

PLANNING COMMISSION
Wednesday, June 16, 2021

#1 Call to Order

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

#2 Roll Call

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

#3 Pledge of Allegiance

Commissioner Yeager 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 MAY 19, 2021 REGULAR MEETING.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND WOODWARD, DULY CARRIED, TO APPROVE THE MINUTES FROM THE MAY 26, 2021 SPECIAL MEETING.

#6 Old Business

6a. Sober Homes Update

Community Development Director Chanski gave a brief update from the June 7th City Council determination to send the topic back to the Planning Commission to work with the City Attorney. He indicated City Attorney Langel will be bringing information to the July meeting for the Commission to discuss regarding the laws on city regulations of sober homes.

Commissioner Duval suggested a moratorium be implemented while the Commission and Council work out answers to the questions.

Commissioner discussion took place, and it was decided not to place a moratorium on sober homes.

#7 New Business

7a. Eight05 Laurel Project Presentation

Community Development Director Chanski stated a concept proposal has been submitted for a new development called Eight05 Laurel located at the corner of Laurel and South 8th Streets. He said the project includes a 36-unit apartment building with commercial space on first floor and an underground parking garage.

The Chair introduced the president of D.W. Jones Inc., Mr. Skip Duschesneau, who gave a brief presentation of the project. He stated the company is from Walker, MN and they have completed several projects in northern Minnesota. He said this is their first project that combines a residential use with a commercial use. He explained City Administrator Bergman has been in contact with the company for several years through her previous work at the HRA in a potential housing development in downtown Brainerd. He indicated there is an application process to submit for Low Income Housing Tax Credits (LIHTC) to assist in financing the project.

The Chair welcomed Mr. Andrew Duschesneau, who gave a high-level review of the site plan, the proposed floor plan, and details on the apartments. Mr. Skip Duschesneau gave an estimate of resident income guidelines, as well as the proposed rental costs by unit.

Commissioners asked questions, which were answered by the applicants.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND ERICKSON, DULY CARRIED, TO RECOMMEND TO THE CITY COUNCIL A RESOLUTION OF SUPPORT FOR THE DEVELOPMENT PROJECT AS PRESENTED BASED ON THE FOLLOWING FINDINGS OF FACT:

- Supports Infill
- Redevelopment to Reuse Vacant Buildings
- Mixed Housing Opportunity
- Creating/Adding to a Walkable/Bikeable Neighborhood
- Allows Downtown to become a Whole Neighborhood
- Commercial Elements and Opportunities
- Addresses Concerns from the CWC/HRA Housing Study

#8 Public Forum

The Chair opened the public forum at 7:15 p.m.

No one came forward.

The Chair closed the public forum at 7:15 p.m.

#9 Community Development Director's Report

Community Development Director Chanski made the following announcements:

- City Council held the first reading of the rezoning ordinance for Country Manor and the development stage of the PUD
- City Council approved the final plat for lot 1, block 1 Myhra Addition to Brainerd Oaks
- City Council held the first reading of the ordinance to amend the Transient Food Overlay District

- The upcoming workshop will be a presentation from Swanson Haskamp regarding the annotated outline. It is scheduled for Wednesday June 23rd and will take place in the FD Training Room.

#10 Commissioner's Questions/Comments

None

#11 Adjourned at 7:20 p.m. to the Workshop on Wednesday, June 23, 2021 at 6:30 p.m. in the Fire Department Training Room

Michael Duval, Planning Commission Chair