

**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
WORK SESSION**

August 26, 2009

Approved Minutes

Those present were: Commissioners Conn, Cupka, Holm, Jechorek, Nguyen; Council Member Gates; Planning Director Sherman; Senior Planner Larson; and Intern Abigail Shafer.

Those excused were: Commissioners Sullivan and Johansen, absent: Commissioner Lessard

1. CALL TO ORDER

Chair Holm called the meeting to order at 7:04 pm.

Planning Director Sherman informed the Commission that Commissioner Johnson resigned today due to time conflicts.

2. DISCUSSION ITEMS

A. Concept Plan for Capstone Business Center

Planning Director Sherman introduced Chris Noon and Mike Faber from Capstone Quadrangle who own the property at the northwest corner of 93rd Avenue and Winnetka Avenue.

Mr. Faber stated his hope is to get feedback on the site from the Commission. He noted that the nature of the real estate market today is that businesses want some level of certainty and a process that is straight forward when they are looking at building. He passed around photos of buildings they have developed, mostly in the Midwest, but also along the west coast.

Commissioner Nguyen asked if any of these photos is what they had in mind for this site. Mr. Faber pointed to a tan building they did in Milwaukee.

Commissioner Cupka asked about the windows on that building. Mr. Faber stated that the building was constructed speculatively. The upper windows were installed as spandrel, but could be swapped out easily for the tenants who wanted vision glass. Commissioner Cupka noted a large expanse of a blank wall.

Commissioner Nguyen asked what the long-term plan for 93rd Avenue is. Sherman stated that the road has not been designed yet, but it would be a four-lane divided roadway with median islands from Regent Avenue into Maple Grove and Osseo.

Commissioner Cupka noted the wide views into the truck areas. He suggested closing the southern access to allow for screening. Mr. Faber stated that truck drivers like certain turning movements and that is why it is open. Council Member Gates stated that he would like those

views blocked from the major roads. Commissioners Cupka and Holm agreed that they want that screened.

Commissioner Cupka suggested they do something interesting at the corners, like in the 610 Business Park.

Council Member Gates asked about the visibility from Highway 169. He stated that he is concerned about the view. Sherman showed the air photo of the area and stated that there would be open space owned by MnDOT between Highway 169 and this site.

Mr. Faber stated that things have slowed down in the Northwest area of the Twin Cities. He stated they envision a high-quality office-warehouse development, but depending on what Target does, this site could have restaurant or entertainment uses.

Council Member Gates stated that he is concerned about the truck in front of the buildings and the views of the loading areas.

Mr. Noon and Mr. Faber thanked the Commission for their time.

B. Commercial Vehicles in Residential Areas

Intern Shafer stated the request to discuss commercial vehicles on residential property came at the request of the City Council. They would like to see what the balance between the property owner and the neighborhood would be with this issue. She stated that she had some answers from the previous discussion's questions: The term "storage" includes parking, but not if the vehicle was there for legitimate business being conducted on the property. She noted that Minnetonka allows property owners to have their trucks parked for up to two hours a day and Bloomington allows them during the week between 11:00 am and 1:00 pm. Additionally, some cities have height limits on the vehicles allowed, mostly 7.5 feet to 8 feet.

Commissioner Cupka asked about the difficult or unintended areas of writing new ordinances. Commissioner Conn stated that there could be a code amendment to fix that in the future.

Shafer stated that she could not find any city that regulated commercial vehicles solely by graphic on the vehicle. She noted that some cities regulate the number of vehicles overall, but they are very difficult to enforce.

Commissioner Nguyen stated that he has concerns about what "commercial equipment" is and if other equipment could be interpreted as such. Sherman stated that "commercial" distinguishes it from other types of equipment or recreational items.

Sherman stated that they will bring these suggestions forwards for changes.

C. Accessory & Temporary Structures

Senior Planner Larson stated this was a follow-up from the last work session. The intent was to simplify the chapter and make some content changes.

Larson asked for feedback on the accessory structure sizes. Based on the previous discussion, he noted that staff gets requests for building larger garages than what is allowed, but there is no realistic hardship for a variance. Would people rather look at all the cars parked in the driveway or look at a larger garage with those vehicles parked inside? Commissioner Conn stated that the current standards are good.

Council Member Gates noted that there are some garages that are large, but due to their size and position are not detrimental to the neighborhood. Larson suggested a conditional use permit process to allow larger garages and that way the Commission and Council could look at the size and position.

Larson also asked about fences. Current regulations allow short fences in the front yard, but traditional picket fences would have to be set back 15 feet from the front property line. The consensus of the Commission was to raise the current 30-inch requirement to 36 inches.

3. Information Items

A. Committee/Commission Updates – Commissioner Holm stated that the last Parks Advisory Commission meeting was a tour of some parks and a discussion of old tennis courts.

B. Council Update – Sherman stated that the Council made the motion to deny the Brooklyn Park Lutheran cell tower at the last Council meeting. The Council also approved the canopy at Cardinal Towing.

4. Other Business

A. Minutes from July 22, 2009, Work Session.

MOTION NGUYEN, SECOND CONN, TO APPROVE THE MINUTES FROM JUNE 24, 2009. *Motion carried unanimously.*

5. Adjournment – With no other business, the Commission adjourned at 9:02 pm.

Respectfully submitted,
Todd A. Larson,
Senior Planner