

PLANNING COMMISSION WORKSHOP

Wednesday, September 22, 2021

6:00 p.m.

#1 Call to Order

Planning Commission Chair Duval called the Planning Commission Workshop to order at 6:05 p.m. in the Fire Department training room.

#2 Roll Call

Noted present were Commissioners Gorham, Kallroos, Woodward, and Duval. Community Development Director Chanski, and Assistant Planner Kramvik were also noted as present along with Jennifer Haskamp, and Michael Lamb from Swanson Haskamp Consulting. Commissioners Foley, Yeager, and Erickson were noted as absent.

#3 Approval/Amendment of Agenda

MOVED AND SECONDED BY COMMISSIONER GORHAM AND WOODWARD, DULY CARRIED, TO APPROVE THE AGENDA.

#4 Draft Residential Districts Discussion

The Chair welcomed Jennifer Haskamp and Michael Lamb, who will be presenting and discussing the proposed language for the residential portion of the zoning code update.

Community Development Director Chanski explained the City Council's decision to reject the resolution to adopt the Annotated Outline that was presented to them at the July 19th council meeting. They indicated their opposition to the resolution was because it pertains to the specific details of the Annotated Outline, and they were anticipating approving this conceptually. However, portions of the Annotated Outline and Resolution were agreeable, and a motion passed to use the Annotated Outline to make a recommendation to the Planning Commission to transition the adopted zoning code to a hybrid character-based zoning code to better align with the 2035 Comprehensive Plan. Ms. Haskamp added that it may also have been the term "*conservation neighborhood*" that was defined in the outline that was questioned. There was also the misconception of some neighborhoods being perceived as better than others by the abbreviation -1,-2 classifications, which is not the case and is merely a way to categorize. Community Development Director Chanski agreed.

Ms. Haskamp gave a review of the Pop-Up Open House that took place downtown this afternoon. She said Laurel Street was rated as a favorite street in Brainerd, with Washington Street being a least favorite. The four detailed zoning posterboards displayed received a lot of attention, comments, and questions from passersby.

Ms. Haverkamp explained in the summary of residential zoning, all parcels within the City will be zoned with a Base Zoning District and may also be zoned within an Overlay District. There will be discussion on the draft districts as provided in the packet. Mr. Lamb stated they are looking for input from the Commission on the Table of Uses, as the table included in the packet are all existing definitions and many may be changed or eliminated.

Mr. Lamb started with reviewing the details of each Dimensional Standards summary tables with discussion taking place as follows:

- Base Zoning Districts – Rural Living vs. Garden Living lot sizes were discussed.
- Rural Living Zoning District (RL-1) – dimensional standards shown are comparable to the existing zoning code dimensions of R-A. Suggestion was made about possibly creating a Rural Living (RL-2) District that would not have the 4 unit per 40 acres density or the intention of sewer/water services, but development is encouraged.
- Garden Living District (GL-1) – combining current R-R and R-E and does have sewer/water developed. A larger lot size with a rural feel – accessory building quantity limits were discussed. Suggestion that impervious surface percentages should be shown with a range and not a maximum percentage.
- Contemporary Neighborhood 1 (CN-1) – modified R-1A with essentially same standards with larger lot options and include sidewalk standards.
- Contemporary Neighborhood 2 (CN-2) – comparable to the current R-1A District. Discussion took place regarding accessory building requirements and setbacks, the density differences and sidewalk standards.
- Traditional Neighborhood 1 (TN-1) – comparable to R-1 with expanded lot size range - permitting by right an ADU (attached or detached) on corner lot and permitted conditionally on interior locations. Discussion took place on maximum size, principal structure must be owner occupied, include covered and not covered porches, as well as open and enclosed porches.
- Traditional Neighborhood 2 (TN-2) – some features of current R-1, R-2, B-1, B-2 which allows for smaller lot sizes, higher density, front yard setbacks are 0-20' – ADU's permitted, there are higher impervious coverages and commercial uses B-1 and B-2 condensed together.
- Traditional Neighborhood 3 (TN-3) – similar features of current high-density R-3, B-1, B-2 allows for larger sites with maximum lot and density sizes. Created like the existing Planned Unit Development (PUD) district.
- Table of Uses – brief discussion on permitted, accessory, interim and conditional uses. The Commissioners were directed to review these and indicate any updates, additions, or changes that should be considered and discussed at the next meeting.

Ms. Haskamp requested any updates, comments or suggestions be communicated to her by October 1st to be included in the October 11th City Council workshop packet.

#5 Adjourn

MOVED AND SECONDED BY COMMISSIONER GORHAM AND WOODWARD, DULY CARRIED, TO ADJORN AT 8:10 P.M.

Michael Duval, Planning Commission Chair