

**SPECIAL MEETING
BRAINERD PLANNING COMMISSION**

Wednesday, June 29, 2016

4:00 p.m.

City Hall Council Chambers

1. Call to Order
2. Public Hearing – Request from Erich Jenkins for a variance to construct an accessory building with a commercial steel roof to match the roof of the dwelling on the property that is no standing seam in design
3. Public Hearing – Request from Land and Lease Development LLC, on behalf of Josh Imgrund, for 2 Conditional Use Permits for its property at 303 W Washington Street; auto sales and vehicle repair
4. Adjourn

Any individual needing special accommodations please call 218/828-2309

STAFF REPORT TO THE PLANNING COMMISSION

June 22, 2016

APPLICANT/LOCATION: Erich Jenkins, 1407 S. 6th Street, Brainerd, MN

PROPOSED USE: A Variance to construct an accessory building with a steel ribbed style roof

LOT AREA: 58' x 155' + 8,900 sq. ft.

CURRENT ZONING: R-1 (Single Family) Residential

ADJACENT USES: North: Commercial
East: Single Family Residential
South: Single Family Residential
West: Church and vacant land Single family dwellings

ADJACENT ZONING: North: B-2 (General Commercial) District
East: R-1 (Single Family) Residential
South: R-1 (Single Family) Residential
West: R-1 (Single Family) Residential

REPORT

Mr. Jenkins intends to construct a 36' x 24' accessory building. The roof material proposed is a ribbed style metal panel and the dwelling on the lot has this style roof appearance. Mr. Jenkins would like the accessory building's roof to match that appearance.

The City of Brainerd Zoning Ordinance SECTION 17-8: GENERAL BUILDING, USE AND DESIGN PROVISIONS Accessory Buildings, Uses and Equipment reads:

All buildings over one hundred twenty (120) square feet shall have the same or similar Finish as the neighboring buildings.... Metal roofs are allowed provided they are constructed with standing seams and concealed or exposed fasteners.

Criteria for Granting Variances

A. Variances shall only be permitted:

When they are in harmony with the general purposes and intent of the ordinance. Following is the Intent and Purpose section of the Zoning Ordinance:

A. Protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use.

- B. *This Ordinance shall divide the City into use districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land.*
- C. ***Protect neighborhoods.***
- D. *Promote orderly development and redevelopment of land for residential, commercial, industrial, recreational and public areas.*
- E. ***Provide adequate light, air, and convenience of access to property.***
- F. *Prevent congestion in the public right-of-way.*
- G. *Prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and density of population.*
- H. *Protect and preserve the natural environment of the City.*
- I. *Encourage the protection of historic and aesthetic resources in the City.*
- J. *Conserve energy through the use of alternative energy systems and conservation through the encouragement of energy efficient structures for commercial, industrial and residential uses.*
- K. ***Provide for compatibility of different land uses.***
- L. *Provide for administration of this Ordinance.*
- M. *Provide for amendments.*
- N. *Prescribe penalties for violation of such regulations.*
- O. *To define powers and duties of the City staff, the Planning Commission, the City Council and the Board of Zoning Appeals in relation to the Zoning Ordinance.*

Construction of the accessory building is in harmony with the above highlighted general purposes and intent of the Zoning Ordinance.

When the variance is consistent with the Comprehensive Plan.

LAND USE GOAL #3: *Plan for the orderly, efficient and fiscally responsible growth of residential development in Brainerd.*

Strategies

1. Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost effective provision of city services.
2. Encourage housing rehabilitation and redevelopment in appropriate areas.

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

- B. **Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.**

Subdivision 4. "Practical Difficulties", as used in connection with the granting of a variance means that:

I. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance;

The dwelling has a 2/12 slope which is almost a flat roof. Shingles are not a viable option for a roof with such little slope. The dwelling has ribbed steel appearance. The proposal is to match this style on the accessory building.

II. The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The variance, if granted, will not alter the essential character of the locality.

The dwelling already has this style of metal roof. The accessory building will be in the rear yard directly behind the house. It will have limited exposure to S. 6th Street and the shallow roof slope should lessen any impact on adjacent properties.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation at its SPECIAL meeting on Wednesday, June 29, 2016 and the City Council can receive the recommendation for consideration at its meeting on Tuesday, July 5, 2016.

Respectfully submitted,



Mark Ostgarden AICP
City Planner

Mark Ostgarden

From: Erich Jenkins, INX Open <erich@inxopen.com>
Sent: Wednesday, June 08, 2016 11:14 AM
To: Mark Ostgarden
Subject: Fwd: Special Meeting for Variance

----- Forwarded Message -----

Subject:Special Meeting for Variance

Date:Tue, 07 Jun 2016 20:17:12 -0500

From:Erich Jenkins, INX Open <erich@inxopen.com>

To:mostgarden@ci.brainerd.mn.us

Mark:

Thank you for taking time to meet with me on Monday. Your help has been greatly appreciated, and the solutions you've offered me seem like an excellent way to resolve the issue I'm encountering. The purpose of this email is to request a special meeting of the zoning board due to time constraints which winter will impose on my construction project. As we discussed, I would like to put a commercial steel roof on my proposed shop building in south Brainerd. A number of years ago, the roof on my home was destroyed in a storm (which also damaged most of the homes in South Brainerd), and at that time, the City allowed the installation of a commercial steel roof. I understand that the rules concerning building materials have since changed, which presents a serious issue for me. I understand that the soonest I could have a resolution on this issue is the end of August without a special meeting, which would make construction impossible this year.

The height restrictions prevent me from building a structure any taller than my home (the existing structure), which has a 2/12/ pitch roof as was a common design in 1953. This in turn, prevents me from building a structure with a roof pitch which is greater than 2/12 because my home is a single-story structure. In 2008, the issue was finding a shingle manufacturer who would warranty their product on such a shallow pitch, and there were none. The same issue confronts me today, as after consulting UBC Probuild, Matteson Lumber, Home Depot, Menards, and Timberline directly, no one will warranty a shingle roof in the state of Minnesota with a 2/12 pitch. The reasoning expressed by the manufacturers and distributors is that ice damming due to the shallow pitch, and the increased snow load were not acceptable under the warranty guidelines and would be contrary to the manufacturer's installation instructions regardless of underlayment or other precautions.

After much searching, I found that commercial steel was a viable option, and contacted a local distributor for Fabral Roofing Systems. Provided I used their commercial product line (which is NOT what is commonly called pole-barn steel), there was no issue with the pitch of my roof, as long as I followed their installation instructions. The City of Brainerd issued a permit (number 0800278, on 2008-06-27) approving the installation of the roof currently on my home. It is not a standing-seam

steel roof.

I have made great efforts to ensure that the proposed accessory structure will be as close as possible in appearance and construction to my existing home, to ensure the property's appearance is thoughtfully deliberate and planned, as opposed to hap-hazard or significantly different in any way which would detract from the intended design of my home. I believe, as I hope the Planning Board will believe, that installing a roof which matches the existing structure in color and construction, will not only be aesthetically pleasing, but will ensure that the essential character of the property is preserved and unaltered.

--

Erich M. Jenkins
INX Open
(Direct) 218-251-5359

Phone message received 6/22/2016:

Hi Mark, my name is Steve Emerson, I live at 1400 S. 7th Street – just received a notice here about Erich Jenkins' property at 1407 S. 6th Street. It sounds like he wants to build some type of commercial building with a steel roof. We don't really have a problem with that but we would like to see him put up a six foot fence at the property line for that...some sort of privacy fence to accommodate that.

Any questions give me a call 218-851-9933

Thank you.

Roof Style

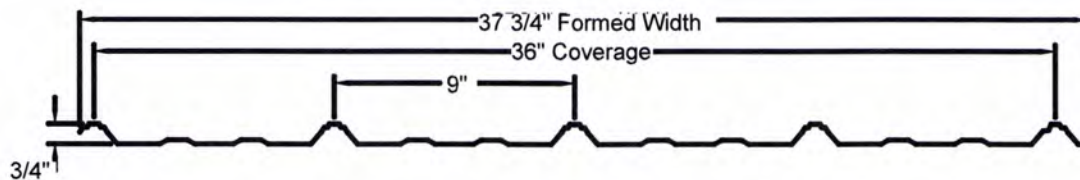


1407 S. 6th St.

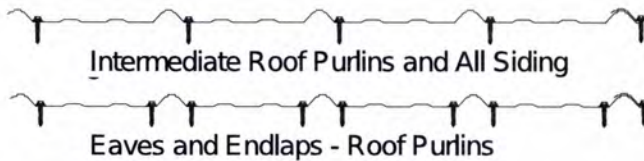
6/16/14

STEEL PANELS

Grandrib 3®



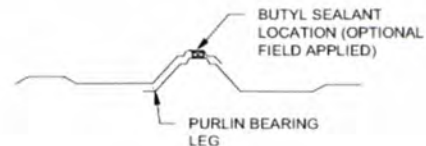
SCREW PATTERNS



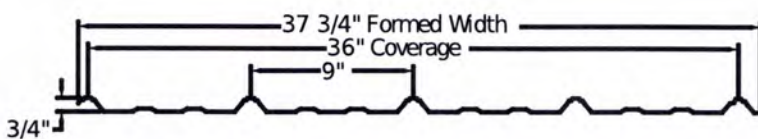
NAIL PATTERNS



80 screws per square or 1 pound of nails per square
See page 11 for a load table



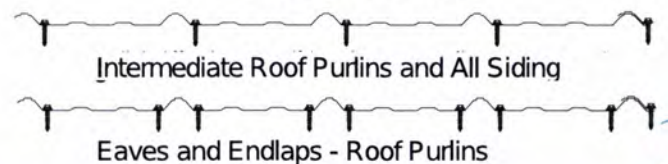
TrustiRib™



NAIL PATTERNS

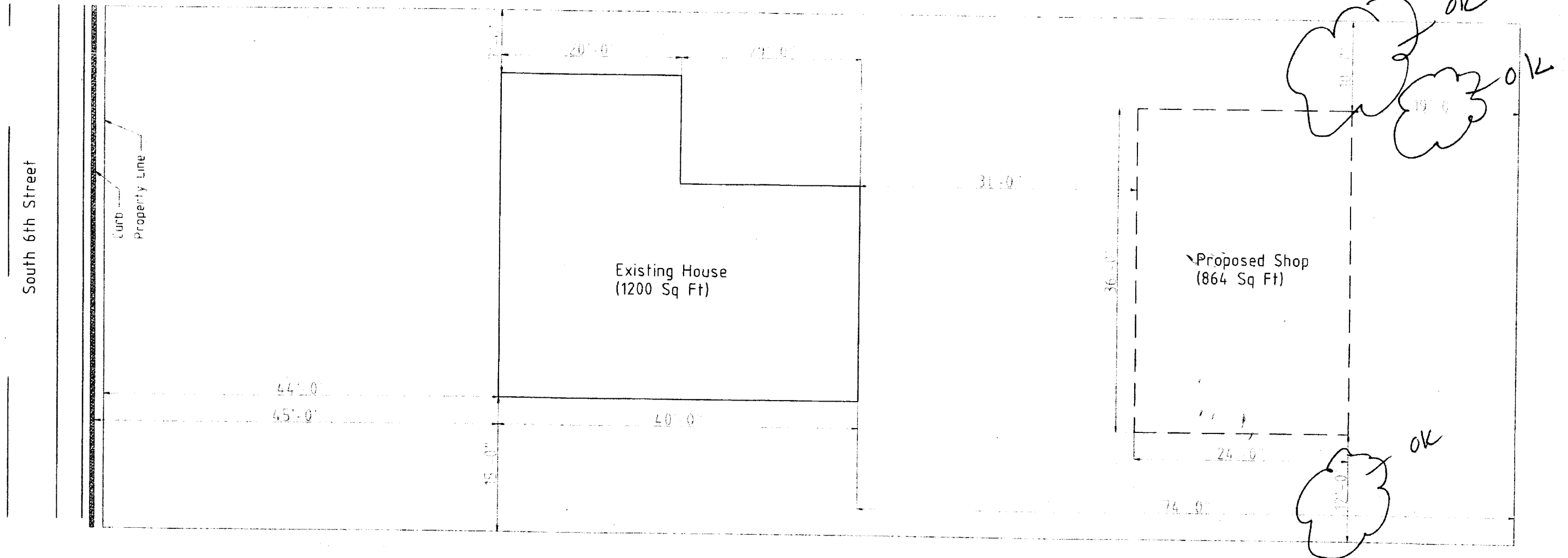


SCREW PATTERNS



Not all profiles are available in all areas. Please contact Fabral for availability

Engineering: No exceptions to plan as noted
 (Existing sewer goes to S. 6th Street)
 PS



OK
 M AD
 6/10/16

Variance needed for
 roof material (6-29-16)

Drawing No.	001	View	Plot View w/Lot Lines
Drawn By	EMJ	Project	1407 S 6th St. Shop Bld
		Date	2016-06-06

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Erich Jenkins, 1407 S. 6th Street, Brainerd, MN 56401 has applied for a variance to construct an accessory building with a commercial steel roof to match the roof of the dwelling on the property that is not standing seam in design. The property is zoned R-1 (Single Family Residential) District. The City of Brainerd Zoning Ordinance reads:

Metal roofs (on accessory buildings) are allowed provided they are constructed with standing seams and concealed or exposed fasteners.

The Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 4:00 p.m., Wednesday, June 29, 2016, to consider the request for the Variance.

A copy of the application is on file for review at the City Planning Department, 501 Laurel Street.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 16th day of June, 2016



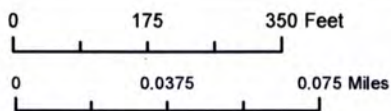
Mark Ostgarden AICP
City Planner

Request is to match the dwelling roof design



CUP - 303 W WASHINGTON ST

APPRCL	TXNAME	TXADR1	TXADR2	TXADR3	PHYSADDR
09198058001Z009	BRAINERD WASHINGTON ST LLC	2730 SW 3RD AVE STE 600	MIAMI FL 33129		324 W WASHINGTON ST
09198058001Z009	BRAINERD WASHINGTON ST LLC	2730 SW 3RD AVE STE 600	MIAMI FL 33129		324 W WASHINGTON ST
09198040004Z009	DONCO MN BRD WASHINGTON 1 LLC	24226 LONE PINE RD	HINCKLEY MN 55037		303 W WASHINGTON ST
09198056001Y009	GUSTAFSON PROPERTIES OF BRD LLC	304 EAST RIVER RD SUITE 2	BRAINERD, MN 56401		TYROL DR
091980420010009	HARMON PLACE PROPERTIES LLC	2959 CLEARWATER RD	ST CLOUD, MN 56301		301 4TH ST NW
09198042002Z009	HARMON PLACE PROPERTIES LLC	2959 CLEARWATER RD	ST CLOUD, MN 56301		305 4TH ST NW
09198020001Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401		RIVERSIDE SCH
09198022000Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401		
09198038001Z009	IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401		205 W WASHINGTON ST
09198040001Z009	KUMMET, LLOYD G 2009 LIVING TRUST	C/O RICHARD KUMMET	1820 S 8TH ST	BRAINERD, MN 56401	309 3RD ST NW
091980400110009	LAVALLE, DENNIS W & JULIE A	12096 SCENIC RIVER DR	BAXTER, MN 56425		314 CHARLES ST
09198024005Z009	NOVOTNY, LARRY L	2400 BRADFORD BAY	ALEXANDRIA, MN 56308		217 4TH ST NW
09198060001Z009	SMITH, ALICE T	22609 HOLE IN THE DAY DR	NISSWA, MN 56468		404 W WASHINGTON ST
09198042006A009	TAX FORFEITED	326 LAUREL ST	BRAINERD, MN 56401-3590		
09198042004Z009	TMJ LLC	20980 SNOWSHOE TRL	BRAINERD, MN 56401		401 W WASHINGTON ST
09198040008Z009	TT OF BRAINERD LLC	13754 TWO MILE RD	BRAINERD, MN 56401		305 W WASHINGTON ST
091980400100009	TT OF BRAINERD LLC	13754 TWO MILE RD	BRAINERD, MN 56401		





City Planning Department

City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt #	<u>2016-00038</u>
Check #	<u>22438</u>
Date Paid:	<u>6-15-16</u>

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

COMMERCIAL

CONDITIONAL USE PERMIT

☐ (\$250.00)

☐ (\$400.00 + \$500.00 escrow deposit)

REZONING

☐ (\$300.00)

☐ (\$500.00)

VARIANCE

☒ (\$250.00)

☐ (\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 1407 S 6th Street, Brainerd MN 56401

LEGAL DESCRIPTION: Lot(s): 003 Block: 000 Addition: _____
(attach description if lengthy) Aud Plat of E1/2 NW1/4 Sec 36-45-31 N'l'y 58 ft of W'l'y 156 ft of Lot 3

Property Owner Name: Erich M. Jenkins

Street Address: 1407 S 6th Street City: Brainerd State: MN Zip Code 56401

Phone Number: 218-251-5359 Fax: _____ E-mail: erich@inxopen.com

Applicant Name: (If different than Property Owner) Same

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____ E-mail: _____

Description of Request: I would like to build a workshop building in the back yard of my property in Brainerd this summer. The building itself is a conforming structure, but the roofing materials I would like to use, will require a variance. My home has a commercial steel roof (not pole-barn steel) which which was installed in 2008. As it is not a standing seam roof, I am requesting a variance so that I may use the same material on my shop building, which would make the property as a whole, look contiguous and thoughtfully planned, preserving the mid-century aesthetics for all structures.

Property Owner Signature

2016/06/15
Date

Erich M Jenkins
(Please print name)

Applicant Signature

2016/06/15
Date

Erich M Jenkins
(Please print name)

STAFF REPORT TO THE PLANNING COMMISSION

June 22, 2016

APPLICANT/LOCATION: Land & Lease Development LLC, 24226 Lone Pine Road, Hinckley, MN 55037 has applied on behalf of Josh Imgrund, PO Box 703, Brainerd, MN 56401 for property at 303 W. Washington Street, Brainerd, MN

PROPOSED USE: Automobile Sales and Automotive Repair

LOT AREA: 140' X 100' = 14,000 sq. ft.

CURRENT ZONING: B-4 (General Commercial) District

ADJACENT USES: East: School
South: Office/Commercial
West: Commercial
North: Commercial

ADJACENT ZONING: North: B-4 (General Commercial) District
East: R-3 (High Density Residential) District
South: B-4 (General Commercial) District
West: B-4 (General Commercial) District

REPORT

Josh Imgrund has submitted a request for 2 Conditional Use Permits (CUPs) at 303 W. Washington. One for used automobile sales and a 2nd for automotive repair. These are 2 separate CUPs and can be considered independent of one another.

A. Criteria for Granting Conditional Use Permits. In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants or surrounding lands. Among other things, the City Council shall make the following findings where applicable.

- 1. The proposed use conforms to the district and conditional use provisions and all general regulations of this Ordinance.*

The site is an existing developed property. Should it not meet current district standards the nonconformance would be considered legal in nature.

- 2. The proposed use meets all special standards which may apply to its class of conditional uses as set forth in this section.*

515-63-6: Conditional Uses

Automobile and truck repair - major and minor (including body shops) provided that:

1. *The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a storm water drainage system and is subject to the approval of the City Engineer.*

The site has a concrete surface and has been a repair station and a used car sales lot in the past. Because of the property's automotive related history the requirements for curbing can be considered not required and a legal non-conforming situation.

2. *All painting shall be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust or other particulated matter so that the use shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.*

There will be no painting at the facility.

2. *The emission of odor by a use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota regulations APC, as amended.*

Site odors should not be a problem.

4. *All flammable materials, including liquids and rags, shall conform to the applicable provisions of the Minnesota Uniform Fire Code.*

See Building Department comment.

5. *All outside storage shall be prohibited except for customer automobiles and trucks awaiting repair.*

This requirement will be monitored.

Auto dealership provided that:

1. *Outdoor sales area shall be set at least five (5) feet back from all property lines, and at least fifteen (15) feet back from any street surface.*

Mr. Imgrund will need to abide by these requirements.

2. *Outdoor sales shall be physically defined on the site by surfacing, curbing, landscaping, or a fence barrier.*

The sales area is defined by concrete surfacing.

3. *The boulevard portion of the street right-of-way shall not be used for parking, or storage or display of sale items.*

This requirement will be monitored.

4. *Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 20 of this Ordinance.*

There are no residential uses in the area.

5. *All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with Section 18 of this Ordinance.*
No changes to site lighting have been proposed and a lighting plan is not required.
 6. *All display/sales/storage areas shall be paved.*
The site plan identifies that all display/sales areas have a concrete surface.
 7. *Required parking shall be segregated from the sales display. The use shall not take up parking space as required for conformity to this Ordinance.*
See the Planning Department comments related to this requirement.
3. *The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons.*
See Fire, Police and Building Department comments.
 4. *The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.*
The site is an existing fully developed site. There are no planned changes to the site nor are any needed to conform to this requirement.
 5. *The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.*
The site has existed in this condition for years. There are no planned changes to the site nor are any needed to conform to this requirement.
 6. *The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.*
Existing curb cuts on Washington Street and on SW 3rd Street will be used.
 7. *The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the Comprehensive Plan.*
The objectives of the Zoning Ordinance are:
515-1-2: *Intent and Purpose.*
 - A. *Protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use.*
 - B. *This Ordinance shall divide the City into use districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land.*
 - C. *Protect neighborhoods.*
 - D. *Promote orderly development and redevelopment of land for residential, commercial, industrial, recreational and public areas.*
 - E. *Provide adequate light, air, and convenience of access to property.*
 - F. *Prevent congestion in the public right-of-way.*

- G. Prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards, and density of population.
- H. Protect and preserve the natural environment of the City.
- I. Encourage the protection of historic and aesthetic resources in the City.
- J. Conserve energy through the use of alternative energy systems and conservation through the encouragement of energy efficient structures for commercial, industrial and residential uses.
- K. Provide for compatibility of different land uses.

Comprehensive Plan

The following Comprehensive plan Goals and Strategies support the proposal:

COMMERCIAL/INDUSTRIAL LAND USE

Goal: PLAN FOR THE ORDERLY, EFFICIENT AND FISCALLY RESPONSIBLE GROWTH OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN BRAINERD.

Strategy

Encourage the development of additional commercial and industrial areas within the city in accordance with the land use plan.

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.

Strategy

Promote aesthetically pleasing development and redevelopment in the city.

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.

B. Requirements for Granting Conditional Use Permits. In permitting a new conditional use or the alteration of an existing conditional use, the following requirements shall be met where applicable:

1. Fire Protection. Fire prevention and firefighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.
2. Electrical Disturbance. No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.
3. Noise. Noise which is determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled subject to MPCA standards. Fire sirens and related apparatus used solely for public purpose shall be exempt from this requirement.
4. Vibrations. Vibrations detectable without instruments on neighboring property in any district shall be prohibited.
5. Odors. No odorous gas or matter shall be permitted which is discernible on any adjoining lot or property.
6. Air Pollution. No pollution of air by flying ash, dust, smoke, vapors, or other substance shall be permitted which is harmful to health, animals, vegetation or other property.

7. *Glare. Lighting devices which produce objectionable direct or reflected glare on adjoining properties or thoroughfares shall not be permitted.*
8. *Erosion. No erosion by wind or water shall be permitted which will carry objectionable substances onto neighboring properties.*
9. *Water Pollution. Water pollution shall be subject to the standards established by the Minnesota Pollution Control Agency.*

DEPARTMENT INFORMATION

Engineering

Reviewing the request. I will forward a response when I receive one.

Utilities

No issues

Fire

No issues.

Police

No Issues

Building

The floor drain will need inspection to verify if it is a flammable wastes trap.

Planning Department Review

Off street parking is based on the requirement for:

Auto, Boat, Trailer, Farm Equipment and Other Outdoor Sales Lots.

One (1) space per four hundred (400) square feet gross sales and office floor area and of the building plus one (1) space per each two thousand (2,000) square feet of gross outdoor sales lot area.

Auto Repair

Two (2) spaces per serving bay; the service bay is not a parking space, plus one (1) for each employee on the maximum shift.

In this situation the auto repair off street requirements can satisfy off street parking for both sales and repair. There is additional parking on the south side of the building for employees should it be needed.

Seven striped off street parking spaces will be required, 1 of which will need to be handicapped striped and signed.

Trash Receptacle

Should a dumpster be used at the property it will need to be screened on all sides.

Number of Vehicles on the Property

A nearby property owner commented on how the vehicles are "*stacked there like cordwood.*" We do not specify in the Zoning Ordinance vehicle density at auto dealerships.

I have inquired of the City Attorney whether we have the ability to require a minimum drive lane wide between vehicle rows.

Site Design

Attached is a property site plan. I have identified on the plan where it appears employee and visitor parking could be provided.

It's suggested that a date be specified by which to complete the striping, to screen the dumpster if one is going to be used and to comply with any building code requirements. It is suggested they be completed by August 5, 2016.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request at its SPECIAL Wednesday June 29, 2016 meeting. City Council consideration can occur at its TUESDAY, July 5, 2016 meeting.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Mark Ostgarden".

Mark Ostgarden AICP
City Planner

STATE HWY 210

Employee & Visitor Parking Example

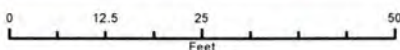
STATE HWY 210

NW 3RD ST

Possible Dumpster
Location

Legend

- Sidewalk
- Driveways
- Road Edge
- Parcels



Print Date
6/23/2016

This map is intended for reference purposes only and is not a legally recorded map nor survey. The City of Brainerd shall not be liable for any damages or claims that arise due to accuracy, availability, use, or misuse of the information herein pursuant to MN Statutes 466.03 Subd 21.



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Land and Lease Development LLC, 24226 Lone Pine Road, Hinckley, MN 55037, has applied on behalf of Josh Imgrund, Box 703, Brainerd, MN 56401, for 2 Conditional Use Permits for its property at 303 W. Washington Street, Brainerd, MN 56401 the property. Mr. Imgrund is proposing to use property for automobile repair and automobile dealership. The property is Zoned B-4 (General Commercial) District and auto sales and vehicle repair are allowed by Conditional Use Permit in a B-4 District.

The property is legally described as Lots 4 and 5, West Brainerd Addition

The Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, June 29th, 2016 at 4 p.m. to consider the request for the Conditional Use Permits.

A copy of the application is on file for review at the City Planning Department, 501 Laurel Street.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 16th day of June, 2016


Mark Ostgarden AICP
City Planner



Subject
Property

**City Planning Department**

City Hall - 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt # 2016-00037
Check # 5069
Date Paid: 6-15-16

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$250.00)	☒ (\$400.00 + \$500.00 escrow deposit)
REZONING	☐ (\$300.00)	☐ (\$500.00)
VARIANCE	☐ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 303 WashingtonLEGAL DESCRIPTION: Lot(s): 4, 5 Block: 40 Addition: West Brainerd
(attach description if lengthy)Property Owner Name: Land & Lease Development, LLCStreet Address: 24226 Lone Pine Rd City: Hinckley State: MN Zip Code: 55037Phone Number: 218-370-9704 Fax: _____ E-mail: Brian W@lldllc.comApplicant Name: (If different than Property Owner) Josh ImgrundStreet Address: PO Box 763 City: Brainerd State: MN Zip Code: 56401Phone Number: 218-330-9364 Fax: _____ E-mail: justin2009@gmail.com

Description of Request: _____

Auto sales and repair

Brian W. Wendorf
Property Owner Signature

6/14/16
Date

Brian Wendorf
(Please print name)

Josh Imgrund
Applicant Signature

6/14/16
Date

Josh Imgrund
(Please print name)

(OVER)