

BRAINERD PLANNING COMMISSION

Wednesday, September 10, 2014

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 August 13, 2014
4. New Business
 - A. Public Hearing – Fence Height and Appearance Variance – Jerrold and Jill Seaver – 801 Lake Street
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.
6. Old Business
7. Commissioners' Questions/Comments
8. City Planner Report
9. Adjourn

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

PLANNING COMMISSION

Wednesday, August 13, 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 Hayden Shaw, Matten, Plantenberg, Norwood, Straw, and Cole. Commissioner Pritschet was noted absent. Also present was City Planner Ostgarden.

City Planner Ostgarden asked to add an item to new business, right-of-way signs.

#2 Approval/Amendment of Agenda

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

#3 Approve minutes of the regular meeting of July 9, 2014

MOTION AND SECONDED BY COMMISSIONERS MATTEN AND NORWOOD, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING OF JULY 9, 2014.

#4 NEW BUSINESS

a. Public Hearing – Rezoning – Greg Jedlenski – 317 North 8th Street and the Southwest corner of Juniper Street and N 8th Street (PID #09196076010Z009)

City Planner Ostgarden stated Mr. Jedlenski's property was rezoned in 2011 as part of the comprehensive Zoning Map review from R-3 (Multi-Family Residential) District to R-1 (Single Family Residential) District. He reviewed the current zoning map, the zoning map prior to 2011, the existing land use, and the future land use noting the majority of the land use in the area is single family dwellings. He stated rezoning to R-3 would not be in compliance with the Comprehensive Plan Future Land Use map.

City Planner Ostgarden reviewed the five criteria used to assist the Planning Commission and City Council in evaluating the suitability of the requested change such as consistency with Comprehensive Plan, compatibility with land uses, effect upon the area, traffic generation, and impact on utilities.

City Planner Ostgarden reviewed the process that was followed during the Zoning Map review and the type of public notification that was done. He stated we did all we could and went beyond the required notification, but yet there are probably still property owners that were not aware of the changes. He also noted at that time the thought was to reduce the number of rental properties.

City Planner Ostgarden stated he does not agree with the thought of this as not a rezoning but an "unzoning". He questioned what the statute of limitations is on a change in zoning and if you could you go back to what the zoning was ten years ago. He stated there has to be a starting and

stopping point and this should not affect the decision of the Planning Commission. The decision should be made on a rational basis.

City Planner Ostgarden noted there has been one rezoning request that was approved since the 2011 changes and there have been a few changes due to clerical errors.

City Planner Ostgarden stated there is an issue with the rental license at 317 N 8th St, but that is an issue for the City Council and should not impact the Planning Commission's decision.

City Planner Ostgarden stated he has received 14 communications from residents in the neighborhood and all have been opposed to the rezoning. He stated he cannot recommend the rezoning based on the work and decisions made in 2011 during the Zoning Map review.

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

Mr. Greg Jedlenski, 9089 Dal-Mar Dr, stated when the property was rezoned they were not aware of the consequences that occurred because of the rezoning and now they are having to deal with those consequences. He presented information to the Commission regarding the Comprehensive Plan. He spoke on the quality of the neighborhood, providing housing for all residents, and promoting economic development. He spoke on renters versus homeowners and code violations. He questioned the fairness of the notification process for rezoning. He noted he would be fine with an R-2 (Medium Density Residential) District zoning as it would put them into compliance which is all he wants.

Mr. Andy Larson, 206 N 7th Street, stated a healthy Brainerd is one of balance and with Brainerd having approximately 50% rentals it is not balanced. He stated the majority of calls the police department gets are to rentals. He stated Brainerd has been taking steps on getting the handle on rental issues and rentals. He stated he would urge the Commission to look at the big picture and what is best for the overall community and keeping the zoning as it is.

Ms. Kathy Brown, 715 N 8th St, stated there are many police calls in the neighborhood, mainly in the 200 block. She stated the owner occupied homes have nice yards and are taken care of. She stated there are good renters in the neighborhood, but feels there need to be nice single family homes. She stated she feels Brainerd is getting rougher and it seems the decline of the neighborhood has happened in the last few years and the number of rentals have gone up.

Mr. Andrew Jelinski, 717 Kingwood St, stated you have to be careful when removing rentals in a certain area of town as it goes against the fair housing act.

Ms. Katie Gunderson, 407 N 8th St, stated that north Brainerd is the oldest part of town, is the most historical, and is important to the citizens. She stated she is seeing many changes in homes that used to be rentals and are now single family homes making the block a lot nicer. She stated she would like to see that continue and not go back to the way it was.

Mr. Greg Jedlenski stated you don't know what is happening with the number of police calls as it might not always be the rental or something the landlord can control. Assumptions should not be made.

The public hearing was closed at 6:48 p.m.

Commissioner Cole discussed what occurs with reviewing the Comprehensive Plan and Future Land Use. He also reviewed the public input and notification that was done during the Zoning Map review. He stated he feels there was more than a sufficient amount of notification, no one attended the meetings to oppose the change, and the Commission still waited after the public hearings to receive additional input from the public. He stated he wants to see it stay in the R-1 District.

Commissioner Straw stated there is a question if we are being prejudicial to renters but a lot of work was done and input received during the changes and there seems to have been no input for this location.

Commissioner Plantenberg reviewed the zoning in the area noting she would be OK with an R-2 zoning.

Commissioner Matten stated she doesn't feel renters are the issue here, it's an issue of multiple units. It's have the conformity of the neighborhood with single family homes.

Commissioner Hayden Shaw stated she is not in favor of rezoning the existing home. She stated there is discrimination against renters and many of the more unfavorable homes in north Brainerd are owner occupied. She stated there are reasons to look back at the zoning changes as things change. Zoning should not be locked in stone and R-1 is not always the best zoning for a neighborhood.

Commissioner Norwood stated the issue is more of density and not against renters. He stated he does agree it should stay R-1 zoning and he feels we cannot continue to spot zone.

Commissioner Hayden Shaw stated there is an issue with buildings that are built as two or three family homes that have come into noncompliance, but would not be easily converted to a single family home.

City Planner Ostgarden noted it is State law that if a non-conforming property use lapses for more than one year it cannot be returned to the previous use.

Commissioner Cole read the findings-of-fact into the record as follows:

1. The area requested for rezoning includes two parcels, one that has a dwelling with two rental licenses and a third license in dispute. The other parcel is vacant.
2. The vacant parcel is 10,000 sf. and by Zoning Ordinance standards is large enough to permit a single family dwelling and has sufficient square footage for a four unit building.
3. There are duplex and multifamily uses in the area however, the predominant land use is single family.
4. The property in question and other properties in the area were rezoned from R-3 to R-1 in 2011 as part of a city wide Zoning Map amendment process.
5. The Future Land Use Map identifies the property and area as future low to medium (3-5 units/acre) density residential land use. The rezoning would not support the following Land Use Goal Strategy that states:

Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan

6. No rational basis to rezone the property back to R-3 was provided by the property owner.
7. The property and area was rezoned in 2011 to reduce the potential for additional multifamily dwellings in this area of the city.
8. Fourteen communications in opposition to the rezoning have been received.

Discussion was held regarding the language in finding-of-fact three. The Commission agreed to change it to state "There are duplex and multifamily uses in the north Brainerd area however, the predominant land use is single family".

The Commission agreed to add the following finding-of-fact: 9. Three people spoke in opposition and the petitioner and one other person spoke in favor.

Commission Hayden Shaw asked to review each property separately. She stated she feels there should be consideration to rezone a property back to a zoning that fits the use of the building.

MOTION AND SECONDED BY COMMISSIONERS HAYDEN SHAW AND MATTEN, DULY CARRIED, TO RECOMMEND DENIAL OF THE REZONING REQUEST OF THE SOUTHWEST CORNER OF JUNIPER STREET AND NORTH 8TH STREET (PID #09196076010Z009) FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Commissioner Cole stated he does not agree with dividing the properties into two separate motions. The request is to change the zoning on both of them.

Commissioner Norwood stated he will not vote in favor of this motion and does not agree with spot zoning.

MOTION AND SECONDED BY COMMISSIONERS NORWOOD AND COLE TO RECOMMEND DENIAL OF THE REZONING REQUEST OF 317 NORTH 8TH STREET FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT. COMMISSIONERS HAYDEN SHAW AND MATTEN OPPOSED.

b. Right-of-Way Signs

City Planner Ostgarden stated signs in the right-of-way are not a Zoning Ordinance issue. The sign section of the Zoning Code only applies to signs on private property not the public right-of-way. Signs in the right-of-way are addressed in the City Code. He stated we have not been diligent about addressing signs in the right-of-way and gave the Commission examples. He stated the question is even though this is not a Zoning Ordinance issue, would the Planning Commission like to have discussion about drafting language to address signs in the public right-of-way. He noted there are not just signs in the right-of-way, but some businesses downtown put merchandise in the right-of-way and seating in the right-of-way. He stated the discussion will also need to include these other items. He stated some cities treat their central business district

different when it comes to placing items in the right-of-way and that would need to be addressed also.

Commissioner Hayden Shaw left the meeting.

Discussion was held regarding these signs.

#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.

#6 **OLD BUSINESS**

a. **Discuss Suggestions from July 2014 Meeting – See #7 of July 2014 Meeting Minutes**

City Planner Ostgarden reviewed a couple of the items brought up in the discussion from July such as the comparison between the City of Baxter's Zoning Code and the City of Brainerd's Zoning Code along with Building Code issues and the status of those two suggestions.

City Planner Ostgarden stated funding for the review of the Comprehensive Plan has been proposed for the 2015 budget. He explained why this process is too much to be done in house.

City Planner Ostgarden asked the Commission to consider attending the State Planner Conference.

Commissioner Plantenberg asked what the process would be regarding preventing demolition of historic buildings. City Planner Ostgarden stated the best way to do that would be to establish a historic district with rules and regulations that apply to that district. Further discussion was held regarding how to preserve some of these historical buildings.

#7 **Commissioners' Questions/Comments**

None

#8 **City Planner's Report**

None

#9 **Adjournment**

As there was no further business the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

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STAFF REPORT TO THE PLANNING COMMISSION

September 4, 2014

APPLICANT/ PROPERTY LOCATION: Jerrold and Jill Seaver; 801 Lake Street; Brainerd, MN 56401

PROPOSED USE: Variance to permit a six (6) foot tall fence in a front yard and to permit a portion to have the fence "bad" side facing the neighboring property.

LOT AREA: 7,400 sf (irregular shape)

CURRENT ZONING: R-1 (Single Family) Residential

ADJACENT USES: North: Single Family Dwelling
East: Multiple Family Dwelling
South: Single family dwellings
West: Single Family Dwelling

ADJACENT ZONING: North: R-1 (Single Family) Residential
East: R-3 (Multi Family) Residential
South: R-1 (Single Family) Residential
West: R-1 (Single Family) Residential

REPORT

The petitioner has constructed, without a permit, a six (6) foot tall privacy fence in the front yard of the property. Fences up to four (4) feet tall are permitted in the front yard between the house and the street property line. The property owner desires to keep the fence at the constructed height. The fence along the east property line has been constructed with "bad" side facing the neighboring property. The fence has also been constructed about eighteen feet six inches (18'6") tall into the Lake Street right-of-way.

Criteria for Granting Variances

A. Variances shall only be permitted:

When they are in harmony with the general purposes and intent of the ordinance. Following is the Intent and Purpose section of the Zoning Ordinance:

- A. *Protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use.*
- B. *This Ordinance shall divide the City into use districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land.*
- C. *Protect neighborhoods.*
- D. *Promote orderly development and redevelopment of land for residential, commercial, industrial, recreational and public areas.*

- E. Provide adequate light, air, and convenience of access to property.
- F. Prevent congestion in the public right-of-way.
- G. Prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and density of population.
- H. Protect and preserve the natural environment of the City.
- I. Encourage the protection of historic and aesthetic resources in the City.
- J. Conserve energy through the use of alternative energy systems and conservation through the encouragement of energy efficient structures for commercial, industrial and residential uses.
- K. Provide for compatibility of different land uses.
- L. Provide for administration of this Ordinance.
- M. Provide for amendments.
- N. Prescribe penalties for violation of such regulations.
- O. To define powers and duties of the City staff, the Planning Commission, the City Council and the Board of Zoning Appeals in relation to the Zoning Ordinance.

When the variance is consistent with the Comprehensive Plan.

It is difficult to find a relationship with the Comprehensive Plan.

B. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.

Subdivision 4. "Practical Difficulties", as used in connection with the granting of a variance means that:

I. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance;

Limiting fences to four (4) feet in a front yard was included in the 2009 Zoning Ordinance to prevent the appearance that taller fences create along street rights-of-way and sidewalks. Taller fences can be a nuisance in they can obstruct sight lines adjacent to driveways and at street corners.

II. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The property is located in an area that does have multifamily dwellings located to the east and northeast. However the property is located on a neighborhood street that has little traffic. The lot is approximately 7,400 square feet, a typical lot size in a residential area of the city. There are single family dwellings located north, west and south.

III. The variance, if granted, will not alter the essential character of the locality.

Essential - (vital, necessary, **important**, crucial)

Character - (nature, **quality**, personality, makeup)

The six (6) foot tall fence is a conspicuous man made feature in the neighborhood. The "bad" side of the fence that is in front of the dwelling is not visually appealing.

The split rail fence on the property is also located in the street right-of-way. I have discussed it with the City Engineer and because it has been there for quite some time and does not create a vision obstruction, the property owner is not being asked to have it removed.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

PLANNING DEPARTMENT COMMENTS

Should the height variance be approved, City Council approval will be needed to keep the fence in the right-of-way. If the variance is granted and allowing the fence to remain in the right-of-way is denied, the six (6) foot tall fence will need to be moved back to the property line.

Should the height variance be denied the fence will need to be lowered to four (4) feet. The City Council will need to approve the four (4) foot tall fence in the right-of-way.

A decision whether to permit the "bad" side to face the neighboring property will be required whether or not the fence is permitted to remain as constructed or needs to be reduced in height.

It appears that there is a gate on the east line fence. It appears that its wide enough for a boat and access would be using the neighbor's driveway. Should the City Council agree a fence equal to or less than six feet six inches (6' 6") tall can remain in the right of way it is recommended it specify no gate on the east side.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation at its September 10, 2014 meeting and the City Council can receive the recommendation for consideration at its September 15, 2014 meeting.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

Planning and Zoning Commission

Date: September 10, 2014

City Hall

501 Laurel Street

Brainerd, Minnesota 56410

RE: Code: 09007003041Z009

Legal Description: Lots 42 & 42 Block 3, Chippawa Addn To The City Of Brainerd

Property Address: 802 Lake Streetd

Permission To Erect a 6 1/2 Foot Fence On Our Property For Privacy.

Having been a resident of 801 Lake Street since 1982, we decided this Spring to take down a 30 ft. diseased blue spruce, that was located in our back yard. After its removal, we realized what a buffer/privacy it provided.

The neighborhood has changed over the years and there have been incidents that has demonstrated this change.

Examples: 1. Man in underwear, in our kitchen, Jerry is out of town. Had to call 911.

2. Comments by neighbor, that has made Jill uncomfortable. Inappropriate conversations pertaining to working in yard and sun bathing and also at Jills place of employment.

3. Assault on Jerry, that has led to a conviction.

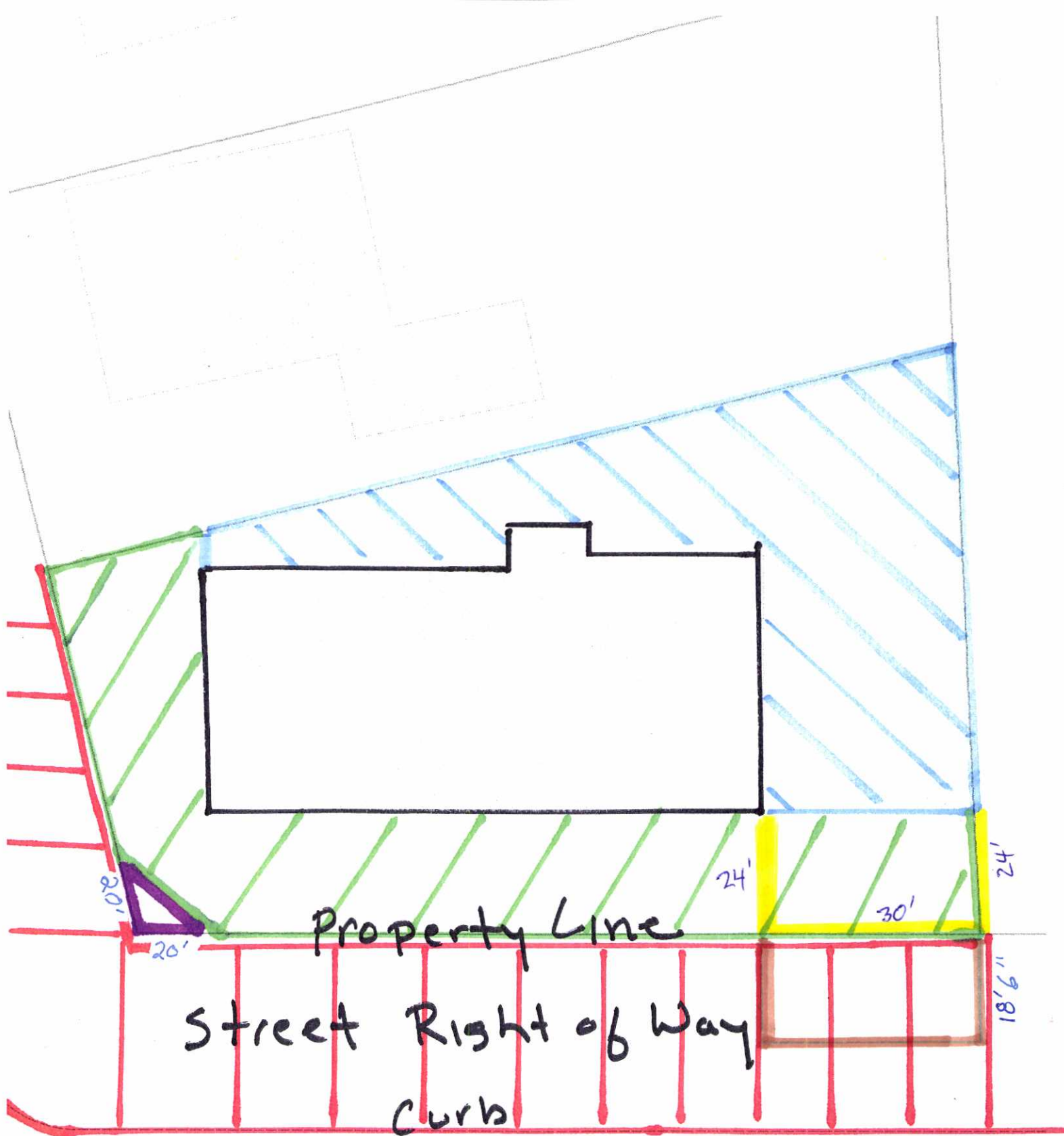
4. Our Grandchildren playing.

5. We lost our Dog of 12 1/2 years, and very excited about getting 2 puppies, that need to be fenced.

Permission to have a 6 1/2 ft. fence on our property would be greatly appreciated.

Respectfully,

Jerry and Jill Seaver/Max and Rudy (our puppies)



- 6 1/2 ft. fence in the right of way
- 6 1/2 ft fence on property being sought
- 6 1/2 ft. tall fence permitted
- 4 ft. tall fence permitted
- 2 ft tall fence permitted
- Fence Not permitted

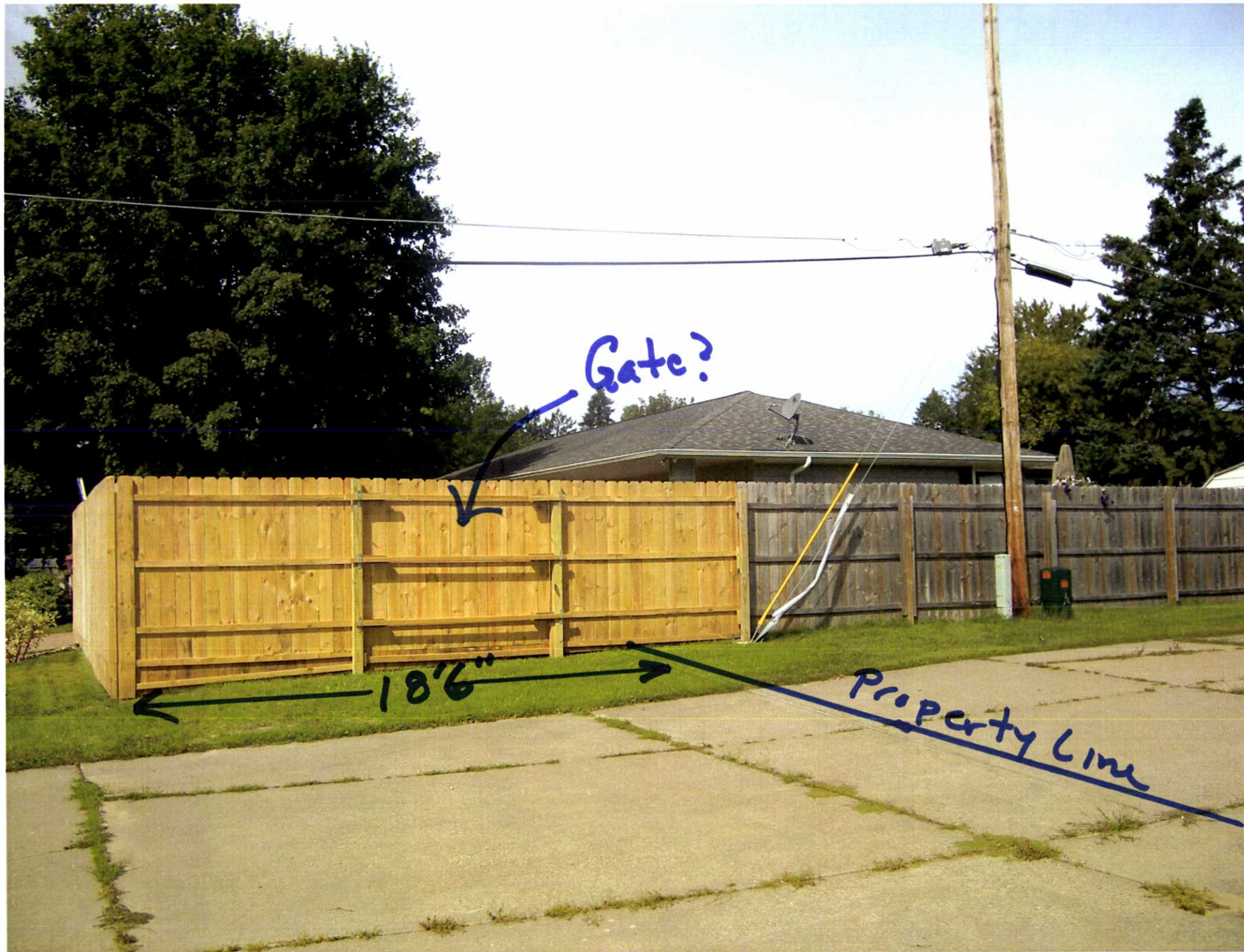


Not to Scale



801 Lake St

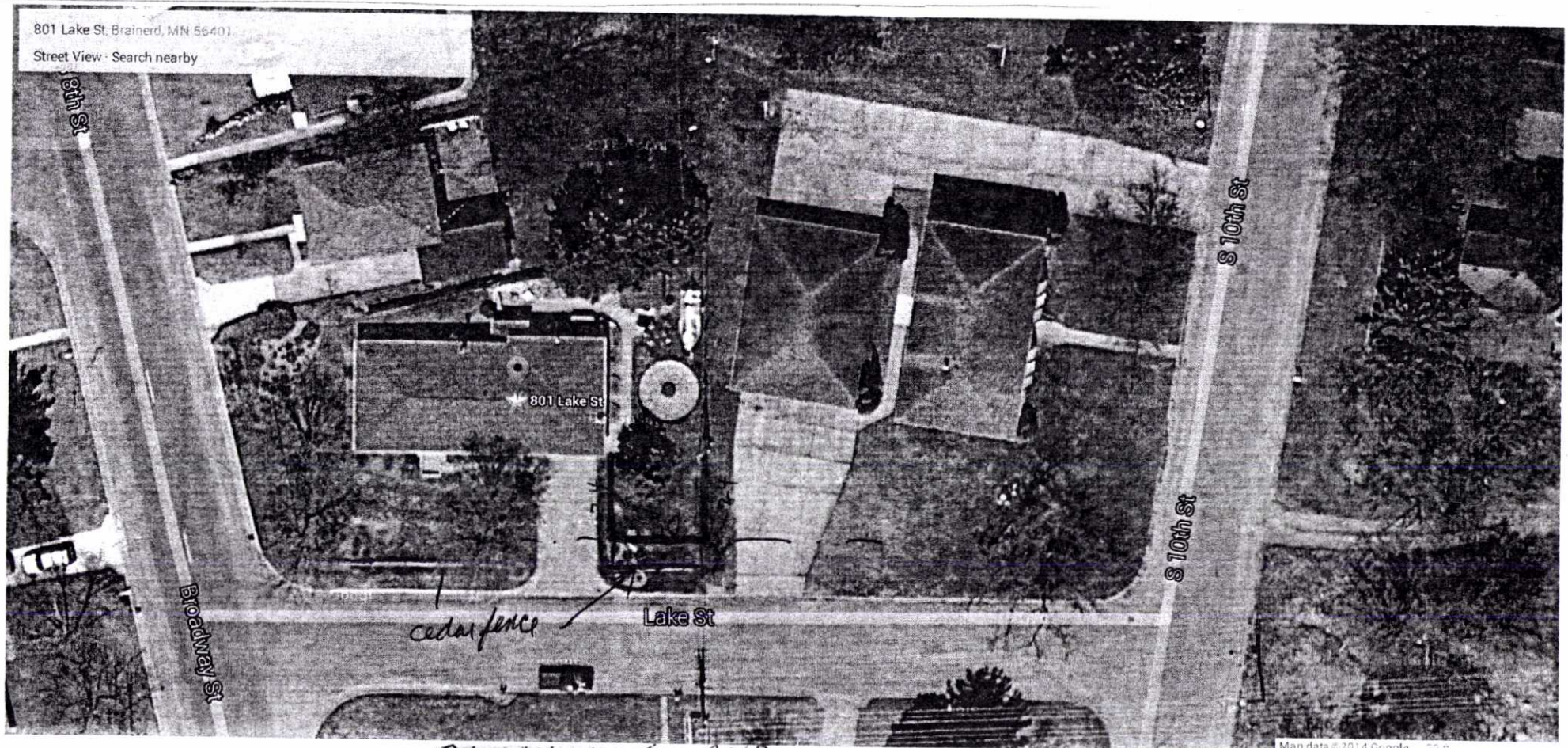
8/4/14





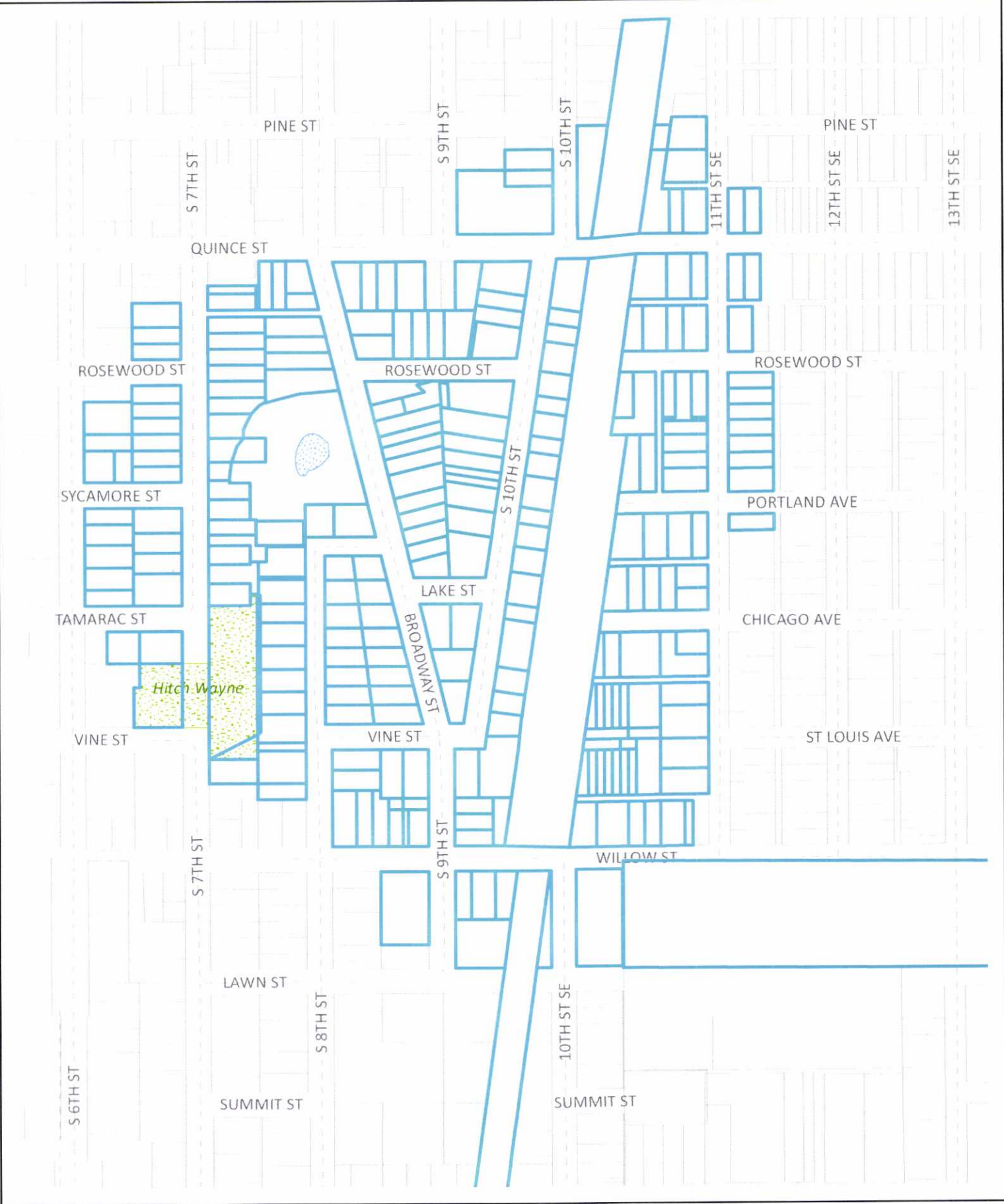
VARIANCE APPLICATION

- LAKE STREET 1 BLK EAST TO WEST
- FOUR DWELLINGS ON LAKE ST
- SIDE OF MY HOUSE FACES LAKE ST
- NO OBSTRUCTION OF TRAFFIC
- NO COMPLAINTS
- 6 1/2 FOOT WOOD FENCE WHERE SPLIT RAIL FENCE WAS
8' FROM CURB



PLANNING AND ZONING

- LAKE STREET 1 BLK EAST TO WEST
- FOUR DWELLINGS ON LAKE ST.
- SIDE OF MY HOUSE FACES LAKE ST.
- NO OBSTRUCTION OF TRAFFIC
- NO COMPLAINTS
- 6 1/2 FOOT FENCE ON PROPERTY LINE



APPRCL	TXNAME	TXADR1	TXADR2	PHYSADDR
09117001003Z009	AHLGRIM, ZACKARY	720 QUINCE ST	BRAINERD, MN 56401	720 QUINCE ST
09196269007Z009	ALBRECHT, WILLIAM H & LORI J	1008 7TH ST S	BRAINERD, MN 56401	1008 7TH ST S
09117002001Z009	ALT, HUBERT O	814 S 10TH ST	BRAINERD MN 56401	814 10TH ST S
09174019004Z009	AMES, LINNEA	1017 ROSEWOOD ST	BRAINERD, MN 56401	1017 ROSEWOOD ST
09117002007Z009	ANDERSON BRAINERD PROPERTIES LLC	23226 ANDERSON BLVD	MERRIFIELD, MN 56465	802 10TH ST S
09120013025Y009	ANDERSON, REGINALD L & BARBARA J	1204-11TH ST SE	BRAINERD MN 56401	
09120013028Y009	ANDERSON, REGINALD L & BARBARA J	1204-11TH ST SE	BRAINERD MN 56401	1204 11TH ST S
09117003033Z009	ANDREWS, LINDA J	931 S 8TH ST	BRAINERD MN 56401	931 8TH ST S
09182000901G009	BANKS, TRAVIS E & TRACY L	15359 SHELLISA LN	BRAINERD, MN 56401	1009 7TH ST S
091170030060009	BARTHEL, MICHAEL J & MARGARET	9529 20TH ST	FORT RIPLEY, MN 56449	918 10TH ST S
091170030070009	BARTHEL, MICHAEL J & MARGARET	9529 20TH ST	FORT RIPLEY, MN 56449	
09117003008Z009	BARTHEL, MICHAEL J & MARGARET	9529 20TH ST	FORT RIPLEY, MN 56449	918 10TH ST S
09117008022Z009	BELISLE, BRENDA K	927 S 10TH ST	BRAINERD, MN 56401	927 10TH ST S
09117001005Z009	BEMENT, HARRY S & ARLISS J	11279 ASH AVE	BRAINERD MN 56401	716 QUINCE ST
09117002011Z009	BEMENT, HARRY S & ARLISS J	11279 ASH AVE	BRAINERD MN 56401	902 QUINCE ST
09117003001Y009	BEMENT, HARRY S & ARLISS J	11279 ASH AVE	BRAINERD MN 56401	1022 10TH ST S
09117003015X009	BEMENT, HARRY S & ARLISS J	11279 ASH AVE	BRAINERD MN 56401	924 ROSEWOOD ST
09196239001Z009	BENDER-ROWLANDS, MARISA	922 7TH ST S	BRAINERD, MN 56401	922 7TH ST S
09120005005Z009	BESTUL, RICHARD D	1015 CHICAGO AVE SE	BRAINERD, MN 56401	1015 CHICAGO ST
09117002029Z009	BLANCK, GERALD F & THERESA	823 8TH ST S	BRAINERD, MN 56401	823 8TH ST S
09174018010Z009	BLISS, JEAN M	1101 ROSEWOOD ST	BRAINERD, MN 56401	1101 ROSEWOOD ST
09120005007Z009	BOIE, KYLE	17043 COMMERCIAL PARK RD STE 1	BRAINERD, MN 56401	1011 CHICAGO ST
09120005009Y009	BOIE, KYLE	17043 COMMERCIAL PARK RD STE 1	BRAINERD, MN 56401	
09120012024A009	BOLLIG, CAROLE & DENNIS (1/4 INT)	1001 ANABEC ST	BRAINERD, MN 56401	
091860010090009	BOLME, DAVID J & SONDRAL	1011 S 8TH ST	BRAINERD, MN 56401	1011 8TH ST S
09117007001Z009	BORLE, CHRISTIAN	911 WILLOW ST	BRAINERD, MN 56401	911 WILLOW ST
09182002013Z009	BOURASSA, DALE F & LORIE A	1201 8TH ST S	BRAINERD MN 56401	1201 8TH ST S
09174018015Z009	BOYER, DANNY W	1106 QUINCE ST	BRAINERD MN 56401	1106 QUINCE ST
09196287009Y889	BRAINERD HOUSING & REDEVELOPMENT AUTHORITY	324 EAST RIVER RD	BRAINERD, MN 56401	614 TAMARAC ST
09117007003Z009	BRUGGMAN, SUZANNE M	1215 S 9TH ST	BRAINERD MN 56401	1215 9TH ST S
091860010020009	BURKE, TYLER P	1118 BROADWAY AVE	BRAINERD, MN 56401	1118 BROADWAY ST
09117002001X009	CAHOON, GEORGE & ELISABETH	816 S 10TH STR	BRAINERD MN 56401	816 10TH ST S
09196269005Y009	CAOQUETTE, MARVEL H TRUST 3-6-06	1014 S SEVENTH ST	BRAINERD, MN 56401	1014 7TH ST S
09117003002A009	CENTRAL MN SENIOR CARE PROPERTIES	1004 1ST ST S	WILLMAR, MN 56201	1008 10TH ST S
09117003003Z009	CENTRAL MN SENIOR CARE PROPERTIES	1004 1ST ST S	WILLMAR, MN 56201	
09120005018Z009	CITIMORTGAGE INC	1000 TECHNOLOGY DR	O FALLON, MO 63368	1012 PORTLAND AVE
060360000A00009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
091170080150009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
09117008049Z009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	809 10TH ST S
09182000901A009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
091820010190009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
091820010230009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
09196287001Z009	CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401	
09174008009H009	CLOUGH, KATHRYN & ROBERT	712 S 11TH ST	BRAINERD MN 56401	712 11TH ST S
09186003001Z009	COLLINS, DAVID C & LINDA M	9845 OAK SHORE DR	LAKEVILLE, MN 55044	922 BROADWAY ST

APPRCL	TXNAME	TXADR1	TXADR2	PHYSADDR
09117002033Z009	CONVERSE, ALBERT M & BLANCHE	815 ROSEWOOD	BRAINERD MN 56401	815 ROSEWOOD ST
091170010100009	COOKE, ANNE R	807 7TH ST S	BRAINERD MN 56401	807 7TH ST S
09182006005Z009	COOPER, CHAD A	823 7TH ST S	BRAINERD, MN 56401	823 7TH ST S
09117003010Z009	CROSS, MARK Y & NANCY L	12843 EAGLE DR	BAXTER, MN 56425	914 10TH ST S
09182001013Z009	DALZELL, JOHN A	1212 8TH ST S	BRAINERD, MN 56401	1212 8TH ST S
09182000901I009	DANDANELL, ROBERT J & SHARON L	1021 7TH ST S	BRAINERD MN 56401	1021 7TH ST S
09117001001Y009	DEBELTZ, TODD J	724 QUINCE ST	BRAINERD MN 56401	724 QUINCE ST
09182002006Z009	DECHAIINE, GERALD A & KRYSTAL L	811 WILLOW ST	BRAINERD MN 56401	811 WILLOW ST
09182006023Z889	DEGEN, MICHAEL S & JULIE L	10935 GULL RIVER RD	EAST GULL LAKE, MN 56401	820 8TH ST S
09120004008Z009	DEROSIER, CHARLES BERNARD & JANEEN	1009 PORTLAND AVE	BRAINERD MN 56401	1009 PORTLAND AVE
09182000901B009	DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401	927 7TH ST S
09182006011Z009	DOCKTER, JAY A & SYBILLE B ABT	903 7TH ST S	BRAINERD, MN 56401-4034	903 7TH ST S
09117008031Z009	DOSH, WAYNE A & TRICIA L	907 S 10TH ST	BRAINERD MN 56401	
09117008033Z009	DOSH, WAYNE A & TRICIA L	907 S 10TH ST	BRAINERD MN 56401	907 10TH ST S
09117008001Z009	EGGLESTON, THOMAS MICHAEL	1123 S 10TH ST	BRAINERD, MN 56401	1123 10TH ST S
09117003035Z009	ELLIS, ASHLEY R	1005 8TH ST S	BRAINERD, MN 56401	1005 8TH ST S
091860010160009	ELLIS, HARLEY L & JUNE	1121 S 8TH STR	BRAINERD MN 56401	1121 8TH ST S
09117003030Z009	ENGELHARDT, MARILYN	925 8TH ST S	BRAINERD, MN 56401	925 8TH ST S
09120004004Z009	ERICKSON, DAIN & JAMIE	922 11TH ST SE	BRAINERD, MN 56401	922 11TH ST S
09117009001Z009	ERICKSON, MARK	701 S 10TH ST	BRAINERD MN 56401	701 10TH ST S
09182000901D009	FAIRCHILD, LAURA	1001 7TH ST S	BRAINERD, MN 56401	1001 7TH ST S
09186002008Y009	FELSKE PROPERTIES LLC	1021 INDUSTRIAL PARK RD	BRAINERD, MN 56401	1016 8TH ST S
09182006009Z009	FITCH, DAVID J & KAREN F	11031 FLANDERS CT NE	BLAINE MN 55449	901 7TH ST S
09146003001Z009	FITCH, JEREMY	916 WILLOW ST	BRAINERD, MN 56401	916 WILLOW ST
09182002001Z009	FOX, CURTIS W & DIANA	1219 S 8TH ST	BRAINERD MN 56401	1219 8TH ST S
09117008007Z009	FRANZEN, ARLAN J	1103 S 10TH ST	BRAINERD, MN 56401	1103 10TH ST S
09186002007Z009	FRAUNE, PAUL R	13657 STATE HIGHWAY 210	BRAINERD, MN 56401	1020 8TH ST S
09186002008Z009	FRAUNE, PAUL R	13657 STATE HIGHWAY 210	BRAINERD, MN 56401	
09120005014Z009	FRUTH, GEORGE J JR	1004 PORTLAND	BRAINERD MN 56401	1004 PORTLAND AVE
091860010080009	GETTY, TERRIE L & THOMAS R AND JORDON W GET	1010 BROADWAY ST	BRAINERD, MN 56401	1010 BROADWAY ST
091170040020009	GOODRICH, ANDREW R	1102 10TH ST S	BRAINERD, MN 56401	804 LAKE ST
091170040030009	GOODRICH, ANDREW R & TERESSA V	1102 10TH ST S	BRAINERD MN 56401	1102 10TH ST S
09196269013Z009	GORDON, KARI L & DAVID A	1414 7TH ST S	BRAINERD, MN 56401	1003 6TH ST S
09196269017Z009	GRANHOLM, JUSTIN A	1011 6TH ST S	BRAINERD MN 56401	1011 6TH ST S
09182000901H009	H & H PROPERTIES OF MINNESOTA	4689 ASHLEY RD	BAXTER, MN 56425	1017 7TH ST S
09196269023Z889	H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425	1023 6TH ST S
09196217003Z009	HALL, ALLEN V	12394 CAMWOOD TRAIL	BAXTER, MN 56425	818 7TH ST S
09120013028Z009	HALSTED, CHARLES F	1208 11TH ST SE	BRAINERD, MN 56401	1208 11TH ST S
09120005011Z009	HANSON, CRISSY T	1001 CHICAGO AVE SE	BRAINERD, MN 56401	1001 CHICAGO AVE SE
09174020000W009	HARDY, DIANE M	902 SE 11TH ST	BRAINERD MN 56401	902 11TH ST SE
09120013011Z009	HARMS, KERRIE L	1009 WILLOW ST	BRAINERD, MN 56401	1009 WILLOW ST
09182000901F009	HARRAH, JAMES B	1002 S 8TH ST	BRAINERD MN 56401	1002 8TH ST S
09117003012Z009	HARRAH, SAMUEL D & SUSAN E CAIRD	912 10TH ST S	BRAINERD, MN 56401	912 10TH ST S
09117003026Z009	HERRON, NICHOLAS & SARAH	919 8TH ST S	BRAINERD, MN 56401	919 8TH ST S
09117003028Z009	HINES, GORDON A & MELINDA	921 S 8TH ST	BRAINERD MN 56401	921 8TH ST S

APPRCL	TXNAME	TXADR1	TXADR2	PHYSADDR
09117003023Z009	HOFFMAN, SANDRA L	911 8TH ST S	BRAINERD, MN 56401	911 8TH ST S
09182001015Z009	HOLDER, JEFF A & WENDY L	5340 MEADOWVIEW RD	BRAINERD, MN 56401	1206 8TH ST S
09120012001Y009	HOLMES, KELLY A	1122 11TH ST SE	BRAINERD, MN 56401	1122 11TH ST S
09117002026Z889	HOPE RESOURCE SOLUTIONS LLC	12610 CAMWOOD TRAIL	BAXTER MN 56425	802 QUINCE ST
09196193001Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401	
09196193002Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401	706 10TH ST S
09196193005Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401	710 10TH ST S
09117007011Z009	JENSEN, ELEANOR	1203 S 10TH ST	BRAINERD MN 56401	1203 10TH ST S
09120004006Z009	JENSEN, JOHN	914 11TH ST SE	BRAINERD, MN 56401	914 11TH ST SE
09174020000V009	JENSEN, JOHN	914 11TH ST SE	BRAINERD, MN 56401	
09182006022Z009	JENSEN, KEVIN B	824 8TH ST S	BRAINERD, MN 56401	824 8TH ST S
09196269001Z009	JOHNSON, BARBARA A	1020 S 7TH STREET	BRAINERD MN 56401	1020 7TH ST S
09186002004Z009	JOHNSON, CHARLES L & SUSAN L	1104 S 8TH ST	BRAINERD MN 56401	1104 8TH ST S
09117001001Z009	JOHNSON, ERIC G & KARA J	810 8TH ST S	BRAINERD, MN 56401	810 8TH ST S
09117003025Z009	JOHNSON, JEREMY L & KARI L	428 TYROL DR	BRAINERD, MN 56401	917 8TH ST S
09174008001X009	JOHNSON, RICHARD	1019 QUINCE STR	BRAINERD MN 56401	1019 QUINCE ST
09117007003Y009	JONES, JEANNETTE E	1219 9TH ST S	BRAINERD, MN 56401	1219 9TH ST S
09174021004Z009	JONES, JEFFREY A & SHELLEY	911 SE 11TH ST	BRAINERD MN 56401	911 11TH ST SE
091820060180009	JUNTUNEN, EVA J (TRUSTEE) JUNTUNEN	923 S 7TH ST	BRAINERD MN 56401	923 7TH ST S
09117002005Z009	JUSTIN, RYAN M	810 10TH ST S	BRAINERD, MN 56401	810 10TH ST S
09117008013Z009	KELLING, CALVIN L	1101 10TH ST S	BRAINERD, MN 56401	1101 10TH ST S
09120004010Z009	KNIGHT, THURMAN L	1005 PORTLAND AVE	BRAINERD, MN 56401	1005 PORTLAND AVE
09146003003Y009	KNUTSON, DIANE	912 WILLOW ST	BRAINERD MN 56401	912 WILLOW ST
09196239005Z009	KORPI, JOSIE	916 7TH ST S	BRAINERD, MN 56401	916 7TH ST S
091860010120009	KORTAN, ARLETTA H	1107 S 8TH STREET	BRAINERD MN 56401	1107 8TH ST S
091200130030009	KOWALCZYK, RONALD A & SUSAN J	11524 STATE HIGHWAY 210	BRAINERD MN 56401	
09120013004Z009	KOWALCZYK, RONALD A & SUSAN J	11524 STATE HIGHWAY 210	BRAINERD MN 56401	1021 WILLOW ST
09117003037Z009	KRAMER, JEFFREY L & TERRI	505 ROSEWOOD ST	BRAINERD, MN 56401	1009 8TH ST S
09174021006Z009	KRUSE, NANCY A & JAMES R	907 11TH ST SE	BRAINERD, MN 56401	907 11TH ST SE
09196239009Z009	KUCK, MICHAEL J & LORELEI L	906 7TH ST S	BRAINERD, MN 56401	906 7TH ST S
091860020060009	KUNDE, ETHEL I & STEWART R	1024 8TH ST S	BRAINERD MN 56401	1024 8TH ST S
09117002024Z009	LANG, PATRICIA JEAN	NO VALID ADDRESS	2009 LATE NOTICE	808 QUINCE ST
09117008019Z009	LARSON, TERRY LEE	4130 DIAMOND DR	EAGAN, MN 55122	1005 10TH ST S
09174018013Z009	LINDROTH, JOEL	9120 DOUBLE DIAMOND PKWY #7	RENO, NV 89521	1104 QUINCE ST
09117002039Z009	LONEY, ERIC A & JESSICA A	901 ROSEWOOD ST	BRAINERD, MN 56401	901 ROSEWOOD ST
09120003010Z009	LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	917 11TH ST SE
091740090090009	LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	1107 QUICE ST 1 & 2
09117003019Z009	MAJERUS, JOSEPH M & JOCELYN W	1004 E MADISON ST	ELY, MN 55731	903 8TH ST S
09117004001A009	MANION, MICHAEL J & SHARON K AND RONALD W	504 BUFFALO HILLS LN E	BRAINERD, MN 56401	1115 BROADWAY ST
09182002015Z009	MANION, MICHAEL J & SHARON K AND RONALD W	504 BUFFALO HILLS LN E	BRAINERD, MN 56401	1209 8TH ST S
09182006013Z009	MARTIN, ROBERT J	913 SOUTH 7TH ST	BRAINERD MN 56401	913 7TH ST S
09182001020Z009	MATHISON, SHARON RAE	1021 GARDEN CLUB WAY	LELAND, NC 28451	1128 8TH ST S
09174021008Z009	MCCORMICK, RANDY D & CARMEL HOGLUND	901 11TH ST SE	BRAINERD, MN 56401	901 11TH ST SE
09117008024Z009	MEININGER, DONALD D & MARIA	25377 PINE HAVEN RD	NISSWA MN 56468	923 10TH ST S
091860010070009	MEYER, VALARIE T	1016 BROADWAY ST	BRAINERD, MN 56401	1016 BROADWAY ST

APPRCL	TXNAME	TXADR1	TXADR2	PHYSADDR
09186002003Z009	MICKELSON, DEBORAH A & JOHN E	1108 S 8TH ST	BRAINERD MN 56401	1108 8TH ST S
091860010130009	MICKELSON, JOHN E	1108 8TH ST S	BRAINERD, MN 56401	1111 8TH ST S
09186002001Y009	MILES, ZACHARY D	1120 8TH ST S	BRAINERD, MN 56401	1120 8TH ST S
09120012007Z009	MOILANEN, ROGER & BARBARA	903 13TH AVE NE	BRAINERD MN 56401	
09120012017Z009	MOILANEN, ROGER & BARBARA	903 13TH AVE NE	BRAINERD MN 56401	
09120012019Z009	MOILANEN, ROGER & BARBARA	903 13TH AVE NE	BRAINERD MN 56401	1208 CHICAGO AVE BRAI
09174019011Z009	MOORES PROPERTIES, INC	605 LAUREL ST	BRAINERD, MN 56401	1010 QUINCE ST
09182001024Z009	MORRIS, JILL S & COLLIN A	1205 7TH ST S	BRAINERD, MN 56401	1205 7TH ST S
09182006016Z009	MORRISON, MARILYN J	917 7TH ST S	BRAINERD, MN 56401	917 7TH ST S
09182000901K009	MORRISON, RUSSELL J & MARILYN	917 7TH ST S	BRAINERD MN 56401	
09182000901E009	MTM OF BAXTER INC	11874 FORESTVIEW DR	BAXTER, MN 56425	1003 7TH ST S
09120005001Y009	MUDGE, ROBERT L & LAVONNE A TRTEES	1014 S 11TH ST	BRAINERD MN 56401	1014 11TH ST S
09174008004Z009	MURPHY, MICHAEL C REV LIVING TRUST	8371 GREENWOOD RD	BAXTER, MN 56425	1017 QUINCE ST
09120005024Z009	MUZZY, DEBORAH L & DEBORAH GRIFFITH	1002 11TH ST SE	BRAINERD, MN 56401	1002 11TH ST S
09120003012Z009	NICKELS, LAVERNE (LIFE ESTATE)	923 11TH STREET SE	BRAINERD MN 56401	923 11TH ST SE
09182002004Z009	NILES, TERRY E & FAY A	809 WILLOW ST	BRAINERD MN 56401	809 WILLOW ST
091860010040009	O'BRIEN, SHAUN & SARAH GLASBY	1110 BROADWAY ST	BRAINERD MN 56401	1110 BROADWAY ST
091860010060009	O'CONNOR, KYLE A	1022 BROADWAY ST	BRAINERD, MN 56401	1022 BROADWAY ST
09196269015Z009	OGREN, DENNIS & JOY	24610 OLD MILL RD	MERRIFIELD, MN 56465	1005 6TH ST S
09174008005Y009	OLSON, TERRY L	1013 QUINCE ST	BRAINERD MN 56401	1013 QUINCE ST
09117003039Z009	O'ROURKE, JOHN M & PAMELA	15 KINGWOOD ST	BRAINERD MN 56401	1013 BROADWAY ST
09120006013Z009	OSWALD, ROSEMARY	1001 SE 11TH ST	BRAINERD, MN 56401	1001 11TH ST S
09120013007Z009	PALMER, BEVERLY J	1019 WILLOW ST	BRAINERD, MN 56401	1019 WILLOW ST
09174019015Z009	PAPLOW, DWANA C	1020 QUINCE ST	BRAINERD, MN 56401	1020 QUINCE ST
09117002035Z009	PEDERSON, MARY LYNN	817 ROSEWOOD ST	BRAINERD, MN 56401	817 ROSEWOOD ST
09120012024Y009	PEREZ, JENNIFER	1102 11TH ST SE	BRAINERD, MN 56401	1102 11TH ST S
09117006001X009	PETERSEN, TROY A C/O SHIRLEY ANDERSON	P O BOX 49	NISSWA, MN 56468	823 WILLOW ST
091860010050009	PETERSEN, WAYNE E & ELEANOR	1106 BROADWAY ST S	BRAINERD MN 56401	1106 BROADWAY ST
091860010150009	PETERSON, MARJORIE	320 BUFFALO HILLS LN APT 130	BRAINERD MN 56401	1119 8TH ST S
09117008045Z009	PETERSON, MARLYS KATHLEEN	811 SOUTH 10TH ST	BRAINERD, MN 56401	813 10TH ST S
09117008047Z009	PETERSON, MARLYS KATHLEEN	811 SOUTH 10TH ST	BRAINERD, MN 56401	811 10TH ST S
091860010140009	PETERSON, PAMELA J	1117 S 8TH ST	BRAINERD MN 56401	1117 8TH ST S
09186002002Z009	PETERSON, RUTH S	1116 S 8TH ST	BRAINERD, MN 56401	1116 8TH ST S
09174019009Z009	PICKAR, RICK J & LINDA L	9968 ST MATHIAS RD	BRAINERD, MN 56401	1001 ROSEWOOD ST
09174020000T009	PINTOK, VICTOR C/O LYNN MIKKELSON	1519 PINE ST	BRAINERD, MN 56401	1016 ROSEWOOD ST
09174020000U009	PINTOK, VICTOR C/O LYNN MIKKELSON	1519 PINE ST	BRAINERD, MN 56401	1012 ROSEWOOD ST
09174019018Z009	PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401	1024 QUINCE ST
09196239015Y009	RADEMACHER, LUCILLE E	9783 COUNTY ROAD 23	BRAINERD, MN 56401	909 6TH ST S
09117002021Z009	RASMUSSEN, ALLEN C	814 QUINCE ST	BRAINERD, MN 56401	814 QUINCE ST
09117008041Z009	RAUSCH, PETER	22880 HWY 15	ST CLOUD, MN 56320	817 10TH ST S
091860010110009	RITTER, DAVID E & BETH A	1025 S 8TH ST	BRAINERD MN 56401	1025 8TH ST S
091860010030009	ROSVOLD, BENJAMIN C	1114 BROADWAY ST	BRAINERD, MN 56401	1114 BROADWAY ST
09117002029Y009	RUBBELKE, MARILYN J	809 S 8TH STR	BRAINERD MN 56401	809 8TH ST S
09196269010Z009	RUNBERG, DAVID L & JULIE	1004 S 7TH STR	BRAINERD MN 56401	1004 7TH ST S
09120005021Z009	SAMUELSON, DONALD B	1018 PORTLAND AVE	BRAINERD MN 56401	1018 PORTLAND AVE

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091860010100009	SANTI, GLEN A & ELIZABETH	1017 SOUTH 8TH ST	BRAINERD MN 56401	1017 8TH ST S
09117003041Z009	SEAYER, JERROLD C & JILL R	801 LAKE ST	BRAINERD, MN 56401	801 LAKE ST
09117008016Z009	SHACKLE, ZANE & JENNIFER C C/O ELROY & GAYLE	1009 10TH ST S	BRAINERD, MN 56401	1009 10TH ST S
09117006001Z889	SHAW, EDWARD R & MARY AEGERTER	722 6TH ST S	BRAINERD, MN 56401	
09117006004Z889	SHAW, EDWARD R & MARY AEGERTER	722 6TH ST S	BRAINERD, MN 56401	1206 9TH ST S
09182002008Y889	SHAW, EDWARD R & MARY AEGERTER	722 6TH ST S	BRAINERD, MN 56401	
09182002010Z889	SHAW, EDWARD R & MARY AEGERTER	722 6TH ST S	BRAINERD, MN 56401	1206 9TH ST S
09117004001B009	SIEGEL, MARION M	1117 S BROADWAY	BRAINERD MN 56401	1117 BROADWAY ST
09117003021Z009	SIMOTA, TIMOTHY C & JENNIFER J	907 S 8TH ST	BRAINERD, MN 56401	907 8TH ST S
09196239003Z009	SKILLINGS, LEONARD D & CHRISTENE L	920 7TH ST S	BRAINERD MN 56401	920 7TH ST S
09117006003A009	SMART, SETH M	815 WILLOW ST	BRAINERD, MN 56401	
09182002008Z009	SMART, SETH M	815 WILLOW ST	BRAINERD, MN 56401	815 WILLOW ST
09196239010Z009	SMITH PROPERTIES GROUP LLC	P O BOX 391	BRAINERD, MN 56401	904 7TH ST S
09182000901J889	SOUTH HAVEN APARTMENTS OF BRD LLC	17018 COMMERCIAL PARK RD	BRAINERD, MN 56401	
09117007008Z009	ST ANDREWS CHURCH	1108 WILLOW ST	BRAINERD, MN 56401	1205 9TH ST S
060361100A00009	ST ANDREW'S CHURCH	1108 WILLOW ST	BRAINERD MN 56401	ST ANDREWS
09146005001Z009	ST ANDREW'S CHURCH	1108 WILLOW ST	BRAINERD MN 56401	
09196287009Z009	STANGLER, ERIC	12640 FAWN LAKE RD	CROSSLAKE, MN 56442	610 TAMARAC ST
09117002018Z009	STARK, KRISTINE	822 QUINCE ST	BRAINERD, MN 56401	822 QUINCE ST
09117007003X009	STAWARSKI, JASON W	1223 9TH ST S	BRAINERD, MN 56401	1223 9TH ST S
09174021002Z009	STIFTER, BRANDON M	913 11TH ST SE	BRAINERD, MN 56401	913 11TH ST SE
09196239019Z009	STURM, JEFFREY J	5031 W CLAYTON AVE	WASILLA, AK 99654	913 6TH ST S
09117008028Z009	SWART, TIMOTHY G	915 10TH ST S	BRAINERD MN 56401	915 10TH ST S
09117001011Z009	SWARTHOUT, ZACHARY & EMILY	809 7TH ST S	BRAINERD, MN 56401	809 7TH ST S
09120012001Z009	SWITAJEWSKI, TRACY S	1116 11TH ST SE	BRAINERD, MN 56401	1116 11TH ST SE
09120013015Z009	SYPNIESKI, JULIE E	1001 WILLOW ST	BRAINERD, MN 56401	1001 WILLOW ST
09174020000X009	SZCZODROSKI, RITA C/O JOAN BIEGANIEK CONSER	406 W WASHINGTON #174	BRAINERD, MN 56401	1020 ROSEWOOD ST
09117001006Z009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09117003015Y009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09120012007V009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09120012011V009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
091200120160009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09120013018V009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09120013023U009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09146003008Z009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
091460040010009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09174008009F009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09174008009G009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	
09174020000Z009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590	1008 ROSEWOOD ST
09120004001Z009	TETZLAFF, KRISTY	924 11TH ST SE	BRAINERD MN 56401	924 11TH ST SE
09196239007Z009	THOMAS, JOHN G	5154 JORDAN RD	BAXTER, MN 56425	910 7TH ST S
09196217001Z009	TUTTLE, ROBERT W & DEBRA A WERMTER	822 S 7TH ST	BRAINERD MN 56401	822 7TH ST S
09196217005Z009	UHRICH, MANDY J	814 7TH ST S	BRAINERD, MN 56401	814 7TH ST S
09186003002Z009	VANWYNGEEREN, RICHARD & MARSHA	17134 JOHNSON RD	BRAINERD, MN 56401	934 8TH ST S
09196239021X009	VEALETZEK, LARRY J & TAMMRA M	24182 GRASSLAKE RD	WINSTED, MN 55395	

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09196239021Y009	VEALETZEK, LARRY J & TAMMRA M	24182 GRASSLAKE RD	WINSTED, MN 55395	921 6TH ST S
091860010010009	VOGT, CASEY	1122 BROADWAY ST	BRAINERD, MN 56401	1122 BROADWAY ST
09182006019Z009	VOGT, DANIEL N & MELISSA J	902 S 8TH ST	BRAINERD, MN 56401	902 8TH ST S
09196269020Z009	VOLK, MICHAEL J & APRIL L	1015 S 6TH ST	BRAINERD, MN 56401	1015 6TH ST S
091200120110009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200120120009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200120130009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200120140009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200120150009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130180009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130190009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130200009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130210009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130220009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130230009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
091200130240009	VOLKL, JOHN E ET UX	11452 MANHATTAN POINT BLVD	CROSSLAKE, MN 56442	
09117008038Z009	VOSS, MICHAEL THOMAS	825 10TH ST S	BRAINERD, MN 56401	825 10TH ST S
09174009011Z009	WALTERS, JANET S REV TRUST AGR	1895 WEST GULL RIVER RD SW	PILLAGER, MN 56473	1103 QUINCE ST
09182006003Z009	WALTZ, RONALD F & SUSAN K	32851 57TH AVE CT	CANNON FALLS MN 55009	817 7TH ST S
09182006007Z009	WEBER, DONNA	1604 PENNSYLVANIA	BRAINERD MN 56401	825 7TH ST S
09117008036Z009	WELZANT, CORRINE MURIEL LIFE ESTATE	903 S 10TH ST	BRAINERD MN 56401	903 10TH ST S
09120003008Z009	WENDEL PROPERTIES LLC	17122 STATE HWY 371	BRAINERD, MN 56401	915 11TH ST SE
09146002016Z009	WENNBERG, DON W MD	824 WILLOW	BRAINERD MN 56401	824 WILLOW ST
09146003006Z009	WEYER, DANIEL & TERRI	12721 FANTAIL RD	ROYALTON, MN 56373	910 WILLOW ST
09120013009Z009	WHEELER, ADAM L & CHARLOTTE	1013 WILLOW ST	BRAINERD, MN 56401	1013 WILLOW ST
09120005001Z009	WHITLOCK, DANIEL & NICOLE BOYD	1022 11TH ST SE	BRAINERD, MN 56401	1022 11TH ST S
09174019001Z009	WIBLE, MERRICA J & DAVID C MAKI	1023 ROSEWOOD ST	BRAINERD, MN 56401	1023 ROSEWOOD ST
09174019006Z009	WILT, DAVID A & JOYCE I & RICHARD E	5389 PIONEER TRL	BRAINERD MN 56401	1013 ROSEWOOD ST
09182006001Z009	WILT, RICHARD E & JOYCE I & DAVID A	5389 PIONEER TRL	BRAINERD, MN 56401	815 7TH ST S
09117003020Z009	WING, JASON	14156 COUNTY ROAD 25	BRAINERD, MN 56401-5060	820 ROSEWOOD ST
09117008004Z009	WISE, DAVID W & BIANCA	1117 S 10TH ST	BRAINERD MN 56401	1117 10TH ST S
09182006025Z009	WRIGHT, WARREN W	818 8TH ST S	BRAINERD, MN 56401	818 8TH ST S
09117002037Z009	YERKS, JENNIFER L	819 ROSEWOOD ST	BRAINERD, MN 56401	819 ROSEWOOD ST
091170080020009	ZANDER, JAMES H & MARY ANN	7600 MARATHON DR	BILOXI, MS 39532	1129 10TH ST S



City Planning Department

City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt #	9029
Check #	4196
Date Paid:	8/18/14

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

NATURE OF REQUEST (please check)

CONDITIONAL USE PERMIT (\$190.00) REZONING (\$250.00) VARIANCE ☒ (\$220.00)

PROPERTY ADDRESS: 801 LAKE STREET
LEGAL DESCRIPTION: Lot(s): 41+42 Block: 3 Addition: CHIPPEWA
(attach description if lengthy)

Property Owner Name: JERRY + JILL SEAVER
Street Address: 801 LAKE ST City: BRAINERD State: MN Zip Code 56401
Phone Number: 829-6301 Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) _____
Street Address: _____ City: _____ State: _____ Zip Code: _____
Phone Number: _____ Fax: _____ E-mail: _____

Description of Request: LOCATE 6 1/2 ft fence, 8 ft from curb
Dogear Wood fence, 30 ft East to West and
12 ft North along driveway and extend fence
on East to 8 ft south to 8 ft from curb
see attached

<u>Jerrold C Seaver</u> Property Owner Signature	<u>8/17/14</u> Date
<u>JERROLD C SEAVER</u> (Please print name)	
<u>Jerrold C Seaver Jill R Seaver</u> Applicant Signature	<u>8/17/14</u> Date
<u>JERROLD C SEAVER JILL R Seaver</u> (Please print name)	

AGENCY REVIEW CHECKLIST

Your request may require review by one or more of the agencies listed below. The City of Brainerd will determine which agencies will need to review your application and provide that agency with the notice of public hearing regarding your application:

BRAINERD FIRE DEPARTMENT

Attn: Kevin Stunek, Fire Chief; 23 Laurel St; Brainerd, MN 56401; 218-828-2312; kstunek@ci.brainerd.mn.us

BRAINERD POLICE DEPARTMENT

Attn: Corky McQuiston, 225 East River Road; Brainerd, MN 56401; 218-829-2805; corky.mcquiston@ci.brainerd.mn.us

BRAINERD PUBLIC UTILITIES

Attn: Scott Magnuson, Supt.; P.O. Box 373; Brainerd, MN 56401; 218-829-8726; smagnuson@bpu.org

BWSR (MN Board of Water and Soil Resources)

Attn: John Overland; 1601 Minnesota Dr; Brainerd, MN 56401; 218-828-2383; john.overland@state.mn.us

CROW WING COUNTY HIGHWAY DEPARTMENT

Attn: Tim Bray, County Engineer; 16589 County Rd 142; Brainerd, MN 56401; 218-824-1110/FAX 218-824-1111
tim.bray@crowwing.us

CROW WING COUNTY SOIL AND WATER CONSERVATION DISTRICT

Attn: Melissa Barrick; 322 Laurel St-Ste. 13; Brainerd, MN 56401; 218-828-6197/FAX 828-6095
melissa.barrick@crowwingswcd.us

CROW WING COUNTY SURVEYOR'S OFFICE

Attn: Mark Liedl; 322 Laurel St Ste 14.; Brainerd, MN 56401; 218-824-1124/FAX 824-1126;
mark.liedl@crowwing.us

HRA

Attn: Jennifer Bergman; 324 E. River Rd.; Brainerd, MN 56401; 218-828-3705/FAX 828-8817;
jennifer@brainerdhra.org

MISSISSIPPI HEADWATERS BOARD

322 Laurel Street Ste 5; Brainerd, MN 56401; 218-824-1307/FAX 824-1104
mhb@mississippiheadwaters.org

MINNESOTA DEPARTMENT OF TRANSPORTATION

Attn: Mary Safgren; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5700; mary.safgren@state.mn.us

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Attn: Wade Miller; 1601 Minnesota Dr.; Brainerd, MN 56401; 218-828-2605/FAX 828-6043;
wade.miller@state.mn.us

MINNESOTA POLLUTION CONTROL AGENCY

Attn: Reed Larson; 7678 College Rd-Ste. 105; Baxter, MN 56425; 218-828-2492/FAX 828-2594
Reed.Larson@state.mn.us

U.S. ARMY CORPS OF ENGINEERS

Attn: Jeff Koshak; 8896 E. Gull Lake Dr.; Brainerd, MN 56401; 218-829-8402

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Jerrold and Jill Seaver; 801 Lake Street; Brainerd, MN 56401, have submitted a variance request to keep the six and one half (6-1/2) foot fence on the east side of the property constructed from the front of the house to the Lake Street property line where only a four (4) foot fence is permitted. See the attached site plan for fence location. In order to keep the constructed fence, a variance from the following City of Brainerd Zoning Ordinance requirements is requested:

515-19-7: Fences; Height:

- A. Fences may be located in any yard up to a height of four (4) feet.
- B. Except as prohibited by Section 515-19-7 E, a fence up to six and one half (6-1/2) feet high may be erected from a line extended from the front façade of the principal building to the side lot lines, and then along the side lot lines and the rear lot line.

The property is legally described as follows:

Lots 41 and 42 Block 3, Chippewa Addn to the City of Brainerd

P.I.N. No. 09117003041Z009

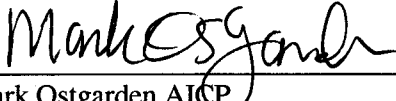
Section 25 Township 45 Range 31

The fence has been constructed in the Lake Street right-of-way. Should the fence height variance be approved, the petitioner will be requesting a fence agreement from the City Council to keep the fence in the right-of-way.

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, September 10, 2014 to consider the request for the Variance.

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

Dated this 27th day of August, 2014



Mark Ostgarden AICP
City Planner

September 18 - 24, 2013

1500 Respondents

750 Respondents in all split samples

Margin of error 2.5%

NATIONAL COMMUNITY PREFERENCE FREQUENCIES

Q.4 Thinking about the community in which you live, do you think the quality of life has gotten better, gotten worse, or stayed the same in the past three years?

	Total
Gotten better	23
Gotten worse.....	32
Stayed the same	44
Prefer not to say.....	1
(ref:QUALBWS)	

Q.5 Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

	Ext High Prior	High Prior	Mid Prior	Low Prior	Ext Low Prior	DK/ Pref Not	Total High	Total Low
5 Improving the health care system	39	31	20	5	3	2	70	8
6 Cutting state government spending	35	29	22	8	3	3	63	11
7 Lowering the crime rate.....	41	32	18	6	1	2	73	7
8 Improving public education	39	34	19	4	2	2	73	7
9 Protecting the environment	27	30	27	10	4	2	57	14
10 Preserving farms and open spaces from development.....	25	29	30	11	3	3	54	13
11 Revitalizing older suburbs	15	23	36	18	5	3	38	23
12 Revitalizing cities.....	19	29	35	11	3	3	48	14
13 Attracting businesses and creating jobs	45	32	16	4	1	2	78	5
14 Creating new development outside the cities	15	22	33	20	7	4	37	26
15 Having housing for people with moderate and low incomes	28	29	26	11	4	2	57	15

	Ext High Prior	High Prior	Mid Prior	Low Prior	Ext Low Prior	DK/ Pref Not	Total High	Total Low
16 Improving the availability of affordable housing.....	29	31	26	10	3	2	59	13
17 Reducing traffic congestion.....	21	26	32	14	5	2	47	19
18 Providing convenient alternatives to driving such as walking, biking, and public transportation (ref:PRIORS)	20	25	31	16	5	2	46	21

Q.19 Do you think there is too much, too little, or the right amount of each of the following in the area close to where you live?

	Too Much	Right Amnt	Too Ltl	(DK/ Pref Not)
19 Shops or restaurants within an easy walk of your house	7	48	42	4
20 Sidewalks	5	58	33	4
21 Public transportation within an easy walk	5	45	45	4
22 Parks and playgrounds	6	61	30	3
23 Places to walk or exercise for fun	5	55	37	4
24 Housing for people with low incomes.....	10	36	46	8
25 Housing for people with moderate incomes	6	53	36	6
26 Housing for people with high incomes	28	52	11	9
27 New stores and offices being built	14	50	30	6
28 New houses and apartments being built.....	17	51	26	6
29 Large discount or warehouse stores	10	57	29	4
30 Safe routes for riding bikes to work and shopping	6	41	48	6
(ref:DVLPMENT)				

Q.31 On a different topic, which of the following best describes the place where you live:

	Total
City - Near a mix of offices, apartments, and shops	16
City - mostly residential neighborhood.....	19
Suburban neighborhood with a mix of houses, shops, and businesses	27
Suburban neighborhood with houses only.....	15
Small town	11
Rural area	11
Don't know / Prefer not to say	1
(ref:LIVE1)	

Q.32 If you could choose where to live, in which type of the following locations would you most like to live?

	Total
City - near a mix of offices, apartments, and shops	15
City - mostly residential neighborhood.....	13
Suburban neighborhood with a mix of houses, shops, and businesses	30
Suburban neighborhood with houses only.....	11
Small town	14
Rural area	16
Don't know / Prefer not to say	1
(ref:LIVE2)	

Q.33 Right now, if you could choose, which of the following would you prefer to live in:

	Total
Single-family detached house with a large yard	52
Single-family detached house with a small yard.....	24
Single-family attached house or townhouse	6
An apartment or condominium.....	14
A mobile home	2
Something else	2
Don't know / Prefer not to say	1
(ref:LIVE3)	

Q.34 Which is more important to you in deciding where to live:

	Total
The size of a house.....	18
The neighborhood.....	78
Don't know / Prefer not to say	4
(ref:LIVE4)	

Q.35 (SPLIT A) Imagine for a moment that you are moving to another community. These questions are about the kind of community you would like to live in. Please select the community where you would prefer to live:

Community A: Houses with large yards and you have to drive to get to schools, stores and restaurants.

OR

Community B: Houses with small yards and it is easy to walk to schools, stores and restaurants.

	Total
Community A	40
Community B	55
Don't know / Prefer not to say	5
(ref:COMM1A)	

Q.36 (SPLIT B) Please select the community where you would prefer to live:

Community A: Houses with large yards and you have to drive to get to parks, playgrounds, and recreation areas.

OR

Community B: Houses with small yards and it is easy to walk to parks, playgrounds, and recreation areas.

	Total
Community A	42
Community B	53
Don't know / Prefer not to say	5
(ref:COMM1B)	

Q.37 Please select the community where you would prefer to live:

Community A: Houses with smaller yards and you would have a shorter commute to work.

OR

Community B: Houses with larger yards and you would have a longer commute to work.

	Total
Community A	57
Community B	36
Don't know / Prefer not to say	8
(ref:COMM2)	

Q.38 Please select the community where you would prefer to live:

Community A: The neighborhood has a mix of houses and stores and other businesses that are easy to walk to.

OR

Community B: The neighborhood has houses only and you have to drive to stores and other businesses.

	Total
Community A	60
Community B	35
Don't know / Prefer not to say	4
(ref:COMM3)	

Q.39 Please select the community where you would prefer to live:

Community A: Own or rent an apartment or townhouse, and have an easy walk to shops and restaurants and have a shorter commute to work.

OR

Community B: Own or rent a detached, single-family house, and have to drive to shops and restaurants and have a longer commute to work.

	Total
Community A	39
Community B	57
Don't know / Prefer not to say	4
(ref:COMM4)	

Q.40 Please read the two descriptions below and answer the following questions. Assume that the quality of the schools, crime rates, and cost of house are exactly the same in the two communities:

Community A: There are only single-family houses. Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most. There is enough parking when you drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.

OR

Community B: There is a mix of single-family detached houses, townhouses, apartments and condominiums. Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive. Parking is limited when you decide to drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.

Assuming that there are no differences between the communities apart from the ones we mentioned, which community would you rather live in: Community A or Community B?

	Total
Community A	45
Community B	50
Don't know / Prefer not to say	5
(ref:COMM5)	

[674 respondents]

Q.41 (IF COMMUNITY A IN COMM5) Look at the community you selected and choose the ONE most appealing characteristic of that community for you.

	Total
There are only single-family houses	48
Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most.	31
There is enough parking when you drive to local stores, restaurants and other places.	16
Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.	3
Don't know / Prefer not to say	2
(ref:COMM5A)	

[749 respondents]

Q.42 (IF COMMUNITY B IN COMM5) Look at the community you selected and choose the ONE most appealing characteristic of that community for you.

	Total
There is a mix of single-family detached houses, townhouses, apartments and condominiums.	19
Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive.	64
Parking is limited when you decide to drive to local stores, restaurants and other places.	4
Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.	11
Don't know / Prefer not to say	1
(ref:COMM5B)	

[749 respondents]

Q.43 (IF COMMUNITY B IN COMM5) Looking at the community you did NOT select, choose the ONE most appealing characteristic of that community you would like to have from that list.

	Total
There are only single-family houses.	21
Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most.	31
There is enough parking when you drive to local stores, restaurants and other places.	33
Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.	11
Don't know / Prefer not to say	5
(ref:COMM5C)	

[674 respondents]

Q.44 (IF COMMUNITY A IN COMM5) Looking at the community you did NOT select, choose the ONE most appealing characteristic of that community you would like to have from that list.

	Total
There is a mix of single-family detached houses, townhouses, apartments and condominiums.	23
Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive.	54
Parking is limited when you decide to drive to local stores, restaurants and other places.	6
Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.	11
Don't know / Prefer not to say (ref:COMM5D)	6

[749 respondents]

Q.45 (IF COMMUNITY B IN COMM5) Looking at the community you did NOT select, choose the ONE LEAST appealing characteristic of that community.

	Total
There are only single-family houses.	18
Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most.	23
There is enough parking when you drive to local stores, restaurants and other places.	16
Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.	38
Don't know / Prefer not to say (ref:COMM5E)	5

[674 respondents]

Q.46 (IF COMMUNITY A IN COMM5) Looking at the community you did NOT select, choose the ONE LEAST appealing characteristic of that community.

	Total
There is a mix of single-family detached houses, townhouses, apartments and condominiums.	23
Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive.	20
Parking is limited when you decide to drive to local stores, restaurants and other places.	36
Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.	16
Don't know / Prefer not to say (ref:COMM5F)	5

Q.47 In deciding where to live, indicate how important having each of the following would be to you: very important, somewhat important, not very important, or not at all important.

	Very Imp	Smwt Imp	Not Very Imp	Not At All Imp	DK/ Pref Not	Very/ Smwt Imp	Not Imp
47 Being within an easy walk of other places and things in the community	28	40	23	7	2	69	29
48 Sidewalks and places to take walks	37	43	14	4	1	80	19
49 Living in a community with a mix of different types of housing single-family detached houses, townhouses, apartments, and condominiums.....	16	33	33	17	1	49	50
50 Having a large house	18	31	34	16	1	49	50
51 Being within a short commute to work	28	37	20	13	2	65	32
52 Easy access to the highway	23	44	25	7	1	68	31
53 Living in a community with a mix of people from various racial and ethnic backgrounds.....	19	34	30	15	2	53	46
54 Living in a community with a mix of people from various income levels.....	16	32	34	15	2	48	50
55 Living in a community with people at all stages of life adults, families with children and older people.....	23	43	24	9	2	66	33
56 Living in a place that's away from it all.....	21	34	30	13	2	55	43
57 Living in a place that's at the center of it all	15	29	33	21	2	44	54
58 High-quality public schools.....	45	29	15	10	2	74	24
59 An established neighborhood with older homes and mature trees	21	44	27	7	2	65	34
60 Privacy from neighbors	46	40	11	2	1	86	13
61 A new neighborhood with recently built homes.....	12	30	38	18	2	42	56
62 Being able to buy as large a house as you can	20	32	30	17	1	51	47
63 Bike lanes along streets and roads	19	37	28	14	1	56	43
64 Bike trails.....	18	35	30	16	2	52	46
65 Public transportation within walking distance of your home	25	34	25	15	1	59	40
(ref:EASYWALK)							

Q.66 Switching topics and thinking about traffic and transportation. Please rate the importance of each of the following in improving the quality of life in the area where you live. Use a scale from 1 to 5, where 1 means not important at all and 5 means extremely important.

	1- Not Imp	2	3	4	5 Ext Imp	DK/ Pref Not
66 Expanding highways	7	12	34	27	27	1
67 Maintaining local streets and roads.....	1	2	13	36	48	1
68 Expanding local bus services.....	10	12	26	25	26	1
69 Maintaining and improving sidewalks and bike lanes	4	8	23	34	30	1
70 Providing public transportation, carpooling and other alternatives to driving alone	8	11	25	29	27	1
(ref:QOLIMP)						

Q.71 Which of the following proposals is the best long term solution to reducing traffic and improving transportation in your state:

	Total
Build new roads	20
Improve public transportation, such as trains, buses and light rail.....	41
Develop communities where more people do not have to drive long distances to work or shop.....	29
Don't know / Prefer not to say	10
(ref:TRAFFIC)	

Q.72 Still thinking about transportation and transit options, would you be willing to pay a little more in taxes to fund each of the following?

	Yes	No	DK/ Ref
72 New roads	51	38	11
73 New sidewalks and bike trails	46	43	10
74 Expansion of public transportation, like bus or rail.....	48	41	11
75 Better quality and service from existing public transportation, like bus or rail	50	40	10
(ref:NEWTAX)			

Q.76 Increased fuel efficiency in cars has resulted in less gas-tax funding to support roads. Which of the following approaches would you take to replace the tax revenue?

	Total
Increase tolls or more toll roads	14
Increase the gas tax	8
Replace the gas tax with a tax based on the number of miles driven	20
Do not replace the tax revenue	29
Not sure / undecided	29
(ref:GASOPT)	

Q.77 Is there public transportation, like bus, a subway, or rail, available to you where you live?

	Total
Yes	64
No	34
(Don't know)	3
(ref:TRANSIT)	

[954 respondents]

Q.78 (IF YES IN TRANSIT) How often would you say you use the public transit in your area?

	Total
6-7 days a week	8
5 days a week	8
4 days a week	5
3 days a week	5
1 to 2 days a week	6
A few times per month	9
Less than monthly	18
Never	42
(ref:USETRANS)	

[880 respondents]

Q.79 (IF USE PUBLIC TRANSIT LESS THAN 6-7 TIMES A WEEK) Which of the following would encourage you to make greater use of transit service? Please check all that apply.

	Total
More frequent service	23
Service to the airport	6
Faster service	17
Free transit service	14
If the price of gas increased by \$1 or more	5
Service extended to nearby communities	9
None of the above	25
(ref:INCENT)	

[954 respondents]

Q.80 (IF YES IN TRANSIT) How strongly do you agree or disagree with each of the following statements

	Strng Dis	Smwt Dis	Neut	Smwt Agree	Strng Agree	Total Agree	Total Dis	Agree - Dis
80 Overall, public transit in my region meets my needs.....	23	17	28	21	12	33	39	-6
81 I currently make an effort to take public transit whenever I can	38	18	19	15	10	25	56	-31
82 Public transit is my only transportation option.....	53	15	12	10	10	20	68	-48
83 For me, car is king. Nothing will replace my car as my main mode of transportation	10	12	21	29	28	57	22	36
84 I prefer public transit over driving, even if it takes longer so I can be productive during my trip.....	37	21	20	16	7	23	58	-35
85 I prefer public transit over driving so my family can own fewer cars	36	20	24	12	9	21	56	-35

Now just a few questions for statistical purposes only.

Q.86 In terms of your job status, are you employed, unemployed but looking for work, retired, a student, or a homemaker?

	Total
Employed	51
Unemployed.....	10
Retired.....	20
Student.....	7
Homemaker	8
Other	3
Don't know / Prefer not to say	1

(ref:EMPLOY)

[760 respondents]

Q.87 (IF EMPLOYED) Most days, how do you get to work?

	Total
By car (drive alone).....	71
By car in a car pool or van pool.....	5
Public transportation	11
Walk	3
Ride a bike	0
Work from home most days	8
Something else	1
Don't know / Prefer not to say	0

(ref:TIMEWORK)

[760 respondents]

Q.88 (IF EMPLOYED) About how much time does a one-way trip to your job usually take?

	Total
0-9 minutes	20
10-19 minutes	31
20-29 minutes	25
30-44 minutes	14
45+ minutes	8
Don't know / Prefer not to say	1
(ref:GETWORK)	

[760 respondents]

Q.89 (IF EMPLOYED) Would you like to have a different way to get to work?

	Total
Yes	49
No.....	51
(ref:TRANSALT)	

[370 respondents]

Q.90 (IF YES IN TRANSALT) Which one of the following would you rather use to get to work?

	Total
By car (drive alone).....	21
By car in a car pool or van pool.....	14
Public transportation	27
Walk	7
Ride a bike	9
Work from home most days	15
Something else	4
Don't know / Prefer not to say	2
(ref:ALTPREF)	

Q.92 Are you registered to vote?

	Total
Yes	86
No.....	11
Don't know / Prefer not to say	3
(ref:SCREEN1)	

Q.93 Generally speaking, do you think of yourself as a Republican, a Democrat or what?

	Total
Strong Democrat	21
Weak Democrat	15
Independent-lean Democrat	8
Independent	18
Independent-lean Republican	9
Weak Republican	11
Strong Republican	13
(Don't know/Refused).....	6
Democrat	36
Independent.....	35
Republican.....	24
(ref:PTYID1)	

Q.96 Thinking in political terms, would you say that you are?

	Total
Very conservative	14
Somewhat conservative	25
Moderate	40
Somewhat liberal	12
Very liberal	9
Total Conservative	39
Total Liberal	21
(ref:IDEO1)	

Q.97 And do you or your family rent or own the home in which you live?

	Total
Rent.....	37
Own.....	62
Don't know / Prefer not to say	1
(ref:OWNRENT)	

Q.98 Is the type of home you are currently living in best described as...

	Total
A single-family detached house	62
A single-family attached house or townhouse	8
An apartment or condominium	24
A mobile home	5
Something else	1
(ref:HOUTYPE)	

Q.99 Have you moved into a new home or apartment in the last three years?

	Total
Yes	27
No.....	72
Don't know / Prefer not to say	1
(ref:PUR3YR)	

Q.100 Looking ahead to the next three years, do you think you will move from your current home or apartment?

	Total
Yes	37
No.....	50
Don't know / Prefer not to say	13
(ref:PURFUT)	

[556 respondents]

Q.101 (IF YES IN PURFUT) Will the next home you rent or own be larger or smaller than your current home?

	Total
Larger.....	52
Smaller.....	23
Same size	17
Don't know / Prefer not to say	8
(ref:NHLS)	

[411 respondents]

Q.102 (IF YES IN PUR3YR) What was your main reason for moving to a new house or apartment?

	Total
Better location/better neighborhood/closer to friends, family, job/more convenient/shorter commute	30
Needed more room/bigger place	16
Better rent/cheaper rent/more amenities	13
Bought a house/tired of renting/wanted to own/rent to own	7
Relocated/moving	6
Expanding family/having children	5
Got married/moved in together	4
Better home/new/good condition	2
Wanted a new life/new living	2
Moved out of parent's house	2
Good/better (unspecified)	2
Foreclosed on/was evicted	2
Retired	2
Moved back home	2
Got divorced/moved out	1
Better/good landlords/apartment owners	1
Safety/Move from high crime area	1
Downsizing	1
Other	8
None	3
Don't know/refused	4
(ref:PURREASN)	

[556 respondents]

Q.103 (IF YES IN PURFUT) What is your main reason for planning to move to a new home or apartment?

	Total
Bigger place/need more space/expanding family	23
New location/wanted a better neighborhood/change of scenery/better schools/job relocation	22
Rent increase on current place/lower rent/trying to lower expenses/debt reduction.....	9
Closer to family, friends, work, school/better commute	8
Nicer place/better place/better amenities	7
Want to own a home/buying a home/want to stop renting	6
Moving out/moving out of parents house/graduating from school/being independent/getting a divorce	6
Downsizing.....	4
Moving away from the city	3
Moving in with someone	2
Wanted a yard/wanted a pool	2
For retirement	2
Less upkeep/didn't want to do yard work anymore	2
Landlord issues.....	1
For privacy	1
Being kicked out/being evicted	0
Other	8
None.....	2
Don't know/refused	2
(ref: PLANREAS)	

Q.104 In what year were you born?

	Total
18 - 24	13
25 - 29	10
30 - 34	10
35 - 39	7
40 - 44	8
45 - 49	10
50 - 54	8
55 - 59	8
60 - 64	8
Over 64	16
(No answer).....	2
18 - 49	58
50 and over	40
(ref:AGE)	

Q.105 What is the last year of schooling that you have completed?

	Total
1 - 11th grade.....	2
High School graduate	22
Non-college post H.S.	2
Some college	34
College graduate.....	28
Post-graduate school	11
(Don't know/refused)	0
H.S. or less	24
Post H.S.....	36
College graduate.....	40
(ref:EDUC)	

Q.106 Are you currently married, unmarried but living with a partner, single and never married, separated, widowed or divorced?

	Total
Married.....	47
Unmarried, living with partner	8
Single	27
Separated	2
Widowed	4
Divorced.....	11
Other	0
Prefer not to say	0
(ref:MARIT2)	

Q.107 Do you have any children 18 years of age or younger currently living more than half-time in your household?

	Total
Yes	33
No.....	66
Prefer not to answer.....	1
(ref:KIDS)	

Q.108 What is your race?

	Total
White	63
Black	13
Hispanic	17
Asian/Pacific Islander.....	5
Other	1
Prefer not to say	1
(ref:RACE)	

Q.109 What is your household income?

	Total
Less than \$25,000	21
\$25,000 to \$50,000	30
\$50,001 to \$75,000	20
\$75,001 to \$100,000	12
More than \$100,000	12
Prefer not to say	5
(ref:INCOME)	

Q.2 What is your gender?

	Total
Male	49
Female	51
(ref:GENDER)	

City reexamines rules on A-frame signs downtown

Posted: Friday, August 8, 2014 1:20 pm

When the Hollister council authorized Code Enforcement Mike Chambless to proactively enforce sign violations early this year, it meant the increasingly common sandwich-board signs in downtown would face scrutiny because they are prohibited in Hollister.

The sign ordinance addresses an array of potential code violations, a wide range of rules that lays out sign rules but also cover such issues as inappropriately parked RVs and boats or substandard housing. Council members' directive – Chambless had been following a complaint-driven response system up until this year – meant that business owners might have to take down their sandwich board signs – otherwise known as A-frame signs – throughout downtown.

Now the business community, led by a request from the Hollister Downtown Association, would like to reexamine the sign ordinance and make room for certain types of such signs. The relatively smaller, mobile signs are often placed on public sidewalks and are used to promote specials or to simply garner attention from pedestrians along the main drag.

Council members at this week's meeting responded and suspended the enforcement of A-frame signs in the downtown district for 120 days, so city officials could reexamine the rules.

"I think what we're hoping for is a sign ordinance that allows the use of A-frame signs that go through a planning process and are permitted," HDA Executive Director Brenda Weatherly said.

Weatherly said sandwich-board signs can "add to the ambiance" of a downtown – if done correctly.

"We can't have a proliferation of just hundreds of signs because that's not good," she said. "We need to find that balance that's aesthetically pleasing and works for the businesses."

She was unaware what caused the city to initially heighten enforcement of the signs other than the the code enforcement division's change in policy at the start of the year.

"Other than, the proliferation of signs got pretty bad," she said.



A-frame signs

Businesses such as The Exchange on Fifth Street have moved their A-frame signs off the sidewalks in response to prior enforcement by the city. Now the enforcement of the rules is on hold for a review.

Neither city planning official Abraham Prado nor Chambliss could be reached immediately to discuss the sign rules or enforcement.

“We’re just hoping the planning department can come up with a workable solution,” Weatherly said.

A. The following signs are prohibited in the Hollister code:

1. Canvas signs, excluding awning signs, banners, pennants, flags, streamers, balloons, or other temporary or wind signs except as otherwise provided in sections entitled Exempt Signs, On-Site Sign Regulations, and Off-Site Sign Regulations of this chapter.
2. Mobile, A-frame and portable signs except as permitted on private property (see Section 17.20.050, Exempt Signs).
3. Roof or canopy signs extending above a building roof, except that with approval of a Master Sign Plan, a wall sign may be architecturally integrated into a sloping roof fascia or mansard roof.
4. Signs that resemble any official marker erected by the city, state, or any governmental agency, or that by reason of position, shape, color, or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to pedestrian or vehicular traffic.
5. Signs which produce odor, sound, smoke, fire, or other such emissions.
6. Animated signs, flashing signs, moving signs, or rotating signs except as otherwise allowed in this chapter.
7. Window signs that exceed twenty-five percent (25%) of the visible window glass panel area of a window in the Airport, Airport Support, General Commercial, Commercial Office, Downtown Commercial Mixed Use, Gateway Commercial, or Industrial District and commercial buildings or commercial portion of a building in the West Gateway and Mixed Use Zoning Districts. Window signs are prohibited in the Residential and Home Office Zoning Districts.
8. Off-site advertising signs except as provided for in the section entitled Master Sign Program.
9. Signs advertising commercial uses, child care homes, day care homes, residential care facilities, and similar uses on sites where the principal use is a residential dwelling unit unless otherwise allowed in this title or in accordance with State law.
10. Signs affixed to trees, shrubs, utility poles, traffic control devices, and the like.
11. Signs on any floor above the first floor unless approved by the Planning Commission or pursuant to adopted sign standards.
12. Abandoned signs.
13. Multi-faced signs of more than two surface areas of signage.
14. Billboards.

15. Neon signs in the Residential, Home Office & Downtown Commercial Mixed Use Zoning Districts

Study finds income not keeping up with rent in nearly every Minnesota county

Grand Forks Herald (ND), 2014-08-07

Aug. 07 --Renters in 84 of the Minnesota's 87 counties are making less and paying more for rent than they did in 2000, according to a study published Thursday by the Minnesota Housing Partnership .

The study, which measured the changes in median rent prices and median renter income using data from the 2000 U.S. Census and the 2008-2012 U.S. Community Survey , ranked the state's counties by how big the gap between rent prices and renter income grew since 2000.

Of Minnesota's northwest counties, Lake of the Woods County had the biggest increase in the gap between median rent and median renter income, ranking sixth in the state at 47 percent, with a 34 percent increase in median rent and a 13 percent decrease in median renter income, both adjusted for inflation.

The next highest in the region was Red Lake County , which tied for ninth in the state with a 42 percent gap resulting from a 29 percent increase in median rent and a 12 percent decrease in median renter income.

Lee Meier , director of the Northwest Minnesota Housing and Redevelopment Authority , said much of the rent increase in the northwest part of the state has resulted from the demand in housing brought on by a boom in the manufacturing sector.

"The manufacturing sector has been strong for over five years so, as you get more growth, they need more employees," he said. "The rental market doesn't always keep up."

Strong demand

Rental demand is also up because the number of renters has increased since the nation's foreclosure issue in 2010, according to Leigh Rosenberg , research and communications director with the Minnesota Housing Partnership .

"We've seen kind of a spike in renting, so there's more demand for renting," she said. Rosenberg added that nationwide rates of rental construction are the lowest they have been in 50 years.

Meier, who is responsible for helping individuals find programs that will help them with rental assistance, said landlords and property owners often have little choice but to raise prices during a housing shortage, especially if they're going to construct more housing.

"With any market, when there's a strong demand (for housing), the rent amount increases," Meier

said. "So rents are going up a little bit because they can, and for owners and landlords that's just part of business. It's kind of difficult sometimes to meet the demand and yet as a private developer you need to make some money."

Meier said rental costs often increase for two reasons. One is to cover increasing costs for building maintenance from year to year. The other is to offset the cost of building new apartment buildings when the housing demand calls for the construction of additional housing units.

Rosenberg said that sometimes the costs of new developments aren't viable in small communities.

"It is challenging to develop rental housing, especially in small communities," she said. "The cost of doing it is a certain amount (with the) cost of land plus construction, and in order to make the rents that would need to be made (to cover costs), they would be out of range for that market."

Despite the growing gap between rent and income, Meier said he hasn't seen landlords price gouging in the area to take advantage of the housing demand like many property owners have done in Williston and other oil-boom towns in North Dakota where rents have doubled or tripled.

"I don't see any landlords in our region that are gouging anybody," he said. "It's just the market trend."

Bridging the gap

To alleviate some of the financial issues caused by the gap between rental prices and renter incomes, Rosenberg said work is being done on the state and national level to create funds for low income housing through various tax credits and other forms of legislation.

On a national level, Rosenberg said the National Housing Trust Fund that was formed in 2008 ran into trouble when its funders, the Federal Home Loan Mortgage Corp. (Freddie Mac) and the Federal National Mortgage Association (Fannie Mae) went into financial crisis.

But now that these entities are recovering, Rosenberg said funds from the NHTF, which are intended to fund and provide income-based housing, might be able to help the state.

At the state level, Rosenberg said legislators are looking to push for similar housing initiatives to fund low-income and income-based housing at the state level.

Not suffering?

While the vast majority of counties are suffering from increasing gaps between renter income and the cost of rent, Marshall County is one of only three to have seen this gap decrease since 2000. It tied with Stevens County for second lowest in the state with the gap decreasing of 4 percent, which means renter income has increased faster than rental prices in the area.

Rosenberg said that she could only speculate about Marshall County , but she guessed that if Marshall represented trends seen in other small communities or counties, the improving conditions might be a result of people moving out of the county to live elsewhere.

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