

PLANNING COMMISSION

Thursday, January 23, 2014

Chairman Mike Jay called the special meeting of the Brainerd Planning Commission to order at 6:01 p.m. in the City Hall Council Chambers.

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

#2 **Approval/Amendment of Agenda**

MOTION AND SECONDED BY COMMISSIONERS HAYDEN AND PLANTENBERG, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 **NEW BUSINESS**

a. Public Hearing – Zoning Text Amendment to Permit Industrial District and Mixed Use District Zoning Structure Demolition by Interim Use Permit

The public hearing was opened at 6:04 p.m.

City Planner Ostgarden stated currently in industrial districts if there should be the desire to demolish a building or if the owner has interest in removing assets from the property, the City does not have a mechanism in place to issue a demolition permit other than an over-the-counter demolish permit for all this work, which would be similar to demolition of a residential building. He stated there are so many more issues when demolishing these larger structures in industrial or mixed use districts. He stated if the proposed language is added to the Zoning Ordinance, an Interim Use Permit would be required to demolish buildings or remove assets from properties in the industrial and mixed use districts.

City Planner Ostgarden reviewed the proposed language. He stated there has been a task force put together to review the entire Wausau issue as to what will happen with the site. This language was presented at the last task force meeting and a few additions were suggested such as adding “vacant or abandoned”. He stated he has received an email from the City Attorney with concerns on our ability to specify the removal of machinery as part of this decommissioning process. He also noted the City could require a performance bond.

Commissioner Hayden questioned the language of “unspecified amount of time”. City Planner Ostgarden stated the property owner should come forth with a specified amount of time to complete the demolition. He stated the requirement of a performance bond will help with the property being left half demolished.

City Planner Ostgarden stated he wanted to note this will apply to all industrial properties.

Mr. Gary Scheeler, 923 Lakeview Lane, asked about the language regarding equipment and how it would apply to his business that rents machinery. City Planner Ostgarden stated his particular business is not in an industrial district. He stated although it would not apply to capital equipment or merchandise but to the machinery that is the integral part of the process used for that business.

The public hearing was closed at 6:20 p.m.

Discussion was held regarding the description of machinery in the definition.

The Commission directed the City Planner to draft more descriptive language and email it to the Commission.

The Commission agreed to add “vacant and abandoned” to the language.

MOTION AND SECONDED BY COMMISSIONERS PRITSCHET AND PLANTENBERG, DULY CARRIED, TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT TO PERMIT INDUSTRIAL DISTRICT AND MIXED USE DISTRICT ZONING STRUCTURE DEMOLITION BY INTERIM USE PERMIT WITH THE TWO LANGUAGE CHANGES ADDING “VACANT AND ABANDONED” AND MACHINERY DESCRIPTION.

#4 **OLD BUSINESS**

a. Brainerd Hotel

City Planner Ostgarden stated he forwarded the Commission information from the City Attorney on his position on extended stay hotels/motels to which the Attorney stated based on the current definition we have no way to restrict the length of stay. He stated it will be difficult to know how the hotel/motel is operating if they are paying the lodging tax.

Commissioner Pritschet requested additional information on the definition of “extended stay”.

Commissioner Jay stated he feels we can restrict the length of stay and suggested 28 days. He noted the City of Rochester has had a hotel change to extended stay and the police presence and crime rate has increased significantly.

Commissioner Hayden stated she feels making this change could make it more difficult for the property to sell and then it will become vacant.

#5 **Commissioners’ Questions/Comments**

There were no Commissioner comments.

#6 **City Planner’s Report**

City Planner Ostgarden stated he had nothing to report.

#7 **Adjournment**

As there was no further business the meeting adjourned at 6:32 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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