

PLANNING COMMISSION
Wednesday, August 17, 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 Gorham, Yeager, Marohn, Woodward, and Duval. Commissioner Erickson and Kallroos were noted as absent. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

Commission Chair Duval 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 AMEND THE AGENDA BY ADDING THE OATH OF OFFICE FOR COMMISSIONER MAROHN AND ITEM 7C. REVIEW TOPICS SET ASIDE FROM THE ZONING CODE REWRITE.

#5 Oath of Office – Chuck Marohn *(added item)*

Community Development Director Kramvik had Commissioner Marohn read the oath of office and welcomed him to the Commission.

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS WOODWARD AND YEAGER TO APPROVE THE MINUTES FROM THE JULY 20, 2022 REGULAR MEETING.

Members Gorham, Yeager, Woodward, and Duval voted “aye”. Member Marohn abstained from voting as he was not on the Commission at that time. The Chair declared the motion carried.

#7 Old Business

None

#8 New Business

7a. Conditional Use Permit – Residential Recovery Facility with Outpatient Services – 2501 Greenwood St.

Community Development Director Kramvik gave a review of the details from the application. The request is to transition vacant buildings previously used by Woodland Good Samaritan memory care patients into a residential recovery facility for Teen Challenge.

The Chair opened the public hearing at 6:12 pm.

The Chair recognized Sam Anderson, the Center Director for MN Teen Challenge at 2424 Business 371, who is the applicant for the permit. He described the plan to provide housing for women seeking help from addiction that will eventually allow their small children to be with them during their treatment. He stated there is a high need for recovery programs dedicated to women in the area.

The Chair recognized Camille Lartigue, 5832 Barbeau Rd., who works at the outpatient program location at 603 Oak Street. She stated she and her husband are graduates of addiction recovery programs and stressed the need for a women's program in the area.

The Chair recognized Bonnie Shipman-Banks, 13763 Hardy Lake Rd., Pillager and is the clinical supervisor at the 603 Oak Street facility. She has worked for 32 years in chemical dependency in Brainerd and there has never been an offering of treatment programs for women.

The Chair recognized Dawn Squires-Hart, 3408 Aztec Rd., Motley, who works at Teen Challenge and volunteers at the CWC Jail. She said many of the incarcerated women seeking treatment don't want to leave their kids behind. The option for them to attend a residential treatment and have their children with them would be very successful.

The Chair recognized Tallie Broadhead, 11435 Jasperwood Dr., Baxter, who is employed with Teen Challenge and volunteers at the Aitkin County Jail. She indicated she is also a graduate of addiction recovery. She said when she was in treatment, her children were displaced to family or friends because there were no other options. She feels that having this type of facility would be beneficial for mothers and their families.

The Chair closed the public hearing at 6:30 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS MAROHN AND WOODWARD, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR 2501 GREENWOOD STREET TO OPERATE A RESIDENTIAL RECOVERY FACILITY WITH THE CONDITION THAT ANY FUTURE DEVELOPMENT OF PARKING LOTS CONFORM TO THE RESIDENTIAL LIGHTING AND SCREENING STANDARDS.

7b. Conditional Use Permit – Ice Vending Machine – 1202 6th St S.

Community Development Director Kramvik explained the details of the request to install an ice and water vending machine at 1202 6th Street S.

The Chair opened the public hearing at 6:46 pm.

The Chair recognized Todd Sutton, 8415 Bent Creek Island Rd., Bismarck, ND, who is the owner of the property and the applicant for the request. He stated these units have been

installed in North Dakota in different areas of tourism and have been very successful. He indicated this property is in an ideal location, as it allows for drive in and drive out access with little highway disruption. He explained the mechanics on the operation of the unit, maintaining the unit, and power concerns.

The Chair recognized Earl Athman, 20323 Hickory Rd., Little Falls, who owns the property at 1210 6th St. S. and is concerned about the proposed fencing requirement along his property, as it was a shared space for snow removal. He also has concerns about lighting, and potential noise.

The Chair closed the public hearing at 6:54 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND GORHAM TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR 1202 6TH STREET SOUTH TO INSTALL A SELF-SERVICE ICE AND WATER VENDING MACHINE UNDER THE CONDITIONS THAT THE APPLICANT SUBMIT TO STAFF THE LIGHTING (2700k LIGHTING COLOR OR WARMER) AND FENCING/SCREENING PLANS THAT MEET CURRENT RESIDENTIAL STANDARDS.

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

7c. Review Ord. 1534 Moratorium and Topics Set Aside from Zoning Code Rewrite *(added item)*

Community Development Director Kramvik stated there needs to be discussion on the moratorium that was adopted under Ordinance No. 1534 on July 6, 2022. This interim moratorium prohibits the conversion of dwellings to green space or parking lots in the single-family residential district. He indicated there are other topics that were earmarked during the zoning code rewrite that needed further discussion. Those items are:

- Outdoor Lighting
- Manufactured Home Overlay District
- Off-Street Parking
- Subdivision Regulations – Section 500 of the City Code
- Shoreland Regulations – Section 530 of the City Code

Commission discussion took place, and a workshop has been scheduled for 7:00 pm on Wednesday, September 7, 2022 in the Fire Department training room.

#8 Public Forum

The Chair opened the public forum at 7:26 pm.

No one came forward.

The Chair closed the public forum at 7:26 pm.

#9 Community Development Director's Report

No further updates.

#10 Commissioner's Questions/Comments

Commissioner Yeager encouraged everyone to check out the progress of the Mississippi Landing Trailhead Park.

#11 Adjourned at 7:30 p.m.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND WOODWARD, DULY CARRIED, TO ADJORN TO THE PLANNING COMMISSION WORKSHOP BEING HELD ON SEPTEMBER 7, 2022 AT 7:00 PM IN THE FIRE DEPARTMENT TRAINING ROOM.

Michael Duval, Planning Commission Chair