

Brainerd Planning Commission Workshop
March 15, 2017

The workshop was called to order at 5:00 p.m. in the City Hall 2nd Floor Conference Room.

Noted present were Commissioners Justin Burslie, Don Gorham, Staci Headley and Jan Lambert. Others present were John Davis from MNATC, Nathan Bertram from Midland County Health and Ben Davis from the Brainerd Police Department and City Planner Mark Ostgarden.

Those in attendance discussed the differences between a sober house and a half way house. MNATC and the County representatives acknowledged the need for sober hissing living. The police has not had reports about problems so if any do exist they are not a problem. The Burgstallers have an apartment building that operates like a sober house and Sheila Haverkamp is operates a sober house. Teen Challenge currently has had graduates transition to sober house living operated by the Haverkamps.

The meeting adjourned at approximately 5:45 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

PLANNING COMMISSION
Wednesday, March 15, 2017

#1 Call to Order

Planning Commission Chair Headley called the meeting of the Brainerd Planning Commission to order at 6:07 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Headley, Gorham, Burslie, and Lambert. Noted absent were Commissioner Antolak, Marohn and Turner. Also present were City Planner Ostgarden, City Administrator Thoreen and 1 other.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURSLIE, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 Approval of minutes of the regular meeting and workshop held on February 15, 2017

MOTION AND SECONDED BY COMMISSIONERS BURSLIE AND LAMBERT, DULY CARRIED, TO APPROVE THE MINUTES OF THE FEBRUARY 15, 2017 REGULAR PLANNING COMMISSION MEETING.

#4 NEW BUSINESS

a) Public Hearing - Amend Zoning Ordinance to add the term "Boarding School" to Section 515-2 Definitions and Amend Section 63-2 or 63-6 General Commercial (B-4) District to add Boarding Schools as a Permitted Use or as a Conditional Use in the District.

City Planner Ostgarden reviewed the Zoning Ordinance changes being considered. One change is to add the following boarding school definition:

"Boarding School – a school at which the pupils receive board and lodging during the school term."

The other change is to consider adding boarding schools as a permitted use or a conditional use in B-4 (General Commercial) Districts.

Headley Williamson spoke about the proposed boarding school and answered questions related to its operation.

No one else spoke during the public hearing.

MOTION BY LAMBERT, SECOND BY BURSLIE DULY CARRIED, TO ADD "BOARDING SCHOOL – A SCHOOL AT WHICH THE PUPILS RECEIVE BOARD AND LODGING DURING THE SCHOOL YEAR" TO ZONING ORDINANCE SECTION 2: DEFINITIONS.

MOTION BY BURSLIE, SECOND BY LAMBERT DULY CARRIED, TO ADD BOARDING SCHOOLS AS A CONDITIONAL USE IN B-4 (GENERAL COMMERCIAL) DISTRICTS.

Commissioner Lambert preferred the conditional use permit option because she thought the community should have an opportunity to learn about the use and offer public input. She also thought that rather than rezone the Holiday Inn property, where a boarding school is proposed, to a residential zone, in the event the boarding school does not occur, the B-4 zoning would remain in place and could continue to be marketed as commercial property.

Commissioner Burslie stated that should the former Holiday Inn property become a boarding school, it would not be subject to property tax and would be unfortunate to lose the property tax revenue.

#5 PUBLIC FORUM - None

#6 OLD BUSINESS

a) Sober Houses

The Planning Commission reviewed the sober house workshop discussion. It thinks language should be drafted that permits the use in the residential areas of the community. Some of the discussion was about including language that would allow the use as a permitted use for a reasonable number of residents. Should a sober house desire to have more than the number of residents for a permitted use, it could be permitted by conditional use. There was also a decision regarding a separation requirement. The Planning Commission thought there was merit to this requirement.

The consensus was that language should be drafted for review at the April 19th meeting, which includes the use as permitted and conscionable in residential districts. It should also include language related to a separation requirement.

b) Bee Keeping in the City

City Planner Ostgarden reviewed the 2 options to amend the City Code to allow bee keeping in the community. One is to amend City Code Section 515 Zoning Ordinance. This process includes the Planning Commission who would review draft language; conduct a public hearing to consider adding the use to the Zoning Ordinance and make recommendation to the City Council on adding it to the Zoning Ordinance.

The other option is to amend City Code Section 900 Animals to add bee keeping to this section. This would be a City Council process to amend the City Code. The Planning Commission would be part of the process should the City Council desire a recommendation from the Planning Commission on possible language, which it has done with bee keeping.

City Planner Ostgarden reviewed draft language to permit bee keeping highlighting key elements of the draft. He reviewed:

- Districts in which bee keeping would be permitted
- Number of allowed hives based on lot size
- Sale of honey
- Hive location on a property
- Bee keeping education verification
- Permit to operate.

MOTION BY BURLIE, SECOND BY GORHAM, DULY CARRIED, TO RECOMMEND “BEE KEEPING” BE ADDED TO THE ANIMAL SECTION OF THE CITY CODE AND THAT THE DRAFT LANGUAGE, IN THE MARCH 8 STAFF REPORT, BE CONSIDERED FOR ADOPTION.

Commissure Gorham suggested that this is similar to allowing chickens. He thought the regulations should be included in that section of the City code. He supports the opportunity for residents to provide for themselves and also having small home businesses.

c) Community Survey

City Planner Ostgarden provided a PowerPoint presentation of the response findings from the 1st Community Survey Panel Survey.

#7 COMMISSIONERS’ QUESTIONS/COMMENTS

Commission Gorham inquired about what occurred at the March 6th City Council meeting related to the request to reconsider the S. 6th Street design. Councilwoman Lambert informed the Planning Commission the request was not reconsidered and MNDOT is moving forward with the design approved by City Council.

#8 CITY PLANNER’S REPORT

City Planner Ostgarden updated the Planning Commission on the Comprehensive Plan status. A draft timeline was distributed that identifies key steps in the process along with key milestones. The timeline was prorated by Ashley Kaisershot who would be the NJPA staff member working with city staff on the plan update.

#9 ADJOURN

A MOTION BY GORHAM, SECONDED BY BURLIE, DULY CARRIED, TO ADJOURN AT APPROXIMATELY 7 P.M.

Respectfully submitted,

Mark Ostgarden AICP, City Planner