

**Planning Commission Report**  
**Meeting Date: May 9, 2024**

- Application Filed: 04/09/2024
- Review Period (60-day) Deadline: 06/08/2024
- Extension Declared: No
- Extended Review Period Deadline:

**Application No.** 2024-005  
**Applicant(s) | Property Owner:** Bright Future Childcare Center and Brookdale Covenant Church | Brookdale Covenant Church (BCC)  
**Location:** 5139 Brooklyn Boulevard, Brooklyn Center, MN 55429  
**Request:** Conditional Use Permit



**Map 1.** Subject Property Location.

**Requested Action**

Brookdale Covenant Church and Bright Future Child Care Center (together, “the Applicant”) are requesting approval of a conditional use permit (CUP) for a place of religious assembly that has been located at 5139 Brooklyn Boulevard (“the Subject Property”) since 1955, and a licensed daycare facility. Both requests are considered conditional uses within the R1 (Low Density Residential) District where the Subject Property is located—refer to Exhibit A.

In reviewing City records and 1951 and 1957 zoning provisions on file for the then Village of Brooklyn Center, it appears “churches” were at one time considered a permitted use within the R1 District. Today,

“places of religious assembly” are considered conditional uses within the R1 District. Although the approximately 29,429-square foot Brookdale Covenant Church may continue to operate as a legal non-conforming use, it was suggested by the City Attorney that the church could apply for approval of a conditional use permit to set a baseline for use on the Subject Property and in conjunction with a request by Denise Fadina to operate Bright Futures Child Care Center, which also requires a conditional use permit, from the Subject Property.

A public hearing notice for the conditional use permit request was published in the Brooklyn Center *Sun Post* on April 25, 2024—refer to Exhibit B. Notifications were mailed to those physical addresses and property owners located within a 350-foot radius of the Subject Property, and a copy of the public hearing notice was published to the City of Brooklyn Center website. A link to the public hearing notice was also published on the City’s website and sent out by email to subscribers of the City’s weekly events bulletin.

**Existing Conditions**



**Image 1.** Existing Site Conditions at Subject Property.

**Background**

Denise Fadina of Bright Future Child Care Center originally reached out to City staff in November 2023 regarding her plans to enter into an agreement with Brookdale Covenant Church to operate her child care facility out of two nursery rooms located within the church. For context, Brookdale Covenant Church originally received approval in 1978 to operate a nursery school in the mornings, three days per week.



It was through these conversations with the Applicant, as well as other individuals and businesses seeking space for daycares in the same timeframe, that City staff realized the provisions under the City’s new Unified Development Ordinance (UDO) no longer accounted for larger day cares (13 or more persons).

City staff ultimately worked with the City Attorney to process an amendment to the UDO that would allow for the addition of a new use category for licensed daycare facilities (13 or more persons) in the City’s multi-family residential and mixed-use districts, as well as provisions for licensed day cares (13 or more persons) in association with places of religious assembly and public and private elementary and secondary schools in the R1 and R2 Districts.

Although City staff began the amendment process in January 2024, the new language for daycares was not adopted by City Council until March 2024, and the ordinance language did not go into effect until late April 2024. As adopted, daycares with 13 or more persons are considered a “conditional use” in the R1 District when in association with places of religious assembly, hence the application request.

City Staff met with both Applicants in a pre-application meeting to address any changes to the church floor plan and address any concerns with meeting building, fire, and zoning code in early March. City Staff asked the applicant to identify exit plans, kitchen/meal prep locations, play areas, traffic flow, and any agreements with surrounding properties. The Applicants worked together to prepare the space for the proposed child care center in two of the existing nursery rooms located on the main level. Brookdale Covenant Church also sent a detailed schedule of services and times and the number of people in attendance on its busiest days.

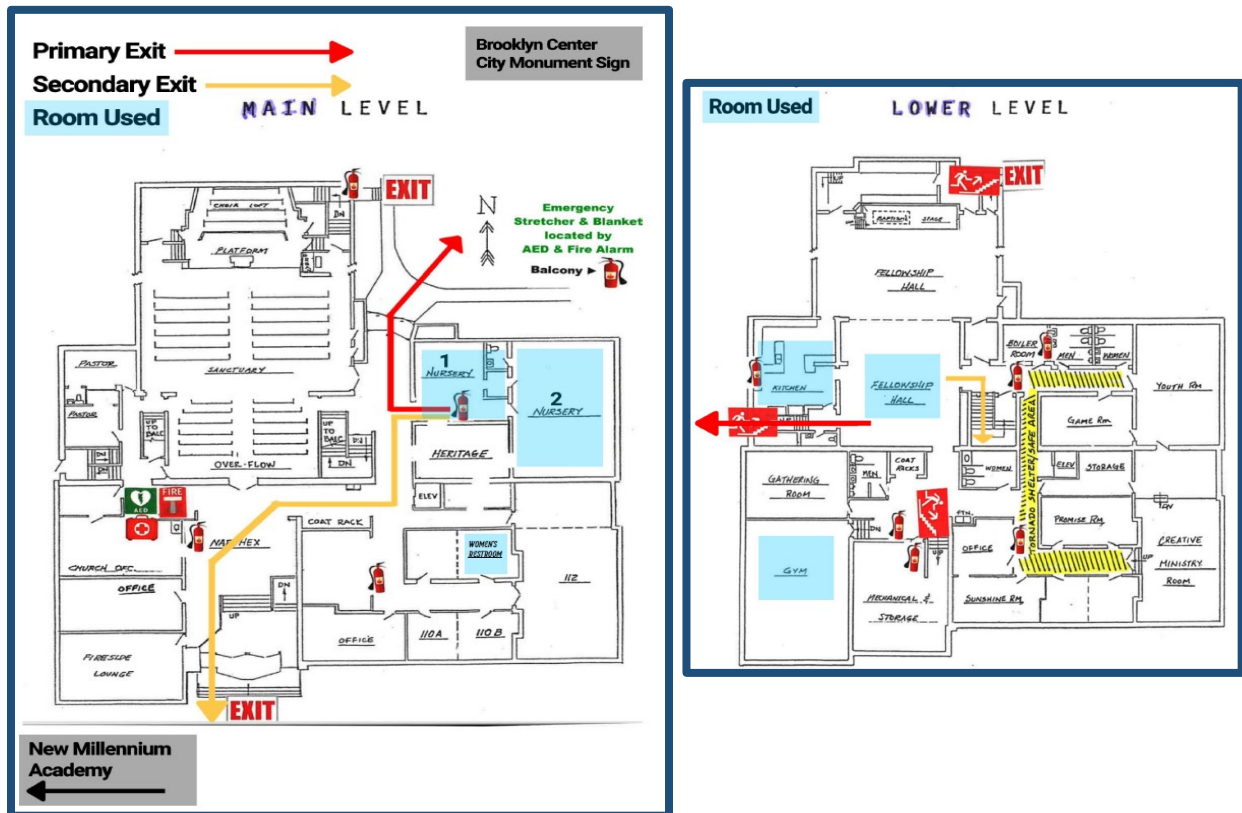


Image 2. Interior layout of Brookdale Covenant Church and Existing Uses with Proposed Bright Futures Child Care.

**Site Data:**

<b>2040 Land Use Plan:</b>	Low Density Residential (LDR)
<b>Neighborhood:</b>	Happy Hollow
<b>Current Zoning:</b>	R1 (Low Density Residential)
<b>Site Area:</b>	Approximately 2.44 acres

**Surrounding Area:**

<b>Direction</b>	<b>2040 Land Use Plan</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	ROW	N/A	Major Highway (TH 100) and ROW (Brooklyn Boulevard)
<b>South</b>	Commercial	Planned Unit Development/Mixed Use	Institutional (New Millennium Academy)
<b>East</b>	ROW   High Density Residential (HDR)	R5 - Multifamily	ROW (Brooklyn Boulevard)   Apartments (Xerxes Apartments)
<b>West</b>	ROW (TH 100)   High Density Residential (HDR)	R5 - Multifamily	Major Highway (TH 100) and Apartments (Lakepointe)

**CONDITIONAL USE PERMIT**

As previously stated, Bright Future Childcare approached City staff in November 2023 regarding a partnership with Brookdale Covenant Church to host a childcare center and expand its current operation from the Applicant’s place of residence. The Applicant notes that the great location off Interstate 694 and TH 100 would allow for an easy transition for current and future clientele.

*Brookdale Covenant Church (Places of Religious Assembly)*

Brookdale Covenant Church was originally founded in the Camden neighborhood of Minneapolis in 1899 and moved to its existing location at the Subject Property in 1955. Their membership stands at 143, but the narrative provided notes 300 members as calling “BCC” their church home.

Currently, Brookdale Covenant Church’s main office is typically open from 10 a.m. to 5 p.m. and shares its building with two other church congregations for Sunday service. As the church currently operates, rooms are utilized for adult small groups on Monday afternoons, and Tuesday, Wednesday, and Friday nights. A mom’s support group and adult 60+ group meet monthly for socializing and service projects. Wednesday nights provide programming for neighborhood kids ages 3 through 12<sup>th</sup> grade, and various other events are held periodically throughout the year, including weddings, funerals, baby showers, birthday and anniversary celebrations, recitals, and concerts. Brookdale Covenant Church also hosts coat drives, food shelves, has on-site community gardens, and more.

Although a review of historical zoning provisions appears to confirm that churches were, at the time, a permitted use in the R1 District when Brookdale Covenant Church moved into the then Village of Brooklyn Center, “Places of Religious Assembly” today are considered *conditional uses* in the R1 District where the Subject Property is located.

With respect to the intensity of use, most traffic generated by the church occurs on Sundays for the church services, followed by smaller weeknight activities.

*Bright Futures Child Care Center (Licensed Daycare Facility)*

Denise Fadina of Bright Futures Child Care Center seeks to expand her existing daycare into a portion of Brookdale Covenant Church. As proposed, she would be seeking licensure for a maximum capacity of 27 children. With respect to the proposed operations for the child care center, typical drop offs would take place at 7:30 a.m., with pick up occurring around 5 p.m., Monday through Friday. The child care center has indicated a desire to minimize impacts to the surrounding area and uses.

As proposed, the child car center would utilize two former nursery rooms located on the main floor and a nearby bathroom. A kitchen located in the lower level would be utilized to prepare meals during the day.

*Site Access and Circulation*

The Subject Property currently has three curb cuts on its property. A curb cut located off the northwest corner provides access to the main entrance, as well as limited parking lot with a loop road for pick-ups and drop-offs. This entrance is located closest to where the proposed child care would operate from, and the Applicant notes that this area would be utilized for primary pick-up and drop-offs. It is noted that the northwest elevation facing Lilac Drive North would serve as the primary access. If parents need to go inside, the main parking lot would need be used.

Full access is provided off Brooklyn Boulevard for both the Subject Property and New Millennium Academy, which is a Kindergarten through 8<sup>th</sup> grade charter school. In reviewing Planning Commission Application No. 2015-004 for approval of New Millennium Academy, it was noted that that New Millennium Academy and Brookdale Covenant Church officials had a mutual agreement to share their parking areas between the properties for special school or church events, or Sunday services, as needed. School bus traffic for the adjacent New Millennium Academy is typically generated between 8:30-9 a.m. and 4-4:30 p.m. Monday through Friday. There is one curb cut that services the Church and a separate, wider curb cut for New Millennium Academy to accommodate the buses and increased traffic needs on their site during this time.



**Image 3.** Access Points into Subject Property.

A map (Image 3 above) was provided, which identifies how families arrive to the Subject Property and indicated that 21 families at maximum would likely arrive on-site during the busiest traffic times. Families that need to park will be routed to the easterly portion of the parking lot. Currently, there are approximately 126 parking spaces on site, and the applicant suggests the families will most likely use the northwest corner of the property for direct entry to the proposed childcare center. Although the northwest entrance is the most convenient, parents/guardians can utilize the main parking lot for pick-up and drop-off, if necessary.

Conditional use permits, as outlined under Section 35-7700, are those uses which have been identified, because of their nature, operation, location, special requirements or characteristics, and that may only be allowed in a particular zoning district after submittal of an application, review, and recommendation by the Planning Commission, and approval by the City Council.

The conditional use permit process regulates: the location, magnitude, and design of conditional uses consistent with the 2040 Comprehensive Plan, and the regulations, purposes, and procedures of this Unified Development Ordinance (UDO).

A conditional use permit ***may not*** be granted by the City Council unless the following criteria have been satisfied (**Note:** Applicant responses are transcribed from the submitted narrative—Exhibit A):

- a. The conditional use will be in accordance with the general objectives, or with any specific objective, of the City’s Comprehensive Plan and this UDO.

***Applicant Response:*** Brooklyn Center’s 2040 plan describes the desire to “revitalize and reinvigorate” neighborhoods through proper land use and redevelopment as stated:

“Enhance and maintain existing neighborhoods through proper land use designations and clear supportive zoning that makes reinvestment and rehabilitation easy for residents.

Recognize that many areas in the community are aging and may require reinvestment, redevelopment, or reimagining and that all scales and sizes of opportunity have merit to further support the community’s future.”

***City Staff Response (Finding):*** The Subject Property is located in the R1 (Low Density Residential) District, where both places of religious assembly and licensed daycare facilities are permitted via approval of a conditional use permit. As proposed, the childcare center would provide a service that would provide a service that benefits both the community and allows the Church to provide a vital service to its community.

City Staff recognizes the younger demographic of the area, with an estimated 9% of the City’s population ages 5 and under, which an additional 9.1% between the ages of 5 and 9 years old (American Community Survey, 2022). As the child care center would provide childcare to children 12 years of age and younger, this would seemingly target a large portion of Brooklyn Center’s population and childcare service needs.

Additionally, City Staff acknowledges the flexibilities needed to address shrinking congregations and adaptive reuse and collaboration in these spaces. The Subject Property is adjacent to a major thoroughfare and a Bus Rapid Transit stop.

- b. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

**Applicant Response:** I believe through the intended use of this child care program located adjacent to the area described as the city's center, it will aide the employees hired by the businesses that will come through that redevelopment, as well as provide a high-quality service to support those that not only work but also live in Brooklyn Center. Further Bright Future Child Care Center will be located very close to two different elementary schools, which would allow their families to be able to have a simple morning and afternoon commute due to the proximity when dropping off and picking up.

**City Staff Response (Finding):** In consideration of the existing operations of Brookdale Covenant Church, its schedules for church services and activities, and its length of history at this location, City staff has minimal concerns regarding the continuing operations for the church building and grounds.

With respect to the proposed child care center, City staff initially expressed concerns regarding the distance to an outdoor play area, as the preceding zoning code had always required outdoor playground areas. In discussing with the State and licensing requirements, it was determined that Happy Hollows Park would meet the distancing requirements as outlined for licensure.

Given the majority of activity does not occur at the church until the evening and weekend hours, the presence of the child care center would bring additional activity to the space. As the center would be limited to no more than 27 children, its impacts on the neighboring uses, including New Millennium Academy, should be minimal, and particularly if children are picked up and dropped off via the northwest entrance points off Lilac Drive.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

**Applicant Response:** The operations of Bright Future Child Care Center will take place during regular business hours. The use of public parks or sidewalks for example, will occur and be used in such a manner as to teach children social responsibility while using community spaces. The use of community property within the vicinity of Brookdale Covenant Church will not be injurious nor substantially diminish or impair property values of the neighborhood.

**City Staff Response (Finding):** With respect to the existing Brookdale Covenant Church (Places of Religious Assembly), there are no proposed plans to alter the existing operations of the church and its grounds. Rather, Brookdale Covenant Church wishes to obtain a conditional use permit to establish a "baseline" for its operations and make it more conforming than it currently is. It is understood that Brookdale Covenant Church has some shared usage and understanding with neighboring New Millennium Academy.

With respect to the proposed child care center, the proposed hours of operation during the daytime hours would help maximize the use of the Subject Property during off-peak hours. The intensity of the child care use and intended capacity of no more than 27 children should result in

the use not being injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**Applicant Response:** Bright Future Child Care Center wishes to make no changes to the property at this time instead to simply use the classroom spaces already available for day to day operations. Therefore, will not impede on the normal and orderly development and improvement of surrounding property for permitted uses.

**City Staff Response (Finding):** At this time, neither Brookdale Covenant Church nor Bright Futures Childcare Center proposes any changes that would impede upon the normal and orderly development and improvement of surrounding property for uses permitted in the district. New Millennium Academy is situated on what was formerly Malmborg’s Nursery. As New Millennium Academy averages around 800 students currently and is the only property directly adjacent to the Subject Property, City staff considers this to be the more intense use. If anything, the right-of-way modifications made as part of the Phase I Brooklyn Boulevard project and resulting extension of Lilac Drive to the west and north of the site and impacts to the parking lot, have resulted in greater constraints to the Subject Property.

In discussions with the State Fire Marshal and City Building Official, it appears an exterior door will need to be installed with stair/ramp to existing sidewalk, but this would be the only exterior modification to the Subject Property to allow for the use.

- e. Adequate measures have been or will be taken to provide ingress, egress, and parking so designed as to minimize traffic congestion in the public streets.

**Applicant Response:** Bright Future Childcare is committed to ensuring that our operations do not have a negative impact on the surrounding areas. To minimize congestion, a curved driveway that continues in a loop to allow traffic to flow in one direction is provided to families for pick-up and drop-off. If families need to park and enter the building, they will be directed to utilize the parking lot on the east side of Brookdale Covenant Church.

**City Staff Response (Finding):** The Applicants and Property Owner have been in discussion with City staff regarding the mitigation of any potential traffic congestion during pick-up and drop-off times. The Applicant of the child care center proposes pick up and drop off times that have been strategically made to avoid the typical pick up and drop off times for students at the neighboring New Millennium Academy, located at 5105 Brooklyn Boulevard. As the Subject Property is served by multiple ingress/egress points, City staff has minimal concerns for any congestion or queuing of vehicles in the public streets so long as the operator of the child care center is clear with designated pick up and drop off points and the moving of vehicles through the pick-up and drop-off line.

Assuming the northwest drop off area were the designated pick up and drop off area, it appears there is approximately 200 feet of drive lane before the right-of-way (Lilac Drive) is reached. City staff approximated this length to ensure a sufficient bypass area/drive aisle width is provided. If



one were to assume a typical 18-foot length for a standard parking space, one would be able to fit upwards of 11 vehicles before potential backing out onto Lilac Drive.

If a conditional use permit were approved by the City and the designated pick up and drop off area was found to be inadequate, the Subject Property has a secondary access point off Lilac Drive that enters into the main parking lot and provide an alternative access into the church building.

- f. Impacts such as noise, hours of activity, and exterior lighting have been sufficiently addressed to mitigate negative impacts on nearby uses.

**Applicant Response:** We have implemented measures such as scheduled outside play time to minimize noise disturbances, prioritizing a peaceful environment for the community. Our main entrance, which will be the primary pick-up and drop-off entrance for all families, will be on the northwest side of Brookdale Covenant Church along Lilac Dr N.

**City Staff Response (Finding):** Bright Future Child Care Center has addressed its desire to use Happy Hollow Park for its designated outdoor activity area. Given the hours of operation, it is unlikely insufficient lighting will be of concern, even in the winter months. The Applicant and Property Owner should determine whether the provision of additional exterior lighting is warranted given it appears the northwest end of the property and main entrance contain no exterior site lighting. If lighting is required, all lighting shall conform to the City's exterior lighting standards under Section 35-5400.

City staff has no immediate concerns regarding excessive levels of noise or hours of activity, as they are limited to daytime hours.

- g. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

**Applicant Response:** We will uphold the utmost respect to the members of the neighborhood and conform to all applicable regulations of the R1 district where located.

**City Staff Response (Finding):** City staff would appreciate any opportunities for the Applicant(s) to meet current neighbors and submit any formal documentation that exists to avoid future miscommunication for access through Happy Hollow Park, traffic congestion issues for event parking, or landscaping (mowing of grass, clearing of snow) for easier access to the park during inclement weather.

The Applicant's required licensure will govern administration of the child care center and all regulations necessary for operation. Rather, "conditional uses" are generally a *permitted* use with the caveat of being subject to additional requirements, as necessary. As such, City staff's review accounts for potential impacts given a use's location, magnitude, and overall design, and its complementariness with the 2040 Comprehensive Plan and ability to meet the requirements of the City's Unified Development Ordinance.

#### **Building Official Review**

The Building Official has been working with the Fire Marshall to bring the child care center up to proper code. Bright Future has been notified an exterior door is needed off Nurse Room #2. The

Applicant and Property Owner have engaged with the State Fire Marshal as part of the Department of Human Services (DHS) child care inspections process and with the City Building Official—refer to Exhibit C.

#### **ANTICIPATED PERMITTING AND CONDITIONS**

Following a review of the submittal materials and the request, City staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2024-005 for the Subject Property located at 5139 Brooklyn Boulevard and approval of a conditional use permit to operate a place of religious assembly and child care center (licensed day care facility) within the R1 (Low-Density Residential) District:

1. The Applicant and Property Owner shall adhere to the provisions as outlined under Section 35-7700 (*Conditional Use Permit*), and shall coordinate with City staff to file a copy of the City Council resolution approving the requested conditional use permit, along with a legal description of the Subject Property for which the permit was issued, and list of any conditions set forth by City Council as a condition of said conditional use permit. A certified copy shall be recorded by the Applicant with the Hennepin County Recorder-Registrar of Titles within 60 days of approval of said resolution.
  - a. The day care facility shall maintain a valid license and a copy of said license and application shall be submitted to the City annually. Failure to maintain a license shall be subject to the conditions as outlined under Section 35-7700.
2. The Applicant shall ensure designated drive aisles are not blocked during pick up and drop off times, and that no queuing occurs in the public right-of-way. Should any issues arise, City staff may request a review of on-site operations.

#### **RECOMMENDATION**

*Based on the above-noted findings, Planning Staff recommends the Planning Commission recommends City Council approval of Planning Commission Application No. 2024-005 for approval of a conditional use permit (CUP) for a Place of Religious Assembly and Licensed Childcare Center, and located at 5139 Brooklyn Boulevard, subject to the Applicant complying with the Approval Conditions.*

#### **ATTACHMENTS**

**Exhibit A** – Planning Commission Application No. 2024-005 Plans and Documents, submitted April 9, 2024.

**Exhibit B** – Public Hearing Notice, submitted for publication in the Brooklyn Center *Sun Post*, and dated April 25, 2024.

**Exhibit C** – Review Memorandums prepared by Building Official Dan Grinsteinner, and dated April 9, 2024.

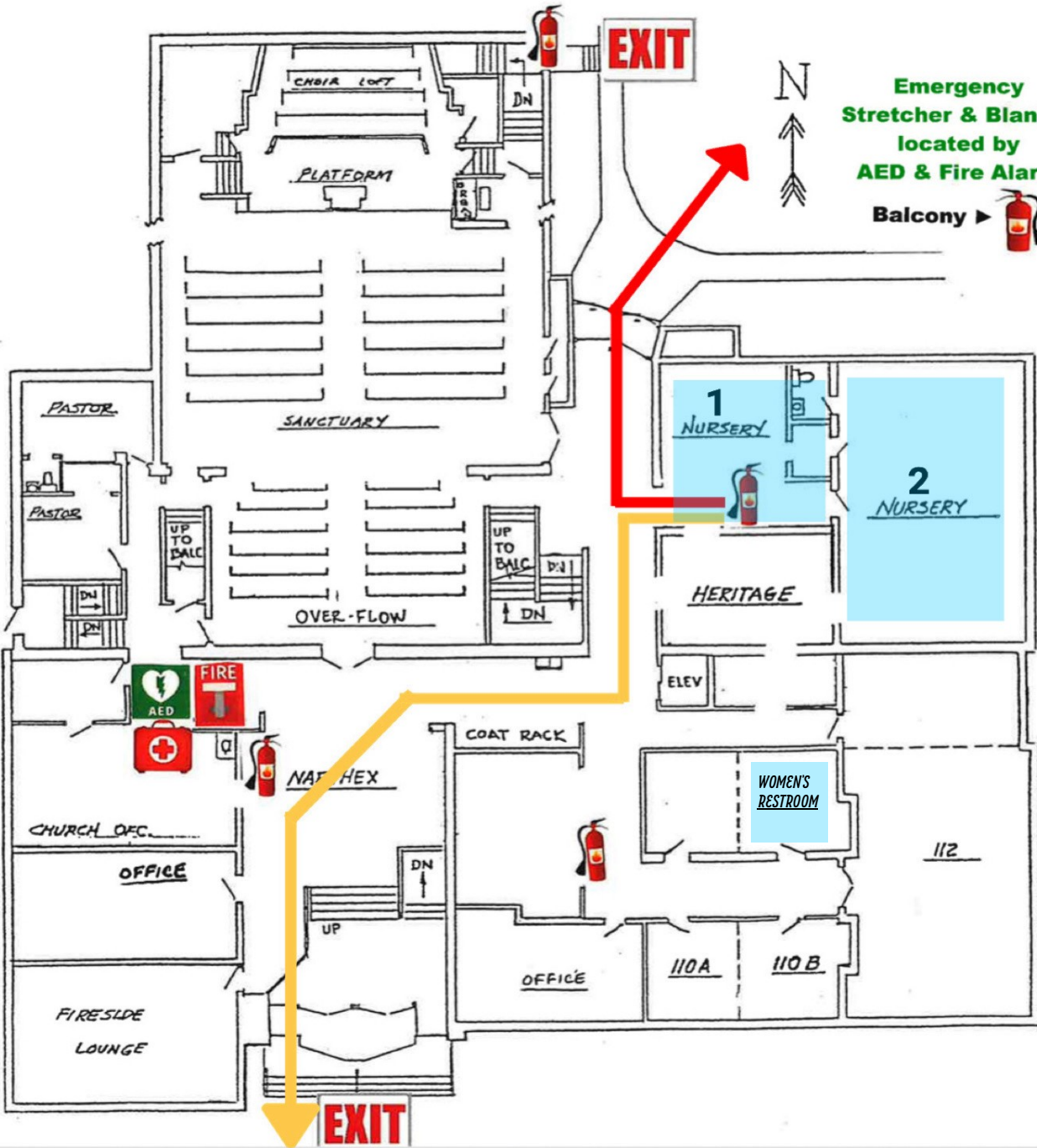
Primary Exit 

Secondary Exit 


Room Used

MAIN LEVEL

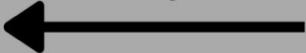
Brooklyn Center  
City Monument Sign



Emergency  
Stretcher & Blanket  
located by  
AED & Fire Alarm

Balcony 

New Millennium  
Academy



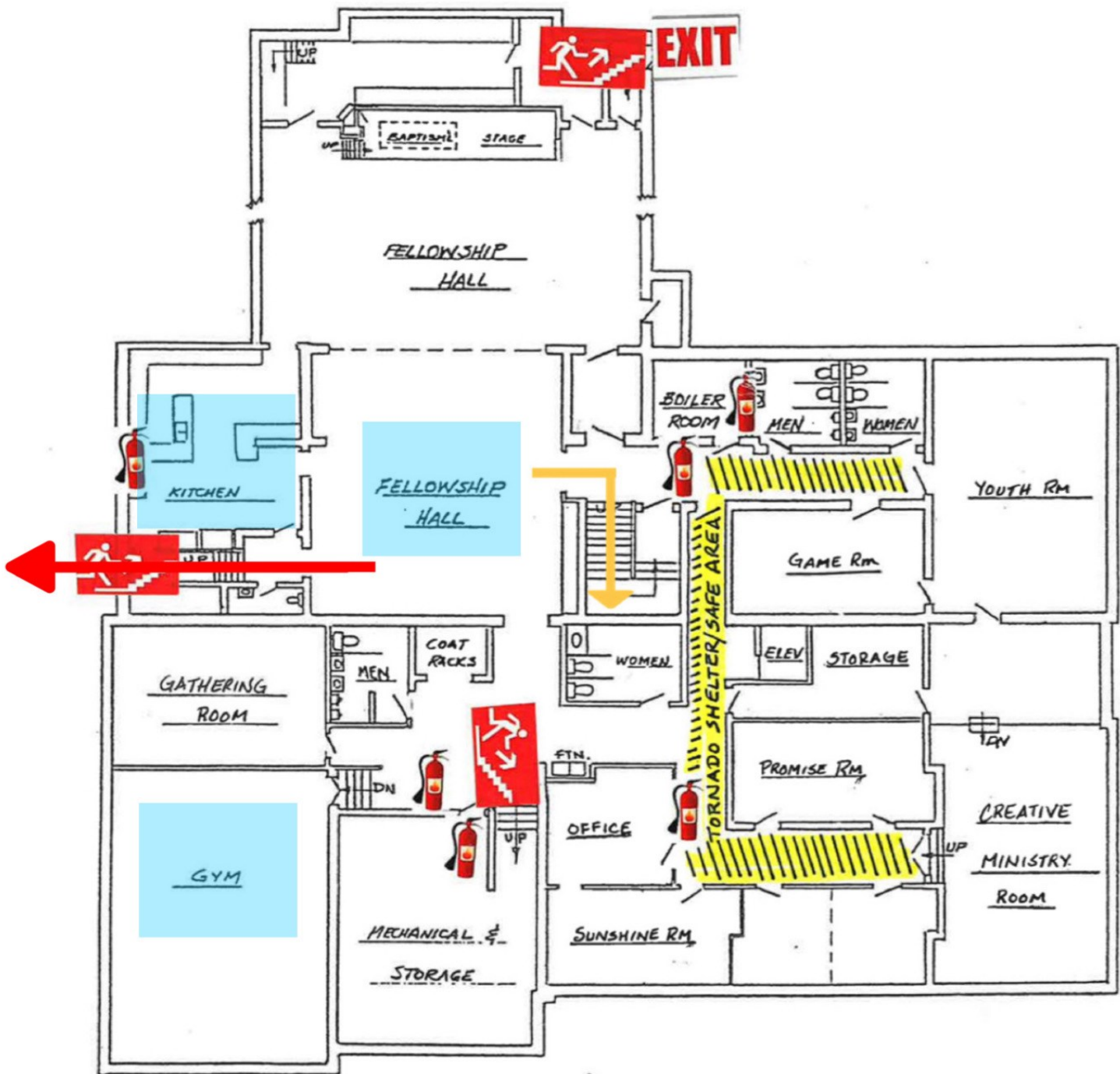
Primary Exit →

Secondary Exit →

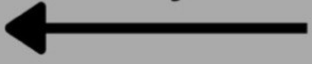
Room Used

LOWER LEVEL

Brooklyn Center  
City Monument Sign



New Millennium Academy





Denise Fadina, Director  
Bright Future Child Care Center  
5139 Brooklyn Blvd  
Brooklyn Center, MN 55429

March 11, 2024

Re: Brooklyn Center Conditional Use Permit Application

To: City of Brooklyn Center Zoning Administrator

The project before you is the request to open a child care center in Brookdale Covenant Church with a capacity of 27 children. The process for this project requires licenses and permits from the following entities: DHS Child Care Licensing, Hennepin County Public Health, Brooklyn Center City Planning and Zoning, and MN State Fire Marshal. Once all of these requirements have been met, Bright Future Child Care Center can open and begin serving families in Brooklyn Center and surrounding areas.

I, Denise Fadina, the applicant, currently operate an award-winning family child care program in Brooklyn Center, which opened in 2019. At this time, due to the success of the program, I am in need of an expansion. Brookdale Covenant Church is a great location due to the proximity to my current program which allows for an easy transition for the families I now serve. It is also an ideal location due to the visibility and ease of access from the freeways for those commuting to and from work using 694 or Hwy 100.

Currently there are child care deserts all over Minnesota, these are areas where child care is highly needed but not accessible. The following table shows the areas I intended to serve and fill this need with a high quality child care program:

Zip Code	Percent of households with children	Population of children ages 1yr – 6yrs	Current # of children that can be served in child care	Remaining # of children in need of child care
55429	36%	2787	796	1991
55430	37%	2156	693	1463
55422	27%	2106	1007	1099
55412	36%	2274	968	1306

This information was retrieved from [childcaredeserts.org](http://childcaredeserts.org); [unitedstateszipcode.org](http://unitedstateszipcode.org); and DHS Licensing Lookup.

The intended use of Brookdale Covenant Church is to provide high quality child care for residents of Brooklyn Center, as well as nearby families in need of child care. We will serve ages 0-12 with a specific focus on early childhood development.

Bright Future Child Care Center will be made available in support of the general public, to enhance the community's public health, safety, morals and comfort. This business will operate with local residents in mind, to fill a need for child care, and provide a safe and nurturing space to thrive for the children of Brooklyn Center and surrounding areas.

Brooklyn Center's 2040 plan describes the desire to "revitalize and reinvigorate" neighborhoods through proper land use and redevelopment as stated:

*Enhance and maintain existing neighborhoods through proper land use designations and clear supportive zoning that makes reinvestment and rehabilitation easy for residents.*

*Recognize that many areas in the community are aging and may require reinvestment, redevelopment, or reimagining and that all scales and sizes of opportunity have merit to further support the community's future.*

I believe through the intended use of this child care program located adjacent to the area described as the city's center, it will aide the employees hired by the businesses that will come through that redevelopment, as well as provide a high quality service to support those that not only work but also live in Brooklyn Center.

Further Bright Future Child Care Center will be located very close to two different elementary schools, which would allow their families to be able to have a simple morning and afternoon commute due to the proximity when dropping off and picking up.

The operations of Bright Future Child Care Center will take place during regular business hours. The use of public parks or sidewalks for example, will occur and be used in such a manner as to teach children social responsibility while using community spaces. The use of community property within the vicinity of Brookdale Covenant Church will not be injurious nor substantially diminish or impair property values of the neighborhood.

Bright Future Child Care Center wishes to make no changes to the property at this time instead to simply use the classroom spaces already available for day to day operations. Therefore will not impede on the normal and orderly development and improvement of surrounding property for permitted uses.

Adequate measures have been implemented to facilitate ingress and egress parking at Bright Future Child Care Center. Our main entrance, which will be the primary pick-up and drop-off entrance for all families, will be on the northwest side of Brookdale Covenant Church along Lilac Dr N. To minimize congestion, a curved driveway that continues in a loop to allow traffic to flow in one direction is provided to families for pick-up and drop-off. If families need to park and

enter the building, they will be directed to utilize the parking lot on the east side of Brookdale Covenant Church.

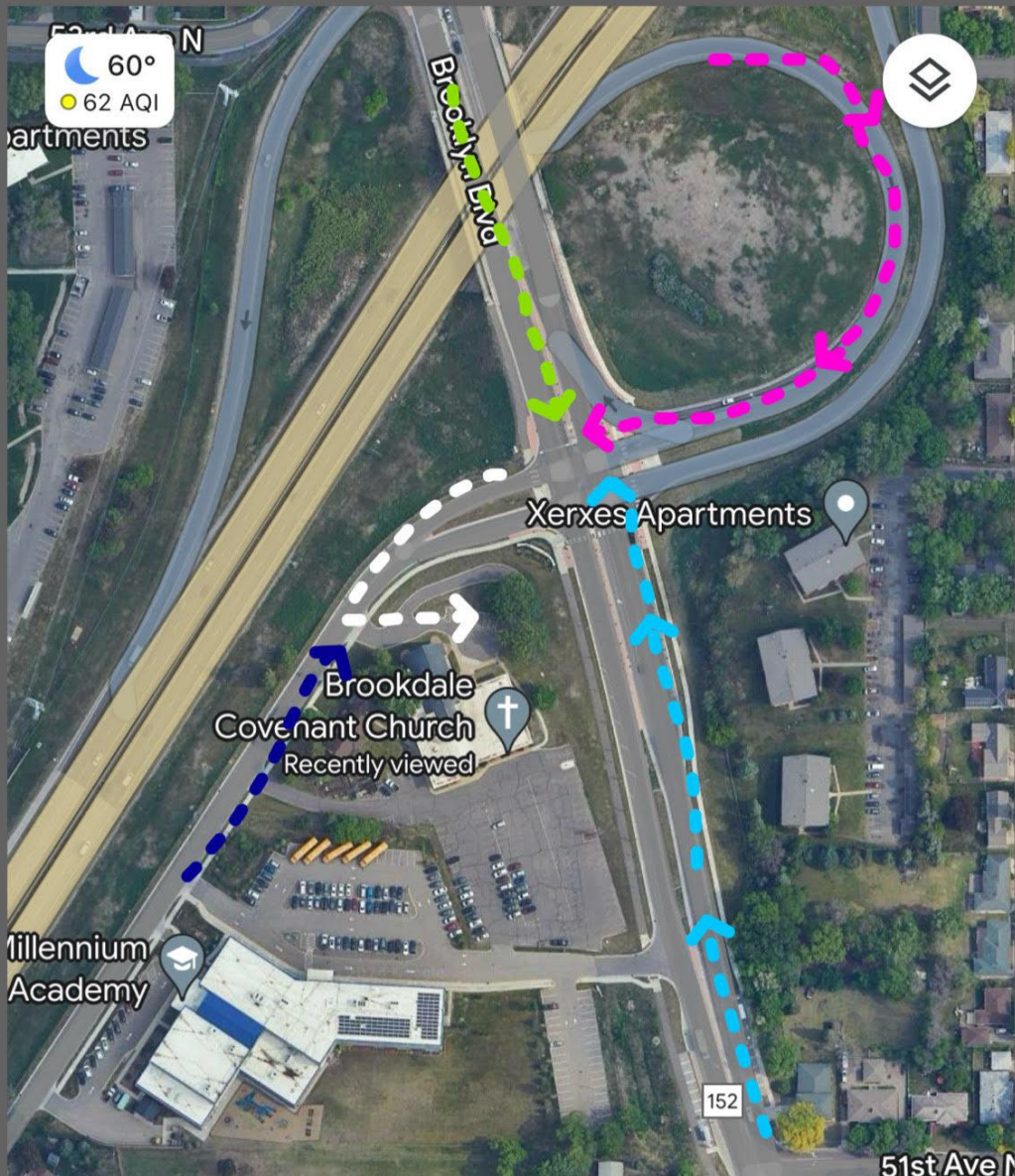
Our designated entrance has been chosen to bypass and not interfere with New Millennium Academy's school bus traffic. Their bus traffic is typically from 8:30-9am as well as approximately 4-4:30pm. Further, my experience in the last 5 years has shown that our expected number of families, or vehicles dropping off in a day is consistently equal to about 75% of our enrollment. If we are requesting to get licensed for 27 children, then that is approximately 21 families, or vehicles added to the morning and afternoon traffic.

Attached to this application is a map showing the various ways families can travel to get to Lilac Dr N and arrive at our main entrance, the northwest side of Brookdale Covenant Church. All routes shown in the various colors lead to Lilac Dr N.

Bright Future Childcare is committed to ensuring that our operations do not have a negative impact on the surrounding areas. Our hours of operation are 7:30am – 5pm; Monday through Friday except holidays. We have implemented measures such as scheduled outside play time to minimize noise disturbances, prioritizing a peaceful environment for the community. We will uphold the utmost respect to the members of the neighborhood and conform to all applicable regulations of the R1 district where located.

# Legend:

- > Lilac Dr N, all routes lead here to our main entrance
- > Heading south on Brooklyn Blvd, HWY 100 S Exit
- > Heading north on Brooklyn Blvd
- > HWY 100 N Exit
- > Heading north on Lilac Dr N







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You*

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provides hands-on learning  
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(612) 486-2812



*Bright*

**FUTURE**

Childcare



## Brookdale Covenant Church

5139 Brooklyn Boulevard, Brooklyn Center, Minnesota 55429

**Mission Statement:** Guided by the Bible to be a Holy Spirit-led congregation that invites our neighbors to experience Christ's love and transformation through relationships and spiritual development

**Vision Statement:** An expanding family of believers with a relevant presence in the community living out our love for Jesus and neighbors

Brookdale Covenant Church (BCC) celebrates its 125<sup>th</sup> anniversary this year, beginning in the Camden neighborhood in 1899 and moving to Brooklyn Center in its current location in 1955. Our membership stands at 143, but about 300 would consider BCC their church home.

We share our building with two other churches – all with worship times on Sunday. Beginning with the Brookdale Church service at 9:30 and continuing well into Sunday afternoon, the whole building is in use with back-to-back worship services in the sanctuary, religious education classes in various classrooms, and coffee & refreshments in the fellowship hall.

During the week, the church office is open from approximately 10 am – 5 pm. Adult small groups use space for Bible Studies on Monday afternoons and Tuesday, Wednesday and Friday nights. A mom's support group meets once a month. A 60+ group also meets monthly for socializing and service projects. On Wednesday night we offer a program for neighborhood kids age 3 through 12<sup>th</sup> grade that includes a meal, crafts, games and Bible lessons. Various other events are held in the church building throughout the year – weddings, funerals and memorial services, baby showers, birthday and anniversary celebrations, recitals and concerts.

Brookdale Church reaches out to the Brooklyn Center community in various ways:

- a yearly coat drive for New Millennium Academy
- providing a collection bin and closet space for Project 6:8, a ministry that focuses on helping homeless friends in the Minneapolis area
- a small food shelf for anyone in need
- participating in the Panera Bread Dough-nation program – to pick up their day-old bread at the end of the day – much of this bread being made available on our food shelf and served at the Wednesday night meal
- a community garden on the church grounds – church family and neighbors are invited to participate in growing produce which is distributed to families who need it
- a Harvest Festival every October when many neighbor families come to enjoy a free meal, trick-or-treat, games and a costume parade.

We are thankful to be an established entity in Brooklyn Center (even before the City of Brooklyn Center was incorporated) and hope to continue being a relevant and essential part of our community into the future.

CITY OF  
BROOKLYN CENTER  
NOTICE OF  
PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold an in-person public hearing on **Thursday, May 9, 2024** at approximately 7:00 p.m. Meeting materials can be accessed by visiting the City of Brooklyn Center's website at: <https://www.brooklyncentermn.gov/>. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

**TYPE OF REQUEST:**

Conditional Use Permit

**APPLICANT:**

Brookdale Covenant Church/  
Bright Futures Child Care

**PROPERTY OWNER:**

Brookdale Covenant Church

**PROPERTY ADDRESS |PID:**

5139 Brooklyn Boulevard,  
Brooklyn Center, MN 55429 |  
10-118-21-11-0010

**BRIEF STATEMENT OF CONTENTS OF PETITION:**

The Applicant is requesting a review and consideration of a conditional use permit for an existing church, which has been at the above location since 1955, and a proposed licensed day care facility (13 or greater persons), known as Bright Futures Child Care, in the Low Density Residential (R1) District. As the proposed uses are considered conditional uses within the District in which they are located, approval of a conditional use permit is required as outlined under Section 35-7700.

Comments and questions may be forwarded to [gmcintosh@brooklyncentermn.gov](mailto:gmcintosh@brooklyncentermn.gov) up until 4:30 pm on the day of the meeting, or by contacting Ginny McIntosh at (763) 569-3319. Your comments will be included in the record and addressed as part of the meeting. Alternatively, you may participate in the Planning Commission meeting via Webex at: [logis.webex.com](https://logis.webex.com)

Meeting Number (Access Code):

2630 082 8737

Password: BCPC05092024

By Phone: 1 (312) 535-8110

(Enter Access Code)

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,  
Ginny McIntosh  
Planning Manager

Published in the  
Sun Post  
April 25, 2024  
1389659



Community Development  
763-569-3300

April 9, 2024

## 5139 Brooklyn Blvd Bright Future Child Care Center

This building review comment letter addresses the requirements and items for the newly proposed use of a Daycare to be located in an Existing building located at 5139 Brooklyn Blvd.

The space intended to be used inside the existing Church located at this address, has a total of 27 children with various ages from 16 months to 12 years of age as indicated by the Minnesota Department of Human Services Interagency request form provided to the building department for inspection.

1. Zoning – All requirements and process for approval of use by zoning and City Council shall be obtained.
2. Signed building plans from an architect registered in the State of Minnesota shall be provided along with the building permit application. A full main floor plan submitted, shall have a code analysis and floor layout. Plans shall indicate the area to be used, doors installed and walkway construction to complete a plan review for the new space intended to be used.
3. Prior to a building permit being issued. A SAC determination for the new use located inside the existing building shall be completed by MET Council and a SAC determination letter received.
4. Completion of items listed on the State Fire Inspectors review letter shall be completed. State Fire Inspector will need to inspect for compliance before sign offs can be completed on the Interagency request form from the Health Department.
5. All building permits shall have passed their final inspections before a sign off on the Interagency request form is completed by the Building Official.
6. All Requirements for license approval by DHS shall be completed.



## Floor Plan Information:

- 1) Proposed daycare: (7) children 16 months to 33 months, (10) 33 months – kindergarten, (10) kindergarten – 12 years = **I-4 Occupancy**
- 2) Requirements for “E” Occupancy
  - Facility provided care for more than 5 but not more than 100 children 2-1/2 months years or less of age. **(Yes - complies)**
  - The rooms in which the children are cared for are located on the level of exit discharge serving such rooms. **(Yes – complies)**
  - Each room providing day care has an exit door directly to the exterior. **(No – a door shall be provided to the exterior and walkway to sidewalk- see exit requirements below)**

### Exit requirements “E”

1. MNBC 1007.1.1 -- Where (2) two exits are required from any portion of the space, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the space served measured in a straight line between them. **(Measure overall diagonal of space on plans) (Exit doors shall be half the overall diagonal distance apart)**
2. Definition of room: A space or area bounded by any obstruction over 6 feet in height which at any time encloses more than 80 percent of the perimeter of the area. Unobstructed perimeter, openings less than 3 feet in clear width and less than 6'-8" inches (doors) shall not be considered. **(Removal of doors indicated on plan would make Nursery 1 & 2 as one room, instead of 2 rooms) (example 24' wall minus 5'-6" for doors = 18'-6" of wall, 18.5/24= 77%)**
3. MNBC 1010.1.9.1 -- Door hardware pulls, lever handles and locks/latches shall not require tight grasping, tight pinching or twisting of the wrist to operate. **(Lever hardware is allowed, panic hardware is not required as occupant load is less than 50)**
4. MNBC 1013.1 -- Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. **(Exit signs shall be placed above exit doors)**
5. MNBC 1028.5 -- The exit discharge shall provide a direct and unobstructed access to a public way. **(A walkway shall be constructed from the exit door to the sidewalk. The width shall not be less than 36" inches)**

### Sprinkler requirements “E”

1. Brooklyn Center adopted 1306 subp 2- Fire sprinklers with 2,000 or more gross square feet of floor area or with two or more stories in height. **(Not required- area is approx.. 1120 sq. ft.)**
2. MNBC 903.2.3 – sprinkler system if all group “E” fire areas: **(Not required – all met)**
  - a. greater than 12,000 sq ft in area **(1120 sq ft)**
  - b. Located on a floor other than a level of exit discharge **(E on main floor)**
  - c. Group “E” fire area has an occupant load of 300 or more **(Occupant load 32 – License for 27)**

### Fire Alarm requirements “E”

1. MNBC 907.2.3 -- A fire alarm system shall be installed in Group “E” occupancies having an occupant load of 50 or more. **(Not required – 32 occupants – License for 27)**

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Grinsteiner', written in a cursive style.

Dan Grinsteiner  
Building Official  
City of Brooklyn Center  
763-569-3313



## COMMUNITY DEVELOPMENT – PLAN REVIEW

Plan analysis based on

2018 IBC/2020 MN State Building Code, ANSI A117.1-2009, MN Chap 1323 Energy, MN State Fire Code

Permit Number:	BU24-XXXX	Date:	3/29/2024
Project Name:	Bright Future Child Care	Contractor:	
Address:	5139 Brooklyn Blvd	Phone:	
Valuation:	\$	Architect:	
Occupancy:	A3 Bldg with I-4 accessory uses	Engineer:	
Construction:	IIB?	Occupant Load:	(27) 7- 16 mo to 33 mo 10-33 mo to Kinder 10 Kinder to 12 yrs
Area Square Ft:		Sprinklers	NO
SAC Charges:	?	Report by:	Dan Grinsteiner

Nursery room (Existing space I-4, 10 occupants max 75' egress travel distance)

Proposing Option 1 or Option 2

MNBC 308.5.1.3 A child day care facility shall be classified as Group E where all of the following conditions apply

- Facility provided care for more than 5 but not more than 100 children 2-1/2 years or less of age.
- Rooms in which the children are cared for are located on the level of exit discharge serving such rooms.
- Each room providing day care has an exit door directly to the exterior.

Group E

## Fire Sprinkler

- 1) Existing Bldg Code - "Change of Occupancy" 1004.1 **Fire protection requirements of section 1011 shall apply** where a building or portions thereof undergo change of occupancy classification or where there is a change of occupancy within a space where there is a **different fire protection system threshold requirement in Chapter 9 of the Minnesota Bldg Code.**
  - EBC 1011.2 Fire protection systems shall be provided in accordance with Sections 1011.2.1 & 1011.2.2.

1011.2.1; Where a **change in occupancy classification occurs** that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with MN Rules Chapter 1305 (MN Bldg Code), such system shall be provided throughout the area where the change of occupancy occurs.

- MNBC 903.2.3 An auto sprinkler system shall be provided for Group E as follows:
  - All group E fire areas greater than 12,000 square ft in area.
  - Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
  - The Group E fire area has an occupant load of 300 or more
- MNBC 903.2.6 Ex #2 An auto sprinkler system is not required where group I-4 daycare facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door.

## Exits

- 2) Existing Bldg Code – Means of egress – 1005.1 Means of egress in portions of building undergoing a change of occupancy classification shall comply with section 1011.
  - Where a change of occupancy classification is made to an equal or lesser hazard category as shown in table 1011.4, existing elements of the means of egress shall comply with Section 905 for the new occupancy. **Newly constructed or configured means of egress shall comply with Chapter 10 or the MN Building Code.**

If you have any questions please do not hesitate to call me at 763-569-3313.

Sincerely,

Dan Grinsteiner  
Building Official  
City of Brooklyn Center