

**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
REGULAR MEETING**

JANUARY 14, 2009

Approved Minutes

The meeting was called to order at 7:00 p.m.

Those present were: Chair Conn; Commissioners Holm, Jechorek, and Johansen; Planning Director Sherman and Planner Gross.

Those absent and excused were: Commissioners Johnson, Sullivan, and Spooner.

2. ROLL CALL

3. EXPLANATION BY CHAIR

4. APPROVAL OF AGENDA

Chair Conn indicated that Item 6B the AT&T Mobility conditional use permit item has been withdrawn.

MOTION HOLM, SECOND JECHOREK TO APPROVE THE JANUARY 14, 2009 MEETING AGENDA AS REVISED. *MOTION PASSED UNANIMOUSLY.*

5. CONSENT ITEMS

- A. City of Brooklyn Park – Case #08-126 – Ordinance Amendment to increase design standards for non-residential buildings city-wide. Location: City-wide.**

Chair Conn stated it was his understanding that Staff was requesting this item be continued until further information was gathered regarding this issue. Planning Director Sherman stated this was the case, but at this time, staff has changed their recommendation and now recommends the public hearing be cancelled until the item was ready to come before the Planning Commission.

MOTION HOLM, SECOND JOHANSEN TO CANCEL THE PUBLIC HEARING FOR CASE #08-126, ORDINANCE AMENDMENT TO INCREASE DESIGN STANDARDS FOR NON-RESIDENTIAL BUILDINGS CITY-WIDE. *MOTION PASSED UNANIMOUSLY.*

6. PUBLIC HEARING

- A. Mikros Addition (LLC – Mikros Engineering) – Case #08-128 – Preliminary and Final Plat to subdivide 4.22 acres into one lot and one outlot. Location: 8755 Wyoming Avenue North.**

Planning Director Sherman reviewed the staff report and staff recommendation to approve with conditions.

The hearing was opened for public comment.

No one else appeared in favor or opposition and the hearing was closed and comments confined to the Planning Commission members.

Commissioner Jechorek questioned how the small strip of land would help with future expansions. Planning Director Sherman stated plans have not been reviewed to date but that the 20 additional feet would allow Mikros Engineering to build out farther in that direction.

Chair Conn asked for clarification on the strip of property and if Mikros Engineering would own the entire strip. Planning Director Sherman explained that a small portion was determined to be City right-of-way with a small portion creating an outlot and the rest would be dedicated to the applicant's property.

MOTION JOHANSEN, SECOND JECHOREK TO RECOMMEND APPROVAL OF CASE #08-128, PRELIMINARY AND FINAL PLATS FOR MIKROS ADDITION SUBDIVIDING 4.22 ACRES INTO ONE LOT AND ONE OUTLOT AT 8755 WYOMING AVENUE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION PASSED UNANIMOUSLY.

Planning Director Sherman advised this application will be considered by the Council on January 26, 2009.

- B. AT&T Mobility – Case #08-129 – Conditional Use Permit to add a monopole communications tower facility. Location: 8570 Edinburg Center Drive.**

This item was withdrawn upon approval of the agenda.

- C. The Shops at Village Creek – Case #08-127 – Conditional Use Permit to build a two story office and retail building. Location: Southeast Corner of Brooklyn Boulevard & Zane Avenue North.**

Planning Director Sherman reviewed the staff report and staff recommendation to approve with conditions. She explained that staff has modified several conditions, including 3.10 stating the applicant shall provide a directional signage proposal subject to review and approval by staff. Planning Director Sherman added an item addressing bike racks and pedestrian furniture through condition 3.15.

Ron Mehl, The Beard Group, thanked the Commission for their time and allowing him to present this development. He indicated he has been working extensively with City staff, along with Jeff Wrede of Momentum Design and Jay Hill of Hill Engineering. Mr. Mehl stated the submitted plans meet the needs of the City along with the major tenant, HCMC.

Mr. Mehl addressed the sign issue and stated he would be meeting with HCMC on Friday to develop a more detailed plan. He then asked for comments or questions from the Commission.

APPROVED MINUTES

Jeff Wrede, Momentum Design, introduced himself to the Commission and explained the site plan further pointing out the entrance points for both pedestrian and vehicle traffic. He indicated a massing model was completed and reviewed that information complete with elevations. Mr. Wrede reviewed the locations of retaining walls and trash receptacle.

Chair Conn questioned if the trash receptacle was at ground level or elevated. Mr. Wrede explained the trash enclosure was at ground level but a brick pier railing was built up around it detract people from walking across the top of the trash enclosure. He indicated a retaining wall was suggested at first but public safety was not in favor with that solution, which led to the brick wall and benches. Mr. Wrede stated the wall was a cleaner and safer design.

Commissioner Johansen asked if the trash receptacle enclosure could be incorporated into the sidewalk area, eliminating the brick barrier. Mr. Wrede stated a green roof could lead to leaking into the trash enclosure area.

Planning Director Sherman clarified that there would still be a need to have some sort of fencing in this area for public safety. Mr. Wrede stated this was correct.

Commissioner Johansen questioned if the brick pier railing could be moved back to be parallel to the other railing system. Mr. Wrede indicated this could work but would have to be elevated six inches to match the roof line of the trash enclosure. He stated he would be open to this option.

Mr. Wrede continued by reviewing the floor plan stating 12,500 square feet of the building would be used by HCMC as a clinic. There would be an additional 7,200 square feet on the main level for retail use and 7,200 square feet of office use/break area on the second level.

The hearing was opened for public comment.

No one else appeared in favor or opposition and the hearing was closed and comments confined to the Planning Commission members.

Chair Conn clarified that the retail sites would have access from the front of the building off Brooklyn Boulevard. Mr. Wrede stated this was correct, the retail sites would have access from Brooklyn Boulevard and the parking lot.

Chair Conn questioned why there was no entrance for the clinic. He felt the lack of access did not match the proposed street forward design. Mr. Wrede stated he was directed to design the property in this manner, which has a couple of benefits for the clinic. He explained that parking was a concern for HCMC and handicap parking stalls and pick-up/drop-off areas were available from the parking lot. Mr. Mehl stated numerous entrances would be hard for the clinic to manage. He added, however, that HCMC was aware the site was near major public transportation routes and walkability in the area. Mr. Mehl reviewed the entrances in the retail area stating this would add flexibility for future tenants.

Chair Conn asked how much of the 12,500 square feet the clinic would be using immediately or if some square footage was set aside for future growth opportunities. Mr. Mehl stated the 12,500 square feet was adequate for this site and was negotiated with HCMC through a 10-year lease. He indicated HCMC does have right of first refusal on the adjacent retail space.

Chair Conn stated the proposed development had extremely nice sight lines throughout and asked if the trash enclosure could be reconsidered. Mr. Mehl stated this could be readdressed if the

APPROVED MINUTES

current design was not appealing. He indicated a wrought iron railing could be added to create a see through look and eliminate the brick pier.

Chair Conn questioned if it would be possible to see through the retail space on the corner to the parking lot. Mr. Wrede reviewed the current elevation and design elements of this space stating it would be possible to see through the glass from the front of the building to the parking lot, noting there could be obstructions based on the tenant's design.

Chair Conn asked if the windows on the main level would be tinted or glazed. Mr. Wrede stated the retail properties would want pedestrian traffic to be able to see into their stores and should not be tinting their windows.

Commissioner Holm stated he would like to see a fence surround the trash enclosure with an additional bench and concrete planters. He questioned if HCMC would be operating 24/7 or with daytime hours. Mr. Mehl stated he could report back with an answer, but thought this would be a day clinic.

Commissioner Holm questioned if a restaurant were to locate on the corner, in the retail space, if there was room for outdoor seating. Mr. Mehl stated there was room for outdoor seating on the corner, having roughly 20 feet for seating and could be fenced in.

Commissioner Holm asked if the retail sites would have access from the sidewalk and parking lot. Mr. Mehl stated this was the case.

Commissioner Holm questioned if any of the retail tenants had been approached to date. Mr. Mehl stated he would begin this process after the plan was approved by Council. He indicated a marketing plan would be developed to approach restaurants and the retail community. Mr. Mehl explained the second level office space may be a good fit for optometrists, etc. to work alongside HCMC.

Commissioner Holm felt the building looked very nice on this corner and would bring some great professional jobs to the area.

Commissioner Jechorek stated overall the design was very well done. She indicated her main concern was with the lack of entrances on the corner of the retail space. Commissioner Jechorek felt it would be important to have a highly visible prominent entrance in this area. Mr. Wrede reviewed an elevation showing the doors and staircase to the second level.

Commissioner Johansen indicated concern with the close proximity of the retail/clinic parking stalls to the adjacent five-unit townhome. Mr. Wrede stated this was adjusted based on staff comments and the sidewalk was extended with an island to keep traffic from the townhome units. He reviewed how the parking lot would be striped, along with the location of the catch basin.

Planning Director Sherman stated staff brought up this same concern and additional landscaping was added to the island but this was consistent with the development plan.

Commissioner Johansen indicated the retail street entrances were a concern and he was not convinced that HCMC could not handle the flow of clients with two entrances into their clinic. He felt the retail spaces should be required to have a street entrance and parking lot entrance as well.

APPROVED MINUTES

Commissioner Johansen stated his biggest disappointment with this site was the single story design. He requested a street elevation along Brooklyn Boulevard to see how the proposed development looks with regard to the three story and two story neighboring properties.

Commissioner Johansen indicated the architecture of the building was appealing but that he was hoping it would more closely match the original intent for this site being a two story building. Mr. Wrede reviewed the height of the buildings throughout the site stating the one story sections of the building were 18 feet high. Mr. Mehl indicated the two story building was not possible with HCMC due to their large parking requirements.

Commissioner Johansen suggested the trash enclosure be better incorporated into the sidewalk area with a railing system versus a massive brick enclosure. He requested motorcycle parking be designated in this area as well. Mr. Mehl stated he would definitely readdress the trash enclosure area based on the suggestions of the Commission.

Mr. Mehl indicated HCMC was a driving force with this development and they would revise the trash enclosure before bringing this item to the Council for their approval. He explained this site has been marketed for the past two years but there has not been a good fit with the perspective tenants.

Chair Conn questioned how the hardscape would be stamped or scored. Jay Hill, Hill Engineering, explained the Village Creek project had established design requirements. He noted this was incorporated within the development along Brooklyn Boulevard and Zane Avenue. Mr. Hill stated the plaza would be set apart with a different treatment but cohesive with the sidewalk area.

Commissioner Holm asked for clarification on the building materials for the site. Mr. Wrede reviewed the masonry products that would be used to face the building, adding that brick and EFIS would be used as well. He indicated the masonry product, called Bravisi, had an aged look.

Commissioner Jechorek addressed the height concerns and asked what was proposed for the other side of Zane Avenue. Planning Director Sherman reviewed The Beard Group plan along with the Village Creek Master Development Plan. She stated Zane Avenue has acquired a great deal of property in this area. Planning Director Sherman indicated the City does plan to redevelop that corner but does not have any plans established to date.

Planning Director Sherman stated the original plan for The Shops at Village Creek was a two story office/retail building. She explained the adjacent building would be office/retail with a second story condo with three story townhomes within the development as well.

Chair Conn called for a motion to proceed with this item. He indicated he had no problem with the size and scale of the building at this time and HCMC would be a great tenant. Chair Conn stated his only concern was the lack of access to Brooklyn Boulevard for the clinic. He noted the trash enclosure should be redone to create a more open feel with a railing system.

Commissioner Holm agreed with Chair Conn's statements. He indicated the front entrances were vital to this development. Mr. Mehl committed to address the front entrance issue with HCMC at the meeting scheduled for Friday. He couldn't promise they would agree with this but that he would try to stress the need for an entrance along Brooklyn Boulevard. Mr. Mehl stated there was a time crunch as HCMC would like to have the site up and running by December of 2009.

APPROVED MINUTES

Chair Conn stated this could be approved pending this item and he wasn't requesting a major entrance but that access from Brooklyn Boulevard was important. Mr. Mehl suggested a door be placed on the corner of the building.

Commissioner Johansen was not in favor of placing a door on the corner of this building unless enhanced with EFIS and brick. He stated the front story and a half section of the building would be the most proper place for an entrance. Mr. Wrede stated he would review this suggestion with HCMC.

Commissioner Johansen suggested the access from the front of the building be placed directly across from the parking lot entrance. He indicated this would make for a direct route to the receptionist/lobby area to avoid confusion. Mr. Mehl indicated he would push for this door with HCMC.

Commissioner Johansen asked that the entrance to HCMC off Brooklyn Boulevard be a condition for approval. He stated the Council could then remove it if desired.

Commissioner Jechorek stated she can see the simplicity of having only one entrance to the clinic but a central hallway would allow for an entrance from Brooklyn Boulevard. She suggested adding a condition for approval stating all retail spaces must have access from Brooklyn Boulevard/Zane Avenue.

Chair Conn asked staff how this item should proceed, if the Commission should not recommend approval or recommend approval with several conditions. He stated the item could be tabled as well until the items of concern were addressed. Planning Director Sherman suggested a positive recommendation be made to the Council and the access concerns be addressed through conditions, along with the trash enclosure and motorcycle parking issues. She indicated approval at a Council level would only be recommended if these conditions were met.

Commissioner Johansen stated the Brooklyn Boulevard access for HCMC should be within the story and a half EFIS portion of the clinic and not at the corner of the building.

Planning Director Sherman questioned if the entrance off Brooklyn Boulevard had to have a stately covered entrance or if a double doorway would be sufficient. Chair Conn stated he would be in favor of a pedestrian friendly double doorway.

Mr. Wrede suggested the elevated sidewalk on the side of the building be eliminated if the condition was added to require access from Brooklyn Boulevard. He indicated this was a very costly item that would no longer be needed. Planning Director Sherman stated she would be in favor of removing this elevated sidewalk based on the proposed condition granting access from Brooklyn Boulevard.

Chair Conn indicated he was in favor of doing away with the elevated sidewalk but it did create flow for pedestrians from Brooklyn Boulevard to the parking lot for those not visiting the clinic. Planning Director Sherman stated there would be access to the east of this building for pedestrians to reach the parking lot.

Commissioner Holm stated he was in favor of eliminating the elevated sidewalk as well, stating the building to the east could provide for additional access to the parking lot.

APPROVED MINUTES

Commissioner Jechorek was comfortable with losing the sidewalk if it meant gaining the entrance along Brooklyn Boulevard. Commissioners Holm agreed.

Commissioner Johansen stated he was in favor of removing the sidewalk but he would not be voting in favor of this item until he saw a street level elevation.

MOTION CONN, SECOND HOLM TO RECOMMEND APPROVAL OF PLANNING #08-127, CONDITIONAL USE PERMIT, THE SHOPS AT VILLAGE CREEK, FOR CONSTRUCTION OF A ONE- AND TWO-STORY OFFICE/RETAIL BUILDING AT THE SOUTHEAST CORNER OF BROOKLYN BOULEVARD AND ZANE AVENUE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION, INCLUDING:

1. Modification to Item 3.10 stating the applicant shall provide a directional signage proposal subject to review and approval by staff.
2. Modification to Item 3.15 to address bike racks and other pedestrian furniture.
3. Item 3.16 adding several motorcycle parking spaces.
4. Item 3.17 modifying the trash enclosure to provide a view through the site.
5. Item 3.18 providing a public entrance along Brooklyn Boulevard to the HCMC Clinic within the focal point area, eliminating the need for the elevated sidewalk along the side of the building.

Further Discussion:

Commissioner Johansen agreed with the conditions added to this conditional use permit but indicated he would not vote to approve the item until he was able to see a street elevation of the site.

MOTION PASSED 3-1 (JOHANSEN OPPOSED).

Planning Director Sherman advised this application will be considered by the Council on January 26, 2009.

7. DISCUSSION ITEMS

None.

8. OTHER BUSINESS

A. Approval of Minutes – December 10, 2008

MOTION JOHANSEN, SECOND HOLM TO APPROVE THE MINUTES OF DECEMBER 10, 2008 AS PRESENTED. *MOTION PASSED UNANIMOUSLY.*

9. INFORMATIONAL ITEMS

A. City Council Liaison for January 26, 2009 Meeting.

It was noted that Chair Conn was the Council Liaison for the January 26, 2009 meeting.

APPROVED MINUTES

Chair Conn stated he would be present at the meeting to address any concerns regarding the Shops at Village Creek. Planning Director Sherman noted the Bethany Baptist Church would also be addressed on January 26, 2009.

10. ADJOURNMENT

MOTION JOHANSEN, SECOND JECHOREK TO ADJOURN THE REGULAR BROOKLYN PARK PLANNING COMMISSION MEETING. *MOTION PASSED UNANIMOUSLY.*

Adjournment time was 8:43 p.m.

Respectfully submitted,

Heidi Guenther
Recording Secretary
TimeSaver Off Site Secretarial, Inc.