

**BRAINERD PLANNING COMMISSION**

Wednesday, April 10, 2013

6:00 p.m.

City Hall Council Chambers

1. Call to Order
2. Approval/Amendment of Agenda
3. Approval of minutes of the regular meeting of March 13, 2013
4. NEW BUSINESS
  - a. Public Hearing – Rezoning of Property South of Brook Street and West of 13<sup>th</sup> Street SE from MH (Manufactured Housing) District to an R-1 (Single Family Residential) District
  - b. Public Hearing – Rezoning of Property on the East Side of 13<sup>th</sup> Street SE South of Brook Street from an R-1 (Single Family Residential) District to an I-1 (Light Industrial) District
5. OLD BUSINESS
  - a. The (micro) City Beautiful Report – Commissioner Angie Plantenberg and City Planner Mark Ostgarden
  - b. City Council Strategic Planning Update
6. Commissioners' Questions/Comments
7. City Planner's Comments
8. Adjournment

Any individual needing special accommodations please call 218/828-2309

## **PLANNING COMMISSION**

Wednesday, March 13, 2013

Chairman Mike Jay called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Pritschet, Plantenberg, Hayden, Jay, Lambert, Norwood and Cole. Also present was City Planner Ostgarden.

### **#2 Welcome New Member Sarah Hayden**

Chairman Jay welcomed new Planning Commission member Sarah Hayden.

### **#3 Approval/Amendment of Agenda**

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

### **#4 Approve minutes of the regular meeting of February 13, 2013**

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND PRITSCHET, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING OF FEBRUARY 13, 2013.

### **#5 NEW BUSINESS**

#### **a. Interpretation Request – Use Allowed in a B-4 (General Business) District**

City Planner Ostgarden explained that the proposed use was not listed as permitted in a B-4 (General Commercial) District. He was not able to determine that it was a use that could be interpreted as meeting the Intent and Purpose for a B-4 District. Based on his understanding of the activity and use for the building, it would be used as a warehouse, a use not permitted in the B-4 District. Nor could he establish that the activity was similar to other uses permitted in the District. Therefore he suggested that inquiry be submitted for the Planning Commission's interpretation as to whether the use is permitted.

Mr. Patrick Selter, Vice President of PLM Lake and Land Management Corp, stated PLM is an environmental management firm with a current location in Pequot Lakes. The primary business of PLM is the sale of, application of, and installation of vegetation management products. He noted 75% of the calendar the business would primarily be office use but the majority of their revenue is through retail sales of herbicide, algaecides, and mechanical tools and devices for management of vegetation and noted there would be no outdoor storage.

Mr. Selter stated in looking for a new business location, a location was found in south Brainerd. The property is appealing for its location and building size and he feels it will allow PLM to generate additional revenue, decrease logistical costs, provide a good labor pool, and provide opportunities to capitalize on market growth.

Commissioner Pritschet asked if during the 7-8 months the building is being used for office work, would product be stored in the warehouse.

Mr. Selter stated there would be minimal storage as sale of the product decreases significantly in the winter months. He noted there is also maintenance of their equipment that also occurs during the winter months.

Commissioner Norwood asked if the primary customer is the end user of the product. Mr. Selter stated the biggest customer are lakefront property owners.

Commissioner Pritschet asked for some background on the business. Mr. Selter stated the headquarters are in Michigan but the business started in Minnesota in 2001. Commissioner Pritschet asked if the company primary deals with invasive species with the retail sales as secondary. Mr. Selter stated the biggest revenue is the management of invasive species. He stated the core of the business is to make habitats better.

Commissioner Cole asked if the business would be classified as sale of product or service. Mr. Selter stated the majority is sale of product with the management service being secondary.

Additional discussion was held regarding the retail portion of the business specifically customers.

City Planner Ostgarden stated he wanted to specify that Mr. Selter noted there is more equipment than product which may change the direction of the discussion.

Commissioner Hayden asked how much of the building would be used for storage of product versus storage of equipment. Mr. Selter noted there is approximately 1500 square feet for office usage, 2500 square feet for equipment storage, and approximately 1000 for workbenches and storage of product.

Commissioner Cole asked if this would be the only location to store the equipment or would there be other options for storage of equipment. Mr. Selter stated wants to have a location where everything can be stored in an indoor secured location. He noted there may be up to three trucks in the parking lot but all other equipment will be stored inside.

City Planner Ostgarden stated the question has been asked if the dynamic of the businesses changes if it is less storage of product and more to storage of equipment, it can but this is all conditioned on what the Commission thinks is the primary use of the business.

Discussion was held regarding the primary use of the business. The Commission agreed it does not fit into the category of warehouse/storage but more as retail sales and service with storage of equipment for that service.

Discussion was held regarding if this should be interpreted as an allowed use or a conditional use. The Commission agreed the business does not approach a level that would require a conditional use permit.

**MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND PRITSCHET, DULY CARRIED, THAT THE INTERPRETATION WOULD BE TO ALLOW THIS BUSINESS**

BECAUSE IT WILL HAVE A LARGE AMOUNT OF AREA FOR VEHICLE STORAGE, THE BUILDING WILL HAVE AN OFFICE AREA, AND RETAIL SALES CAN OCCUR ON SITE. THE USE IS NOT WAREHOUSE AS MOST OF THE BUILDING IS VEHICLE STORAGE ASSOCIATED WITH THE BUSINESS.

**b. Review Zoning – Brook Street Area**

The Commission reviewed the area of Brook Street that needed rezoning to correct an error when the zoning map was adopted in September 2011.

Brief discussion was held regarding a buffer zone around the industrial area. It was agreed to discuss this at a later date.

**c. Whittier School Repurposing – Zoning Discussion**

City Planner Ostgarden stated in January 2012 a Whittier School Repurposing Task Force was established to recommend to the School District a repurposing use of the building and grounds. The Task Force received four proposals for the reuse of the building and after evaluating those proposals voted to recommend to the School Board the proposal from Northern Pines Mental Health facility. The next step is for the School Facilities Committee to review the proposal and take further action. If this reuse is approved by the School Board, the property will then be transferred and those activities that will occur at the facility will have to meet the requirements of the zoning. There will need to be meetings and discussions in the future with possible rezoning or changing of the conditional uses in an R-1 (Single Family Residential) District.

**d. Mobile Food Units – Discussion**

City Planner Ostgarden stated the City met with the City of Baxter and whether or not we as two communities could come together and have one ordinance to regulate mobile food units, but it was agreed there are too many differences between the cities to create one ordinance such as the central business district and walkability.

City Planner Ostgarden stated there have been meetings with local restaurant owners to get their perspective and feedback. The consensus of the group is the current issue is food trucks which should be the focus. Draft language will be presented to this group for their input. He stated if ordinance changes will be needed that will be brought to the Planning Commission to amend the zoning ordinance to allow this to take place. He stated currently they can sell to private businesses and employees only which is defined as catering. The discussion is to allow sales to the public and setting up on public property, but not public right-of-way.

Discussion was held regarding how this will be regulated.

**#6 OLD BUSINESS**

**a. Variance History Review**

City Planner Ostgarden provided the Commission with information on the number of variances over the last several years noting there has been a small decrease, but not major fluctuations.

**b. The (micro) City Beautiful – Barrett Steenrod Community Design Plan - Discussion**

City Planner Ostgarden stated this was a presentation from Mr. Barrett Steenrod which had recommendation that may have merit that should not be overlooked. He stated he would like to put together a committee with a Commission member, a Council member, City Engineer, and myself to discuss the recommendation and whether or not there is something that can be done about them.

Commissioner Jay asked for a volunteer from the Planning Commission. Commissioner Plantenberg volunteered.

**c. Riverside School Parking Lot Project**

Commissioner Jay stated he would like to make a recommendation to the City Council and School District on the Riverside School parking lot project. He stated off NW 4<sup>th</sup> Street there should be a right in only alleviate congestion. He stated there should be sidewalk on NW 4<sup>th</sup> Street and Williams Street.

Discussion was held regarding possible recommendations to the City Council and School District.

City Planner Ostgarden stated the approval process does not include the Planning Commission. He noted all of these items have been discussed with the School District. He stated we will be firm that the sidewalk on NW 4<sup>th</sup> Street will not go away, but Williams Street, Charles Street and NW 3<sup>rd</sup> Street may lose sidewalk and the Commission can make a recommendation.

Discussion was held regarding where sidewalks should be placed.

Commission agreed to make a recommendation for a right in only on NW 4<sup>th</sup> Street, keeping the sidewalk on NW 4<sup>th</sup> Street, and adding sidewalk to Williams Street.

**#7 Commissioners' Questions/Comments**

Commissioner Pritschet stated the City Council had a Strategic Planning Session during which a mission statement and vision statement were discussed. The next step will be to look at strengths, weaknesses, and opportunities. He read the vision and mission statements. The goal is to get a comprehensive three year plan with achievement benchmarks and regular review of the plan.

**#8 City Planner's Comments**

City Planner Ostgarden stated presented the Commission the updated trail map for south Brainerd and reviewed the map. He stated the Spur Line Trail name would go away and would then be called the Buffalo Hills Trail. The signs will be funded by the Jaycees and constructed on each end of the trail. He then gave a review of the status of the project. The goal is to start as soon as possible this spring.

City Planner Ostgarden gave a quick review of the extension of the Cuyuna Lakes Trail.

#9     **Adjournment**

As there was no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted,

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Mark Ostgarden AICP  
City Planner

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# MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner 

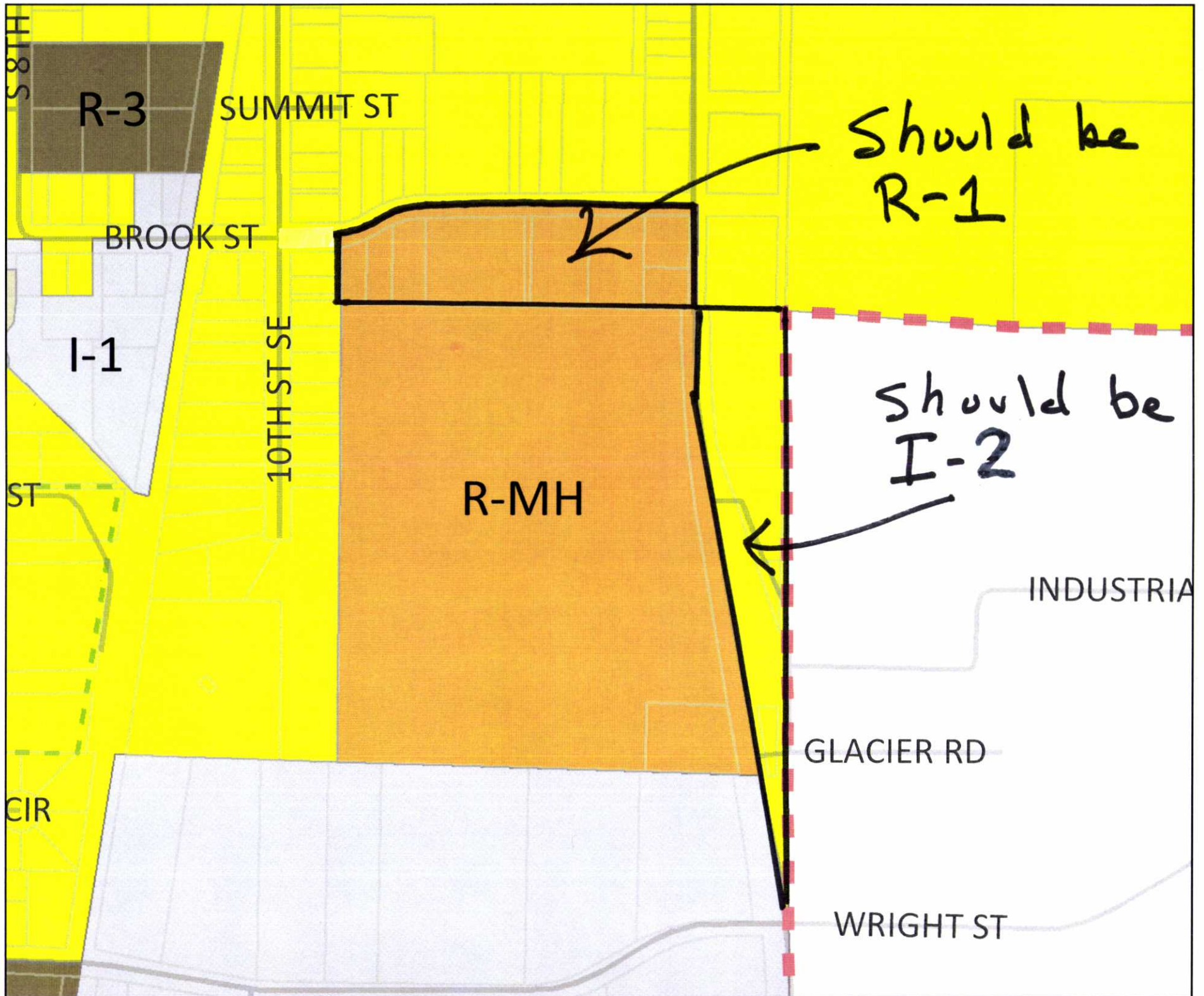
DATE: April 3, 2013

RE: Planning Commission Initiated Rezoning

At the April 10, 2013 meeting two (2) public hearings are scheduled to consider Planning Commission initiated rezoning. One is located on the south side of Brook Street west of 13<sup>th</sup> Street SE and the other is located on the east side of 13<sup>th</sup> Street SE south of Brook Street. The attached map identifies the two (2) areas.

Both rezoning considerations are intended to address properties that were inadvertently placed in an incorrect zoning classification when the Zoning Map was approved in 2011. The Brook Street property was placed in the MH (Manufactured Housing) District and should be in an R-1 (Single Family Residential) District. The 13<sup>th</sup> Street property was placed in an R-1 (Single Family Residential) District and should be an I-1 (Light Industrial) District.

Because correcting the zoning can be considered a housekeeping item and routine in nature there does not need to be a staff report that would typically accompany other rezoning requests. A set of findings for the rezonings will be prepared for the April 10<sup>th</sup> meeting.



SUMMIT ST

BROOK ST

10TH ST

10TH ST SE

INDUSTRIAL RD

GLACIER RD

WRIGHT ST

10TH ST SE

COUNTY HWY 45



## NOTICE OF HEARING

### TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Brainerd, is requesting to rezone the following properties from R-MH (Manufactured Housing) District to an R-1 (Single Family Residential) District:

- PID #091010000010009
- 1018 Brook Street
- 1024 Brook Street
- 1102 Brook Street
- 1120 Brook Street
- 1206 Brook Street
- 1602 13<sup>th</sup> Street SE
- 1618 13<sup>th</sup> Street SE

When the City wide Zoning Map review was completed on September 19, 2011, the property was to remain in an R-1 District. However, the property was incorrectly zoned R-MH. The hearing is to consider returning the property to an R-1 Zoning District.

Permitted uses in the R-1 District include:

*Detached single family dwellings; public recreation areas and related accessory buildings and structures; residential facilities serving six (6) or fewer persons in a single family detached dwelling; essential services as regulated by Section 36 of this Ordinance.*

Conditional Uses in an R-1 District include:

*Off-premise surface parking lots and parking ramps subject to provisions of Section 22 of this Ordinance; Bed and breakfast subject to provisions of Section 31 of this Ordinance; Non-profit and not-for-profit offices located in buildings owned by the Brainerd Independent School District, not used for classroom education and subject to minimum requirements; Planned Unit Developments as regulated by Section 11 of this Ordinance; Government and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community; Public and private schools; Hospitals; places of worship and related buildings.*

Permitted uses in the R-MH District include:

*One family detached manufactured dwellings; public recreation areas and related accessory buildings and structures.*

Conditional Uses in R-MH District include:

*None*

The properties are legally described as follows:

*Lot 1, Anderson Addn to the City of Brainerd, Section 4 Township 45 Range 31  
P.I.N. #091010000010009*

*and*

*Lot 2, Anderson Addn to the City of Brainerd, Section 4 Township 45 Range 31  
P.I.N. #091010000020009  
1018 Brook Street*

*and*

(over)

*Lot 3, Anderson Addn to the City of Brainerd, Section 4 Township 45 Range 31  
P.I.N. #091010000030009  
1024 Brook Street*

*and*

*That portion of the NE1/4 of NE1/4..., Section 36 Township 45 Range 31  
P.I.N. #060361100K00009  
1102 Brook Street*

*and*

*That part of the NE1/4 of NE1/4..., Section 36 Township 45 Range 31  
P.I.N. #060361100G00009  
1120 Brook Street*

*and*

*Part of NE1/4 of NE1/4..., Section 36 Township 45 Range 31  
P.I.N. #060361100E00009  
1206 Brook Street*

*and*

*Block 11 Ex S 120' thereof & all that part of Brigham St Lying N of Blk 11..., Frank's Addn to the  
City of Brainerd, Section 36 Township 45 Range 31  
P.I.N. #09132011000Y009  
1602 13<sup>th</sup> Street SE*

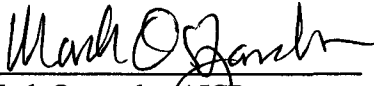
*and*

*S 120' of Block 11, Frank's Addn to the City of Brainerd, Section 36 Township 45 Range 31  
P.I.N. #09132011000Z009  
1618 13<sup>th</sup> Street SE*

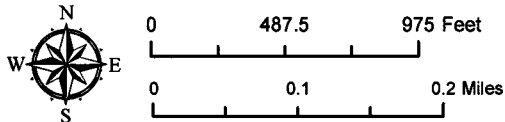
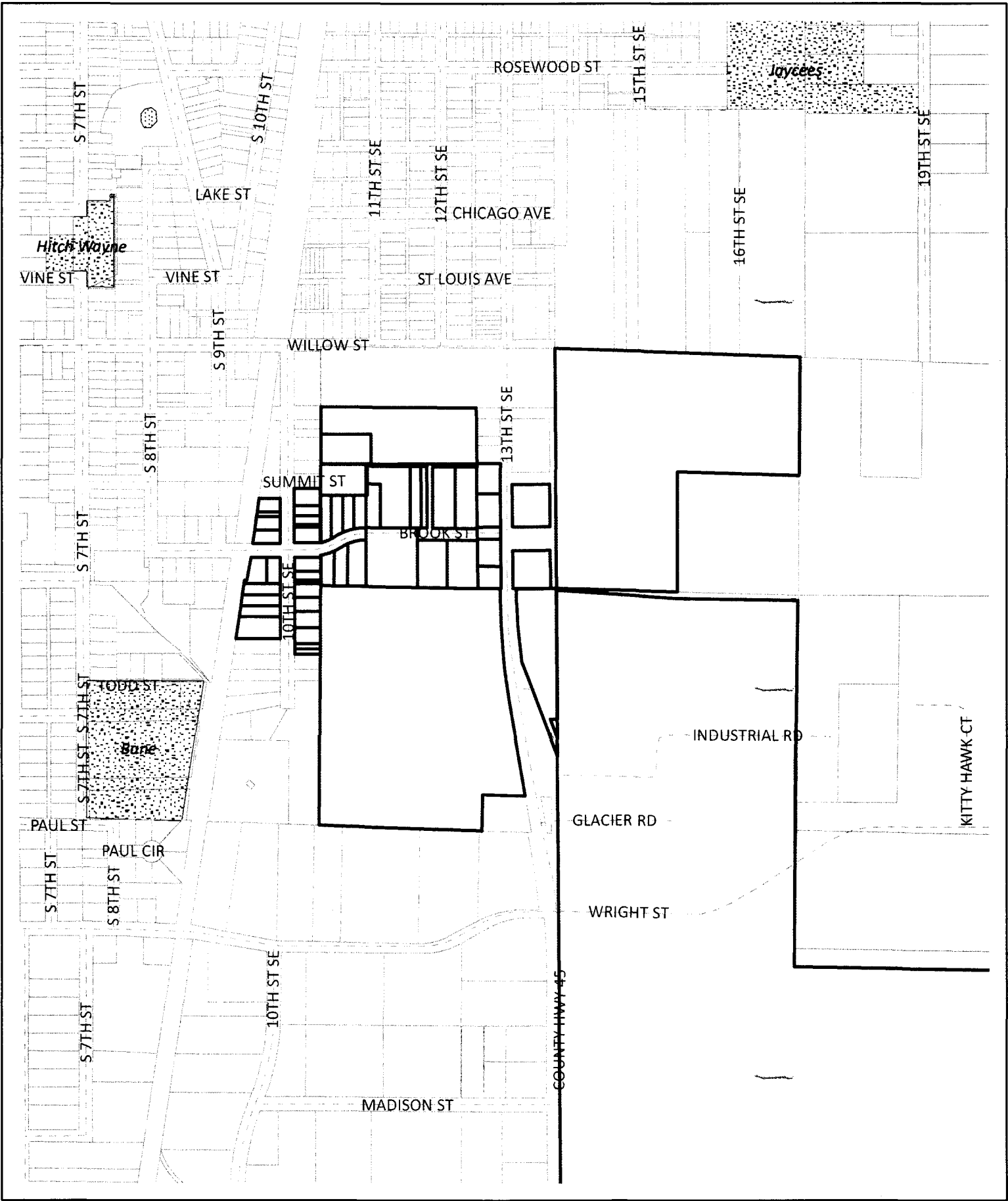
A Public Hearing will be conducted by Brainerd Planning Commission at 6:00 p.m. Wednesday, April 10, 2013 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider rezoning the property in accord with the City of Brainerd Zoning Ordinance.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 27<sup>th</sup> day of March, 2013

  
Mark Ostgarden/AICP  
City Planner

Publication Date: March 29, 2013



| APPRCL          | TXNAME                              | TXADR1                       | TXADR2                        | TXADR3                  | PHYSADDR        |
|-----------------|-------------------------------------|------------------------------|-------------------------------|-------------------------|-----------------|
| 091010000010009 | WLASIUK, JOHN & PATRICIA            | 1018 BROOK ST                | BRAINERD MN 56401             |                         |                 |
| 091010000010009 | WLASIUK, JOHN & PATRICIA            | 1018 BROOK ST                | BRAINERD MN 56401             |                         |                 |
| 060361100F00009 | DOUCETTE, HARVEY D & ROBERTA        | 1201 BROOK STREET            | BRAINERD MN 56401             |                         | 1201 BROOK ST   |
| 060361100G00009 | HEGRE, CINDY L & JON D              | 1120 BROOK ST                | BRAINERD MN 56401             |                         | 1120 BROOK ST   |
| 060361100H00009 | BARTYLLA, SCOTT A & MONA L          | 1121 BROOK ST                | BRAINERD, MN 56401            |                         | 1121 BROOK ST   |
| 060361100L00009 | ROBERTS, KATHLEEN K                 | 1011 SUMMIT ST               | BRAINERD, MN 56401            |                         | 1101 SUMMIT ST  |
| 091010000020009 | WLASIUK, JOHN & PATRICIA            | 1018 BROOK ST                | BRAINERD MN 56401             |                         | 1018 BROOK ST   |
| 091140010020009 | LOSSOW, IRMA                        | 1616 S 10TH ST               | BRAINERD MN 56401             |                         | 1616 S 10TH ST  |
| 091140020010009 | AHLGRIM, RONALD D & LORETTA         | 1615 S 10TH ST               | BRAINERD MN 56401             |                         | 1615 S 10TH ST  |
| 060361100C00009 | SCHLEPPENBACH, WAYNE L              | 1413 10TH ST S               | BRAINERD, MN 56401            |                         | 1413 10TH ST S  |
| 060361100D00009 | HAGUE, ROBERT A & MARGARET A        | 1205 BROOK ST                | BRAINERD, MN 56401            |                         | 1205 BROOK ST   |
| 050312200A00009 | JOHN DAN LUKE LLC                   | C/O JOHN THELEN              | 12848 EAGLE RIDGE DR          | BAXTER MN 56425         |                 |
| 060361100JA0009 | HANSON, DEAN T TRUST DATED 6/9/03   | PAUL D HANSON TRUSTEE        | 2849 CHIPPEWA SHORES RD       | BRAINERD, MN 56401      |                 |
| 060361400B00009 | A L S PROPERTIES, STONEYBROOK SOUTH | SCHRADER BUILDING STE 201    | 5501 LAKELAND AVE N           | CRYSTAL MN 55429        | 13TH ST S       |
| 060361100B00009 | NISKA, PATRICIA A                   | 1420 13TH ST SE              | BRAINERD, MN 56401-4474       |                         | 1420 13TH ST SE |
| 060361100E00009 | MATHISON, DUANE CURTIS              | 1206 BROOK ST                | BRAINERD MN 56401             |                         | 1206 BROOK ST   |
| 060361400AC0009 | D & G PROPERTIES, LLC               | 1711 SE 13TH ST              | BRAINERD, MN 56401            |                         |                 |
| 091010000030009 | JONES, KEVIN D                      | 1024 BROOK ST                | BRAINERD, MN 56401            |                         | 1024 BROOK ST   |
| 0911400090B0009 | CHRISTLE, THOMAS A & KAREN A        | 1609 S TENTH ST              | BRAINERD MN 56401             |                         |                 |
| 0911400090B0009 | CHRISTLE, THOMAS A & KAREN A        | 1609 S TENTH ST              | BRAINERD MN 56401             |                         |                 |
| 091140020032009 | SECRETARY OF HOUSING & URBAN DEVEL  | C/O MICHAELSON CONNOR & BOUL | 4400 WILL ROGERS PKWY STE 300 | OKLAHOMA CITY, OK 73108 | 1621 S 10TH ST  |
| 091140010042009 | LEONARD, DAVID D & WENDY J          | 1704 S 10TH ST               | BRAINERD MN 56401             |                         | 1704 S 10TH ST  |
| 091140020042009 | WATSON, DAVID D & JOY I             | 1627 10TH ST S               | BRAINERD MN 56401             |                         | 1627 S 10TH ST  |
| 091140020020009 | BAHR, JOSHUA R                      | 1617 S 10TH ST               | BRAINERD, MN 56401            |                         | 1617 S 10TH ST  |
| 091140020062009 | MOEN, SHERRY L                      | 1711 10TH ST S               | BRAINERD, MN 56401            |                         |                 |
| 091320050062009 | BELFIORI, ANNETTE M                 | 1512 S 13TH ST               | BRAINERD MN 56401             |                         | 1512 13TH ST SE |
| 091390000030009 | LORIMOR, ALAN C                     | 1019 BROOK ST                | BRAINERD MN 56401             |                         | 1019 BROOK ST   |
| 09132011000Y009 | WARD, JOHN E & SALLY                | 11442 FORESTVIEW DR          | BAXTER MN 56425               |                         | 1602 13TH ST SE |
| 091460140030009 | KOWALKE, THOMAS P & JESSICA L       | 1512 10TH STREET S           | BRAINERD, MN 56401            |                         | 1512 10TH ST S  |
| 091460150012009 | TURCOTTE, BRANDON C & KATIE A       | 1503 10TH ST S               | BRAINERD, MN 56401            |                         | 1503 10TH ST S  |
| 09146015009A009 | LAKIN, LINDSEY & KELLY              | 1515 S 10TH ST               | BRAINERD, MN 56401            |                         |                 |
| 091460170042009 | KAIKKONEN, DARRELL & ROBIN          | 920 BROOK ST                 | BRAINERD MN 56401             |                         | 920 BROOK ST    |
| 091320120012009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                    | BRAINERD MN 56401             |                         |                 |
| 091320120012009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                    | BRAINERD MN 56401             |                         |                 |
| 09132007000ZAA0 | PEABODY, TIMOTHY C                  | 23517 COUNTY RD 137          | NISSWA MN 56468               |                         |                 |
| 09132007000ZAB0 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                    | BRAINERD MN 56401             |                         |                 |
| 091320080022009 | CITY OF BRAINERD                    | 501 LAUREL ST                | BRAINERD, MN 56401            |                         |                 |
| 091390000040009 | POHLMAN, WILLARD A & LORETTA        | 1023 BROOK ST                | BRAINERD, MN 56401            |                         | 1023 BROOK ST   |
| 091390000010009 | HINTZKE, AIMEE L                    | 1011 BROOK ST                | BRAINERD, MN 56401            |                         | 1011 BROOK ST   |
| 091390000020009 | DEGEN, MICHAEL                      | 10935 GULL RIVER RD          | EAST GULL LAKE, MN 56401      |                         | 1015 BROOK ST   |
| 091460140102009 | HUMMEL, ROBERT GEORGE & LYNDA G     | 1520 S 10TH STREET           | BRAINERD MN 56401             |                         |                 |
| 09146015009Y009 | STANTON, JULIE                      | NO VALID ADD 2013 TNT        |                               |                         | 1523 10TH ST S  |
| 091460140060009 | HUMMEL, ROBERT GEORGE & LYNDA G     | 1520 S 10TH STREET           | BRAINERD MN 56401             |                         |                 |
| 091460140072009 | HUMMEL, ROBERT GEORGE & LYNDA G     | 1520 S 10TH STREET           | BRAINERD MN 56401             |                         | 1520 10TH ST S  |

|                 |                                     |                         |                    |  |                 |
|-----------------|-------------------------------------|-------------------------|--------------------|--|-----------------|
| 09146015007Z009 | LAKIN, LINDSEY & KELLY              | 1515 S 10TH ST          | BRAINERD, MN 56401 |  | 1515 10TH ST S  |
| 09146016001Z009 | MATTSON, HENRY H & GLORIA J         | 1008 BROOK ST           | BRAINERD, MN 56401 |  | 1008 BROOK ST   |
| 09146016001Z009 | MATTSON, HENRY H & GLORIA J         | 1008 BROOK ST           | BRAINERD, MN 56401 |  | 1008 BROOK ST   |
| 060361100I00009 | LANGER, BERNICE F                   | 40 KAMNIC ST            | PIERZ, MN 56364    |  | 1117 BROOK ST   |
| 060361100J00889 | AHMANN, KELLY                       | 1101 BROOK ST           | BRAINERD, MN 56401 |  | 1101 BROOK ST   |
| 060361100K00009 | POWERS, MICHAEL & ANN               | 2877 CHIPPEWA SHORES RD | BRAINERD MN 56401  |  | 1102 BROOK ST   |
| 091140010010009 | LOSSOW, RANDY H & MARY A            | 1614 S 10TH ST          | BRAINERD MN 56401  |  | 1614 S 10TH ST  |
| 091140010030009 | NORTHBURG, GORDON L & NEDRA         | 1620 S 10TH ST          | BRAINERD MN 56401  |  | 1620 S 10TH ST  |
| 09114002006Y009 | WATSON, DAVID D & JOY I             | 1627 10TH ST S          | BRAINERD MN 56401  |  |                 |
| 09132008002A009 | CUTKAY, JOE W & TABITHA L           | 1516 13TH ST SE         | BRAINERD, MN 56401 |  | 1516 13TH ST SE |
| 09132011000Z009 | MEAD, JASON & SANDY M               | 1618 13TH ST SE         | BRAINERD, MN 56401 |  | 1618 13TH ST SE |
| 09146015004Z009 | STUDER, JOSEPH A & CHERYL E         | 1511 10TH ST S          | BRAINERD MN 56401  |  | 1511 10TH ST S  |
| 09146016004Z009 | CHRISTLE, THOMAS A & KAREN A        | 1609 S TENTH ST         | BRAINERD MN 56401  |  | 1609 10TH ST S  |
| 09146016004Z009 | CHRISTLE, THOMAS A & KAREN A        | 1609 S TENTH ST         | BRAINERD MN 56401  |  | 1609 10TH ST S  |
| 09146017001Z009 | WITTSTRUCK, DAVID J & MARIA A BISEK | 916 BROOK ST            | BRAINERD, MN 56401 |  | 916 BROOK ST    |

## NOTICE OF HEARING

### TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Brainerd, is requesting to rezone the following properties from R-1 (Single Family Residential) District to an I-1 (Light Industry) District:

- PID #060361400AC0009
- PID #060361400AB0009
- PID #060361400AD0009

When the City wide Zoning Map review was completed on September 19, 2011, the property was to remain in an I-1 District. However, the property was incorrectly zoned R-1. The hearing is to consider returning the property to an I-1 Zoning District.

Permitted uses in the I-1 District include:

*Conducting a process, fabrication, wholesale operation, manufacturing or providing a service; radio and television studios; research laboratories; warehousing and wholesaling; guard/reserve facilities; automobile body shop and transmission repair; government and public utility buildings and structures; office business-general; contractor offices; essential services as regulated by Section 36 of this Ordinance; retail sales operated by non-profit organizations to benefit said non-profit organizations by selling items primarily related to the building industry; electrical/plumbing/heating/air conditioning products and parts; metal sales; construction equipment sales and repair; truck and semi tractor/trailer sales and repair; sale of parts and sale and repair of tires for construction equipment and semi tractor trailers; sales and distribution of propane, acetylene, helium, CO2 and similar tanks; commercial sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on or wholesale from the premises; all commercial uses permitted in B-1, B-2, B-3, B-4, and B-6 zoning districts are permitted when the commercial use has access on an arterial or collector road.*

Conditional Uses in an I-1 District include:

*Outdoor sales lot; bulk liquid storage; Planned Unit Developments (PUD) as regulated by Section 11 of this Ordinance; placement and operation of outdoor wood burning furnaces; animal hospital, clinic, kennels and shelters; trade/specialty schools; mini self storage facilities.*

Permitted uses in the R-1 District include:

*Detached single family dwellings; public recreation areas and related accessory buildings and structures; residential facilities serving six (6) or fewer persons in a single family detached dwelling; essential services as regulated by Section 36 of this Ordinance.*

Conditional Uses in an R-1 District include:

*Off-premise surface parking lots and parking ramps subject to provisions of Section 22 of this Ordinance; Bed and breakfast subject to provisions of Section 31 of this Ordinance; Non-profit and not-for-profit offices located in buildings owned by the Brainerd Independent School District, not used for classroom education and subject to minimum requirements; Planned Unit Developments as regulated by Section 11 of this Ordinance; Government and public regulated utility buildings and structures necessary for the health, safety and general welfare of the community; Public and private schools; Hospitals; places of worship and related buildings.*

The properties are legally described as follows:

*Part of SE1/4 of NE1/4, Section 36 Township 45 Range 31*

(over)

*P.I.N. #060361400AC0009*

*and*

*Part of SE1/4 of NE1/4, Section 36 Township 45 Range 31  
P.I.N. #060361400AB0009*

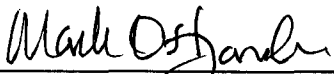
*and*

*Part of SE1/4 of NE1/4, Section 36 Township 45 Range 31  
P.I.N. #060361400AD0009*

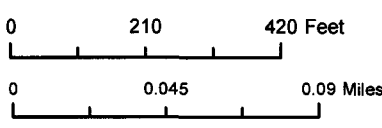
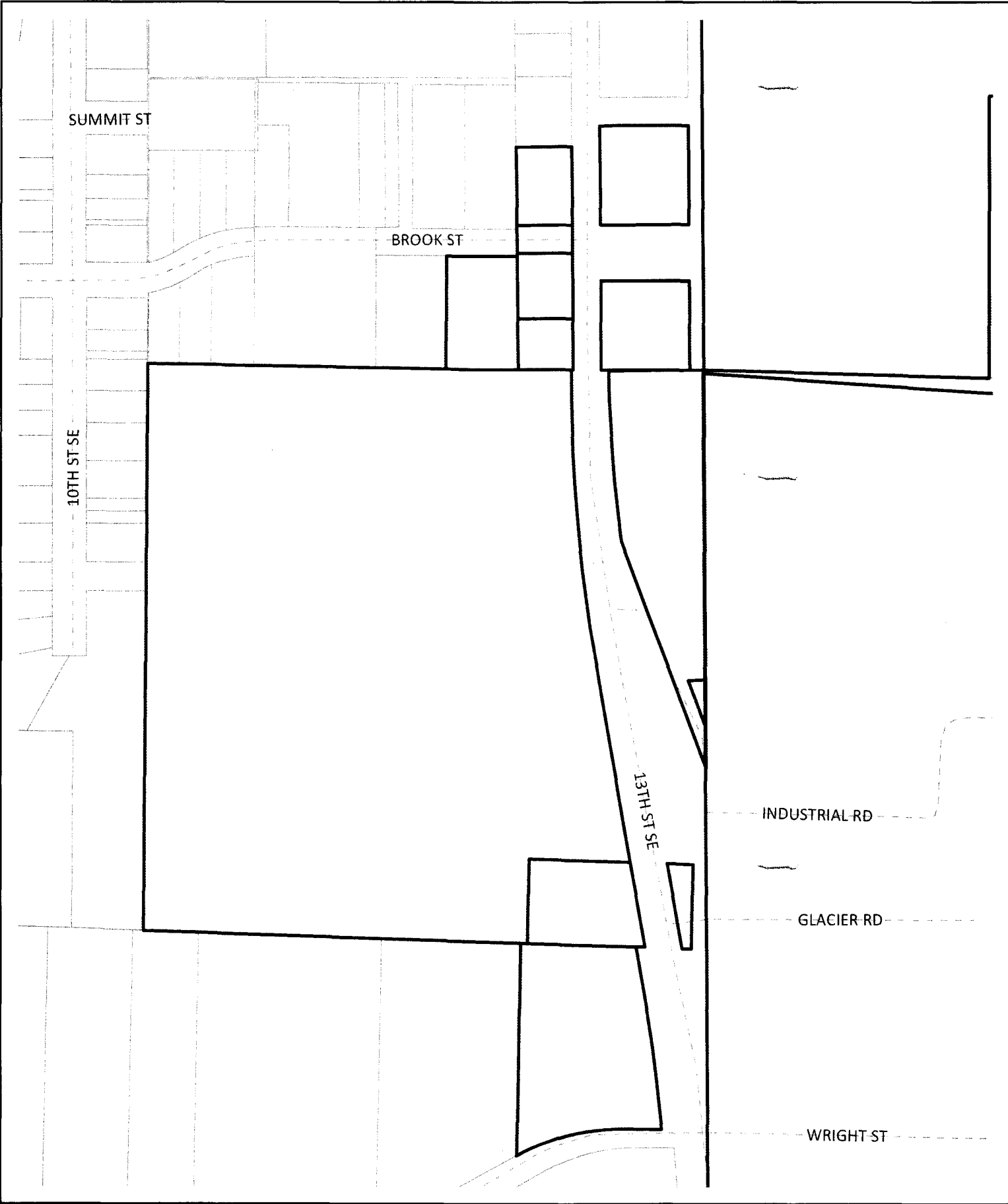
A Public Hearing will be conducted by Brainerd Planning Commission at 6:00 p.m. Wednesday, April 10, 2013 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider rezoning the property in accord with the City of Brainerd Zoning Ordinance.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 27<sup>th</sup> day of March, 2013

  
\_\_\_\_\_  
Mark Ostgard AICP  
City Planner

Publication Date: March 29, 2013



| APPRCL          | TXNAME                              | TXADR1                    | TXADR2               | TXADR3            | PHYSADDR        |
|-----------------|-------------------------------------|---------------------------|----------------------|-------------------|-----------------|
| 050312200A00009 | JOHN DAN LUKE LLC                   | C/O JOHN THELEN           | 12848 EAGLE RIDGE DR | BAXTER MN 56425   |                 |
| 060361400AD0009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                 | BRAINERD MN 56401    |                   |                 |
| 060361400AD0009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                 | BRAINERD MN 56401    |                   |                 |
| 060361400B00009 | A L S PROPERTIES, STONEYBROOK SOUTH | SCHRADER BUILDING STE 201 | 5501 LAKELAND AVE N  | CRYSTAL MN 55429  | 13TH ST S       |
| 060361100E00009 | MATHISON, DUANE CURTIS              | 1206 BROOK ST             | BRAINERD MN 56401    |                   | 1206 BROOK ST   |
| 060361400AC0009 | D & G PROPERTIES, LLC               | 1711 SE 13TH ST           | BRAINERD, MN 56401   |                   |                 |
| 091110030010009 | HENCO PROPERTY LEASING LLC          | C/O HENCO ENTERPRISES INC | 417 19TH ST NW       | WILLMAR, MN 56201 |                 |
| 09132011000Y009 | WARD, JOHN E & SALLY                | 11442 FORESTVIEW DR       | BAXTER MN 56425      |                   | 1602 13TH ST SE |
| 09132012001Z009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                 | BRAINERD MN 56401    |                   |                 |
| 09132012001Z009 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                 | BRAINERD MN 56401    |                   |                 |
| 09132007000ZAA0 | PEABODY, TIMOTHY C                  | 23517 COUNTY RD 137       | NISSWA MN 56468      |                   |                 |
| 09132007000ZAB0 | FITZPATRICK, JOHN G & ARLENE        | 415 BLUFF                 | BRAINERD MN 56401    |                   |                 |
| 09132008002Z009 | CITY OF BRAINERD                    | 501 LAUREL ST             | BRAINERD, MN 56401   |                   |                 |
| 060361400AB0009 | THELEN - HAGLIN LLC                 | 1717 13TH ST SE           | BRAINERD MN 56401    |                   |                 |
| 09132008002A009 | CUTKAY, JOE W & TABITHA L           | 1516 13TH ST SE           | BRAINERD, MN 56401   |                   | 1516 13TH ST SE |
| 09132011000Z009 | MEAD, JASON & SANDY M               | 1618 13TH ST SE           | BRAINERD, MN 56401   |                   | 1618 13TH ST SE |

# MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner



DATE: April 3, 2013

RE: Residential Infill Design Compatibility

Attached are elevation drawings of a single family dwelling proposed for infill construction in NE Brainerd. From the Planning Department's perspective the dwelling appearance will not be in character with the neighborhood. However we have no compatibility design standards for infill development.

Some would argue that a dwelling on the lot is better than a vacant lot. The Planning Department would disagree with that position and would prefer the lot remain vacant until a dwelling with a compatible design can be constructed. The dwelling has the appearance of a large garage.

Certificate of Occupancy Required  
Prior to any use or occupancy.

OFFICE COPY

REVIEWED for CODE COMPLIANCE

PLAN CHECKED BY OK DATE 4/2/13

### NOTICE

Plan review was done in accordance  
with the current Minnesota Building Code.  
Plan review does not waive any additional  
code compliance issues found on site.

**Inspections Required**  
It is the duty of the permit applicant  
to cause the work to remain accessible  
and exposed for inspection. See  
inspections listed on the permit card.

1<sup>st</sup> STREET

66'-0"  
ROAD R.O.W.

70'-0"

PROPERTY LINE

OK  
20'-0"

20'-0"

SIDE YARD  
SETBACK

PROPOSED  
HOUSE

32'-0"

Hard surface Required  
On street parking areas shall be  
improved with a bituminous or  
equally durable and dustless surface.

OK  
38'-0"

ALLOWABLE BUILDING AREA

25'-0"

REAR YARD  
SETBACK

PROPERTY LINE

90'-0"

RD X

| IMPERVIOUS CALCULATIONS   | SQ. FTG. |
|---------------------------|----------|
| HOUSE                     | 868      |
| STOOPS                    | 32       |
| DRIVEWAY                  | 646      |
| TOTAL                     | 1,576    |
| TOTAL SQ. FT. OF PROPERTY | 3,300    |
|                           | 26.02%   |



OK  
MAD  
4-3-13

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A DULY  
LICENSED ARCHITECT UNDER THE LAWS OF THE  
STATE OF MINNESOTA.

## 1 SITE PLAN

1/16" = 1'-0"

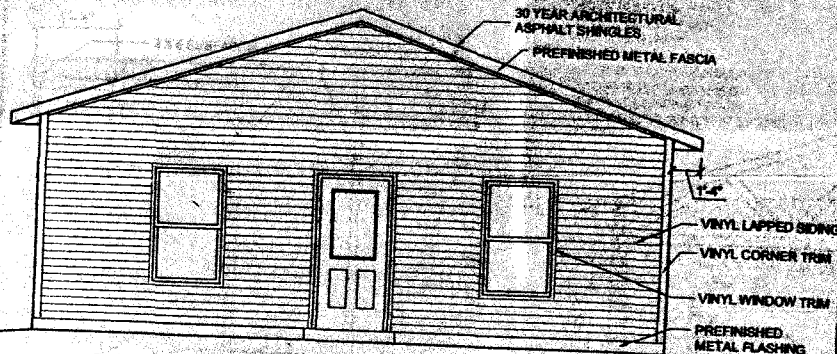
### DRAWING INDEX

A1 - TITLE SHEET / EXISTING PLAN  
A2 - FOOTING AND FOUNDATION PLANS  
A3 - PROPOSED FLOOR PLAN

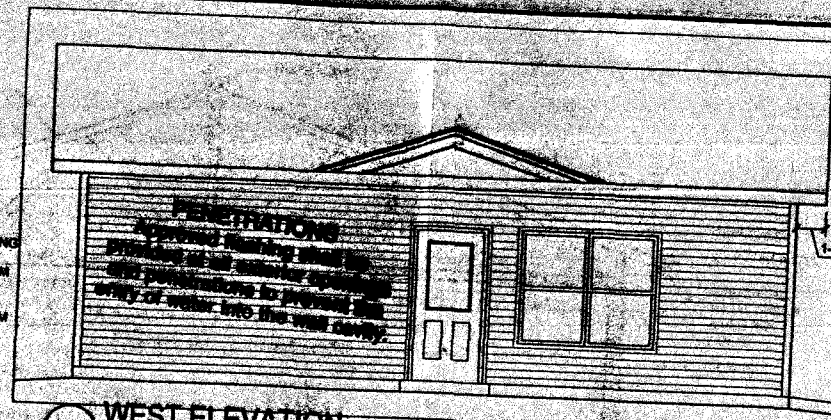
A4 - REFLECTED CEILING PLAN & SCHEDULES  
A5 - ROOF FRAMING PLANS  
A6 - EXTERIOR ELEVATIONS

A7 - SECTIONS & DETAILS

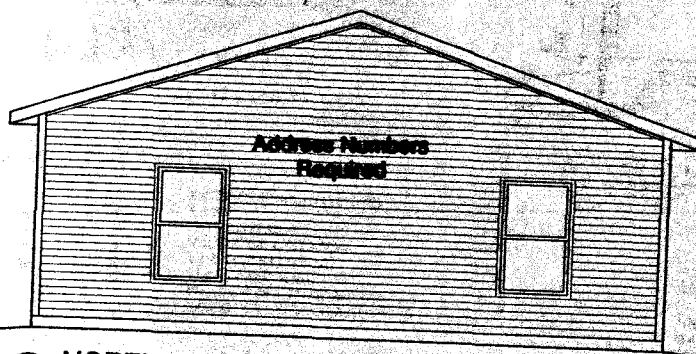
DRAWINGS PREPARED FOR:



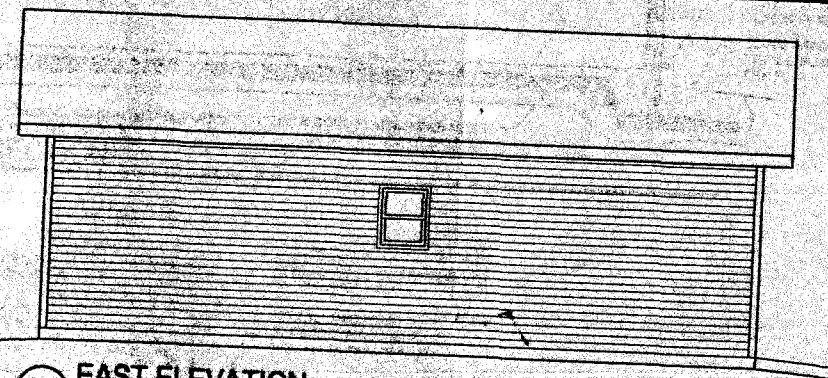
1 SOUTH ELEVATION  
3/16" = 1'-0"



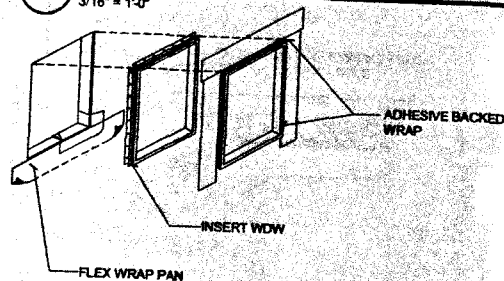
2 WEST ELEVATION  
3/16" = 1'-0"



3 NORTH ELEVATION  
3/16" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"



5 WINDOW INSTALLTION DETAIL  
1/2" = 1'-0"

3-28-13  
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, DIRECT BUY CONTRACT AND THAT I AM A ONLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Pursuant to due call and notice thereof, the adjourned meeting of the Brainerd City Council was called to order at 6:00 P.M. by Council President Bonnie Cumberland for the purpose of conducting the third Strategic Planning session facilitated by the BLAEDC Execs program.

Upon roll call, the following members were noted present: Mayor Wallin, Aldermen Pritschet, Scheeler, Parks, Borkenhagen, Koep and Cumberland. Alderman Bevans was noted absent. Also in attendance were City Administrator Goble, Finance Director Hillman, City Engineer Hulsether, City Planner Ostgarden, Park Director Sailer, BPU Secretary/Finance Director Wicklund, Police Chief McQuiston, Fire Chief Stunek, and BLAEDC Exec Dick Jordan.

The Chair stated the agenda for tonight's meeting includes finalizing the vision and doing SWOT exercises on the vision statements.

**MOVED AND SECONDED BY ALDERMEN PRITSCHET AND SCHEELER, DULY CARRIED, TO ACCEPT THE FOLLOWING VISION STATEMENT:**

*Brainerd is a City:*

- *That has a stable financial plan*
- *That has a clear recognizable identity*
- *That promotes sound economic development strategies*
- *That supports growth management principles*
- *That invests in its neighborhoods*
- *That places an emphasis on recreational and cultural opportunities*
- *That has access to quality health care and education*
- *That values and encourages citizen participation*
- *That forms partnerships with organizations who can assist us in attaining our goals*

The following SWOT (Strengths, Weaknesses, Opportunities and Threats) were identified on each of the vision statements with Council Members and Staff assigned to each topic:

**STABLE FINANCIAL PLAN: (Mayor Wallin, City Administrator, Finance Director, Brainerd Public Utilities Secretary/Finance Director)**

|                                                                                                                                                                                       |                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Tourist Location<br>Good fiscal history<br>Competent Staff<br>/adopted Fund Balance Policy<br>Conservative nature                                            | <b>Weaknesses:</b><br><br>Never enough money<br>Dependent on LGA<br>Exempt properties<br>Not a shared vision on what<br>Government should fund<br>Aging infrastructure |
| <b>Opportunities:</b><br><br>This planning process<br>Grants<br>More active Legislation<br>Growth<br>Partnerships<br>Demographics/ population types<br>Define and focus on government | <b>Threats:</b><br><br>Dependence on state funding<br>Declining Tax Base<br>Economy<br>Natural Disaster<br>High Unemployment                                           |

**CLEAR RECOGNIZABLE IDENTITY: (Council Member Pritschet, City Planner)**

|                                                                                                                                                                                             |                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Name recognition<br>Good Council<br>Location within the state<br>Water tower, parks & recreation<br>Mississippi River<br>Schools/Health Care facilities<br>Airport | <b>Weaknesses:</b><br><br>Disconnect between "Brainerd" name & area included in name<br>"Rebellious"<br>Marketing Identity<br>Lack of Cohesion<br>Lack of Destination Businesses<br>Anti-business Perception<br>Bars downtown |
| <b>Opportunities:</b><br><br>Railroad<br>Industrial park<br>Social media<br>Transportation<br>City website                                                                                  | <b>Threats:</b><br><br>Baxter – other cities with<br>Natural resources                                                                                                                                                        |

**PROMOTES SOUND ECONOMIC DEVELOPMENT STRATEGIES: (Council Member Bevans, City Planner, City Engineer, Brainerd Public Utilities Superintendent)**

|                                                                                                                                                 |                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Planner & Planning Commission<br>BLAEDC<br>Shovel ready industrial parks<br>EDA<br>Workforce<br>Utility infrastructure | <b>Weaknesses:</b><br><br>Anti-business perception<br>No head-hunter<br>Council lack of agreement<br>Space<br>Skilled workforce |
| <b>Opportunities:</b><br><br>TIF<br>JOBZ Zones<br>DEED<br>Revolving loan funds<br>Annexation                                                    | <b>Threats:</b><br><br>Unemployment rate<br>Economy in general<br>Anti-grant people<br>National debt<br>State cuts of LGA       |

**SUPPORTS GROWTH MANAGEMENT PRINCIPLES: (Council Member Koep, City Engineer, City Planner)**

|                                                                                                                                                |                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Infrastructure<br>Desire to support principles<br>Citizens "want something done"                                      | <b>Weaknesses:</b><br><br>Outdated comp plan<br>Do not understand principles<br>Lack of "tools"<br>Major roads within the city<br>Geography |
| <b>Opportunities:</b><br><br>Study land use<br>Update comp plan<br>TIF<br>Existing City grid pattern<br>Annexation<br>Technology/communication | <b>Threats:</b><br><br>Is it market or government driven?<br>Skilled labor<br>Baxter<br>Townships<br>Legislation/rules                      |

**INVESTS IN ITS NEIGHBORHOODS: (Council Member Parks, Police Chief, Fire Chief, City Planner, City Engineer)**

|                                                                                                                                                                                                                |                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>HRA<br>Habitat for humanity<br>Infrastructure- new wwtp<br>Reasonable utility rates<br>Neighborhood parks and schools<br>Public safety (police & fire)<br>Transportation              | <b>Weaknesses:</b><br><br>Lack of "pride" in home ownership<br>Rules and regulations<br>Fear of change<br>Hours of operation |
| <b>Opportunities:</b><br><br>Quality rentals encouraged<br>Opportunities for volunteer to help<br>Grants and loans to help<br>New housing opportunities<br>Walkable neighborhoods<br>Neighborhood associations | <b>Threats:</b><br><br>Environmental factors that get passed onto residents<br>NIMBY<br>Fear of going more in debt<br>Crime  |

**PLACES AN EMPHASIS ON RECREATIONAL AND CULTURAL OPPORTUNITIES:**  
**(Council Member Borkenhagen, Park Director)**

|                                                                                                                                                                                                                                         |                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Library<br>Local music programs<br>CLC<br>4th of July<br>Franklin Arts Center<br>Park and Rec programs<br>Trail systems<br>Civic center<br>Arboretum<br>The center<br>Community Ed program<br>Curling Facility | <b>Weaknesses:</b><br><br>Lack of marketing<br>Lack of venue<br>Relationship between city and snowmobile clubs<br>Only one hotel in City limits |
| <b>Opportunities:</b><br><br>Grants<br>River lake frontage<br>Trail system enhancements<br>Opportunity for partnership<br>Entice hotel location to City<br>Miracle field                                                                | <b>Threats:</b><br><br>Funding for long range plans<br>Arguments of individual groups<br>Lack of citizen interest<br>Correct mix of opportunity |

**ACCESS TO QUALITY HEALTH CARE AND EDUCATION: (Council Member Scheeler, City Planner)**

|                                                                                                                                                                                                                     |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Variety of education opportunities<br>Quality healthcare system<br>Airport<br>Current HC/Education facilities<br>CLC<br>Trained police and fire who provide training for public<br>Library | <b>Weaknesses:</b><br><br>Facility employees not residents of the City<br>Exempt property<br>Weak marketing<br>Location of current-built out |
| <b>Opportunities:</b><br><br>Can expand-state hospital location<br>Veteran home<br>Identify incentives City can offer<br>Increase job opportunities<br>Community wellness program                                   | <b>Threats:</b><br><br>Locating to other communities<br>Not knowing the facilities future plan                                               |

**VALUES AND ENCOURAGES CITIZEN PARTICIPATION: (Council Member Koep, Council President Cumberland, City Administrator)**

|                                                                                                                                                                                                                                   |                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Showcase Brainerd @ Council<br>New opportunities for council to connect<br>Location of city hall<br>Opportunity to speak at the meetings<br>Marketplace strength                                         | <b>Weaknesses:</b><br><br>Hard time filling committees<br>Lack of respect<br>Perception of lack of response<br>Council chamber is intimidating                                          |
| <b>Opportunities:</b><br><br>Consolidating some committees<br>Continue Permit Rebate<br>Website Revision<br>Use local television<br>Stream line meetings for efficiency<br>New council faces<br>Continue support of communication | <b>Threats:</b><br><br>Perception of negativity<br>Negative use of social media<br>Time and apathy<br>No one wants to be criticized via blogs or social media<br>Public forum "attacks" |

**FORMS PARTNERSHIPS WITH ORGANIZATIONS WHO CAN ASSIST US IN ATTAINING OUR GOALS: (Council President Cumberland, City Administrator)**

|                                                                                                                         |                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Strengths:</b><br><br>Many established relationships<br>Sharing Facilities                                           | <b>Weaknesses:</b><br><br>Need clear definition of partnership<br>No joint meetings<br>Identify roles and accountability |
| <b>Opportunities:</b><br><br>Many resources<br>Do joint meetings<br>Improve communication between newspaper and council | <b>Threats:</b><br><br>Don't have shared goals<br>Fire Service Districts pullouts<br>Protecting "turfs"                  |

Council President Cumberland requested that each council member and staff volunteer to form a committee on each of the vision areas with the intent to meet and develop goals attainable in one year, two year, and three years. That information is to be returned to the City Administrator prior to April 15<sup>th</sup>. The next Strategic Planning Meeting will be held April 22, 2013 to review/amend/accept the goals and timelines that each group presents for its vision area.

Full workshop descriptions, faculty bios, and registration information available at: [www.mngts.org/LandUse](http://www.mngts.org/LandUse)

May 1, 2013  
1:00-5:00 PM

**A Practical Guide to Variances  
in Shorelands & Floodplains**

Initiative Foundation, Little Falls  
Fee: \$70

June 5, 2013  
8:30 AM -12:30 PM

**Emerging Issues in Planning &  
Zoning for Professional Planners**

League of Minnesota Cities, St. Paul  
Fee: \$70  
*In cooperation with APA Minnesota*

May 2, 2013  
1:00-5:00 PM

**Your Role As a Planning  
Commission Member**

Initiative Foundation, Little Falls  
Fee: \$70

**SPECIAL PROGRAM**

May 22, 2013  
9:00 AM -12:30 PM

**Living on the Edge:  
The Mt. Simon Aquifer Recharge Area**

Cabela's, Rogers  
For communities and counties in the aquifer area.

*Sponsored by MN Dept of Natural Resources,  
MN Dept of Health & Metropolitan Council*

September 18, 2013  
8:00-12:00 NOON

**Spotlight on Variances for  
Citizen Planners**

Civic Center, Rochester  
Fee: \$70  
*In conjunction with Upper Midwest  
Planning Conference*

May 15, 2013  
9:30 AM - 4:30 PM

**Basics of Planning & Zoning**

Community Center, Shoreview  
Fee: \$135 (includes lunch)

September 18, 2013  
8:00-12:00 NOON

**Basics of Planning & Zoning**

Civic Center, Rochester  
Fee: \$70  
*In conjunction with Upper Midwest  
Planning Conference*

**WHO SHOULD ATTEND?**

Members of planning commissions, boards of adjustment and appeals, and governing bodies in Minnesota cities, counties and townships. Also valuable for members of other advisory commissions, housing and redevelopment authorities, staff, real estate professionals, and others working in areas related to specialized workshop topics.

**Questions?**

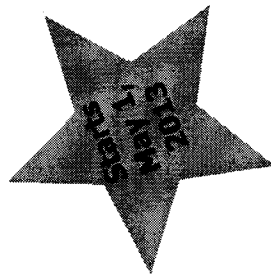
Call Carol Schoeneck at 651-222-7409 (Minnesota toll free 800-569-6880) ext. 205

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FOR LOCAL GOVERNMENT OFFICIALS  
— Appointed, Elected, Staff —  
AND INTERESTED CITIZENS

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- ◆ Focus on current issues and timely information
- ◆ Practical content designed by a committee of planning experts and local officials
- ◆ Opportunities for in-depth study and hands-on application
- ◆ Extensive handouts and reference materials assembled to make your job easier

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[www.mngts.org/LandUse](http://www.mngts.org/LandUse)

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Co-sponsors: ◆ APA Minnesota ◆ Association of Minnesota Counties  
◆ Initiative Foundation ◆ League of Minnesota Cities  
◆ Metropolitan Council ◆ Minnesota Association of Townships

# The Great Senior Sell-Off Could Cause the Next Housing Crisis

• EMILY BADGER



Shutterstock

Demographers often describe the baby boom generation as if it were an indigestible mammal – maybe a pig, or a rabbit, or a really big rat – slowly moving through the python that is America’s population. As this generation has aged, the baby boom bulge has remade society in its image, first as a massive class of toddlers, later as rabble-rousers in the 1960s, then as solidly middle-class heads of household and, soon, as the largest class of retirees the country has ever seen.

Along the way, this generation has also left a physical imprint on the American landscape with potential impacts as long-lasting as many of the social changes boomers brought. In the 20 years between 1990 and 2010, these consumers were at their peak family size and peak income. And suddenly, there was massive demand in America from the same kinds of people for the same kinds of housing: big, large-lot single-family homes (often in suburbia). In those two decades, calculates researcher Arthur C. Nelson, 77 percent of demand for new housing construction in America was driven by this trend.

Looked at another way, he adds, in all that time “there was virtually no demand for starter homes.”

In the coming years, baby boomers will be moving on (inching further through the python, if you will). “They will want to sell their homes, and they’re hoping there are people behind them to buy their homes,” says Nelson, director of the Metropolitan Research Center at the University of Utah. He expects that in growing metros like Atlanta and Dallas, those buyers will be waiting. But elsewhere, in shrinking and stagnant cities across the country, the story will be quite different. Nelson calls what’s coming the “great senior sell-off.” It’ll start sometime later this decade (Nelson is

defining baby boomers as those people born between 1946 and 1964). And he predicts that it could cause our next real housing crisis.

We can predict the next housing crash, and that'll be in about 2020.

"Ok, if there's 1.5 to 2 million homes coming on the market every year at the end of this decade from senior households selling off," Nelson asks, "who's behind them to buy? My guess is not enough."

According to data from the American Housing Survey, from 1989 and 2009, 80 percent of new homes built in that era were detached single-family homes. A third of them were larger than 2,500 square feet. And most startling – "I checked my numbers over and over again," a bemused Nelson says – 40 percent were built on lots of half an acre to 10 acres in size. Now, he says, 74 percent of new housing demand will come from the people who bought these homes, now empty-nesters, wanting to downsize.

A vast majority of today's households with children still want such houses, Nelson says. But about a quarter of them want something else, like condos and urban townhouses. That demand "used to be almost zero percent, and if it's now 25 percent," Nelson says, "that's a small share of the market but a huge *shift* in the market." And this is half of the reason why many baby boomers may not find buyers for their homes. "Even if the numbers matched," Nelson says, "the preferences don't."

Demographics will further complicate this picture. We're moving toward a future in America when minorities will become the majority. But given entrenched educational achievement gaps, particularly for the fast-growing Hispanic population, Nelson fears that the U.S. is not doing a good job educating the "new majority" to make the kinds of incomes that will be required to buy the homes we've already built.

As the Hispanic population expands, and more baby boomers retire, the gap between the two groups in the housing market – expressed in unsellable houses – will only widen.

"That's going to hit us," Nelson says. "Not right now. But my guess is that about the turn of the decade, that number will become a real number. It's only a few percentage points now, but it's like a glacier, and if it keeps moving and building and growing, it's going to be a big number in about 2020."

Roughly 7 percent of over-65 households move each year, and as people get older, their likelihood of moving from owning to renting gets higher and higher (it's about 79 percent for households over 85). By 2020, there will be around 35 million over-65 households in the U.S. That year, Nelson calculates, seniors who would like to become renters will be trying to sell about 200,000 more owner-occupied homes than there will be new households entering the market to buy them. By 2030, that figure could rise to half a million housing units a year.

"Between changing preferences and declining median household income because of poor education – because we're not willing to spend money on education," Nelson says, "that means we can predict the next housing crash, and that'll be in about 2020."

In that environment, he says, there will be two classes of seniors in America: those “aging in place” voluntarily, and those “aging in place” involuntarily because they can’t sell their homes. Nelson is critical that “aging in place” will really be feasible for many seniors.

“It’s romantic for the first 15 years when you’re turning 65 and retired,” he says. “But aging in place among 90-year-olds? 95-year-olds?” Many of these people, he predicts, won’t realize that they can’t mow the lawn or pay for repairs until they’re really elderly, and the market for their homes has collapsed even further. “My suspicion,” Nelson says, “is that many hundreds of thousands, maybe millions of those households in the 2020s to 2030 and beyond will simply give up the house and walk away.”

Our most recent housing crisis targeted all age demographics, including large numbers of young families and first-time homebuyers. The coming problem, Nelson predicts, will originate with – and primarily affect – America’s aging grandparents already well into their retirement.

*Top image: Andy Dean Photography/Shutterstock*

Keywords: Atlanta, Dallas, Demographics, suburbia, Housing Crisis, Baby Boomers



Emily Badger is a staff writer at The Atlantic Cities. Her work has previously appeared in *Pacific Standard*, *GOOD*, *The Christian Science Monitor*, and *The New York Times*. She lives in the Washington, D.C. area. All posts »

## The Atlantic Cities/Place Matters

### Should Millennials Feel Guilty for Leaving Their Small Towns Behind?

- BRITTANY SHOOT



As a 20-something escapee of a small Midwestern town, I found myself sinking into my seat as I watched last winter's dark comedy hit *Young Adult*. In the film, Charlize Theron plays a bitinglly cruel young adult fiction ghost writer, Mavis Gary, who makes a spectacularly ill-fated return to her hometown that ends with a bitter tirade aimed at her former high school classmates. Say what you will about entitled, lazy Millennials. But there's at least a small subset of young, small town refugees who feel nothing but awe and gratitude that we were able to follow our dreams beyond the 'burbs.

I'm from Anderson, a former General Motors town in central Indiana. We have a lot of churches, a horse racing track, a shopping mall built on a

former landfill, and these days, fields of spiky weeds that completely cover any remnants of closed factories people simply referred to by number, buildings called “Plants 5 and 18.” (There’s also a well-respected liberal arts university, a beautiful historic downtown theater, and an iconic all-American diner called The Lemon Drop. But little of that mattered to 15-year-old me.) From my teenage point of view, there seemed to be two choices for young people growing up in Anderson. You could plant yourself, either intentionally or by letting inertia control your fate. (No one else leaves; why would you?) Or you could flee.

Early on, I bought into the myth and the language of getting out. Leaving meant making it—it being the pursuit of some nebulous American Dream-type upward mobility. Even when teachers made snide remarks warning that nobody was special and a fancy education wasn’t good for anything, I knew I had to go. That my desire to leave so irked some adults actually made me think I was onto something. Looking back, I realize I was a brat who complained about feeling stuck and bragged about her escape route. That I actually left turned out to not really be the point. I couldn’t appreciate the things that made people stay. I’m one of those jerks who hightailed it out of town the moment I could.

And unlike Mavis Gary, I feel terrible about it.

My guilt is not unfounded. Though my making it out doesn’t preclude others from doing the same, the opportunities are vastly different for Gen Yers even five years apart. Last week, the Social Science Research Council reported that nearly one in seven young people (ages 16 to 24) are “disconnected” from work and school, meaning they neither work nor attend school. (Those of us inching closer to age 30 apparently have our own reasons to feel guilty.) And those are just the latest figures in what lately feels like an onslaught of depressing economic and migration trends among Millennials.



More than half of all Americans currently live in the state in which they were born. Between 2007 and 2008, a mere 11 percent of Americans moved, the lowest domestic migration rate since 1948. Between 2007 and 2010, more than 1.2 million adult children were living at home with their parents (most of those adult children were between the ages of 25 and 34). Getting out isn't necessarily unpopular. For many, especially young people only a few years my junior, it's become something unattainable.

It's easy to find people who will sneeringly complain about how trapped they felt as teenagers. But in such dire economic times, maybe we just got lucky.

My friend Nick's story is the most relatable among people I know. A Los Angeles-based writer, he grew up outside of Providence, Rhode Island. He always knew he wanted to move to a bigger city like New York or San Francisco, even though he couldn't articulate why. But never good with money, it was a struggle—that is, until he literally won the lottery when he was 22. "I finally had the scratch to get out," Nick says of the six grand or so he won from the state lotto office. "I get that my skills had something to do with how far I've gotten, but I think luck has a lot more to do with it." I'm in a similar boat. Working 30-hour weeks as a waitress during high school, I banked most of my earnings and had several thousand dollars at my disposal when I left for college out of state. I didn't exactly win sweepstakes money. But I was lucky enough to be able to earn decent grades while often ditching sculpture class and show choir practice for more lucrative pursuits.

Granted, one person doesn't make or break a town. Most small communities are what they are because of a tradition of committed civic leaders who settled down and stayed put. I believe in the value of small communities, in part because I grew up in one. I want to see small towns to succeed. Big cities don't necessarily need more knowledge workers, even if it's where some of us feel more at home. The decision to leave, even though

it will forever be the best one for me and many of my friends, is seen as downright selfish for a reason. It is.

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Glancing over our shoulders at the not-so-distant financial fallout of the past few years, my friends and I feel more than pride and joy. We feel profoundly guilty and deeply anxious. As the recession hit, more than a few of my urban transplant pals clung to the lives they'd made. We've watched the young people only a few years behind us scramble to find any—let alone decent—work and affordable urban housing. Often, we cringe when we read the reports or listen to their stories because we know that hard work only gets you so far. The rest really might as well be the same odds as buying a winning lottery ticket.

Despite the depressing stats, cities are growing faster than ever before. Earlier this summer, the *San Francisco Chronicle* proclaimed, "Big cities boom as young adults shun suburbs." As Rolf Pendall recently pointed out, Gen Y urban transplants have helped repopulate America's largest cities, many of which had seen declines in the past several decades. But Pendall also asks an important question—whether or not urbanite Millennials will stay put once they start families.

In San Francisco, where I've lived for the past year, not one of my friends is a Bay Area native. We don't all hail from small Midwestern towns, but most came from places where they felt limited—small town Maine, suburban west Texas, California's Central Valley and the Inland Empire. It's easy to find people who will sneeringly complain about how trapped they felt as teenagers. It's harder to talk about our nuanced realizations that in such dire economic times, maybe we just got extraordinarily lucky.

At our worst, Mavis Gary might be how we imagine ourselves. Self-absorbed urban transplants rightly earn a bad rap for our seemingly sudden inability to live without efficient mass transit, film screenings on early release dates, and \$5 breakfast sandwiches from corner bodegas. Not

everyone can arrive at his or her destination with humility and without the paranoid fear of backsliding. Even when we do, that makes for a far less interesting narrative.

Back to Pendall's question. Will newly transplanted Echo Boomers stay put in the cities to which they've flocked? The oft-employed phrase "you can't go home again" might seem especially salient here. But for me, the question isn't whether I'll stay or leave. The question is, where else would I go?



## STREETS

## Street smarts: Blue Zone Project aimed at safer roads for all users



SEPTEMBER 23, 2012 12:00 PM • BY TINA HINZ,  
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**WATERLOO** --- The Blue Zones Project is paving the way to "complete streets" in Waterloo and Cedar Falls.

The concept involves making roads safe for all users, including pedestrians, bicyclists, motorists, transit riders, the elderly, children and those with disabilities.

Design elements could include on-street bike lanes, off-road trails and landscaping as the Blue Zones health initiative aims to nudge residents toward healthier lifestyles.

Last month the Waterloo and Cedar Falls city councils voted unanimously to adopt nonbinding resolutions spelling out steps they'll take to achieve Blue Zones certification.

Among those is developing a complete streets policy. While Waterloo will draft a policy from scratch, the Cedar Falls council passed a resolution in November 2009 that encourages complete streets designs for new public street projects. Mayor Jon Crews believes the policy fulfills that portion of the Blue Zones requirement.

"I read our policy compared to what they had asked, and it looked awful close," Crews said. "We may have to tweak it, but I think we're pretty substantially in compliance."

Kamyar Enshayan, a former Cedar Falls city councilman, approves of the city's efforts to make roads accommodate multiple modes of traffic, some requiring little investment. He pointed to the bike lane painted on a portion of Clay Street as well as shared-lane markings on Rownd Street and Orchard Drive.

While reconstructing College Street from about 23rd Street to University Avenue, "bumpouts" --- sidewalk extensions that make busy pedestrian crossings safer by shortening the distance walked --- have been added.

Buses picking up pedestrians now have a turnout lane to allow other vehicles to pass. Bumpouts also were added in front of Orchard Hill and Southdale elementaries, and Orchard Hill has a bus lane.

Waterloo has streets with sidewalks and bike trails but none with identified on-road bike accommodations, Waterloo City Planner Aric Schroeder said.

Paved shoulders double as bike lanes on Hess Road from the Crossroads area to Orange Road toward Hawkeye Community College, added Kevin Blanshan, director of transportation for the Iowa Northland Regional Council of Governments in Waterloo, who also serves on the Power 9 team for the Waterloo Blue Zones Project.

"Both cities have some of it, and we're just working with them and our metropolitan planning organization on kind of developing a more comprehensive sustainability approach," he said.

Cedar Valley residents can expect to see more such components incorporated into new and reconstructed streets. Alternatives discussed for the University Avenue project, which spans across both cities, have included fewer lanes, bicycle and pedestrian accommodations and aesthetic treatments.

"If I want to walk from (the UNI) campus to College Square Mall, I should be able to in comfort and safety," Enshayan said. "And I cannot, because the 45 mph traffic is inches from me."

Blanshan sees complete streets as the way of the future and a general trend at the national level. Many federal programs and legislation are heading in that direction.

But not every street is a candidate for a complete streets project, noted Felicia Cass, community program manager with the Waterloo Blue Zones Project.

"I think some people make the leap that the city's going to force people to put sidewalks in everywhere there isn't sidewalks," she said.

Others may not be economically feasible because of available infrastructure or limited space, such as attempting to retrofit a reconstruction project.

#### Ongoing debate

Education is key when introducing complete streets, Schroeder said.

"You can have bicyclists getting frustrated with motorists who aren't really being very accommodating of the fact that they're on the road, and vice versa," he said. Bicyclists have a right to use the road with or without a designated bike lane.

"You gotta share the road. I think that goes a long way toward making the biker feel a little more comfortable."

But safety remains a big concern for Cedar Falls City Councilman Tom Hagarty. He opposes on-road bike paths and roundabouts as "smart growth" options.

"It's just too much of a risk on busy streets," he said. "You don't need both when we've got a perfectly acceptable and usable bike trail or sidewalk running along the street."

Cedar Falls saw seven bicycle accidents in 2011 and six so far this year, according to Police Chief Jeff Olson. Four of those involved accidents with cars on University Avenue. Cedar Falls Councilwoman Susan deBuhr also is hesitant about on-road accommodations. Mixing uses should be done on low-volume roads, not busy ones, she said.

"When you put a car versus a bicycle, the bicycle's never going to be the winner," deBuhr said.

Plus, widening a street for bike lanes comes with a price tag, she added. Off-road trails are a bigger bang for the city's buck, offering amenities for a multitude of users, like walkers and joggers, she said. Bike lanes only serve bicyclists.

Enshayan said streets be overdesigned, such as expanding Ridgeway Avenue to four lanes at the south end of the industrial park. He would like to see a bigger focus on vegetation, trees and shrubs to make spaces "more pleasant" and suggested engineers involve members of the parks division in the planning process.

Applying any complete streets element is a win, he added. Biking and walking improve health, energy conservation and air quality, and an inviting and accessible place attracts investment, such as multi-unit housing and infill, according to Enshayan, also the director of the University of Northern Iowa's Center for Energy and Environmental Education.

"A street is a public space and belongs to all users, so a street needs to accommodate all public users," he said. "Really when you think about it, it's such a basic, common-sense idea."

# MEMO

TO: Mayor and City Council



CC: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: March 13, 2013

RE: League of Minnesota Cities Insurance Trust Land Use Course

At a recent City Council meeting during the City Planner report I made reference to the League of Minnesota Cities Insurance Trust Land Use Course. I briefly explained how we no longer meet the requirements for savings on land use claims with the LMC. Following is more information about the land use course, its purpose and what we need to do to again qualify for the savings.

Members of the League of Minnesota Cities Insurance Trust (LMCIT) spend about \$2.5 million per year on land use claims, representing about 22 percent of all liability costs. The average cost of a land use claim is \$35,000, more than 85 percent of which is spent to cover defense costs. In other words, these claims generally are not about paying damages to someone but rather about paying for legal defense of the city.

Because land use costs to Minnesota cities are significant, and because the only way to avoid many land use claims is by making informed, thoughtful and appropriate land use decisions, the LMCIT offers a unique loss control program to address these risks.

Land Use Incentive Program helps cities save money. The Land Use Incentive program rewards Property/Casualty program member cities that successfully complete online training about land-use.

Qualifying member cities earn a savings of as much as \$3,750 per land use claim. Cities that do not meet the training requirements will pay a greater rate for each land use claim.

The website-based training is designed to make land use decisions less confusing, and will help cities avoid expensive land use claims and lawsuits.

Cities can qualify for the incentive at any time by meeting the training requirement, at which point the city will receive an endorsement. Any land use claims made against the city after the city gets the endorsement will qualify for the savings.

***The incentive is available on an ongoing basis to all member cities that certify at their renewal that all of the following city officials successfully completed the training:***

- A quorum of the city council;
- The chair and another planning commission member;
- The city planner or another staff person with lead responsibility for planning activities.

City Council members that have passed the test are Dale Parks, Bonnie Cumberland and Mary Koep. Planning Commission Chairman Mike Jay is the only Planning Commissioner that has passed the test. One additional City Council member and one additional Planning Commissioner need to pass the test to regain our status to qualify for the premium discounts.

While only one additional member is needed, it is hoped that all City Council members would be willing to take the test. It is an on line test that can be taken at your convenience. There has been some difficulty in the past logging into the test, hopefully the system is working better now.

#### Steps

1. Go to LMC homepage. [www.lmnc.org](http://www.lmnc.org)
2. Click on the "Risk Management" tab at the top of the page
3. In the drop down box click on "Loss Control"
4. On the left side of the page look for and click on "Land Use".
5. Click on "Training and Services" in the drop down list that appears under "Land Use"
6. Click on "Learn more about Land use basics: Grasping the Ground Rules and Register"
7. Click on "Register" that appears in the middle of the page.

This should get you to the registration page.

When you are ready to take the test give it a try. If you have difficulties logging in contact:

Laura Honeck  
LMCIT Program Assistant  
(651) 281-1280 or (800) 925-1122  
[lhoneck@lmc.org](mailto:lhoneck@lmc.org)