
February 12th, 2025
7:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North
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 Josie.Shardlow@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, Adbo Korosso, and Chukwunedu Arah.
City Council Member 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 <https://reflect-ccx.cablecast.tv/CablecastPublicSite/gallery/37?site=8>

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 January 8th, 2025 Regular 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 #25-102 | True Blue – Clean Freak | Variance Planning Application

This request is for a variance for the construction of three 12-foot free-standing signs located at 8555 Edinburgh Centre Dr N.

Staff Recommendation: Staff recommends approval of the request for a variance for three free-standing signs subject to the conditions as written in the draft resolution.

Presented by: Cara Donovan, Senior Planner

5.2 Planning Case #25-101 | JC Riders | Conditional Use Permit Planning Application

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. While the application refers to the use of banquet hall, the full name of banquet hall used in the zoning code is "banquet, convention hall or conference center." Information about the organization can be found in the attached Applicant Submittal. This application is to bring the subject property into compliance, as there has never been a Conditional Use Permit issued to this site for the operation of either a social club or a banquet hall. The application before the Planning Commission is only for a CUP at this location. An application for and approval of a liquor license is a separate process that is not being considered with this application.

Staff Recommendation: Staff recommends approval of a Conditional Use Permit for the operation of a social club and a banquet hall for private events 8432 Xerxes Ave N, subject to the conditions contained in the draft Resolution.

Presented by: Matt Hayes-Regan, Associate Planner

5.3 Planning Case #24-102 | 2040 Comprehensive Plan Zoning Code Update

The City Council adopted Ordinance 2024-1304 on second reading at the July 29, 2024 Regular Meeting, which replaced the Zoning Code in its entirety. Over the last 6 months staff has been keeping track of inconsistencies and omissions from the previous code. This amendment is intended to fix these technical issues, as well as address an omission from the 610 Corridor Study in which an expectation for higher density development was established by City Council. The 610 Corridor Study resulted in the establishment of a minimum Floor Area Ratio (FAR) for the Mixed Use District (MU) of 0.75. A more in depth explanation can be found below the table indicating the text changes to the Zoning Code.

Staff Recommendation: Staff recommends approval the amendments as presented

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. WORK SESSION – Recess to Room A203

11. Work Session

- 11.1 Planning Commission Training**
- 11.2 2025 Annual Report**
- 11.3 2025 Work Plan**

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. This year, staff would like to give the commission some time to discuss the work plan at a work session prior to approval at the next regular meeting.

VI. ADJOURNMENT