

**Brainerd Planning Commission Workshop
September 29, 2015**

Chairman Hayden Shaw called the workshop of the Brainerd Planning Commission to order at 6:25 p.m. in City Hall Conference Room.

Present: Rick Cole, Sarah Hayden Shaw, James Norwood, Matt Straw, Dale Parks, Angie Plantenberg

Others Present: City Planner Mark Ostgarden

The workshop was held to discuss the zoning on South 6th Street. City Planner Ostgarden reviewed the zoning prior to 2011, the current zoning, Existing Land Use Map and Future Land Use Map.

There was general discussion about why the corridor was zoned B-4. In 2011 it was thought the area would be developed commercially but that is not happening.

Why do we think that South 6th Street would be developed commercially with so much Downtown vacancy? Where is there evidence that there is a demand for more commercial zoning?

A zoning district option would be to use the current B-1 (Residential Office) District.

There was a question about whether three rezonings are enough to justify looking at the zoning.

A majority of the Commissioners are in favor of a new zoning district. The City Planner will explore mixed use residential and commercial zoning options.

Meeting adjourned at approximately 7:30pm

Respectfully submitted

Mark Ostgarden AICP
City Planner