

September 10, 2025
7:00 p.m.

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

PLANNING COMMISSION REGULAR MEETING – AGENDA #8

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 bplive.ccxmedia.org.

Anyone who wants to address the Planning Commission during the Public Comment period may do so in person or by calling **763-493-8056** 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 August 13, 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 #25-114 | Inline Detailing | Conditional Use Permit

OVERVIEW: Inline Detailing is currently operating just two miles away in Maple Grove and is looking to relocate into the recently purchased suite (8557 Wyoming Ave N, Suite #5). Per our ordinance, the services this company provides are considered an auto repair service, which requires a CUP. 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 an auto repair service.

STAFF RECCOMENDATION: Staff recommends approval of the conditional use permit subject to conditions contained in the draft resolution

PROPOSED ACTION:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR AN AUTO ORIENTED REPAIR SERVICE, SUBJECT TO CONDITIONS CONTAINED IN THE DRAFT RESOLUTION.

Presented by: Erin McDermott, Senior Planner

5.2 Planning Case #25-115 | Joyful Way Church | Conditional Use Permit, Site Plan, and Variance

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

STAFF RECCOMENDATION: Staff recommend approval of the conditional use permit and site plan as presented, subject to the provisions in the draft resolutions.

PROPOSED ACTION:

MOTION _____, SECOND _____, TO RECOMMEND A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS INSTITUTION LOCATED AT 6340 ZANE AVE N.

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A RELIGIOUS INSTITUTION AT 6340 ZANE AVE N, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO ADOPT FINDINGS OF FACT FOR THE APPROVAL OF A VARIANCE REQUEST FOR RELIEF FROM CITY CODE SECTION 152.1020(F) TO INCREASE THE MAXIMUM GRADE OF THE PROPOSED DRIVEWAY FROM 4% TO 8.07% FOR A VARIANCE 4.07% AT 6340 ZANE NORTH

Presented by: Cara Donovan, Senior Planner

5.3 Planning Case #25-116 | Kwik Trip 108th Ct | Conditional Use Permit and Site Plan

OVERVIEW: This request is for a single 24-hour 9,176 square foot fuel station with ten fuel pumps for vehicles and two diesel fuel pumps intended to serve for large vehicles such as semi-trailer trucks. Three land use applications are included with this application: a conditional use permit, a variance, and a site plan.

The site plan proposes a building, two fuel canopies, parking, internal site circulation, a stormwater pond, and a trash enclosure. Site plans are reviewed by the Brooklyn Park Planning Commission and a recommendation is made to the City Council which votes to approve or deny the application.

STAFF RECOMMENDATION: The required findings of § 152.303 have been addressed and Staff recommends approval of the resolution denying the Site Plan Review for the construction of a fuel station at 8200 108th Court.

PROPOSED ACTION:

MOTION _____ SECOND _____ TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A FUEL STATION AT THE LOCATION OF 8200 108TH COURT, SUBJECT TO THE CONDITIONS LISTED IN THE DRAFT RESOLUTION.

MOTION _____ SECOND _____ TO RECOMMEND DENIAL OF A SITE PLAN REVIEW FOR THE CONSTRUCTION OF A FUEL STATION AT 8200 108TH COURT, SUBJECT TO THE FINDINGS OF FACT PROVIDED IN THE DRAFT RESOLUTION.

Presented by: Cara Donovan, Senior Planner

6. OTHER BUSINESS

III. DISCUSSION ITEMS

7.1 Kwik Trip Proposal at 9400 Broadway Avenue

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. OLD BUSINESS

8. COUNCILMEMBER LIASON COMMENTS

9. PLANNING COMMISSIONER COMMENTS

10. STAFF LIASON COMMENTS

V. ADJOURNMENT