

August 13, 2025  
7:00 p.m.

Brooklyn Park Council Chambers  
5200 85<sup>th</sup> Avenue North  
Brooklyn Park, MN 55443

## **PLANNING COMMISSION REGULAR MEETING – AGENDA #7**

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 Paul Mogush, Erin McDermott, Cara Donovan, Matt Hayes-Regan, Ruby Davis and Asma Jihad

Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at [https://nwsccl-brooklynpark.granicus.com/ViewPublisher.php?view\\_id=5](https://nwsccl-brooklynpark.granicus.com/ViewPublisher.php?view_id=5).

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](mailto: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](http://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**

#### **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 #25-111 | West River Baptist Church | Site Plan**

OVERVIEW: 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.

STAFF RECCOMENDATION: Staff recommends approval of the site plan review as presented, subject to the provisions in the draft resolutions.

*Presented by: Matt Hayes-Regan, Associate Planner*

**5.2 Planning Case #25-112 | Estherra Care | Comprehensive Plan Amendment, Conditional Use Permit, Rezoning, and Site Plan**

OVERVIEW: 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.

In 2020 the 2040 Comprehensive Plan was adopted, which changed the Future Land Use designation of this property from Community Commercial to Low Density Residential. The development that existed on the site at that time was destroyed by a fire shortly after the Comprehensive Plan adoption, and was sold to the current property owner and applicant, Estherra Properties. In 2021 the applicant was granted formal approvals for a Site Plan Review, Conditional Use Permit and Variance. The Site Plan Review Approvals and Conditional Use Permit expired after being granted a one year extension due to not completing the project. In 2024 the City took action to bring the Zoning Code and Map into compliance with the Comprehensive Plan, at which time the zoning of the subject property was changed from B3 Community Commercial to R1 Detached Single Family Estate.

The applicant has not made changes to the previously approved plans.

STAFF RECOMMENDATION: The required findings of § 152.303, 152.305 and 152.309 have been addressed and Staff recommends approval of the resolutions approving the Comprehensive Plan Amendment, Site Plan Review, and Conditional Use Permit, as well as the approval of an Ordinance Amendment for the Rezoning of the subject property for the construction and operation of an assisted living facility at 7964 Xerxes Avenue North, subject to the conditions as written in the attached resolution.

*Presented by: Erin McDermott, Senior Planner*

**5.3 Planning Case #25-113 | Commercial Vehicle Parking Text Amendment |**

OVERVIEW: Staff from the Planning and Environmental Health Divisions frequently collaborate on zoning enforcement matters to ensure consistent application of the Zoning Code. Through this ongoing coordination, and in consultation with the City Attorney, it was determined that the existing language in the zoning code regulating the parking of commercial vehicles is inconsistently interpreted, which has created challenges in enforcement. To improve the usability of the code and enhance staff’s ability to respond effectively to violations, revisions to this section are proposed.

STAFF RECOMMENDATION: Staff recommends approval of the text amendment as presented, and as reflected in the draft ordinance.

**6. OTHER BUSINESS**

- 6.1** Appointment of Planning Commission representative on Brooklyn Park BioTech Innovation Steering Committee

**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**