

PLANNING COMMISSION

Wednesday, April 10, 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 Approval/Amendment of Agenda

Commissioner Jay added item #4c Residential Infill Housing.

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

#3 Approve minutes of the regular meeting of March 13, 2013

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

#4 NEW BUSINESS

a. Public Hearing – Rezoning of Property South of Brook Street and West of 13th Street SE from MH (Manufactured Housing) District to an R-1 (Single Family Residential) District

The public hearing was opened at 6:05 pm

City Planner Ostgarden described the rezoning process as a “housekeeping” item to correct an oversight that was made when the new Zoning Map was adopted. The area on Brook Street from 13th Street to 10th Street lying just north of the Stoneybrook Mobile Home Park on 13th Street was zoned an MH-1(Manufactured Housing) District. The MH-1 District boundary should have extended to the south line of the lots that face Brook Street. The property on Brook Street is developed with single family dwellings and should have been zoned an R-1 (Single Family Residential) District. This process will correct that oversight.

The public hearing was closed at 6:10 pm

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND PLANTENBERG, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING OF PROPERTY SOUTH OF BROOK STREET AND WEST OF 13TH STREET SE FROM MH-1 (MANUFACTURED HOUSING) DISTRICT TO AN R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT BASED ON IT BEING A HOUSEKEEPING ITEM THAT REZONES THE PROPERTY TO THE ZONE THAT WAS INTENDED DURING THE ZONING MAP REVIEW PROCESS.

b. Public Hearing – Rezoning of Property on the East Side of 13th Street SE South of Brook Street from an R-1 (Single Family Residential) District to an I-1 (Light Industrial) District

Commissioner Jay stated he would like to review this item further as he feels there should be a better buffer zone between the I-1 and R-1 districts and asked that this be held over to the May 8, 2013 meeting.

The Public Hearing was opened at 6:20 p.m.

There was no public comment.

The Public Hearing was closed at 6:21 p.m.

MOTION AND SECONDED BY COMMISSIONERS COLE AND LAMBERT, DULY CARRIED, TO POSTPONE A RECOMMENDATION ON THE REZONING OF THIS AREA UNTIL THE MAY 8, 2013 MEETING.

c. Residential In Fill Housing

City Planner Ostgarden stated this is a discussion on what we are allowing to be built in the City in regards to aesthetics and appearance. He reviewed a recent building permit application for construction of a home on H Street NE that would be considered “infill” construction. He stated the appearance of the building is that of a large garage and it complies with all ordinance requirements.

City Planner Ostgarden stated his concern is that when we have infill development we should be concerned with the appearance of that development. He stated he feels this will look very non-descript and without any character. There is nothing that can be done about this property, but asked if the Commission may want to have discussion on having design standards for residential construction.

Discussion was held regarding what the Commission would like to discuss. The Commission agreed to place this item on the May 8 agenda with additional information from other cities being provided.

#5 OLD BUSINESS

a. The (micro) City Beautiful Report – Commissioner Angie Plantenberg and City Planner Mark Ostgarden

City Planner Ostgarden stated a meeting was held today to begin going over recommendations in the Micro City Beautiful Report that Barrett Steenrod put together. He reviewed some of the recommendations and what was discussed specifically bike trails and art. He stated they will meet again in about a month to further discuss these items and a plan to bring this item forward for implementation. He noted he will continue to update the Commission on the progress.

Commissioner Lambert stated she would really like to see the bike lanes within the city clearly marked.

b. City Council Strategic Planning Update

Commissioner Pritschet stated the vision statement was accepted and broke down into the following specific areas:

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*

He stated there will be another meeting on April 22 to set actual measurable goals, who's responsible for those goals, and how they will be achieved. He stated at the next meeting they will be looking at the stakeholders and who will be involved in discussion of how they will proceed.

City Planner Ostgarden stated this has been an interesting process and will be interesting to see how the Council will proceed with these goals and what the financial ramifications will be to accomplish the goals.

#6 Commissioners' Questions/Comments

Commissioner Jay stated he would like the Commission to be included in the discussion of some items as he feels they have been overlooked in the past and items for discussion in the future:

- Bike Trails – Commission would like to review layout of new trails
- Food Trucks – Commission would like to have comments when these becomes permanent
- Small Town District – would like to see more discussion on this and what can be done about creating this type of district.
- Zoning – bring to the Council for possible annexation of properties to create a more definitive boarder (especially along Riverside Drive)
- Arts – more use of the arts, including Franklin Art Center
- Look at the reduction of inspections within the community as he feels it isn't necessary to have 3-4 inspections for simple permits (examples were given from other cities such as using emailing of pictures for certain types of inspections)

City Planner Ostgarden recommended having the Building Official give a presentation to the Commission on the inspection process.

Commissioner Hayden stated she would like the Commission to look into a “Quiet Zone” in Brainerd and make a recommendation to the Council. City Planner Ostgarden stated the City of Baxter has had inquiries about it and noted it would have to be a joint effort between the Brainerd and Baxter.

#7 **City Planner’s Comments**

City Planner Ostgarden noted he will be out of the office for the National American Planning Association conference until Monday, April 22.

City Planner Ostgarden stated he would like the Commission to look at the training conferences that are available and to let him know if anyone is interested in attending any of the conferences.

City Planner Ostgarden stated BLAEDC will be having a meet and greet tomorrow morning with the Chamber executives.

#8 **Adjournment**

As there was no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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