

April 9th, 2025
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #4

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, 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 March 12th, 2025 Regular Meeting

4.2 Approval of Minutes March 17th, 2025 Joint City Council/Planning Commission 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 #25-103 | NorthPark Northwest Corner | Preliminary Plat and Two Variances

OVERVIEW: 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.

STAFF RECOMMENDATIONS: Staff recommends approval of the preliminary plat with the conditions listed in the attached draft resolution. Staff recommends approval of the two variances with the conditions listed in the attached draft resolutions.

Presented by: Cara Donovan, Senior Planner

5.2 Planning Case #25-105 | BP Fire Station No.2 | Site Plan

OVERVIEW: The applicant, CNH Architect, on behalf of the City of Brooklyn Park Fire Department, has applied for a site plan review for improvements to the City owned property located at 8500 Zane Avenue, and Economic Development Authority (EDA) owned property at 8600 Zane Avenue. Upon completion of the project, the two properties will be combined with the structures maintaining the existing addresses.

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

Presented by: Erin McDermott, Senior Planner

5.3 Planning Case #25-106 | 610 Junction Building 4 | Preliminary Plat and Site Plan

OVERVIEW: 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 plat and a site plan.

STAFF RECOMMENDATIONS: Staff recommends approval of the preliminary plat and site plan with the conditions listed in the attached draft resolutions.

Presented by: Cara Donovan, Senior Planner

6. OTHER BUSINESS

6.1 Approval of Updated Bylaw Language

III. DISCUSSION ITEMS

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. OLD BUSINESS

8. COUNCILMEMBER LIASON COMMENTS

9. PLANNING COMMISSIONER COMMENTS

10. STAFF LIASON COMMENTS

V. ADJOURNMENT