



**PLANNING COMMISSION
CITY OF BROOKLYN CENTER
REGULAR MEETING
September 12, 2024**

Optional public access to the Webex meeting is below:

Online: logis.webex.com | Phone: (312) 535-8110

Meeting Number (Access Code): 2634 460 6988

Passcode: BCPC09122024

1. Call to Order — 7 p.m.

2. Roll Call

3. Approval of Agenda

- a. Motion to Approve Regular Meeting Agenda for September 12, 2024

4. 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.

5. Planning Items

- a. Planning Commission Application No. 2024-011 (**PUBLIC HEARING**)

Applicant | Property Owner: Trinity International Fellowship | MINMOR LLC

Summary: Applicant Trinity International Fellowship is requesting an ordinance amendment to Chapter 35 of the City Code to allow for "places for religious assembly" as a conditional use within the City's Business Mixed-Use (MX-B) zoning district. This request is associated with their interest in purchasing 6010 Earle Brown Drive, which is located within the aforementioned zoning district.

- b. Opportunity Site Master Plan

Summary: Work on the Opportunity Site Master Plan commenced in 2019, and was intended to create a foundation for the goals and priorities of the Opportunity Site by identifying community conditions, concerns, opportunities, and desired development benefits. This work was vetted through extensive community engagement efforts, and the Opportunity Site Infrastructure Framework, which is a foundational component to the Opportunity Site Master Plan process and outlines guidance regarding land use, road networks, public space networks, and stormwater, was adopted by City Council in 2021. This work pivoted from the Master Plan to reviewing and informing the design of the Phase I Opportunity Site through 2022. City staff is requesting review and consideration of the final



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Opportunity Site Master Plan, which is a guiding policy document for future build out on the City's Opportunity Site.

6. Discussion

- a. City Council Updates
- b. Upcoming Planning Commission Applications and Development Updates

7. Adjournment