

PLANNING COMMISSION

Wednesday, May 18, 2022

6:00 pm

#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 Woodward, Erickson, Yeager, Gorham, and Duval. Commissioner Kallroos was noted as absent. Also noted as present was Acting Community Development Director Kramvik and Jennifer Haskamp with Swanson Haskamp Consulting.

#3 Pledge of Allegiance

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

#4 Approval/Change of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS WOODWARD AND ERICKSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE APRIL 20, 2022 REGULAR MEETING.

#6 Old Business

6a. Review Proposed Zoning Code and Map

Acting Community Development Director Kramvik gave an update of the eight properties with rezoning concerns to be discussed further. He indicated the proposed zoning code would significantly change the current classification of these parcels and more discussion with the property owners was needed. The properties to be reviewed one at a time are as follows:

- 1.) 15770 Dellwood Dr. (vacant lot) PID 41320505
- 2.) Vacant lot PID 41330764
- 3.) 8299 Wise Rd. – PID's 41280539 and 41280540
- 4.) 310 W Laurel St. – PID's 41040742 and 41040743

15770 Dellwood Dr – PID 41320505

Staff recommendation is to zone this property General Industrial, due to the property owner working with staff and WSN on developing storage units.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND YEAGER, DULY CARRIED, TO RECOMMEND ZONING 15770 DELLWOOD DR, PID 41320505, TO A GENERAL INDUSTRIAL (GI) DISTRICT.

Vacant Lot at intersection of Beaver Dam Rd and Dal-Mar Dr – PID 41330764

Staff recommendation is to zone this property Garden Living (GL) as the surrounding parcels are residential zones. However, the property owner is requesting this parcel be zoned General Commercial (GC) due to a rezoning process that took place in 2011. The property owners feel this property has commercial value.

The Chair recognized John Carter, property owner Marion Carter's son, who is representing her on behalf of the property. He gave a recap of the history of the property, the large amount of assessments and his parent's intentions of future development. Mr. Carter wants the property to remain commercial as was originally intended.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND YEAGER TO RECOMMEND ZONING PID 41330764 TO A GARDEN LIVING (GL) DISTRICT.

Members Yeager, Gorham, Erickson, and Duval voted "aye". Member Woodward voted "nay". The Chair declared the motion carried.

8299 Wise Rd – PID's 41280539 and 41280540

Staff recommendation is to zone these parcels General Commercial (GC) to keep the properties conforming to the use that is already taking place and will continue to take place.

Commission discussion took place and questions answered.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND WOODWARD, DULY CARRIED, TO RECOMMEND ZONING 8299 WISE RD, PID'S 41280539 AND 41280540, TO A GENERAL COMMERCIAL (GC) DISTRICT.

310 W Laurel St – PID's 41040742 and 41040743

Staff recommendation is to zone these parcels Town Center (TC) District and add automobile repair as a Conditional Use (CUP) in the table of uses. The property owner requests the property to be zoned General Commercial, as it went through the rezoning process to B-4 in 2016.

The Chair recognized Al Schmidt, who is the owner of Paradigm Automotive at 310 W Laurel. He questions the reasoning why the rezoning needs to be done on his parcels and asks that it remain as it is which is a commercial property. He stated he does not want a CUP attached to these properties.

Commission discussion took place and questions answered. Staff has determined that the current use is already operating under a CUP, as automobile repair is defined as a Conditional Use in the B-4 District.

Commissioner Erickson recommended that these properties be zoned General Commercial (GC) as a comparable transition.

The Chair suggested discussing the Town Center District prior to the motion on the Paradigm properties and the Brook Street Industrial Properties topic.

The Chair recognized Craig Schmidt, who will be taking over the business from his father, Al Schmidt. He stated he has no intentions to expand or change the use of the properties from what the use is currently.

Review Town Center District

Acting Community Development Director Kramvik reviewed the definition and purpose of the Town Center District. He introduced Jennifer Haskamp, who gave a presentation to explain the existing conditions and proposed standards.

The Chair recognized Councilmember Gabe Johnson, who expressed he is against main street level residential in existing commercial buildings in downtown Brainerd. However, he said he supports expansion of the main street district. He questions why there was the creation of a Main Street District and a Town Center District as the future land use map shows one land use in downtown.

Jennifer Haskamp stated the future land use map identifies one general land use designation. However, the zoning districts do not need to be a one-to-one relationship to the land use map. She indicated the Town Center District allows for residential uses whereas the Main Street District does not.

Commission discussion took place. It was recommended to expand the Main Street District one block further towards Norwood Street.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND YEAGER, DULY CARRIED, TO RECOMMEND THE EXPANSION OF THE MAIN STREET DISTRICT ONE BLOCK SOUTH TO THE HALF BLOCK BETWEEN MAPLE AND NORWOOD STREET.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND ERICKSON, DULY CARRIED, TO APPROVE STAFF RECOMMENDATIONS FOR THE TOWN CENTER DISTRICT 1) TWO-STORY MINIMUM (ABOVE GRADE) BUILDING REQUIREMENT FOR PROPERTIES WITH RESIDENTIAL USES 2) MAKE 2-4 ATTACHED MULTIFAMILY UNITS A CONDITIONAL USE (CUP) 3) ADD AUTOBODY AND AUTOREPAIR SHOPS AS A CONDITIONAL USE (CUP) IN TOWN CENTRAL (TC) DISTRICT.

MOTION BY COMMISSIONER ERICKSON TO RECOMMEND ZONING 310 W LAUREL, PID'S 41040742 AND 41040743, AS A GENERAL COMMERCIAL (GC) DISTRICT.

The motion failed for lack of a second.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND GORHAM TO RECOMMEND ZONING 310 W LAUREL, PID'S 41040742 AND 41040743, AS TOWN CENTER (TC) DISTRICT.

Members Yeager, Gorham, Woodward, and Duval voted “aye”. Member Erickson voted “nay”. The Chair declared the motion carried.

Review Brook Street Industrial Properties

Acting Community Development Director Kramvik reviewed the memo and details of the concerns raised at the April meeting. Jennifer Haskamp explained the two options that were presented as potential solutions.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND ERICKSON, DULY CARRIED, TO CHANGE THE SETBACK STANDARD IN THE MAKERS+EMPLOYMENT DISTRICT TO TWENTY (20) FEET.

The Chair recognized Bob Despot, owner of the Pike Plumbing property and on behalf of the owner of Gull Lake Sandblasting, who spoke in favor of leaving the properties zoned industrial.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND WOODWARD, DULY CARRIED, TO RECOMMEND ZONING THE BROOK STREET INDUSTRIAL PROPERTIES TO MAKERS+EMPLOYMENT WITH INDUSTRIAL OVERLAY.

Acting Community Development Director Kramvik mentioned one additional item came before staff that was not on the agenda. He is asking the Commission to consider an amendment to the table of uses for the Public/Semi-Public (PSP) District. The request is to allow residential single-family, two to four family, and five plus family as a Conditional Use to the PSP District.

Commissioners felt since the agenda was not amended, and the need to have more information, the topic should wait until the next meeting.

#7 New Business

None

#8 Public Forum

The Chair opened the public forum at 8:35 p.m.

The Chair recognized Councilmember Michael O’Day, who commended the Planning Commission on a job well done in the zoning code update.

The Chair closed the public forum at 8:36 p.m.

#9 Community Development Director’s Report

Acting Community Development Director Kramvik gave the following updates:

- Mississippi Landing Trailhead Park – Bids were received for the project, and it was awarded to Custom Builders and includes alternatives one and two. As of

currently, the canoe landing was pulled by the DNR for further review. There is an early June anticipated starting date.

#10 Commissioner's Questions/Comments

None

#11 Adjourned at 8:40 p.m.

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND WOODWARD,
DULY CARRIED, TO ADJORN.

Michael Duval, Planning Commission Chair