

**Brainerd Planning Commission Workshop
January 21, 2015**

Vice Chairman James Norwood called the workshop of the Brainerd Planning Commission to order at 4:00 p.m. in City Hall Conference Room.

Present: Dave Pritschet, Sarah Hayden Shaw, James Norwood, and Rick Cole.

Others Present: City Planner Mark Ostgarden

a. Off-Street Parking Requirements

City Planner Ostgarden opened the meeting by discussing the current options to reduce or eliminate off-street parking.

It was mentioned that typical parking standards are based on holiday shopping demand. Commissioner Cole mentioned that it would be interesting to see what the parking vacancy is at big box stores most of the time. Commissioner Hayden-Shaw stated that big box stores are not something that can be accommodated in Brainerd and such a study would not be a good gauge of demand within the city.

Commissioner Hayden-Shaw went on to restate her position on wide deregulation of parking and gave examples of how this would help the city and particularly the Washington Street corridor by making development more feasible for businesses with less capital. Discussion was had about Jimmy John's purchase of the neighboring property for parking. Planner Ostgarden mentioned that the new auto parts store could have chosen to reduce parking but maintained that they had a desire to keep a larger parking lot.

The possibility of parking maximums was mentioned. The commissioners were not entirely opposed but were reluctant to the idea of such a restriction in any area outside of the central business district.

Commissioner Norwood advocated that minimums are reduced for business uses but are kept for multi-family residential. Commissioner Hayden-Shaw disagreed and supported a reduction for residential uses.

At the end of the meeting the commissioners generally agreed that minimums should be:

- Somewhat flexible in B2
- Much more lenient in B4-B6 with special consideration to Washington Street

Parking maximums would be supported in the B3.

The meeting adjourned at approximately 5:50 p.m.

Respectfully submitted

Mark Ostgarden AICP
City Planner