

PLANNING COMMISSION

Wednesday, August 14, 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, Hayden, Jay, Norwood, and Cole. Noted absent were Commissioners Plantenberg and Lambert. Also present was City Planner Ostgarden.

#2 Approval/Amendment of Agenda

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

#3 Approve minutes of the regular meeting and workshop of July 10, 2013

MOTION AND SECONDED BY COMMISSIONERS NORWOOD AND COLE, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING AND WORKSHOP OF JULY 10, 2013.

#4 NEW BUSINESS

NONE

#5 OLD BUSINESS

a. Whittier Property Zoning Ordinance Amendment Process

City Planner Ostgarden stated tonight discussion will be on the zoning ordinance amendment process and the details will be handled at a later date.

City Planner Ostgarden gave a presentation to the Commission which included options on how to amend the Zoning Ordinance, community center definitions, and the process to add the community center land use to the residential zoning district.

The Commission held discussion on how to proceed and which zoning amendment option should be used and why the other options should not be used.

The Commission agreed that adding the definition of community center as a conditional use in an R-1 District was the best option.

The Commission held discussion on the definition of a community center. The suggested definition was:

“A building or buildings and associated property usually owned and operated by a public and/or nonprofit group or agency used for public and/or nonprofit group offices and any combination of recreational, social, educational, or cultural activities”

Discussion was held on the importance of the ownership by a nonprofit being included in the definition and the use of the word “usually”.

The Commission agreed to remove the words “usually” and “owned”.

The Commission agreed to change the language to state “to be used for two or more of the following purposed”.

Discussion was held regarding the restriction of alcohol sales and consumption, the sale of goods/merchandise, serving the community and the language of “multipurpose”.

The Commission agreed that the sale of goods/merchandise should be part of the conditional use review process.

The Commission agreed to addition “to serve the community”.

The Commission agreed to add language restricting the sale and consumption of alcoholic beverages.

The Commission agreed specific types of uses can be added in the ordinance language.

The Commission agreed on the following rough draft language:

“A building or buildings and associated property operated by a public and/or nonprofit group or agency that serves the community that is used for three or more of the following uses: public and/or nonprofit group offices, recreational, social, educational, or cultural activities with no alcoholic sales or consumption”

Chairman Jay asked for a compilation of ideas for permitted uses at a community center.

b. Small House and Infill Updates

City Planner Ostgarden stated he provided the Commission with a memo regarding vacant lots within the community by using a \$20,000 maximum value and maximum size of ½ acre. The total parcels was 358. He stated out of the 358, 92 would be appropriate for infill discussion. He noted this did not include non-developed lots within the new subdivisions.

Commissioner Cole asked for a list of the vacant lots that may be owned by the adjacent property owner with the intention of keeping them vacant.

City Planner Ostgarden stated some Commission members were able to tour a 300 square foot house. He passed out pictures of the home. He noted there several smaller homes in this area so it doesn't look out of place.

City Planner Ostgarden put together a draft amendment to the zoning ordinance and how the language could possibly be added.

Ideas were discussed such as parking, garages, splitting lots to create two small home lots, design standards including roof type, and two small homes on one lot. The groups associated with small homes such as travelling retirees and minimalists.

The Commission agreed it is good to have language regarding this for future use even if it's not an issue at this time.

Discussion was held regarding minimum square footage. It would be footprint not livable space. The current minimum is 750 square feet and the proposed for small homes would be 350 square feet.

The Commission agreed to start with a minimum square footage of 350 square feet.

The Commission requested the City Planner make some changes to the draft language to present at the September Planning Commission meeting.

City Planner Ostgarden stated the small home language will be set up as a conditional use permit. He stated it's important for the neighborhood and compatibility to add it as a conditional use.

#6 Commissioners' Questions/Comments

Commissioner Pritschet stated the Big Wiff tournament will be this Saturday at Bane Park to raise funds for the Miracle Field and asked people to come show their support.

Commissioner Jay stated Miracle Field is a handicap accessible field that is proposed to be built at Bane Park and is a great potential for our community.

Commissioner Jay stated the manhole repair on College Drive is great but there are still others that need to be corrected.

Commissioner Jay stated the College Drive project has been a great asset along with the trail. He also stated the new Buffalo Hills trail is another great asset.

#7 City Planner's Report

City Planner Ostgarden stated there was an AARP poll in a magazine and according to that poll of the millennial generation there are only 38% that are interested in home ownership.

#8 Adjournment

As there was no further business the meeting adjourned to the workshop at 8:23 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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