

PLANNING COMMISSION

Wednesday, May 18, 2016

City Planner Ostgarden 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 Antolak, Headley, Straw, Plantenberg, Parks, Turner and Pritschet. Also present were City Planner Ostgarden, Planning Intern Hermerding and 2 others.

#2 **Approval/Amendment of Agenda**

MOTIONED AND SECONDED BY COMMISSIONERS PARKS AND PRITSCHET, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 **Approve Minutes of the Regular Meeting held on April 20, 2016**

MOTIONED AND SECONDED BY COMMISSIONERS PRITSCHET AND STRAW, DULY CARRIED, TO APPROVE THE MINUTES FROM THE REGULAR MEETING HELD ON APRIL 20, 2016.

#4 **New Business**

a. Public Hearing Conditional Use Permit – Roundhouse Brewery, 1551 Northern Pacific Center, Brainerd, MN 56401 – for an exterior patio adjacent to the brewery for outdoor seating and alcohol service.

City Planner Ostgarden reviewed the Conditional Use Permit requirements with the Planning Commission. The patio will be 600 sf and the Zoning Ordinance permits the patio to twice as large. The aerial photo in the packet was used to depict the patio is not near residential property and is obscured from area residential property.

Eight picnic tables will provide patio seating and 2 trash cans will be provided. Patio security will be provided by a 4' tall aluminum rail fence. It will have a locked gate openable only from the patio side. The gate is an emergency exit so tables on the patio cannot obstruct the travel route from the taproom to the gate.

A 93 vehicle parking lot for customers and tenants is under construction adjacent to the taproom and patio. The patio will be constructed at the same level as the taproom providing handicapped accessibility.

The only staff concern about the request is that the gate latching hardware should be acceptable to the Fire and Building Departments.

The Public Hearing was opened at 6:07pm.

The Chair recognized Roundhouse Brewery President Mark Lelwica, who answered questions from the Commission relating to adjacent buildings.

The Public Hearing was closed at 6:08pm.

The following findings-of-fact were read into the record as follows:

1. The property is zoned MU (Mixed Use) District and patios and outdoor seating and alcohol service are permitted conditional uses in the district.
2. The NP Center is approximately 48 acres.
3. The patio is 50' x 12' = 600sq. ft. with a concrete floor. The taproom area is 98' x 43' = 4,214 sq. ft. The patio area can be up to 1,264 sq. ft.
4. The patio will be located in the NP Center court yard. It will be buffered from the residential areas to the south by a 500 ft. long 2 story NP Center building. The dwellings on the other side of the building are 630 away from the patio.
5. The patio is over 600 ft. from 13th Street S.
6. There is industrial property to the north, vacant land to the east and west.
7. The patio will only be accessible from within the building. A 4 ft. tall aluminum rail fence will be installed around the perimeter. The fence will have a security latch on the gate openable only from within the patio.
8. A patio layout identifies 8 picnic tables and 2 trash cans.
9. The patio egress is an emergency exit and provides and a direct access to the gate is required. The patio table layout depicts a direct access to the gate.
10. A 93 space parking lot is under construction for use by NP Center visitors and staff.
11. The Comprehensive Plan Goals and Strategies support the Conditional Use:

ECONOMIC DEVELOPMENT

GOAL: *Support the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities.*

Strategies

- Actively promote development and redevelopment within the community...
- Strengthen and maintain a diverse retail base...

LAND USE

GOAL #5: *Support development that enhances community character and identity.*

Strategy

Support the redevelopment of vacant and abandoned sites within the urban core.

12. The President of the Brewery was present at the meeting and answered questions of the Commission.

The following condition was added:

1. The perimeter fence gate security latch must be approved by the Fire Department and the Building Department.

MOTIONED AND SECONDED BY COMMISSIONERS PRITSCHET AND PARKS, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CUP APPLIED FOR BY ROUNDHOUSE BREWERY, 1551 NP CENTER, BRAINERD, FOR EXTERIOR PATIO AND OUTDOOR SEATING AND ALCOHOL SERVICE.

b. Non-Motorized Transportation Plan Presentation – No Attachments

City Planner Ostgarden introduced Ms. Eleanor Burkett, Chair of the Walkable Bikeable City Committee who presented a PowerPoint on the Committee's Non-Motorized Transportation Plan. The proposed Plan identifies areas of the City which the Committee recommends have sidewalks and trails added or extended to accommodate non-motorized transportation and safety. Recommendations for cross walk painting and bike routes were described. The Plan has recommendations in 3 tiers, 2017-2019, 2020-

2023 and 2024-2027 Ms. Burkett answered questions of the Commission and the Chair thanked her for her presentation.

c. Government Training Services Workshops

City Planner Ostgarden reported that the following two classes will be held at the Initiative Foundation office in Little Falls through the Government Training Service:

1. Planning and Zoning Basics – June 28th
2. Beyond the Basics of Planning and Zoning – September 22nd.

#5 PUBLIC FORUM

None

#6 OLD BUSINESS

None

#7 Commissioners' Questions/Comments

None

#8 City Planner's Report

City Planner Ostgarden reported that both CUPs for BIC were approved at Council level and that he will continue to meet with the owner, Mike Higgins, to discuss the screening requirement.

#9 Adjourn

As there was no further business, the meeting was adjourned at 6:45pm.

Respectfully submitted,

Mark Ostgarden AICP
City Planner