

PLANNING COMMISSION

Wednesday, May 17, 2023

6:00 pm

#1 Call to Order

Planning Commission Chair Yeager called the meeting of the Brainerd Planning Commission to order at 6:00 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Gorham, Duval, Stenglein, and Yeager. Commissioner Marohn was noted as absent. Also noted as present were Community Development Director Kramvik and Assistant Planner Edwards.

#3 Pledge of Allegiance

Commission Chair Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND STENGLEIN, DULY CARRIED, TO APPROVE THE MINUTES FROM THE APRIL 19, 2023 REGULAR MEETING.

#6 Appoint New Vice-Chair

Commissioner Duval nominated Commissioner Gorham to serve as Vice-Chair for 2023.

Commissioner Gorham accepted the nomination.

Commission Chair Yeager and all members approve the appointment of Commissioner Gorham to serve as Vice-Chair.

#7 New Business

7a. Consider Variance Request for 3 Washington St NE

Community Development Director Kramvik explained Dairyland Operations LLC has applied for two variances at 3 Washington Street NE to operate a Dunkin Donuts drive through. He indicated the first variance is to allow the main entrance to face the rear of the property, and the second is to allow for alternate setbacks as indicated. He reviewed the details of the application and recommendations from staff.

The Chair opened the public hearing at 6:11 pm.

The Chair recognized Mike Mead, project manager, and Mario Valentini, architect for the project who were on the Webex call and available for questions. Mr. Valentini gave a summary of the intended project and answered questions of the Commission.

The Chair closed the public hearing at 6:18 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE TWO VARIANCE REQUESTS AT 3 WASHINGTON ST NE TO ALLOW FOR THE MAIN ENTRANCE TO BE LOCATED AT THE REAR OF THE BUILDING AND TO ALLOW FOR SETBACKS OF 27'1" PRINCIPAL BUILDING FRONT YARD, 24' SIDE YARD CORNER AND 66'7" REAR YARD WITH THE THREE CONDITIONS AS PRESENTED.

7b. Consider Variance Request for 431 B St NE

Community Development Director Kramvik reviewed the details of the application to construct a 12' x 24' addition on an existing accessory structure. He explained the property owner repairs jet skis and will also be applying for a home business license.

The Chair opened the public hearing at 6:29 pm.

The Chair recognized Dale (D.J.) Holmquist, who is the applicant and property owner. He indicated he would like the side yard (corner) setback to be 7' rather than the required 10' setback.

The Chair closed the public hearing at 6:33 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST AT 431 B ST NE TO ALLOW FOR A 7 FOOT SIDE YARD CORNER SETBACK FOR THE ADDITION TO AN EXISTING ACCESSORY STRUCTURE.

7c. Consider Variance Request for 2424 Business 371

Assistant Planner Edwards explained the details of the application from Minnesota Adult and Teen Challenge to allow for a fifteen (15) foot sign height, rather than the twelve (12) foot requirement. The practical difficulty would be the right-of-way on Business 371 is 73' wide, which is considerably greater than most rights-of-way in Brainerd.

The Chair opened the public hearing at 6:44 pm.

The Chair recognized Scott Doss, applicant on behalf of Minnesota Teen Challenge, who indicated the additional three-foot height would allow for better visibility of the signage by motorists driving by. He stated if the message section were lowered to elbow level, there would be a problem with snow drifts and essentially cause issues with electrical.

The Chair closed the public hearing at 6:47 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GORHAM TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST AT 2424 BUSINESS 371 TO ALLOW FOR AN INCREASED SIGN HEIGHT FROM 12 FEET TO 15 FEET.

Upon roll call, Members Stenglein and Gorham voted “aye”. Members Duval and Yeager voted “nay”. The Chair declared a tie vote and no action was taken.

7d. Discussion on Adult-Use Cannabis Bill

Community Development Director Kramvik believes the licensed cannabis dispensaries would fall under commercial/retail establishments unless specified in the Allowed Use Table of the Zoning Code.

Commission discussion will occur at a future meeting if Minnesota Legislature passes a bill that allows for control from the local zoning authority.

#8 Public Forum

The Chair opened the public forum at 7:06 pm.

No one came forward.

The Chair closed the public forum at 7:06 pm.

#9 Staff Reports

Community Development Director Kramvik gave the following updates:

- VCV Digital has submitted new plans for the crypto mining site, and the EDA will do their review at the next meeting June 8th.

#10 Commission Member Report

Commissioner Yeager announced there have been lots of people walking through Lyman P. White park and it will be a fabulous grand opening on June 2, 2023.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND DUVAL, DULY CARRIED, TO ADJORN AT 7:08 PM.

Kevin Yeager, Planning Commission Chair