



# Brainerd City Council Agenda Request

**MEETING DATE:** June 5, 2023

**TITLE OF ITEM:** Direction on Small Engine Repair and Home Businesses

**AGENDA:** SPW Committee

**ACTION REQUESTED:** Approve/Deny Motion

**SUBMITTED BY:** James Kramvik, CDD

**DEPARTMENT:** Community Development

**PRESENTER:** James Kramvik, CDD

**ESTIMATED TIME (MIN):** 5 min

**SUMMARY OF ISSUE:**

See Memo

**ALTERNATIVE, OPTIONS, EFFECTS ON OTHERS/COMMENTS:**

Staff would like the Safety and Public Works Committee to review home businesses and determine if small engine repair for watercraft, power tools, and any other item not listed within the "Motor Vehicle" definition should be allowed in residential districts subject to the regulations set forth in Section 515-3-19 Home Business. This is a policy decision by City Council and staff is looking for guidance and interpretation of the Code for future decisions and regulations.

**RECOMMENDED ACTION/MOTION:**

Option 1: Any items not listed as prohibited in the motor vehicle definition are allowed to be repaired at a home business and is considered minor repair services or similar use.

Option 2: Watercraft and small engine repair are closely related to motor vehicle repair and is not considered minor repair services or similar uses and should not be permitted as a home business.

**FINANCIAL IMPACT:**

*Is there a cost associated with this request:* No

*What is the total cost, with tax and shipping:* N/A

*Is this budgeted? (Please Explain)* N/A

# MEMO



**TO:** Mayor and City Council

**FROM:** James Kramvik, Community Development Director

**DATE:** June 5, 2023

**RE:** Direction on Small Engine Repair and Home Businesses

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## Summary of Issue

Brainerd continues to see an increase in Home Businesses throughout the community. The current zoning code allows for two types of home businesses according to Section 515-3-19 of the Zoning Code. The first type of home business is permitted if the occupation or profession is lawful, conducted within the Principal Dwelling Unit, and includes such uses as professional offices, minor repair services, photo or art studios, dressmaking, barbershops, beauty shops, or similar uses.

The second type of home business requires an administrative permit issued by the Community Development Department and must be identified as a permitted home business use in the first paragraph. The following items also apply:

- 1) An attached garage and/or an accessory building may be used.
- 2) Only articles made or services provided on the premises may be sold on the premises.
- 3) Outdoor storage of materials and equipment are subject to the zoning code requirements and cannot be visible to neighboring properties or the ROW.
- 4) No equipment, activity, or process shall be used in such Home Occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of the lot; and such use must not endanger the health and safety of the occupants or neighborhood residents.

City Code Section 2013.03 states that no motor vehicle shall be repaired in any Residential District in the City of Brainerd for compensation.

City Code Section 2011.01 Subd. 2 defines "Motor vehicle" as any vehicle which is self propelled and designated to travel along the ground and shall include, but not be limited to, automobiles, trucks, buses, motorbikes, motorcycles, motor scooters, tractors, go carts, campers, trailers, snowmobiles, and all terrain vehicles.

The Administrative Permit may include conditions that require the expiration of the Permit upon the sale of the property, change in tenancy of the property, or an event or date as established by the Zoning Administrator.