Street La Crosse, WI 54602 P:608-351-7118 bdusek@kwiktrip.com</p>	09/10/25	09/22/25	<p>Prepared By: Cara Donovan</p> <p>Presented By: Paul Mogush</p>
	<p>Summary: This request is for a single 24-hour 9,176 square foot fuel station with twenty fuel pumps for vehicles and two diesel fuel pumps intended to serve large vehicles such as semi-trailer trucks.</p>				
25-119	Irtiqa Learning Center	<p>Applicant: Hebba Aburia Irtiqa' Learning Center 2100 93rd Way N Brooklyn Park, MN 55445 P:6122980567 admin@irtiqalearningcenter.org</p> <p>Property Owner: Sofia Keilil Brooklyn Park Islamic Center 2100 93rd Way N Brooklyn Park, MN 55444 P:+1 (612) 859-2320 bpicmn@gmail.com</p>	11/12/25	11/24/25	<p>Prepared By: Asma Jihad/ Matt Hayes-Regan</p> <p>Presented By: Paul Mogush</p>

	<p>Summary: 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.</p>				
24-119	Crestview New School	<p>Applicant: Makayla Lakeman Wold Architects and Engineers 332 Minnesota Street, Suite W2000 St Paul, MN 55101 P:6512277773 mlakeman@woldae.com</p> <p>Property Owner: John Morstad Independent School District #279 11200 93rd Ave N Maple Grove, MN 55369 P:7633917000 MorstadJ@District279.org</p>	11/12/25	11/24/25	<p>Prepared By: Erin McDermott Presented By: Paul Mogush</p>
	<p>Summary: 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.</p>				