

UNAPPROVED MINUTES

MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION Regular Meeting – March 11, 2026



I. ORGANIZATIONAL ITEMS

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:04 PM.

Those present were: Commissioners Cavin, Borer, Fraser, Gaye-Bai, Turner, Udomah, and Wako; Council Liaison McGarvey; Planning Director Mogush; Associate Planner Matt Hayes-Regan; and Program Assistant Asma Jihad.

Those arrived late: None.

Those not present were: Commissioners Korosso and Arah (with prior notice).

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION WAKO, SECOND FRASER TO APPROVE THE MARCH 11, 2026, AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. ORGANIZATIONAL MEETING

4.1 Election of Officers

- a. Chair
- b. Vice Chair
- c. General Officer

Planning Director Mogush stated that this is the annual meeting where the Officers are elected. He stated that those appointed tonight will begin serving at the April meeting. He noted that two members chose not to seek reappointment, and therefore two new members will join in April, along with a third person who has been appointed to the Emerging Leaders seat. He noted that this will be the last meeting for members Turner and Udomah.

Commission Chair Cavin commented that he would be willing to continue to serve in the position. There was no other interest expressed.

MOTION BORER, SECOND TURNER TO ELECT CAVIN AS CHAIR. MOTION CARRIED UNANIMOUSLY.

Commissioner Fraser confirmed that she would be willing to continue to serve in the Vice Chair position, and no other interest was expressed.

MOTION CAVIN, SECOND WAKO TO ELECT FRASER AS VICE CHAIR. MOTION CARRIED UNANIMOUSLY.

Commissioner Wako confirmed that he would be willing to continue as General Officer. There was no other interest expressed in the position.

MOTION TURNER, SECOND BORER TO ELECT WAKO AS GENERAL OFFICER. MOTION CARRIED UNANIMOUSLY.

4.2 Adoption of Bylaws

Planning Director Mogush commented that the bylaws were included in the Commission packet and no changes were proposed.

MOTION FRASER, SECOND WAKO TO APPROVE THE BYLAWS. MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

5.1 Minutes – February 11, 2026

MOTION FRASER, SECOND UDOMAH TO APPROVE THE MARCH 11, 2026, CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY.

6. PUBLIC HEARING

6.1 Planning Case #26-104 (Ninjas United) – Conditional Use Permit at 8400 Wyoming Avenue N

Program Assistant Jihad introduced the application from Ninjas United for a Conditional Use Permit (CUP) for a commercial indoor recreational facility over 2,450 square feet at 8400 Wyoming Avenue. She provided an overview of the application request and presented additional information on the property, the surrounding area, zoning, and CUP criteria and related findings. She stated that staff recommends approval as presented.

Commission Chair Cavin opened the public hearing.

Seeing no one approach the podium, Commission Chair Cavin closed the public hearing.

Commission Chair Cavin commented that he told his adult son about this, and he and his friends had already looked up the website to begin registering for events. He thanked the applicant for bringing this business to Brooklyn Park.

Commissioner Wako asked about the targeted age of customers for this business and the type of security that would be in place.

Chris Voigt applicant, stated that they have operated the business in Maple Grove for the past seven years. He stated that the facility is more like a gymnastics business, and therefore, they are familiar with the families who frequent the business. He stated that families often stay with the

children in the facility, and they have a ratio of one staff member to five children. He commented that they have not experienced any security concerns outside of the building.

Commissioner Wako asked about the number of jobs that would be created.

Mr. Voigt commented that they have 25 staff members at the Maple Grove location, which is one-third the size of this new location. He explained that this would be a relocation of that facility, and they would anticipate 60 to 75 staff in total.

Commissioner Udomah thanked the business for coming to Brooklyn Park. He asked for more information on the showers.

Mr. Voigt commented that the shower would be for the staff who work out and train in the facility.

Commissioner Borer asked if the business would have a club membership or whether it would be open to the public.

Mr. Voigt commented that it would not be open to the public in the traditional sense. He provided information on the different programming, noting that they would have open programming at times, and birthday parties are open to non-members.

MOTION WAKO, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY OVER 2,450 SQUARE FEET AT 8400 WYOMING AVENUE N, SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION.

MOTION CARRIED UNANIMOUSLY.

Planning Director Mogush stated the public hearing item is scheduled to be reviewed at the City Council meeting on March 23, 2026.

6.2 Planning Case #26-101 (Onyx Strategic Partners) – Conditional Use Permit at 6301 Welcome Avenue

Planning Director Mogush commented that this item and the next item are from the same applicant for properties next to each other. Staff have been working with the applicant and are continuing to work out the details. He stated that staff intends to bring this forward to the April 8th meeting, and because a public hearing has been noticed, staff is asking the Commission to continue these items to the April meeting.

MOTION TURNER, SECOND WAKO TO CONTINUE THE APPLICATION CONSIDERING AN APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR BUSINESSES LOCATED AT 6301 WELCOME AVENUE, BROOKLYN PARK, MN, 55429, TO THE APRIL 8, 2026, PLANNING COMMISSION REGULAR MEETING.

MOTION CARRIED UNANIMOUSLY.

6.3 Planning Case #26-102 (Onyx Strategic Partners) – Conditional Use Permit at 6317 Welcome Avenue

MOTION TURNER, SECOND WAKO TO CONTINUE THE APPLICATION CONSIDERING AN APPROVAL OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR BUSINESSES LOCATED AT 6317 WELCOME AVENUE, BROOKLYN PARK, MN, 55429, TO THE APRIL 8, 2026 PLANNING COMMISSION REGULAR MEETING.

MOTION CARRIED UNANIMOUSLY.

7 OTHER BUSINESS

8 DISCUSSION ITEMS

8.1 2025 Annual Report Presentation

Planning Director Mogush presented the Planning Commission 2025 Annual Report.

8.2 2026 Work Plan

Planning Director Mogush presented the draft 2026 Work Plan.

Commissioner Wako asked how they could learn from other cities and whether staff take the time to research best practices of other cities. He asked if there would be time in future worksessions to discuss. He recognized there are limitations of staff capacity in terms of what can be done.

Planning Director Mogush stated that best practices of other cities are a key piece of the work done on all of these projects, noting the extensive research that has been done not only of surrounding communities but, depending on the project, around the world. He noted that all of these items, with the exception of Brooklyn Boulevard, have been discussed in worksession setting already. He believed that all of these would be on a similar approval timeline in the first quarter of the year. He stated that staff would like to do a joint meeting of the Planning Commission and City Council for these topics. He recognized that some of these items have large budgetary impacts.

III. VERBAL REPORTS AND ANNOUNCEMENTS

9 Council Comments

Council Liaison McGarvey provided an update on recent actions of the City Council on planning-related matters.

10 Commission comments

Commission Chair Cavin provided a brief update on the Biotech Steering Committee meetings, noting that they are going through the planning process to understand the mission, goals, and objectives of the area.

Commissioner Gaye-Bai thanked Commissioners Turner and Udomah for their service on the Commission.

Commission Chair Cavin and the other members of the Commission also thanked Commissioners Turner and Udomah for their contributions to the Commission.

Commissioner Udomah commented that it has been a privilege to work with this team of smart and dedicated people. He acknowledged the growth he has experienced on the Commission and the things they have been able to achieve. He stated that he looks forward to someone taking his seat who can share and contribute new ideas.

11 Staff Comments

Planning Director Mogush stated that there will not be a March worksession. He noted that an email will be sent for the annual commission orientation on April 21st. He thanked Commissioners Turner and Udomah for their service.

IV. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 7:54 PM.

Respectfully submitted,

Paul Mogush
Planning Director