

PLANNING COMMISSION
Wednesday, February 17, 2021

#1 Call to Order

Planning Commission Chair Duval called the meeting of the Brainerd Planning Commission to order at 6:05 p.m. in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Kallroos, Yeager, Erickson, Duval, and Gorham. Commissioners Foley and Woodward were noted as absent. Community Development Director Chanski and Assistant Planner Kramvik were also noted as present.

#3 Pledge of Allegiance

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

#4 Approval/Change of Agenda

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND GORHAM, DULY CARRIED, TO APPROVE THE AGENDA.

#5 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS GORHAM AND ERICKSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JANUARY 20, 2021 MEETING AND THE FEBRUARY 3, 2021 WORKSHOP.

#6 Old Business

None

#7 New Business

7a. Conditional Use Permit – Hy-Tec Construction on behalf of Anderson Brothers Construction to Increase the Permitted Building Height at 11325 State Highway 210, Brainerd

Community Development Director Chanski gave an update of the application submitted for Anderson Brothers Construction at 11325 State Highway 210. The applicant is requesting a conditional use permit to increase the permitted height of the building from the allowed 30 feet to 34 feet in height. He explained one of the reasons is new equipment is being made larger in size and causing it more difficult to store in standard size buildings.

The Chair opened the public hearing at 6:13 p.m.

The Chair recognized Mr. Andy Waletzko, from Hy-Tec Construction who spoke on behalf of Anderson Brothers Construction. He said Community Development Director Chanski gave a good recap of the project and they plan to demolish the old building upon completion of the new structure. He said he will answer questions the Commission may have.

The Chair recognized Tim Ramerth, from Widseth Smith Nolting (WSN), indicated there will be an expansion of the yard area to the north. He said they will also work with Hy-Tec and the City Engineer for a stormwater management system to handle the additional runoff.

The Chair closed the public hearing at 6:18 p.m.

Commission discussion took place regarding landscaping, lighting, and screening.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND YEAGER, DULY CARRIED, TO APPROVE THE CONDITIONAL USE PERMIT FOR ANDERSON BROTHERS CONSTRUCTION AT 11325 HIGHWAY 210 BASED ON THE FINDINGS OF FACT AS PRESENTED, REMOVAL OF THE OLD BUILDING TAKE PLACE UPON COMPLETION OF THE NEW BUILDING AND TO ENCOURAGE CONTINUOUS LANDSCAPING ON THE SITE.

7b. Interpretation and Administration of Section 515-18: Outdoor Lighting

Community Development Director Chanski explained revisions to Section 515-18 took place in early 2020 regarding the height of light poles, but there are additional concerns to be discussed. He indicated there are some implementation and administration issues with the wording of lights being fully shielded and/or recessed, along with the five-foot above grade at property line.

Commission discussion took place; suggestions and ideas shared.

The Commission determined the ordinance needs to be as specific as possible with less interpretation needed and to reduce the subjectivity of the code. These suggestions will be shared with Swanson Haskamp Consulting during the zoning code revision process.

#8 Public Forum

The Chair opened the public forum at 7:24 p.m.

No one came forward.

The Chair closed the public forum at 7:24 p.m.

#9 Community Development Director's Report

Community Development Director Chanski announced the City Council approved the conditional use permit with conditions for the Sharing Bread Soup Kitchen at their February 1st meeting. He said they also approved the variance request for a reduced front yard setback at 406 Cedar Street for the addition of a covered porch. He thanked the Commission for participating in the workshop on February 3rd and he will be working on next steps with Jennifer Haskamp.

#10 Commissioner's Questions/Comments

Commissioner Erickson indicated MnDOT is currently conducting a Highway 210 Corridor Study for ideas and input, and the Commission's comments about lighting could be suggested. Community Development Director Chanski stated the City has a committee that includes himself and City Engineer Sandy for this project. He will relay this information at the next meeting.

#11 Adjourn – 7:30 p.m.

Michael Duval, Planning Commission Chair