

PLANNING COMMISSION
Wednesday, September 15, 2021

#1 Call to Order

Planning Commission Chair Duval 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 Yeager, Woodward, Erickson, Kallroos, Foley, Gorham, and Duval. Community Development Director Chanski, and Assistant Planner Kramvik were also noted as present. City Attorney Langel attended the meeting remotely via Webex.

#3 Pledge of Allegiance

Commissioner Duval opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval/Change of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND YEAGER, DULY CARRIED, TO AMEND THE MINUTES OF THE AUGUST 18, 2021 REGULAR MEETING TO ADD ADDITIONAL VERIBAGE TO PARAGRAPH ONE AND TWO UNDER ITEM 6A.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JUNE 23, 2021 WORKSHOP.

#6 Old Business

6a. Request for Accommodation Forms and Sober Homes Discussion

Community Development Director Chanski gave a brief review of the sober home request forms that have been updated with the suggestions from the Commission's last meeting. He explained the Request for Reasonable Accommodation form may be used for any reasonable request for an exception to a City Code requirement, with a second form available as an addendum for a sober home.

Commissioner discussion took place regarding density and the concern of parking regulations. City Attorney Langel stressed the importance of not creating regulations for these types of facilities, as they are protected under state law and should be treated in the same manner as a single-family dwelling.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND ERICKSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE SOBER HOME REQUEST FOR ACCOMMODATION FORMS AS PRESENTED.

#7 New Business

7a. Discussion on Issuing Letter to MnDOT Regarding the Proposed 2025 Hwy 210 Reconstruction Project

Community Development Director Chanski indicated MnDOT is in the process of gathering public input regarding the proposed 2025 Highway 210 reconstruction project. He stated the Commission members have voiced interest in reviewing the conceptual layout ideas and submitting their input to MnDOT.

Commissioner Gorham expressed his disappointment in the reconstruction concepts presented, as they seem to focus on just moving traffic along the highway with no consideration for pedestrians or bicyclists. Commissioner Foley agreed and added that improvements to the traffic lights would also be beneficial.

Commissioner Woodward said she spoke with the project managers involved in the project and believes they are willing to review the comprehensive plan and future land use map for a better idea of what the City is looking for. She indicated the goal is to create a community that people want to live in and not something they want to drive through as fast as possible. As a small business owner, she is concerned about access to businesses along the corridor. She also suggested the intersection at Washington and South 6th Street return to allowing eastbound left turns.

Commissioner Duval said he is concerned about the elimination of several left turns, which may result in increased traffic on residential streets.

Commissioner Erickson stated the proposal seems out of balance and questioned why the proposal shows the trail going right through a roundabout. He said he would feel more comfortable if the trail crossed Highway 210 at a different intersection.

Commissioner discussion continued.

Community Development Director Chanski indicated City Engineer Sandy recommends the Commission invite the representatives from MnDOT and Short Elliott Hendrickson (SEH) to a future PC meeting to discuss these concerns.

Community Development Director Chanski will take the information and input gathered to draft a letter to MnDOT of the Commissioner's concerns.

#8 Public Forum

The Chair opened the public forum at 7:38 p.m.

The Chair recognized Mr. Mike Higgins, owner of Brainerd Industrial Center (BIC) and the Northern Pacific Center (NPC) who stated he appreciates the Commission taking the Highway 210 project issues into consideration. He also wanted to inform the Planning Commission he intends to submit a request to rezone the BIC property into a mixed-use district in the future.

The Chair closed the public forum at 7:48 p.m.

#9 Community Development Director's Report

Community Development Director Chanski made the following announcements:

- A Planning Commission workshop is scheduled for September 22nd, at 6:00 pm in the Fire Department training room with Michael Lamb and Jennifer Haskamp to write zoning code language on residential standards. Earlier in the day, there will be a Pop-Up Open House taking place downtown for public engagement.
- The City Council will be holding a workshop on October 11th to discuss the results and suggested zoning code draft of residential standards. The location has yet to be determined.
- The Planning Commission will be tentatively holding a workshop on October 27th to write zoning code language on commercial and industrial standards. Community Development Director Chanski will submit a doodle poll to attendees to obtain other possible dates if the 27th is not feasible. There will be another City Council workshop scheduled in November to discuss these commercial and industrial standards.
- On December 15th, the City Council will be invited to attend the regularly scheduled Planning Commission meeting to discuss special areas and others that did not fit within either residential or commercial.
- The Parking Commission will be presenting their "Parking Plan" recommendations to City Council at the October 11th Council workshop.

#10 Commissioner's Questions/Comments

Commissioner Woodward commented (on the Highway 210 reconstruction) that infrastructure should be created to add value to property and prosperity to a community. If this is not the result, the infrastructure was not created properly.

All Commissioners agreed the meeting went well and all had strong feelings on the Highway 210 reconstruction property.

#11 Adjourn

MOVED AND SECONDED BY COMMISSIONER ERICKSON AND WOODWARD, DULY CARRIED, TO ADJORN AT 8:05 P.M.

Michael Duval, Planning Commission Chair