

PLANNING COMMISSION

Wednesday, April 9, 2014

Chairman Angie Plantenberg 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, Matten, Hayden, Plantenberg, Norwood, Straw and Cole. Also present was City Planner Ostgarden.

City Planner Ostgarden requested to remove item 4b – Brainerd Amateur Hockey Foundation – Request for Zoning Ordinance interpretation as it is no longer needed.

#2 Approval/Amendment of Agenda

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

#3 Approve minutes of the regular meeting of March 12, 2014

MOTION AND SECONDED BY COMMISSIONERS HAYDEN AND NORWOOD, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING OF MARCH 12, 2014.

#4 NEW BUSINESS

a. Public Hearing – Zoning Text Amendment – Small Houses and Infill

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

City Planner Ostgarden gave a review of the proposed changes to Zoning Ordinance Sections 515-2, 515-17, 515-54, and 515-56 to include language related to small houses and infill. He stated if the Commission recommends approval of houses less than 750 square feet, the Planning Department recommends that dwellings have a minimum of 400 square feet in area and a minimum twenty (20) foot width.

Mr. Gary Scheeler, 923 Lakeview Lane, stated he is against this as it doesn't add any value to the city. He stated he feels these small homes will lower the value of other homes in the neighborhood. He questioned why this issue is being discussed as there has never been a request for a small home.

The public hearing was closed at 6:13 p.m.

Commissioner Cole asked if the recommended minimum sizes was approved would the garage size have to change also. City Planner Ostgarden stated the livable area would be twenty (20) feet.

Commissioner Hayden stated she feels a house does not need to be twenty (20) feet to be a nice home as there are existing homes in Brainerd that are not twenty (20) feet wide.

Commissioner Matten stated she has not found any positives for homes less than 750 square feet from other communities. She stated she doesn't see the value in allowing these small homes in Brainerd.

Commissioner Cole stated this language is being proposed to require a conditional use permit so these small homes cannot just be built anywhere in town without the Planning Commission having a say in the standards and requirements.

Discussion was held regarding the twenty (20) foot minimum width and the 400 square foot minimum area.

MOTION AND SECONDED BY COMMISSIONERS HAYDEN AND COLE TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT/ADDITIONS RELATED TO SMALL HOUSES AND INFILL WITH THE CHANGE OF FOUR HUNDRED (400) SQUARE FEET IN ALL AREAS WHERE THREE HUNDRED FIFTY (350) SQUARE FEET IS NOTED. COMMISSIONERS MATTEN AND NORWOOD OPPOSED.

b. Zoning Ordinance Text Amendment – Garage Setbacks from an Alley

City Planner Ostgarden stated he received a building permit application for a garage that would be ten (10) feet off of the alley with direct access off the alley. He stated he thought language was added to the Zoning Ordinance when it was updated in 2009 that when a garage takes access directly from an alley the setback should be a minimum of twenty (20) feet back from the property line to allow a vehicle to be parked outside of the garage and not be encroaching into the alley. He stated he could not locate the language and is asking if the Commission wants to do a text amendment regarding the setback for garages with access directly off the alley.

Commissioner Plantenberg asked how this would apply to existing garages if the property owner were to come in for a permit for roofing, siding, or a new door. City Planner Ostgarden stated maintenance can be done to the garage and a new garage in the existing footprint could be done if the garage doesn't meet the twenty (20) foot requirement. He stated if an expansion or a rebuild outside of the existing footprint would want to be done it would then have to meet the twenty (20) foot requirement.

Commissioner Norwood asked if the change would apply if someone wanted convert a garage into an apartment. City Planner Ostgarden stated if the zoning district allows a garage to be converted to an apartment, it would have to meet the setback requirements.

Discussion was held regarding owner responsibility versus a City issue and if the Commission would like to move forward to a public hearing for a text amendment.

The Commission had concerns with the language in regards to existing garages and the direct access wording and discussed different language options.

The Commission requested the City Planner bring back different draft language to address the concerns of the Commission.

#5 **PUBLIC FORUM** – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed.

Mr. Howard Brewer, 1021 3rd Avenue NE, stated he is the co-chairman of the Mississippi River Steering Committee and presented information to the Commission regarding what has been done towards development around the Mississippi River and what the Steering Committee will be doing.

#6 **OLD BUSINESS**

a. Extended Stay Hotels/Motels – draft ordinance language

City Planner Ostgarden reviewed the language changes he made based off the suggestions from the Planning Commission. He also reviewed the conditions that could be placed on the extended stay hotels/motels.

Commissioner Hayden asked where the differentiation is between a regular hotel and an extended stay hotel.

Discussion was held regarding when a hotel becomes an extended stay hotel. Additional discussion was held regarding the conditions and enforcement.

The Commission agreed to add language stating a hotel becomes an extended stay hotel when a person stays longer than 30 days.

Discussion was held on extending the 90 day limit. The Commission agreed to keep the 90 day limit as it can be extended if needed in the future.

The Commission agreed to move forward with a public hearing at the May 14 meeting.

#7 **Commissioners' Questions/Comments**

Commissioner Cole stated he believes a Commissioner should be present at the next City Council meeting if questions come up regarding the small house ordinance change. Commissioners Cole and Hayden offered to attend the meeting.

#8 **City Planner's Report**

City Planner Ostgarden stated everyone needs to keep in mind that the Zoning Ordinance amendment includes infill and is not just about small homes, therefore if the City Council does not agree with the language it can be broke out if the disagreement is either just small houses or infill.

#9 **Adjournment**

As there was no further business the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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