

**Brainerd Planning Commission Workshop
February 12, 2014**

Chairman Angie Plantenberg called the workshop of the Brainerd Planning Commission to order at 6:20 p.m. in City Hall Conference Room.

Present: Dave Pritschet, Dolly Matten, Sarah Hayden, Angie Plantenberg, James Norwood, Matt Straw, and Rick Cole.

Others Present: City Planner Mark Ostgarden

a. Extended Stay Hotels/Motels

The Commission discussed why limitations should be placed on extended stay hotels/motels, language that should be included, and enforcement.

Questions were asked as to why this issue has been brought forth. It was noted the current owner of the Brainerd Motel has asked about extended stay.

Commissioner Hayden stated she feels there should be restrictions, but they shouldn't be too restrictive to prevent possible sale of the property in question and also not to limit those that may be coming to the area for three months or so to not have a place to stay in Brainerd.

Concerns were raised with the type of kitchen facilities in the hotel to provide for extended stay along with building code concerns and residency concerns.

City Planner Ostgarden noted extended stay is an allowed use in this zoning district. This discussion is whether or not to add restrictions.

The Commission agreed to direct the City Planner to draft language for presentation at the March 12, 2014 meeting.

b. Small House Ordinance Status

City Planner Ostgarden reviewed the situational issues related to small homes such as accessory buildings, the size and number of accessory buildings, lot coverage, small homes on large lots, and what zoning districts should have language allowing small homes.

The Commission agreed to the proposed draft language on accessory buildings, agreed to using the conditional use permit process to determine the size of the lot, and to not include small home in the R-R and R-A.

c. Review 2014 Work Schedule

City Planner Ostgarden reviewed issue coming forth in 2014, including those discussed today. This included small houses and infill, definition of methadone clinics, extended stay hotels/motels, review the Zoning Ordinance for inconsistencies or changes, Wausau paper plant site, Whittier school, Riverfront Steering Committee reports/meetings, Walkable/Bikeable Committee reports/meetings, update/review of the Comprehensive Plan (possible outside assistance), downtown, and trails.

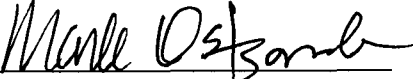
The Commission suggested looking at current trends and the possible effects it may have such as food trucks and small houses, keeping businesses in Brainerd instead of everything moving to Baxter, and Washington Street redevelopment.

d. Other Planning Issues

None.

The meeting adjourned at approximately 7:30 p.m.

Respectfully submitted



Mark Ostgarden AICP
City Planner