

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

JULY 8, 2009

**Approved Minutes**

The meeting was called to order at 7:01 p.m.

**1. CALL TO ORDER**

**2. ROLL CALL/ PLEDGE OF ALLEGIANCE**

Those present were: Commissioners Holm, Jechorek, Johansen, Cupka, Nguyen, and Sullivan; Planning Director Sherman and Senior Planner Larson.

Those absent and excused were: Chair Conn, Commissioner Johnson, Council Liaison Gates.

**3. EXPLANATION BY CHAIR**

**4. APPROVAL OF AGENDA**

MOTION JOHANSEN, SECOND SULLIVAN, TO APPROVE THE JULY 8, 2009 MEETING AGENDA AS SUBMITTED.

*MOTION PASSED UNANIMOUSLY.*

**4. CONSENT ITEMS**

- A. Astra Village (Bridgeland Consultants/Astra Ventures) Time Extension for Preliminary Plat and Development Plan #07-137.**

MOTION JOHANSEN, SECOND LESSARD, TO APPROVE TIME EXTENSION FOR PRELIMINARY PLAT AND DEVELOPMENT PLAN #07-137.

*MOTION PASSED UNANIMOUSLY.*

**6. PUBLIC HEARING**

- A. Enterprise Leasing Company Case# 09-109 Conditional Use Permit to construct a building for vehicle rental at 8200 Lakeland Av N.**

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

Senior Planner Larson reviewed the request to remove the old house currently there and to remove some of the trees to construct a new building for a vehicle leasing company. They propose a 1,600 sq. ft. office building with attached garage for car cleaning. The parking lot for

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employees and customers would be on the side of the building. The back lot would be for the rental cars. City Code doesn't have parking requirement for rental cars, but needs to be large enough to hold the number of cars the business is proposing to have. Staff recommends approval with a couple of recommendations. The City would like lighting poles shifted for better overall lighting coverage. Any rental cars need to be in parking spaces. They cannot park in the drive isles or turn-arounds. Any expansion greater than ten percent would require an amendment to the CUP.

Rick Mendlik, representing Enterprise, agreed with what Larson said about their plans and asked for questions.

Chair Holm opened the public hearing. Seeing nobody approach, Chair Holm closed the public hearing.

Commissioner Holm questioned the materials that would be used for the exterior of the building. He asked if it was going to be stucco. Mr. Mendlik said it would be stucco and block. The stucco will be painted and the block color will be as close to their new national design standards as possible. Awning and roof flashing will be black. There will be an internally lit LED sign. The pole sign will be internally lit also with a new kind of energy efficient bulb that is supposed to last 8 years.

Commissioner Lessard asked if they had discussed additional security requirements with the Police. Mr. Mendlik advised that they had not. He said they have many other locations very typical to this site with no problems. If they do have problems, they can take measures to upgrade security.

Commissioner Johansen asked if there will be any other equipment on the roof in addition to the H-Vac unit out back. Mr. Mendlik responded that there would not be. Commissioner Lessard asked how many cars the site would typically hold. Mr. Mendlik stated that about 25 cars is the capacity but normally they don't expect to have that many during the week. Commissioner Lessard asked about the need for fencing and if they would be keeping the current fencing. Mr. Mendlik stated that they will keep the fence on the North side and remove the portions on the East and South sides of the property. On the East side, they will replace that with trees to avoid anyone being able to drive off that way. There will be no gate.

Commissioner Nguyen asked the hours of operation and how tall the pylon sign would be. Mr. Mendlik stated the hours would be 7:30 am to 6:00 pm Monday through Friday, 9:00 to noon Saturday, and closed Sunday. He said the pylon sign will be 20 to 25 feet tall, whatever the City code maximum is. The cabinet of the sign itself would be about 4 feet by 20 feet.

Commissioner Sullivan confirmed that the light poles being moved are a requirement not a recommendation. Larson stated that City Code requires certain light levels in parking lots and moving the light pole will achieve that spread.

Commissioner Holm asked if the short section of fence on the North side is staying. Mr. Mendlik said landscaping will replace that. The fence on the back of the property will also be removed. Holm asked if the trees in front will remain. Mr. Mendlik stated that they would be removed. He stated that the trees by the South fence would be replaced by the drainage swale. Mr. Mendlik stated that there will be five or six employees.

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Commissioner Nguyen asked what their garbage pick-up would be. Mr. Mendlik stated that their garbage would be stored inside the facility. There will be no outside dumpster enclosure.

Commissioner Jechorek stated that she felt that this is a good location for the proposed business with other related businesses in the area.

Commissioner Cupka asked the likelihood of a need for additional parking. Mr. Mendlik stated that at this time there are no plans to expand.

Commissioner Holm stated that he agrees with Jechorek that this is a great business for this property.

Planner Larson stated said that Crime Prevention did review the proposal and are comfortable about the planned security at this time and made the recommendation for the lighting.

MOTION JOHANSEN, SECOND LESSARD TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT #09-109 TO CONSTRUCT A BUILDING FOR VEHICLE RENTAL AT 8200 LAKELAND AVENUE NORTH, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION. *MOTION PASSED UNANIMOUSLY.*

Planning Director Sherman stated this application will be considered by the Council on July 20, 2009.

### 7. DISCUSSION ITEMS

### 8. OTHER BUSINESS

#### A. Approval of Minutes – June 10, 2009

**MOTION**, **SECOND**, TO APPROVE THE MINUTES OF JUNE 10, 2009.  
*MOTION PASSED UNANIMOUSLY.*

### 9. INFORMATIONAL ITEMS

#### A. City Council Liaison for July 20, 2009 Meeting

It was noted that Commissioner Jechorek is the Council Liaison for the July 20, 2009 meeting.

### 10. ADJOURNMENT

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

Adjournment time was 7:29 p.m.

Respectfully submitted,

Kathy Valez  
Planning Assistant