

**Safety and Public Works Committee and
Brainerd Planning Commission Workshop
October 12, 2015**

Safety and Public Works Committee Chair Bevans called the workshop to order at 6:00 p.m. in City Hall Conference Room.

Present: Planning Commission – Sarah Hayden Shaw, James Norwood, Dale Parks
Safety and Public Works Committee – Kelly Bevans, Sue Hilgart
Other City Council members – Gabe Johnson, Mary Koep, Dave Pritschet,
Gary Scheeler

Others Present: City Administrator Jim Thoreen, City Engineer Jeff Hulsether, City Planner Mark Ostgarden

The workshop purpose was to discuss modifications to the Zoning Ordinance off-street parking requirements.

Sarah Hayden Shaw gave an overview of the issue and provided reasons to modify the requirements. She explained all parking variances are granted. Dunkin Donuts was cited as an example of how the private sector better understands it's parking needs and our correct regulations would have prevented The Skillet from expanding.

A concern was raised about what the modifications would do to the neighborhood around a business or businesses.

It was suggested that zone by zone review might be a method to address off-street parking.

City Planning Ostgarden explained the Planning Department is very supportive of what the Planning Commission is doing. He explained that our current requirements affect the potential for property redevelopment. For example, any redevelopment east of the river along Washington Street will require more parking and currently will not be able to provide the required parking unless it occurs like the block on which Taco John's is located. Land is assembled on a block to create room for off-street parking. He suggested the bigger picture is what do we want our community to look like.

Councilmember Hilgart stated the parking should not be a deterrent to redevelopment.

Councilmember Mary Koep made a suggestion that parking guidelines, rather than standards, should be explored. The City Attorney will be consulted for his opinion on using guidelines.

Council President Scheeler reminded everyone that the Planning Commission recommendation should add value the city. Would these changes be adding value? Will more on-street parking increase street maintenance costs?

Councilmember Koep raised concerns about adequate handicapped parking should requirements be reduced.

City Planner Ostgarden suggested that such a major policy change needs to be thoroughly reviewed and he raised a concern about the Planning Department having the time and staff to provide the type of review needed.

While there are concerns about modifying the requirements, the Safety and Public Works Committee and all Councilmembers present were supportive of reviewing the standards and the Committee and all Councilmembers were supportive of the Planning Commission continuing its work on this issue.

Meeting adjourned at approximately 6:50 p.m.

Respectfully submitted

Mark Ostgarden AICP
City Planner