



**MINUTES OF THE BROOKLYN PARK PLANNING COMMISSION
Regular Meeting – April 8, 2026**

I. ORGANIZATIONAL ITEMS

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

The meeting was called to order at 7:07 PM.

Those present were: Commissioners Cavin, Adams, Arah, Gaye-Bai, Song, and Wako; Council Liaison McGarvey; Planning Director Mogush; Senior Planner Cara Donovan; Senior Planner Erin McDermott, Associate Planner Matt Hayes-Regan, and Program Assistant Asma Jihad.

Those arrived late: None.

Those not present were: Commissioner Borer, Korosso, Anderson, and Fraser (with prior notice).

Planning Director Mogush administered the Oath of Office to Commissioners Song and Adams.

2. EXPLANATION BY CHAIR

3. APPROVAL OF AGENDA

MOTION GAYE-BAI, SECOND WAKO TO APPROVE THE APRIL 8, 2026 AGENDA.

MOTION CARRIED UNANIMOUSLY.

II. REQUIRED DUTIES

4. CONSENT AGENDA

4.1 Minutes – March 11, 2026

MOTION WAKO, SECOND ARAH TO APPROVE THE APRIL 8, 2026 CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Planning Case #26-101 (6301 Welcome Ave) – Conditional Use Permit

Associate Planner Hayes-Regan presented two related Conditional Use Permits (CUPs) for properties at 6301 and 6317 Welcome Avenue North. He provided information on the subject properties, existing buildings and uses, zoning, and site histories. He presented the applicant overview, CUP application requirements, application summary, floor plan, site plan, parking analysis, and key issues and analysis. He recommended approval as presented, subject to the conditions in the draft resolution. He noted that the draft resolution provided tonight includes an additional condition that, if approved, this CUP would replace the previous CUP for the property.

Commission Chair Cavin opened the public hearing.

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

Commission Chair Cavin stated that he understands the concept of 12 bays and asked if those would be leased to individual tenants.

Jessica Houlihan, Onyx Strategic Partners, confirmed that each of the bays would be rented to individual tenants. She provided additional information on her career experience and the work of her business partners. She confirmed that the business has purchased the property.

Commission Chair Cavin thanked the applicant, as there appear to already be changes to the property, which has struggled in the past. He asked if the lease to the tenants would ensure that they maintain the conditions within the CUP.

Ms. Houlihan confirmed that they would hold the tenants to those requirements and conditions. She noted that each business may have different licensures and requirements, and as the landlord, they would enforce those requirements. She recognized that these requests are for auto body repair shops and once they determine the correct mix of tenants, they would submit a building permit to ensure the building bays meet all Code requirements.

Commission Chair Cavin asked if the tenant agreement would limit the number of tenant customer vehicles that can be parked in the parking lot.

Ms. Houlihan commented that when they purchased the building, they had to take the leases as they existed, but as the renewals come forward, they can place additional requirements and limitations in the leases. She stated that if they receive feedback from other parties, such as the City or County, they can hold the tenant accountable for those issues as well.

Commission Chair Cavin asked if there is a property management company that maintains the grounds, such as landscaping.

Ms. Houlihan stated that there is a property management company that handles snow removal and landscaping.

Commissioner Gaye-Bai thanked the applicant for bringing her business to Brooklyn Park. He commented that he previously lived in this area and asked how the applicant intends to address tenant violations.

Ms. Houlihan stated that they specialize in purchasing these types of businesses and therefore have experience in managing these properties. She stated that there are steps that are followed if there are violations and described that process. She stated that if there are complaints, people can reach out to the property manager.

Commissioner Gaye-Bai noted issues that existed from the previous ownership, with vehicles being parked/left on the street.

Commissioner Arah provided a scenario where someone drops a vehicle off at 7 p.m. for a bumper repair early the next morning and asked how the applicant would handle that. He asked if

the tenant would need to reach out to the neighbors to let them know there would be noise around 10 p.m. or whether the tenant could not take that job.

Ms. Houlihan replied that their operating agreements are simply written, requiring tenants to comply with the law, such as a noise ordinance. She stated that vehicle work can occur at later times of the day, as long as there are no issues with noise and it does not disturb anyone.

Commissioner Arah stated that he would suggest that a business reach out to neighbors if they are going to be working late. He did not believe there would be any issues if the noise stopped by 10 p.m. He asked how parking would be regulated between tenants and whether vehicles needing repair could be parked in excess of their allowed spaces.

Ms. Houlihan commented that there is plenty of parking on the campus and recognized that some tenants use more parking than others. She noted that typically, the tenants work together to share the parking.

Commissioner Arah asked if the business is allowed to use off-street parking.

Ms. Houlihan replied that the tenants are not supposed to be using off-street parking for their businesses.

Associate Planner Hayes-Regan stated that the conditions were drafted to eliminate off-street parking on Welcome Avenue.

Commissioner Song asked the plan to address environmental hazards that may be used in the auto repair businesses.

Ms. Houlihan replied that they would follow the Building Code requirements for each specific use and provided examples. She stated that for each of the tenants, they would ensure the building meets the specific requirements needed for those uses.

Commissioner Wako asked if there would be any non-compete clauses in the lease to ensure that tenants do not compete against each other.

Ms. Houlihan replied that they do not have that type of clause for these buildings, but they would consider a request from a tenant. She stated that they do have some of those agreements in their commercial and retail buildings in other areas. She stated that if the request made sense, they would do it.

Commissioner Wako asked if the two properties share parking.

Ms. Houlihan replied that there is a row of parking spaces that face the road, which is shared between buildings. She stated that otherwise, the parking is separated between the rows of suites.

Commissioner Wako asked if the properties are gated or open.

Ms. Houlihan replied that the properties are not gated.

Commissioner Wako referenced the residential properties nearby and asked why the properties are not fenced.

Ms. Houlihan commented that there is a desire to place a sidewalk on that side of the road, along with trees, which would make fencing difficult without interfering with those elements. She stated that if the fence was desired, they could consider that, but she would want more information on that request.

MOTION ARAH, SECOND GAYE-BAI TO RECOMMEND APPROVAL OF A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR BUSINESSES LOCATED AT 6301 WELCOME AVENUE NORTH, BROOKLYN PARK, MN 55429, 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 April 27, 2026.

5.2 Planning Case 26-102 (6317 Welcome Ave) – Conditional Use Permit

Associate Planner Hayes-Regan introduced the application for the 6317 Welcome Avenue North property, reviewing the application summary, floor plan, site plan, parking analysis, and key issues and analysis. He recommended approval as presented, subject to the conditions in the draft resolution.

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 this is a unique model, and he likes what they are doing to provide the opportunity for people to own small businesses.

Commissioner Wako asked the legal entity that owns the property.

Ms. Houlihan replied that she was unsure of the legal entity, as each property is set up as its own legal entity. She provided additional information on Onyx Strategic Partners and the fund used to purchase the properties.

Planning Director Mogush explained that it is a common thing for a representative of the property owner or developer to apply on behalf of the applicant and provided some examples.

Commissioner Arah thanked Ms. Houlihan for attending the meeting tonight. He asked for more information on her role in the company.

Ms. Houlihan provided additional information on the company and her role within it.

MOTION ARAH, SECOND WAKO TO RECOMMEND APPROVAL OF A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR THE OPERATION OF AUTO REPAIR

BUSINESSES LOCATED AT 6317 WELCOME AVENUE NORTH, BROOKLYN PARK, MN 55429, 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 April 27, 2026.

6. OTHER BUSINESS

None.

III. DISCUSSION ITEMS

None.

IV. VERBAL REPORTS AND ANNOUNCEMENTS

7. Council Comments

Council Liaison McGarvey provided an update on recent City Council considerations and actions on planning-related items.

8. Commission Comments

Commission Chair Cavin provided a brief update on the BioTech District planning meetings.

9. Staff Comments

Planning Director Mogush stated that the week of April 20th and 27th, staff will hold a series of public focus groups for the Brooklyn Boulevard Corridor plan. He asked the Commission members to RSVP for the Commission orientation, which will take place on April 21st, noting that it is required for new members and encouraged for returning members. He stated that there will not be a meeting on April 22nd, but there will be a joint City Council and Planning Commission worksession on May 4th to discuss the four strategic initiatives that are coming to a close.

V. ADJOURNMENT

Commission Chair Cavin adjourned the meeting at 8:05 PM.

Respectfully submitted,

Paul Mogush
Planning Director