

PLANNING COMMISSION

Wednesday, July 19, 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 Marohn, Gorham, Duval, Stenglein, Norwood, Grunenwald, and Yeager. 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 STENGLEIN AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JUNE 21, 2023 REGULAR MEETING AND THE JULY 12, 2023 SPECIAL MEETING.

#6 Unfinished Business

6a. Review Letter for DW Jones Requesting Public Art for the Eight05 Laurel Project

Community Development Director Kramvik requested input of the draft letter to DW Jones regarding public art. It was suggested to add in a line encouraging them to reach out to The Crossing Arts Alliance and/or Five Wings Art Council, along with including information on how to contact the organization(s).

#7 New Business

7a. Consider Interim Use Permit for Short Term Rental – 515 9th St S

Assistant Planner Edwards stated Stangler Properties has applied for an interim use permit to operate a short-term rental in one of the duplexes at 515 9th St S. He indicated the applicant expressed interest in providing a short-term housing option for traveling nurses or other people assigned to work on a temporary basis in Brainerd.

Community Development Director Kramvik read a letter submitted by Council Member Johnson. Mr. Johnson disagrees in issuing the permit due to grant housing funds that Stangler

Properties received. There was no verbiage in the grant stating the funds could not be used for short-term housing.

Commissioner Marohn said he feels that the third condition listed is not necessary as conditions cannot be placed on an individual.

The Chair opened the public hearing at 6:17 p.m.

The Chair recognized Eric Stangler, 7384 Lone Oak Rd, who is the property owner and applicant. He stated his wife is in the health care field and they discussed the need for traveling medical staff to find adequate housing during their work tenure. He said he is not against renting to others that qualify.

The Chair closed the public hearing at 6:31 p.m.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN TO RECOMMEND DENIAL OF THE INTERIM USE PERMIT APPLICATION FOR 515 9TH ST S BASED ON THE FINDINGS OF FACT INCLUDED IN THE VARIANCE PERMIT ISSUED SEPTEMBER 21, 2022 WHICH QUOTED THE COMPREHENSIVE PLAN GOAL 1 CHAPTER 3 AND POLICY 5.

Upon roll call, members Duval and Stenglein voted "yea". Members Marohn, Gorham, Norwood, Grunenwald, and Yeager voted "nay". The Chair declared the motion failed.

MOVED AND SECONDED BY COMMISSIONERS MAROHN AND NORWOOD TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT FOR 515 9TH ST S BASED ON STAFF PROVIDED FINDINGS OF FACT INCLUDING THE THREE CONDITIONS, WITH AN AMENDMENT TO NUMBER THREE ADDING TO THE FOLLOWING SENTENCE, "UPON SALE OF THE PROPERTY BY STANGLER PROPERTIES LLC, OR THE TRANSFER OF OWNERSHIP BY STANGLER PROPERTIES LLC, THE INTERIM USE PERMIT..."

Upon roll call, members Marohn, Gorham, Duval, Norwood, Grunenwald, Stenglein, and Yeager voted "yea". No member voted "nay". The Chair declared the motion passed.

MOVED AND SECONDED BY COMMISSIONER DUVAL AND STENGLEIN, DULY CARRIED, TO DIRECT STAFF TO INVESTIGATE APPROACHES, PRECEDENTS, BENEFITS AND/OR CONSEQUENCES OF LIMITING THE NUMBER OF SHORT-TERM RENTALS IN THE CITY AND PROVIDE EXAMPLES TO THE COMMISSION AT A LATER MEETING.

7b. Consider Allowing Mixed-Use Buildings in the Commercial Corridor

Community Development Director Kramvik explained the EDA (Economic Development Authority) discussed allowing mixed use buildings in the commercial corridor. They would like to consider offering an incentive district similar to the River to Rail program for this area.

Commission discussion took place. It was determined that this would be an appropriate use for the corridor. Staff will start working on a draft ordinance to revise the commercial corridor zoning code.

7c. Consider Variance Request for Accessory Structure – 219 W Laurel St (canceled)

This topic has been postponed to the August 16, 2023 Planning Commission meeting.

#8 Public Forum

The Chair opened the public forum at 7:07 pm.

No one came forward.

The Chair closed the public forum at 7:07 pm.

#9 Staff Reports

Community Development Director Kramvik gave the following updates:

- VCV Digital has not yet contacted the department regarding the revised plans approved at the EDA meeting. They may be still working with BPU regarding the power for the site.
- Parking Commission will meet August 2nd to review the draft of the off-street parking ordinance. A final draft will come back to the Planning Commission August 16th.
- City Council held the first reading of the Country Manor PUD at their July 17th meeting.
- City Council approved the TIF District for the Eight05 Laurel project.

Assistant Planner Edwards announced the department is working on an ongoing 2-year list of Planning and Zoning projects that are taking place and where they are in the process. This will keep both the Planning Commission and City Council informed at current time.

#11 Commission Member Report

Commission Chair Yeager attended a phenomenal concert on July 14th at the Lyman P. White Park. He encourages everyone to attend a future event and check out the beautiful park.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GRUNENWALD AND STENGLEIN, DULY CARRIED, TO ADJORN AT 7:12 PM.

Kevin Yeager, Planning Commission Chair