

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

MAY 13, 2009

**Approved Minutes**

The meeting was called to order at 7:04 p.m.

Those present were: Chair Conn; Commissioners Holm, Jechorek, Johansen, Cupka, Lessard, Nguyen, and Sullivan; Council Member Rich Gates, Director of Community Development Schreier, Planning Director Sherman, and Senior Planner Larson.

Those absent and excused were: Commissioner Johnson.

**2. SWEARING IN OF NEW MEMBER**

Director of Community Development Schreier administered the oath of office to new member, Commissioner Cupka. Chair Conn welcomed Commissioner Cupka to the Planning Commission and thanked him for his service to the City of Brooklyn Park.

**3. ROLL CALL**

**4. EXPLANATION BY CHAIR**

**5. APPROVAL OF AGENDA**

MOTION HOLM, SECOND NGUYEN TO APPROVE THE MAY 13, 2009 MEETING AGENDA AS SUBMITTED. *MOTION PASSED UNANIMOUSLY.*

**6. CONSENT ITEMS**

**7. PUBLIC HEARING**

**A. Allina Health Systems – Case #09-105 – Conditional Use Permit for applicant to build a 12-room hospice facility. Location: 9350 Noble Parkway.**

Senior Planner Larson reviewed the staff report and staff recommendation to approve the conditional use permit with one condition.

Steve Oliver, Mohagen Hanson Architecture Group representing the applicant reviewed a presentation of the proposed facility with the Commission. Mr. Oliver explained that the site layout provides the most efficient use of the space given the odd shape of the lot.

## APPROVED MINUTES

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 Cupka indicated he felt this was a great site plan based on the shape of the lot with the design minimizing the impact on the neighboring townhomes. He questioned if the retaining wall near the pond would be completed with the hospice facility or if it was to be completed "by others". Mr. Oliver explained that the retaining wall would be completed with this project.

Commissioner Jechorek had no objections to this site plan stating the applicant had used the given misshaped lot well.

Commissioner Sullivan felt this was a great addition to the City and asked if the traffic patterns along 93<sup>rd</sup> and Noble would be reviewed. Senior Planner Larson stated this information was reviewed with Allina's original development plans. He explained 93<sup>rd</sup> was widened with a dedicated left and right hand turn lane. Senior Planner Larson added that Allina has signed an agreement to assist in paying for a signal at this intersection if the County deems it necessary.

Commissioner Holm indicated this development was well done while not upsetting the neighboring property.

Commissioner Johansen stated this was a well planned and visually pleasing facility. He questioned if this site would have a trash enclosure or if this would be shared with the Allina Clinic. Mr. Oliver explained the trash enclosure for the clinic was doubled in size to meet the needs of both facilities.

Commissioner Nguyen explained this was a positive addition to the City of Brooklyn Park and suggested additional landscaping around the pond with a gazebo creating another gathering place for the families.

Commissioner Nguyen questioned where overflow traffic would park after the 12-13 spaces were full. Mr. Oliver indicated this has been discussed and that this traffic would more than likely spill over into the clinic parking lot.

Commissioner Lessard noted he was in favor of the facility.

Chair Conn stated he was in favor of facility explaining that the building design and site plan were well done.

**MOTION LESSARD, SECOND JOHANSEN TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT #09-105, FOR A RESIDENTIAL HOSPICE FACILITY AT 9350 NOBLE PARKWAY, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION**

***MOTION PASSED UNANIMOUSLY.***

Senior Planner Larson advised this application will be considered by the Council on May 26, 2009.

### **8. DISCUSSION ITEMS**

### **9. OTHER BUSINESS**

**A. Approval of Minutes – April 8, 2009**

Chair Conn indicated Commissioner Holm did not nominate himself at Vice Chair and that this should be Commissioner Johansen.

MOTION CHAIR CONN, SECOND HOLM TO APPROVE THE MINUTES OF APRIL 8, 2009 AS CORRECTED ABOVE. *MOTION PASSED UNANIMOUSLY.*

**B. Bottineau Citizen Advisory Committee**

Senior Planner Larson indicated he was seeking a volunteer for the Bottineau Citizen Advisory Committee to replace Commissioner Spooner. He explained this citizen's group meets every three months to review the happenings in the Bottineau corridor rapid transit planning process. Senior Planner Larson stated this corridor has been identified for mass transit, possibly light rail or bus rapid transit.

Senior Planner Larson stated that the routes and cost benefit analysis are being reviewed at this time at the County level. He indicated he was willing to answer any additional questions and explained the Bottineau Advisory Committee meets on a Thursday, once every 2-3 months at the Brookdale Library.

Planning Director Sherman explained that she received interest from three Commissioners (Nguyen, Cupka and Sullivan) in serving on this Committee. She asked that the Commissioners discuss this in further detail to see who would be willing to represent the Planning Commission on this Committee.

Chair Conn stated this sounded like a very interesting group to serve on and asked which member would like to assume the position. Commissioner Sullivan volunteered to serve on the Bottineau Citizen Advisory Committee.

**10. INFORMATIONAL ITEMS**

**A. City Council Liaison for May 26, 2009 Meeting**

It was noted that Commissioner Johnson was the Council Liaison for the May 26, 2009 meeting.

**11. ADJOURNMENT**

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

Adjournment time was 7:48 p.m.

Respectfully submitted,

Heidi Guenther  
Recording Secretary  
*TimeSaver Off Site Secretarial, Inc.*