



**PLANNING COMMISSION  
CITY OF BROOKLYN CENTER  
REGULAR MEETING  
February 8, 2024**

*Optional public access to the Webex meeting is below:*

*Online: [logis.webex.com](https://logis.webex.com) | Phone: (312) 535-8110*

*Meeting Number (Access Code): 2632 698 5044*

*Passcode: BCPC02082024*

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**1. Call to Order — 7 p.m.**

**2. Roll Call**

**3. Approval of Agenda**

- a. Motion to Approve Regular Meeting Agenda for February 8, 2024

**4. Election of Planning Commission Chairperson for Year 2024**

- a. *Motion/Second to Nominate Commissioner(s) to serve as Chairperson;*  
b. *Motion/Second to close all nominations;*  
c. *Conduct election; and*  
d. *Motion/Second to Accept the Results and Election of Chair for Year 2024.*

**5. Appointment of 2024 Vice-Chair by Planning Commission Chairperson**

**6. Chairperson's Explanation**

*The Planning Commission is an advisory body. One of the Commission's functions is to hold public hearings. In the matters concerned in these hearings, the Commission makes recommendations to the City Council. The City Council makes all final decisions in these matters.*

**7. Planning Items**

- a. Planning Commission Application No. 2024-001 (**PUBLIC HEARING**)

Applicant | Property Owner: Totem Foods Inc

Addresses | Property ID: 5501 Xerxes Avenue North | 03-118-21-44-0033

Summary:

The Applicant and Property Owner is requesting review and consideration of a proposal to convert the former Big O Tires location, located at 5501 Xerxes Avenue North, to a State of Minnesota DVS vehicle inspection station. Upon review of the proposal, it was determined that approval of a conditional use permit (CUP) is required.



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- b.** An Ordinance Adopting Comprehensive Amendments to Chapter 35 (Unified Development Ordinance) of the City Code of Ordinances (**PUBLIC HEARING**)

Summary:

The City of Brooklyn Center is requesting consideration of certain comprehensive amendments to Chapter 35 of the City Code of Ordinances, including: (1) the adoption and incorporation of the Crystal Airport Zoning Ordinance, (2) permit requirements for the placement of fences, (3) amendments to the use of commercial vehicles as an accessory use, (4) amendments to minimum width and depth requirements in the R1 and R2 zoning districts, (5) amendments to the definition of structure height and height requirements in the R1, R2, and R3 zoning districts, and the MRCCA Overlay District, (6) amendments to the density range for the R3 zoning district, (7) supplemental language regarding nonconforming structures and uses, (8) amendments to public notice sign requirements for public hearings, and (9) amendments to the allowed use table with regard to licensed day cares, licensed group family day cares, licensed residential facilities, and massage and sauna establishments.

**8. Discussion Items**

- a. 2024 Planning Commission Schedule and Upcoming Applications
- b. City of Brooklyn Center Business and Development Updates

**9. Adjournment**