

BRAINERD PLANNING COMMISSION

Wednesday, December 20, 2017
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
Regular Meeting Held November 15, 2017

Documents:

[2017-11-15DRAFT.PDF](#)

4. New Business
 - 4.a. Zoning Ordinance Text Amendment - Public Hearing To Consider Removing Off Street Parking Requirements For Schools

Documents:

[ZONING TEXT AMENDMENT REMOVE OFF STREET PARKING SPACES FOR SCHOOLS.PDF](#)

- 4.b. Request By City Engineering To Consider Zoning Text Amendment Related To Exterior Building Material Requirements I-1 (Light Industry) District

Documents:

[SALT AND SAND BUILDING.PDF](#)

5. Public Forum
Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission - time limits may be imposed

6. Old Business

- 6.a. Report On First Steering Committee Meeting

Documents:

[CITY OF BRAINERD PRESENTATION SC 1.PDF](#)

- 6.b. City Council Direction - Special Meetings/Fees And Fees For Services

Documents:

[CITY COUNCIL DIRECTION SPECIAL MEETINGS FEES AND FEES FOR SERVICES.PDF](#)

7. Commissioners' Questions/Comments

8. City Planner's Report

9. Adjourn

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

PLANNING COMMISSION
Wednesday, November 15, 2017

#1 Call to Order

Planning Commission Chair Headley 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 Burslie, Gorham, Headley, Marohn and Wussow; and Council Liaison Lambert. Also present were City Planner Ostgarden and Administrative Specialist Bestul. Noted absent was Commissioner Antolak.

#2 Approval of Agenda

MOTION AND SECONDED BY COMMISSIONERS WUSSOW AND GORHAM, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 Approval of minutes of the regular meeting held on October 18, 2017

MOTION AND SECONDED BY COMMISSIONERS WUSSOW AND LAMBERT, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 18, 2017 WITH THE FOLLOWING CORRECTIONS:

- Under #7 Commissioners Questions/Comments – Page 9; Add to line 3: *Mr. Wussow indicated the ordinance should be enforced **or change the ordinance.***

#4 NEW BUSINESS

A. Public Hearing – Variance Request – Brainerd Laestadian Church (Manor) - 1501 S. 8th St.

City Planner Ostgarden indicated the property is a repurposed school which was converted into a church and an apartment building. The church is located closest to south 8th street and the apartments are on the east side. There are 14 senior living apartments on the site. The existing accessory building on the south side is a 150' x 22' building approximately 3' from the property line which consists of 11 garages. The proposal is to add a 22' x 36' addition on the east end and match the existing 3' setback. The intent is to add another 3 garages for the apartment building so each resident would have a garage. In 2009, the Zoning Ordinance was rewritten and it was established for multiple family dwellings that an accessory building side yard would have a setback of 15'. The church would like to construct the garage addition to match the existing setback at that location which results in a variance request of 12'.

City Planner Ostgarden went through the maps and photos of the property explaining the location of the proposed addition as well as the building plan for the proposed structure. Several of the criteria for granting variances have been read and highlighted in the staff report that would potentially pertain to the variance request.

Commissioner Wussow stated that since the zoning ordinance was rewritten in 2009, when did this use take over the parcel? City Planner Ostgarden indicated it was prior to 2005 for sure. (1983) Mr. Wussow indicated there are numerous locations to construct the garage without a variance. One option is a parking area to the south that could be converted. Mr. Wussow questioned if there is a limit to the amount of accessory structures allowed on the property. City Planner Ostgarden replied that for multiple family dwellings, there is no limit.

The Chair opened the public hearing at 6:12 p.m.

The Chair recognized Mr. Steve Collette, 1126 Poplar Drive, East Gull Lake petitioning on behalf of the Laestadian Church. Mr. Collette confirmed that there is other property on the site that could be used for separate garages. However, it is a convenience for the residents to have the garage in the proposed location as it is already paved and there are parking spaces in that area. The school used to be Edison school and the apartments were put in in 1984. When the newest addition of a six-plex apartment building was built, there were no extra garages available.

Commissioner Marohn asked if the petitioner has discussed the proposed addition with the area neighbors. Mr. Collette indicated he has not. The property is about 200' – 300' back to the trail from the edge of the existing garage. Mr. Marohn stated from the edge of the property is about 140' as indicated from the Crow Wing County GIS website.

The Chair closed the public hearing at 6:16 p.m.

Commissioner Marohn indicated that based on the GIS website plat map, it shows property owners all through the area, but there is a gap that appears to be right-of-way. City Planner Ostgarden explained that is un-platted right-of-way extending up to the south property line. The encroachment will be into the setback in the right-of-way.

City Planner Ostgarden suggested paraphrasing the findings of fact rather than verbatim. The commission agrees. Commissioner Marohn asked if the findings of fact be sited rather than reading through all of them.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND LAMBERT, DULY CARRIED, TO APPROVE THE VARIANCE BASED ON THE TEN (10) FINDINGS OF FACT MODIFYING #6 AND ADDING THE FOUR (4) VARIANCE CRITERIA AS SHOWN BELOW:

- Page 4, #6. *The addition will be adjacent to the platted right of way and the non-residential use. ~~The addition would affect one residential property to the south where the dwelling on that property is close to 100' from the addition.~~ It will be visible to the non-residential use to the south.*
- *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.*
- *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.*
- *Economic considerations alone do not constitute practical difficulties.*

Commissioner Burslie questioned if the property owner built the existing garage. It was constructed when the apartment building was built. Mr. Burslie suggested including the variance criteria in the findings of fact and the motion. Due to the ordinance changing in 2009, the non-conformity is not created by the landowner.

Commissioner Wussow asked the petitioner to speak about the history of the property.

Mr. Collette stated the church purchased the school from the school district. They remodeled the building into a church and an apartment building. There was such a demand for more apartments they added the six-plex to the property. There are a total of 14 apartments with the 11 garages for the residents. There is an additional garage structure on the property that is essentially a storage building for use of the residents for crafts or workshop use. When the garages were built, the side yard setback was 3'.

B. Public Hearing – Variance Request – Mr. Kelly Bevans – 523 Holly St.

City Planner Ostgarden stated the property is located north of Gregory Park in a neighborhood that has a mix of single family, duplex and multiple family dwellings. The area consists of many homes of different styles, ages, sizes, setbacks, materials and colors. Earlier this year, the property owner was planning to do work to the property. He came to City Hall to obtain a building permit for windows, doors and siding and what was perceived to be the ability to construct a deck as well. In reviewing the permits, it was determined that he was not issued a deck permit. The work on the deck was progressing all summer to the point it is at today. The property owner was alerted to the fact that a deck permit had not been issued and construction was halted. The minimum lot size in an R-1 district is 7,000 square feet. The petitioner's lot size is 5,000 square feet which is a non-conforming lot size. The attached garage is encroached into the required side street setback along north 6th street by 12' 9", as the required setback is 15'. The non-conformity means that the deck may remain and proceed if the variance is granted. If the variance is denied, the entire deck would have to be removed per the City Attorney.

City Planner Ostgarden read through a summary of the variance criteria that pertain to this request. The impervious area on the lot which includes the house footprint, driveway, walkways and other hard surfaces is approximately 60%. Maximum lot coverage in this district is 60%, leaving little or perhaps no lot area for additional impervious lot coverage. Decks are not considered impervious coverage and there are other locations for a deck to possibly be constructed along North 6th Street or in the front yard along Holly Street. Will the variance alter the essential character of the locality? Although there may be some question about the deck's visual appearance and its proportion to the dwelling, there are more plans to enclose the area under the deck floor to provide a more finished look.

Commissioner Marohn asked for the process taken for issuing building permits and how it was discovered that there was not one issued. City Planner Ostgarden indicated that is irrelevant to the variance request. Commissioner Marohn was merely interested in how it happened. City Planner Ostgarden indicated there is not a representative from the Building Department here to provide the facts of what took place, however the property owner came in for a building permit and he perceived the permit to include the deck. If the Building Department would have known about the plans to construct a deck, that would be an immediate time-out because of the need for the Engineering Department to review the weight, support needed and the placement the deck above the garage roof. There was no information submitted for the approval of a deck permit. The property owner apparently thought he did apply for the deck permit.

Commissioner Marohn asked how the setback is defined – the code states the minimum horizontal distance between the building and the lot line. Since the deck is defined as a non-building, how is the setback measured? Since the beginning, it is measuring the distance from the property line back to the foundation of the building.

Commissioner Marohn questioned the result if the variance is denied. Why would the petitioner have to remove the entire deck, and not just be able to modify the size back to the allowed setback? City Planner Ostgarden stated the question was sent to the City Attorney and based on his response that no additions at all will be allowed on the non-conformity.

Commissioner Marohn indicated that did not make sense to him that it is all or nothing. City Planner Ostgarden stated that it is a choice and opinion to defy the City Attorney's recommendation and for the Planning Commission to be able to make its determination tonight, the issue is not how the City Attorney comes to the conclusion - the conclusion has been made.

Commissioner Burslie asked if plans need to be submitted in order to obtain a deck permit. City Planner Ostgarden answered yes the plans are needed prior to issuance. Mr. Bevans did not submit plans because the Building Department did not approve a deck. Commissioner Burslie asked if the variance is approved, if there is an extra fee or penalty for building the deck without a permit. City Planner Ostgarden stated no; only a deck building permit fee.

The Chair opened the public hearing at 6:49 p.m.

The Chair recognized Mr. Kelly Bevans, 523 Holly Street. Mr. Bevans indicated he paid double on his building permit and claims he does have a permit to construct a deck, which is in process and currently in the hands of the Building Department but has not yet been issued due to the variance. The reason there was no variance request at the time of the initial permit request is that there was no increased footprint to the property. The Building Department never received the message that a deck was going to be built. Now, there is a plan in the building office waiting for the result of the Planning Commission recommendation and the City Council decision on Monday, November 20, 2017. Mr. Bevans indicated he conceivably could argue the fact that double permit fees were paid, but that is not the matter at hand. Council Lambert questioned if he paid double due because of the fact that it was in hindsight. Mr. Bevans answered yes because he stated he had permits issued to him until Mr. James Thoreen, City Administrator called and asked for his permits. The other part of this applies to altering the essential character of the locality. In the picture provided, Mr. Bevans asked to look at this conceptually as this is showing a half completed project. Mr. Bevans has owned the house since 1989. In 1973, a garage was constructed on the front of the house. Mr. Bevans stated he has had to look at this structure on his beautifully constructed 1911 home historic to the neighborhood. But he stated he cannot tear the garage down. Mr. Bevans indicated that inside the garage there is a beautiful door that enters into the house and at one time there was a wraparound porch. Mr. Bevans stated he has worked with several architects over the years to try and figure out how to blend the garage with the beauty of the house. The work he has done was new windows, siding, garage door and new front door. The intent was not to build a deck for the purposes of having a deck - It was in order to blend the garage front to make it look more like the house including the ornate woodworking that was used. Mr. Bevans explained he loves the neighborhood, the house, the lot he lives on and Gregory Park. He indicated the garage roof is the original red color and it was not updated when the house roof was because the intent was always to construct something over the garage that would blend the two together. The building plans that are now in the possession of the Building Department include building up to the new wood at the bottom of the deck. Mr. Bevans indicated he never knew he would need the variance as he was not told this when he asked for the deck permit that he did not receive.

Commission Chair Headley indicated in the packet is a letter that Mr. Bevans submitted, but it did not go into the depth of detail as indicated above. Mr. Bevans stated the letter was submitted with the variance application. City Planner Ostgarden explained that it would have assisted the Commission if the information stated above was submitted previously for review of the application. Mr. Bevans indicated he was planning on appearing at the hearing to speak.

Commissioner Marohn stated it does seem to be an oversight that the petitioner failed to obtain a permit as a structure this size could not possibly be inconspicuous to others. Mr. Bevans indicated in July he received a 60 page booklet via email from the Building Department with the instructions of how to meet building codes on how to construct a deck.

The Chair recognized Mr. Mark Filkins, 603 Holly Street. Mr. Filkins is a neighbor of Mr. Bevans and spoke in favor of the variance request with the belief that the construction plan is reasonable. Mr. Filkins thinks it will help the appearance of the garage as intended.

The Chair recognized Ms. Margaret Tiplady, 509 Holly Street. Ms. Tiplady is also a neighbor in favor of the variance request. Ms. Tiplady firmly believes that Mr. Bevans thought he did have all the necessary permits required to build. Since the garage was already constructed, Ms. Tiplady believes it must have been a misunderstanding between the Building Department and Mr. Bevans. Ms. Tiplady does not object to the construction and anything that is done to improve the neighborhood is a big plus.

The Chair recognized Ms. Allison Potvin, 521 Holly Street. Ms. Potvin is a neighbor to Mr. Bevans is speaking in full support of Mr. and Mrs. Bevans and the plans they have and will be a great addition to their home.

The Chair recognized Mrs. Sue Bevans, 523 Holly Street. Ms. Bevans received and read an email from a neighbor that could not be present at the meeting tonight. The letter is from Ms. Natalie Potvin, 609 N. 6th Street. Ms. Potvin is fully supporting the variance request and stated there is nothing negative about the plans and does not see it affecting anyone else in the neighborhood.

The Chair closed the public hearing at 7:05 p.m.

MOTION AND SECONDED BY COMMISSIONERS BURSLIE AND LAMBERT, DULY CARRIED, TO APPROVE THE VARIANCE REQUEST BASED ON THE FIFTEEN (15) FINDINGS OF FACT AND THE ADDITIONAL FINDINGS OF FACT AS FOLLOWS:

- *This is an after the fact variance request on a structure that has already been partially constructed.*
- *The property owner does propose to use the property in a reasonable manner. The deck is being built on top of an existing structure and is not expanding the footprint of the structure.*
- *The plight of the landowner is due to circumstances unique to the property as the garage was constructed by a previous property owner.*
- *The essential character of the locality will not be affected with the condition of approval.*
- *Economic considerations alone do not constitute practical difficulties as this the request is not solely based on economic considerations.*

Conditional Approval Item

- *The area between the roof of the garage and the base of the deck shall be enclosed and finished in a way that blends with the structure.*

#5 PUBLIC FORUM

None

#6 OLD BUSINESS

Off Street Parking Requirements for Schools

City Planner Ostgarden indicated there is nothing in the packet as far as documentation relating to this topic. Mr. Ostgarden was not sure where the Planning Commission was headed in the terms of making a final decision. Various members of the Commission want to move forward with a public hearing and others expressed wanting more information and discussion beforehand.

Commissioner Marohn stated he wanted to show some photos of an area by a school that he took on a weekday. Mr. Marohn had planned on gathering more information about this concern but was not able to prior to the meeting. Mr. Marohn stated the regulations in the City Code should not be the cause for the school district to build excessive parking. The proposals from the district show changes to each neighborhood to increase the amount of parking. Mr. Marohn suggests that we modify the code to eliminate the city parking requirements for schools. Mr. Marohn visited the Harrison School site on a weekday at 1:00 p.m. Some of the concerns voiced earlier were that there is not enough parking and that it is not fair to the neighborhood residents. The photos presented showed very few cars parked along the streets within a block around the school. Many of the residents are served by an alley with a driveway and/or garage and are not using the on street parking.

City Planner Ostgarden indicated that the school district may argue the point that the size of the school will increase which means more staffing and more parents resulting in the need for more parking. This may be the consensus now but what about after the schools enlarge.

Commission Chair Headley mentioned the need for more parking for events held at the school and school programs may be a concern.

Commissioner Burslie stated to let the school district determine what they will need for parking and where it is being located. The city code should not be the determining factor in the decision.

Commissioner Marohn stated that this will be a topic of conversation with the district. It should be up to the district and should not be the city code that is the reason for the need for extra parking.

Commissioner Wussow requested more documentation and information about the requirements prior to holding a public hearing. Mr. Wussow would like to obtain the slides from the school district's presentation at the October 18, 2017 meeting. Commissioner Burslie responded that this information is not relevant to this potential ordinance amendment. The school will be making the decision about how much parking they have. There is no need to see the plans as what this would do is simply amend the ordinance to remove the requirements for minimum parking for schools.

Commission discussion took place regarding the need for additional information prior to a public hearing.

Commissioner Gorham suggested the need to notify the neighboring residents of the schools prior to holding a public hearing.

City Planner Ostgarden questioned Commissioner Wussow on what information he needs beforehand. The parking requirements are listed in the City Code section 515-22-8 as follows:

- *Schools, Elementary and Junior High. One (1) space for each classroom plus one (1) additional space for each three hundred (300) students, plus one (1) space for each employee, plus one (1) space for each four (4) seats in auditorium.*
- *Schools, High Schools, Colleges and Universities. At least one (1) parking space for each two (2) students based on the design capacity plus one (1) space for each classroom. Auditorium or event space shall be subject to separate, additional calculations.*

MOTION AND SECONDED BY COMMISSIONER MAROHN AND BURLIE TO DIRECT STAFF TO HOLD A PUBLIC HEARING IN DECEMBER TO INITIATE THE ORDINANCE AMENDMENT PROCESS OF ELIMINATING THE PARKING MINIMUM FOR SCHOOLS IN OUR CITY CODE ALONG WITH NOTIFYING THE NEIGHBORING RESIDENTS OF THE PUBLIC HEARING.

Members Burslie, Gorham, Headley, Marohn and Lambert voted “aye”. Member Wussow voted “nay”. The Chair declared the motion carried.

Special Meetings, Special Meeting Fees and Tracking / Estimating Time Spent on Applications

City Planner Ostgarden explained the concerns have been heard from the Commission in regards to the special meeting fees and the informal process to hold them. Mr. Ostgarden indicates these concerns as well as the time spent on applications will be presented to the Council for their direction.

Report on Steering Committee Appointment Process and Upcoming Meetings

City Planner Ostgarden announced the Steering Committee is now complete. An email was sent out to all appointed members for availability for upcoming meetings. The goal is to schedule the first meeting in December. The committee members are as follows:

	Sector	Candidate Name
Councilman Pritschet	School District Member	Aaron Sinclair – Asst Superintendent
Councilwoman Lambert	Healthcare Representative	Mike Larson – Essentia
Mayor Menk	Local Industry Representative	Mike Higgins and Jeff Grunenwald
Councilman Bevans	Small Business Owner	Brian Moon – Easy Riders
Councilman Pritschet	Resident	Staci Headley
Councilman Badeaux	Park Board Member	Timothy Boeder
	City Council	Jan Lambert
	Planning Commission	Chuck Marohn
Councilman Johnson	Real Estate	Rick Fargo
Councilwoman Hilgart	BLAEDC Board Member	Pam O'Rourke
Councilman Stunek	Resident	Emily MacDonald

#7 COMMISSIONERS' QUESTIONS/COMMENTS

None

#8 CITY PLANNER'S REPORT

None

#9 ADJOURNED AT 7:52 P.M

Respectfully submitted,

Mark Ostgarden AICP
City Planner

DRAFT

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: December 15, 2017

RE: Zoning Text Amendment – Remove Off Street Parking Spaces for Schools

Currently, should the school district desire to make improvements to any of its schools, the Zoning Ordinance includes the following formulas to calculate how many more off street parking spaces would be needed for the improvements.

Zoning Ordinance Section 515-22-8: Off Street Parking - Number of Spaces Required:

DD. Schools, Elementary and Junior High. One (1) space for each classroom plus one (1) additional space for each three hundred (300) students, plus one (1) space for each employee, plus one (1) space for each four (4) seats in auditorium.

EE. School, High Schools, Colleges and Universities. At least one (1) parking space for each two (2) students based on the design capacity plus one (1) space for each classroom. Auditorium or event space shall be subject to separate, additional calculations.

Should this amendment be approved, the formulas will be removed and the decision whether or not if additional off-street parking spaces should be provided and the number of spaces will be a school district decision.

Although the change would remove the off-street parking requirements, there still is a mechanism to ensure adequate off-street parking for schools. New schools and school changes are one of many uses that require a Conditional Use Permit. There are 6 zoning districts within that schools are a conditional use:

515-52 - RR, 53-RE, 54-R-1, 55-R-1A, 56-R-2, 57-R-3: Conditional Uses.

Public and private schools provided that:

1. The site accesses a major collector.
2. The site is landscaped in accordance with Section 20 of this Ordinance.
3. Off-street parking is provided in accordance with Section 22 of this Ordinance.
REQUIREMENT REMOVED JANUARY __, 2018.
4. Off-street loading and service entrances are provided as regulated by Section 23 of this Ordinance.
5. Emergency vehicle access is provided to and within the site.

During the Conditional Use Permit process, the city can inquire about how parking totals are determined and if there is concern about the number provided, more can be required as a condition of approval.

Several years ago, the formula for calculating minimum off street parking requirements for many of our commercial districts was removed. A new business, an existing business that is expanding or if a property's use changes, the determination of how many off street parking spaces should be provided is up to the property and/or business owner.

Central Lakes College and its property are not affected by these changes. If it is approved and CLC desires to have off street parking minimums removed for colleges and universities, it can apply to do so. Or, the Planning Commission could initiate the amendment if the school amendment is approved.

Zoning Ordinance text amendment changes only require a legal notice in the newspaper. Because this may be confusing or a concern to residents, all property owners within 350' of a school were notified. A copy of the mailing lists is included in the packet. Typically, these types of changes occur without the public realizing its happening.

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Brainerd Planning Commission has initiated a public hearing to consider input related to amending the City of Brainerd Zoning Ordinance to remove off-street parking requirements for schools. Zoning Ordinance Section 515-22-8: Off Street Parking - Number of Spaces Required read as follows:

- DD. Schools, Elementary and Junior High. One (1) space for each classroom plus one (1) additional space for each three hundred (300) students, plus one (1) space for each employee, plus one (1) space for each four (4) seats in auditorium.
- EE. School, High Schools, Colleges and Universities. At least one (1) parking space for each two (2) students based on the design capacity plus one (1) space for each classroom. Auditorium or event space shall be subject to separate, additional calculations.

If approved, the amendment would mean that the City of Brainerd Zoning Ordinance would not include minimum off-street parking requirements for elementary, junior high and high schools. Should additional off-street parking be desired, or should off-street parking removal be desired, it will be at the discretion of the school administration to determine the desired amount. The City of Brainerd Zoning Ordinance minimum off-street requirements listed above would not apply.

The Zoning Ordinance requirements for colleges and universities are not proposed to be removed. As a courtesy to neighboring property owners, this notice is being mailed to all property owners within 350' of a Brainerd school.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, December 20, 2017 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider amending the Zoning Ordinance. The public is invited to attend the hearing to offer input regarding the proposed amendments.

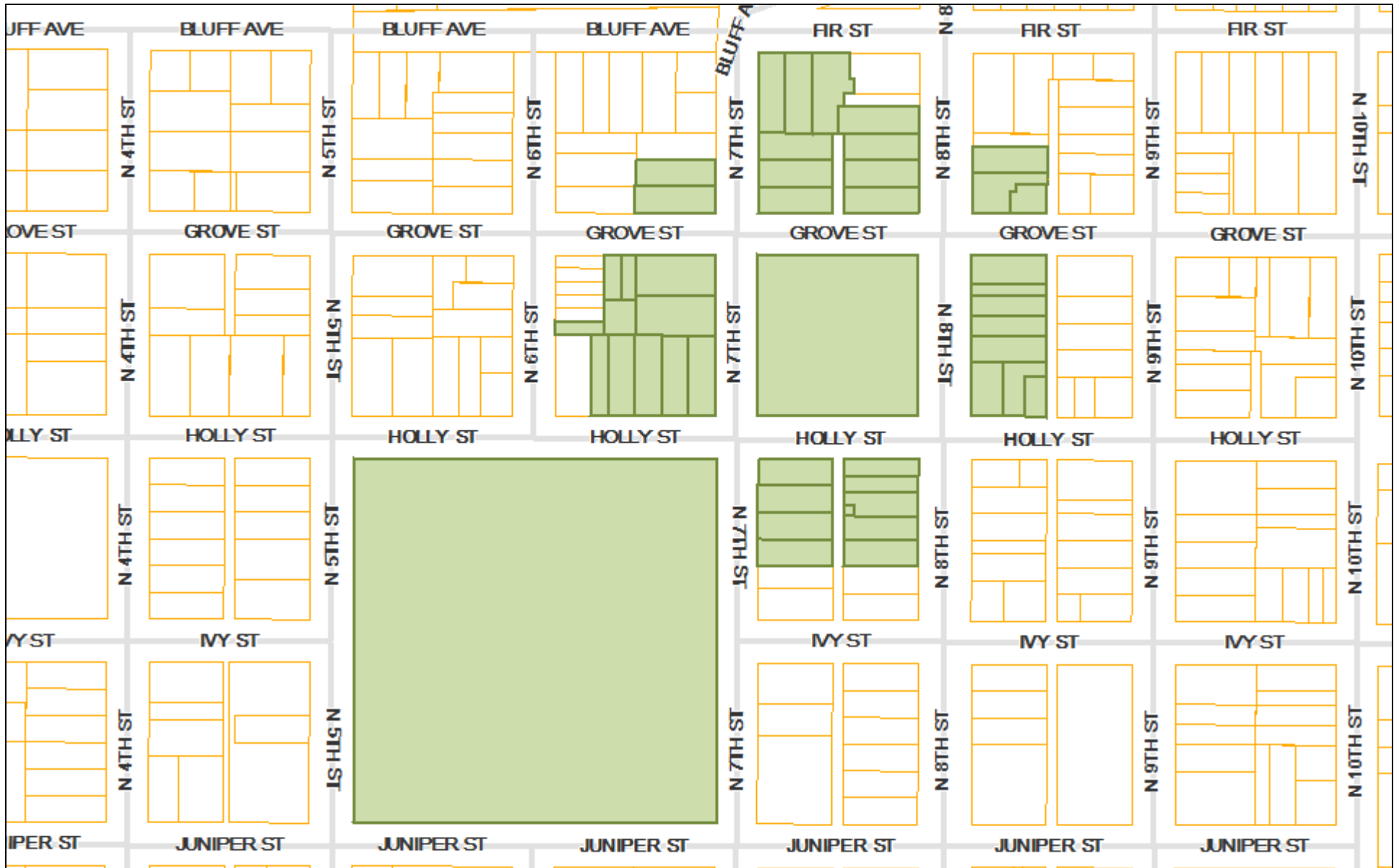
If there are any questions about the amendments or if any individual needs special accommodations, please call (218) 828-2309.

Dated this 5th day of December 2017

Mark Ostgarden AICP
City Planner

Publication Date: December 8, 2017

Discovery Woods



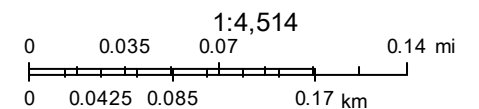
November 17, 2017

Select Parcels _Query result

Parcels Crow Wing

City Limits

Roads

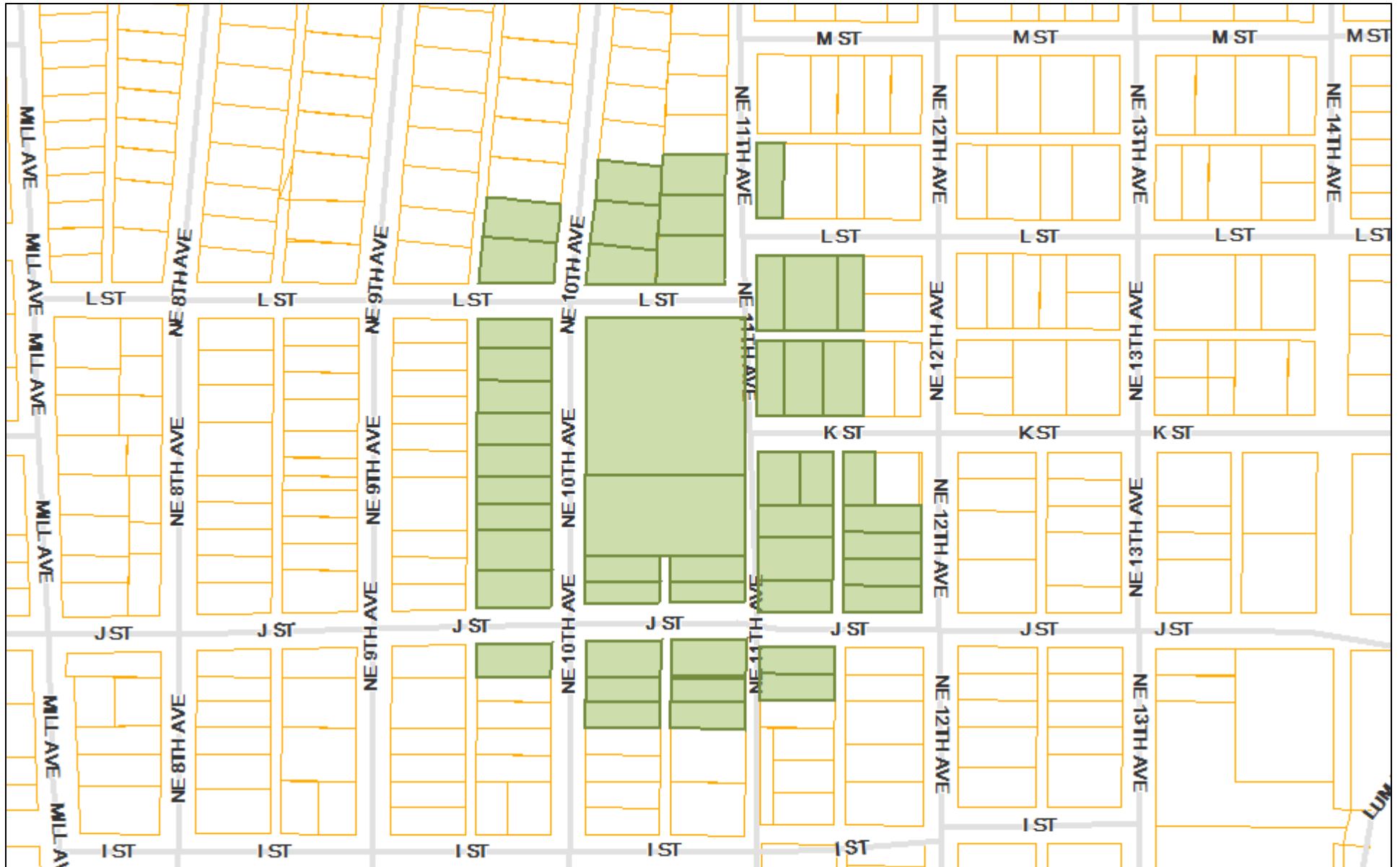


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Tax Name	Tax Address	Tax Address 2
DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401
DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401
DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401
DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
FARRELL, SEAN	511 N 8TH ST	BRAINERD MN 56401
WILSON, DEAN L	515 N 8TH ST	BRAINERD MN 56401
O'REILLY, JOHN	519 8TH ST N	BRAINERD, MN 56401
MINNEGASCO PROPERTY ACCOUNTING	P O BOX 59038	MINNEAPOLIS, MN 55459-0038
LUJAN, BENJAMIN & CYNTHIA HANSON	521 8TH ST N	BRAINERD, MN 56401
STONEBERG, TRUETT E & JANET	523 N 8TH ST	BRAINERD MN 56401
SEALE, ELMER H DR	522 N 7TH	BRAINERD MN 56401
MEYER, GREGORY S & DIANE L	520 7TH ST N	BRAINERD, MN 56401
LINDNER, NICK & JORDAN	517 N 7TH ST	BRAINERD, MN 56401
REZAC, CRAIG PAUL & TYANNE GUIDA R	512 7TH ST N	BRAINERD, MN 56401
TUOMI, EMMY	624 8TH ST N	BRAINERD, MN 56401
QUICK, MARY JEAN	618 N 8TH ST	BRAINERD, MN 56401
QUICK, MARY JEAN	618 N 8TH ST	BRAINERD, MN 56401
BORG, BOBBIE J & MEYER, DAVID B & TERESA	614 8TH ST N	BRAINERD MN 56401
OLIVARES, FRANCISCO J & MARTINA T	612 N 8TH ST	BRAINERD, MN 56401
ANDRESEN, RENEE K	801 HOLLY ST	BRAINERD, MN 56401
BETCHER, PATRICK W	13569 N SYLVAN DAM RD	PILLAGER, MN 56473
LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401
WHITTIER CAPITAL GROUP LLC	245 W POINT RD	EXCELSIOR, MN 55331
HUMMEL, JERRY K & REBECCA S	24803 COUNTY ROAD 19	MERRIFIELD, MN 56465
HOLLOWAY, RONNIE L & KRISTI M	623 7TH ST N	BRAINERD MN 56401
NICK & JOE'S MOW AND SNOW LLC	2200 PRINCETON AVE	ST PAUL, MN 55105
TONER, JAMES & ANNAMARIE	607 HOLLY ST	BRAINERD MN 56401
JOHNSON, DANNY L & BARBARA L	611 HOLLY	BRAINERD MN 56401
DANZL, LAVONNE M REV TRUST	619 HOLLY ST	BRAINERD, MN 56401
KUGLIN, COREY	623 HOLLY ST	BRAINERD MN 56401
DOUGLASS, COURNEY J & JOSEPH R	703 N 7TH ST	BRAINERD MN 56401
WHITE PINE INVESTMENTS, LLC	4399 UPPER ROY LAKE RD	NISSWA, MN 56468

BENNETT, ERICA LYNN	703 N 8TH ST	BRAINERD, MN 56401
HAMILTON, JODY ROBERT	707 8TH ST N	BRAINERD, MN 56401
FORD, CHRISTOPHER B & MICHELLE K	20516 CAROLYN LANE	BRAINERD MN 56401
BROWN, KATHRYN Z & DANIEL J	715 N 8TH ST	BRAINERD MN 56401
MOSER, SANDRA JEAN	PO BOX 702	BRAINERD, MN 56401
SULLIVAN, JOYCE	708 FIR ST	BRAINERD, MN 56401
ZIMMERMAN, CHRISTOPHER & AMY JO	704 FIR ST	BRAINERD, MN 56401
ZIMMERMAN, CHRISTOPHER & AMY JO	704 FIR ST	BRAINERD, MN 56401
SCHOENECKER, JEANETTE F	708 7TH ST N	BRAINERD, MN 56401
LARSON, DIANE M	704 N 7TH ST	BRAINERD, MN 56401
SNOW, BRADY	710 8TH ST N	BRAINERD, MN 56401
GUSTAFSON, GLEN A	9222 21ST SW	LAKE SHORE, MN 56468
CROCHET, SHAWN J	809 GROVE ST	BRAINERD, MN 56401

Garfield



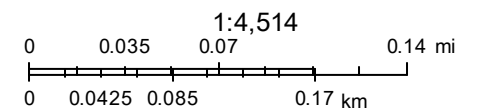
November 17, 2017

Select Parcels _Query result

Parcels Crow Wing

City Limits

Roads



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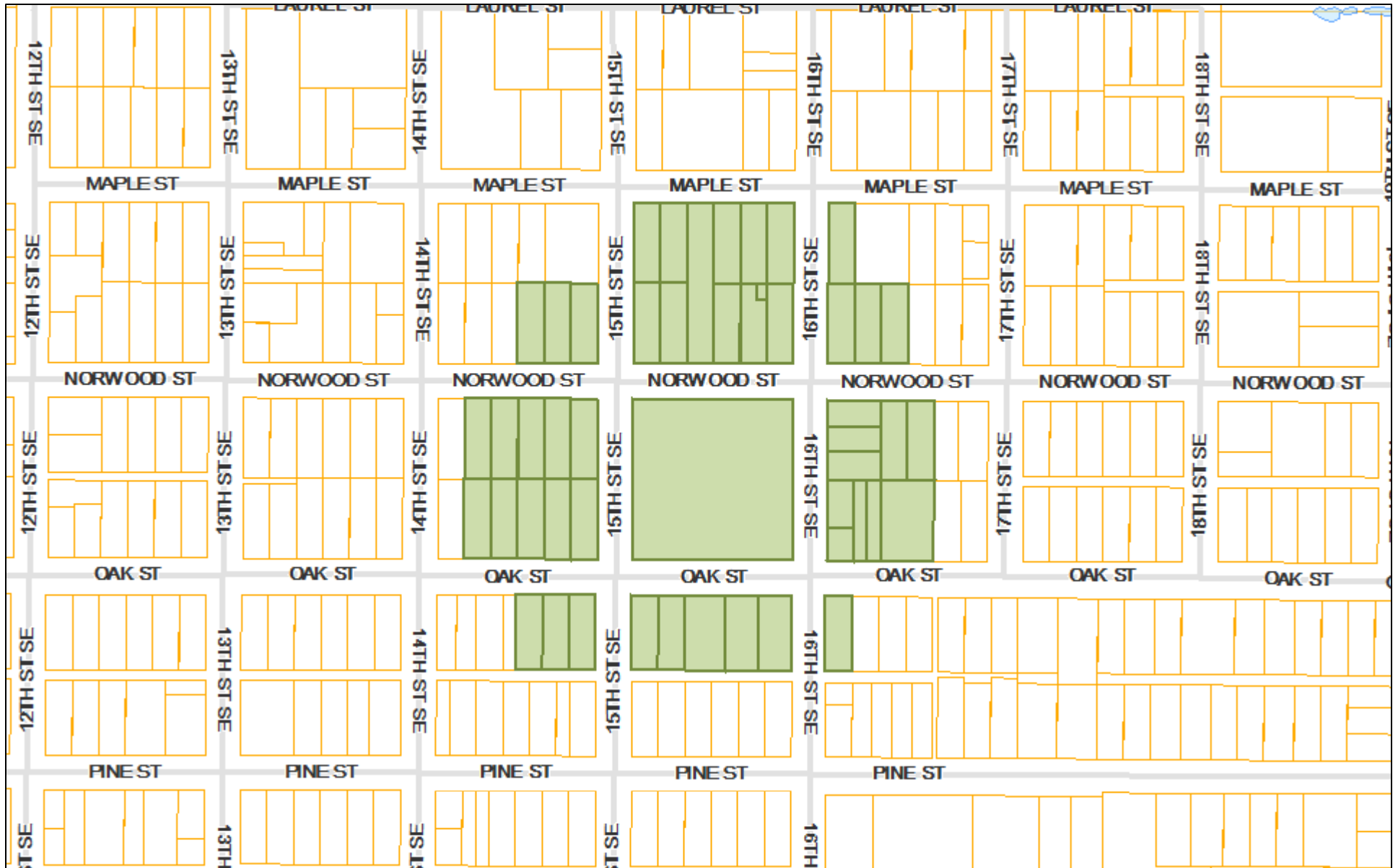
Tax Name	Tax Address	Tax Address 2
GODEJOHN, JUSTIN & BRIAN KARL	1203 10TH AVE NE	BRAINERD, MN 56401
HATCHER, HOWARD S & TRACY L	1207 10TH AVE NE	BRAINERD MN 56401
GAVIN, JOHN M	1210 10TH AVE NE	BRAINERD, MN 56401
KIENHOLZ, CRAIG S & SANDRA R	1206-10TH AVE NE	BRAINERD MN 56401
LANE, CELESTE A & ROBERT	1202 10TH AVE NE	BRAINERD MN 56401
BOYD, KAYE M & ROBERT L JR	1203 11TH AVE NE	BRAINERD, MN 56401
TRUST POINT INC, TRUSTEE	43 MAIN STREET SE STE 214	MINNEAPOLIS, MN 55414
JOHNSON, MARK D	1211 11TH AVE NE	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
LEVIG, LAURIE L	1101 10TH AVE NE	BRAINERD MN 56401
TRETTER, KATRINA M & WHEELER, JESSE D	1105 10TH AVE NE	BRAINERD, MN 56401
CORY, AMANDA J	1109 10TH AVE NE	BRAINERD, MN 56401
HANSEN, LINDA	1113 10TH AVE NE	BRAINERD, MN 56401
WELU, JONATHAN	1121 10TH AVE NE	BRAINERD, MN 56401
HOBSON, STEVEN T & LESLIE J	927 11TH AVE NE	BRAINERD MN 56401
GUDERJOHN, ERICA E & CASANDRA L CASTILLO	923 11TH AVE NE	BRAINERD, MN 56401
OROURKE, MARGARET	928 10TH AVE NE	BRAINERD, MN 56401
SABA, STEVE L	16 MOBILE HOME ESTATES	DEERING, ND 58731
ZEBROSKI, MATTHEW J & CHANEL M	13925 GREENWOOD DR	BAXTER MN 56425
KUBESH, JOEL & KATRIA	24121 TURNER LAKE DR	CROSBY, MN 56441
PETTIT, ASHLEY M	1013 10TH AVE NE	BRAINERD, MN 56401
VORK, TYLER J	1017 10TH AVE NE	BRAINERD, MN 56401
BRAINERD HOUSING & REDEVELOPMENT AUTHORITY	324 EAST RIVER RD	BRAINERD, MN 56401
GUDERJOHN, ERICA E & CASANDRA L CASTILLO	923 11TH AVE NE	BRAINERD, MN 56401
ERICKSON, BRADLEY M	1727 13TH AVE NE	BRAINERD, MN 56401
HOWARD, RENEE L	918 NE 10TH AVE	BRAINERD MN 56401
LARSON, JOHN A	1201 L ST NE	BRAINERD MN 56401
TIBBETTS-PEYERL, RENEE M	1208 L ST NE	BRAINERD, MN 56401
RADUNZ, CRISSA L	1206 L ST NE	BRAINERD, MN 56401
BUTZER, DEBRA & CHRISTOPHER	1202 L ST NE	BRAINERD, MN 56401
H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425
BUEHLER, CHRISTIAN	1205 K ST NE	BRAINERD MN 56401
ENGEN, SCOTT E	1209 K ST NE	BRAINERD, MN 56401

HANEN, CHELSEY M & NICHOLAS D
DEGEN, MICHAEL
FULL HOUSE LLC
EVENSEN, DENNIS L
CLABO, PETER E & RUTH A
GOEDKER, DAVID G & SHERRI K
KOBIELA, BRANDON S & VALERIE A
KUSCHEL, DUSTIN L & SARAH M
SKOGLUND, GORDON M & JOANN
MARTINSON, LAWRENCE E & ANITA
PETERSON, MICHAEL
LINDQUIST, TANNER M

1214 K ST NE
10935 GULL LAKE RD
29793 E HORSESHOE LAKE RD
6431 CLEARWATER RD
1003 12TH AVE
1201 J ST NE
1004 11TH AVE NE
1008 11TH AVE NE
1206 NE K ST
1202 NE K ST
920 11TH AVE NE
1202 J ST NE

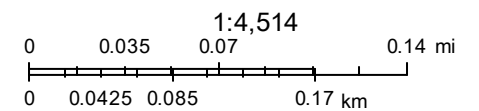
BRAINERD, MN 56401
EAST GULL LAKE, MN 56401
MERRIFIELD, MN 56465
BAXTER MN 56425
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BRAINERD, MN 56401
BRAINERD MN 56401
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BRAINERD, MN 56401
BRAINERD, MN 56401

Harrison



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- Select Parcels _Query result
- Water
- City Limits
- Roads
- Parcels Crow Wing



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Tax Name	Tax Address	Tax Address 2
SHERWOOD, ERICA L	1602 OAK ST	BRAINERD, MN 56401
RANNEY, ROSE E	1504 OAK ST	BRAINERD, MN 56401
GROENWOLD, JOHN A & GROENWOLD, AMANDA	13713 OLIVEWOOD DR	BAXTER MN 56425
PIPER PROPERTY MANAGERS LLC	20859 N SORENSON LAKE TRL	MERRIFIELD MN 56465
WEBER, PAUL G	4431 NEWTON AVE N	MINNEAPOLIS MN 55412
THOMAS, JOHN G	5154 JORDAN RD	BAXTER, MN 56425
DANO, DEBRA B	6919 THESING RD	BRAINERD, MN 56401
JOHNSON, AARON L & LAURA L	1420 OAK ST	BRAINERD MN 56401
ECKSTEIN, DOUGLAS	610 15TH ST SE	BRAINERD MN 56401
RAMSDELL, JESSE J	12796 EXECUTIVE ACRES RD	BRAINERD, MN 56401
HOHEISEL, PAUL & GLENDA TRUST AGR	15668 NELS JOHNSON RD	BRAINERD, MN 56401
ALTERGOTT, LESLI DIANE	1421 NORWOOD ST	BRAINERD, MN 56401
LAMSER, ANNMARIE J	1524 MAPLE ST	BRAINERD, MN 56401
WILT, DAVID, RICHARD & JOYCE	8226 GULLWOOD RD	NISSWA, MN 56468
MOSER, ANDREW H & ANNETTE	5136 STATE HIGHWAY 25	BRAINERD, MN 56401
PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401
CLUEVER CONSTRUCTION INC	12674 KNOLLWOOD DR	BAXTER MN 56425
MILLER, ROBERT J & GREGG MICHAEL J	12195 FUSCHIA DR	BAXTER, MN 56425
HENNIS, JASON U	1501 NORWOOD ST	BRAINERD, MN 56401
LEWIS, JEFFREY & KRISTINE	6147 DONALD ST	BAXTER MN 56425
WALZ, MICHAEL & ALIDA	7382 HILL N DALE DR	ELK RIVER, MN 55330-9163
MINNEGASCO PROPERTY ACCOUNTING	P O BOX 59038	MINNEAPOLIS, MN 55459-0038
BRUNS, TROY G & SHERI	1517 NORWOOD ST	BRAINERD MN 56401
SWEET, ASHLEY	1521 NORWOOD ST	BRAINERD, MN 56401
BELL, RICHARD H & DEBORAH	23259 COUNTY ROAD 4	NISSWA MN 56468
SPIELMAN, KRISTEN A	1603 NORWOOD ST	BRAINERD, MN 56401
JOEL, JAMES H JR & SHELLEN M	1607 NORWOOD ST	BRAINERD, MN 56401
RADEMACHER, CHAD A	1609 NORWOOD ST	BRAINERD, MN 56401
HANKEL, CHRISTIAN R & JENNY	1616 NORWOOD ST	BRAINERD MN 56401
HANKEL, CHRISTIAN R & JENNY	1616 NORWOOD ST	BRAINERD MN 56401
PASCHELKE, JAMES & CAROLE A	501 SE 16TH ST	BRAINERD MN 56401
MCKAY, RICHARD G & MARY	21212 MAIL ROUTE RD	BRAINERD MN 56401
CLUEVER CONSTRUCTION INC	12674 KNOLLWOOD DR	BAXTER MN 56425

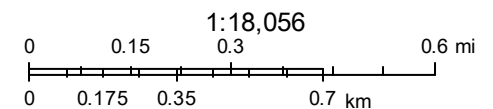
VANWYNGEEREN, RICHARD & MARSHA	17134 JOHNSON RD	BRAINERD, MN 56401
MILTON A & MARLENE A SARFF	13945 KENWOOD DR	BAXTER, MN 56425
FREIHAMMER FAMILY LMTD PARTNERSHIP	4729 BRENTWOOD RD	BAXTER, MN 56425
MILTON A & MARLENE A SARFF	13945 KENWOOD DR	BAXTER, MN 56425
FREIHAMMER FAMILY LMTD PARTNERSHIP	4729 BRENTWOOD RD	BAXTER, MN 56425
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
SMITH, ROBERT & DELORES B	1424 NORWOOD ST	BRAINERD MN 56401
WILT, DAVID	5389 PIONEER TRL	BRAINERD, MN 56401
VON RUDEN, ROSE M, DAVID W & RICHARD G & MATT	1416 NORWOOD ST	BRAINERD MN 56401
WALKER, ANITA & RICKY	8581 AZALEA RD	PILLAGER, MN 56473
LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401
WEISS, KIMBERLY C	1407 OAK ST	BRAINERD MN 56401
SCHEI, CHRISTOPHER N & CHRYSI A	1411 OAK ST	BRAINERD, MN 56401
SCHULTZ, DONALD E	1415 OAK ST	BRAINERD MN 56401
KING, JENNIFER A	1421 OAK ST	BRAINERD, MN 56401
JOHNSON, TODD M & KRISTA SUE	1423 OAK STREET	BRAINERD MN 56401

HighSchool



November 17, 2017

- Select Parcels _Query result
- Water
- City Limits
- Roads
- Railroad
- Trails
- Streams

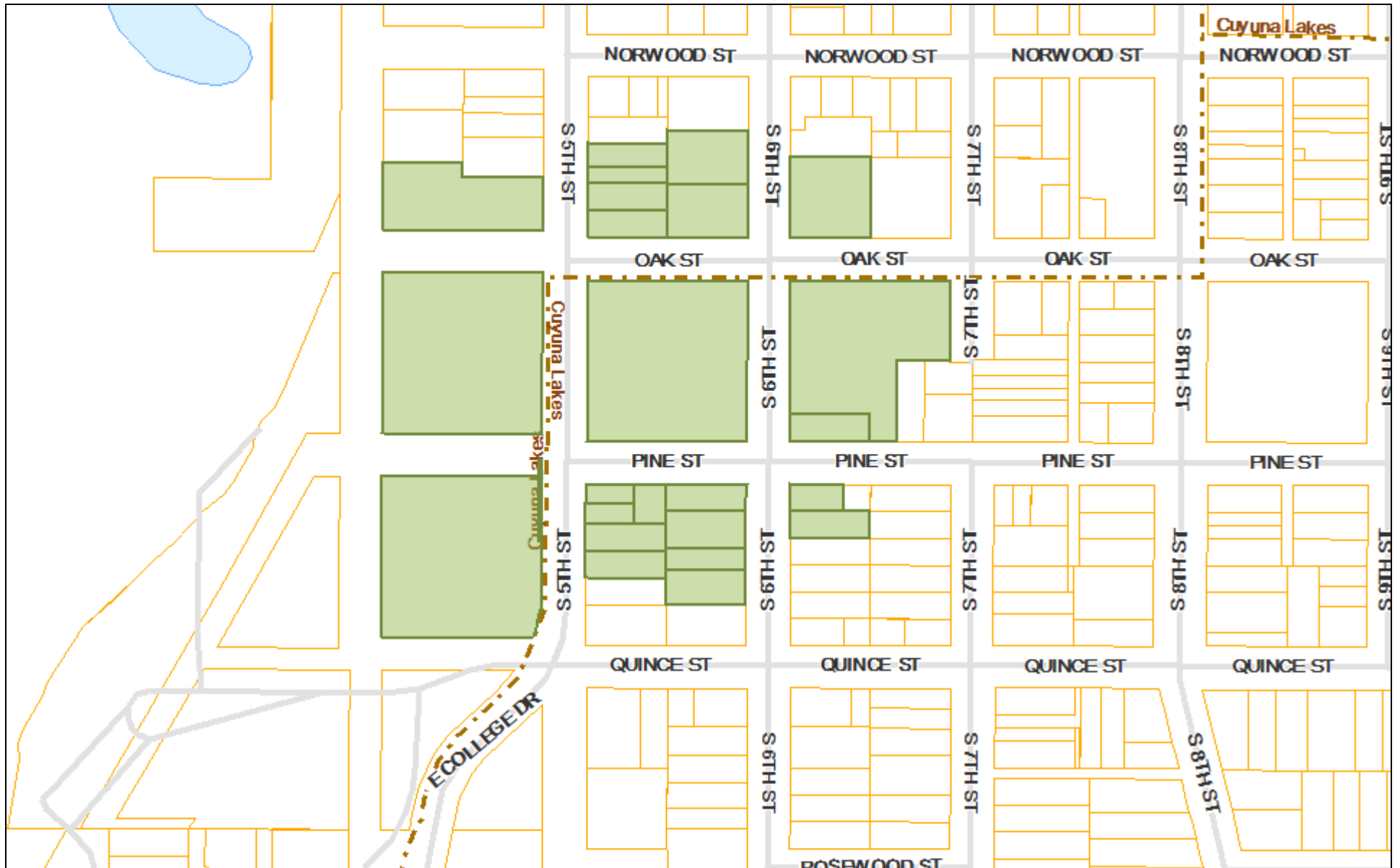


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Tax Name	Tax Address	Tax Address 2
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
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IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
HOLIDAY STATIONSTORE, S INC	P O BOX 1224	MINNEAPOLIS, MN 55440
MCKNIGHT HATHAWAY LLP	15244 STATE HIGHWAY 371 N	BAXTER MN 56425
KAMINSKI, WALTER M & PATRICIA	10568 PINE SONG DR SW	NISSWA MN 56468
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
GJW ENTERPRISES LLC	12881 MOUNTIAN ASH DR	BAXTER, MN 56425
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
POSITIVE REALTY, & INVESTMENT	514 SO 6TH STREET	BRAINERD MN 56401
S & L CREATIVE INVESTMENTS LLC	502 S 6TH ST	BRAINERD, MN 56401
TAURING, JOSHUA N & ABBEY L	711 3RD AVE NE	BRAINERD, MN 56401
MALLIE, MATTHEW R	507 S 5TH ST	BRAINERD, MN 56401
MALLIE, MATTHEW R	507 S 5TH ST	BRAINERD, MN 56401
MALLIE, MATTHEW R	507 S 5TH ST	BRAINERD, MN 56401
WENDEL PROPERTIES LLC	17122 STATE HWY 371	BRAINERD, MN 56401

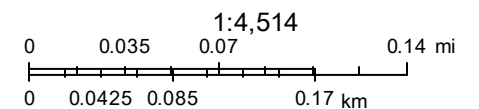
BRAINERD SAVINGS & LOAN	PO BOX 503	BRAINERD, MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
SHAW, EDWARD R	722 6TH ST S	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
FELSKE PROPERTIES LLC	1021 INDUSTRIAL PARK RD	BRAINERD, MN 56401
FELSKE PROPERTIES LLC	1021 INDUSTRIAL PARK RD	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
KNOWLES, RODNEY L	723 5TH ST S	BRAINERD MN 56401
WASSERBAUER, JOHN	1009 3RD ST SW	CROSBY MN 56441
LAKE, THOMAS J	102 BELLE RAE CIR	BRAINERD, MN 56401
KRAMER, KENNETH & ROSEMARY	10865 COUNTY RD 44	BRAINERD, MN 56401

Lincoln



November 17, 2017

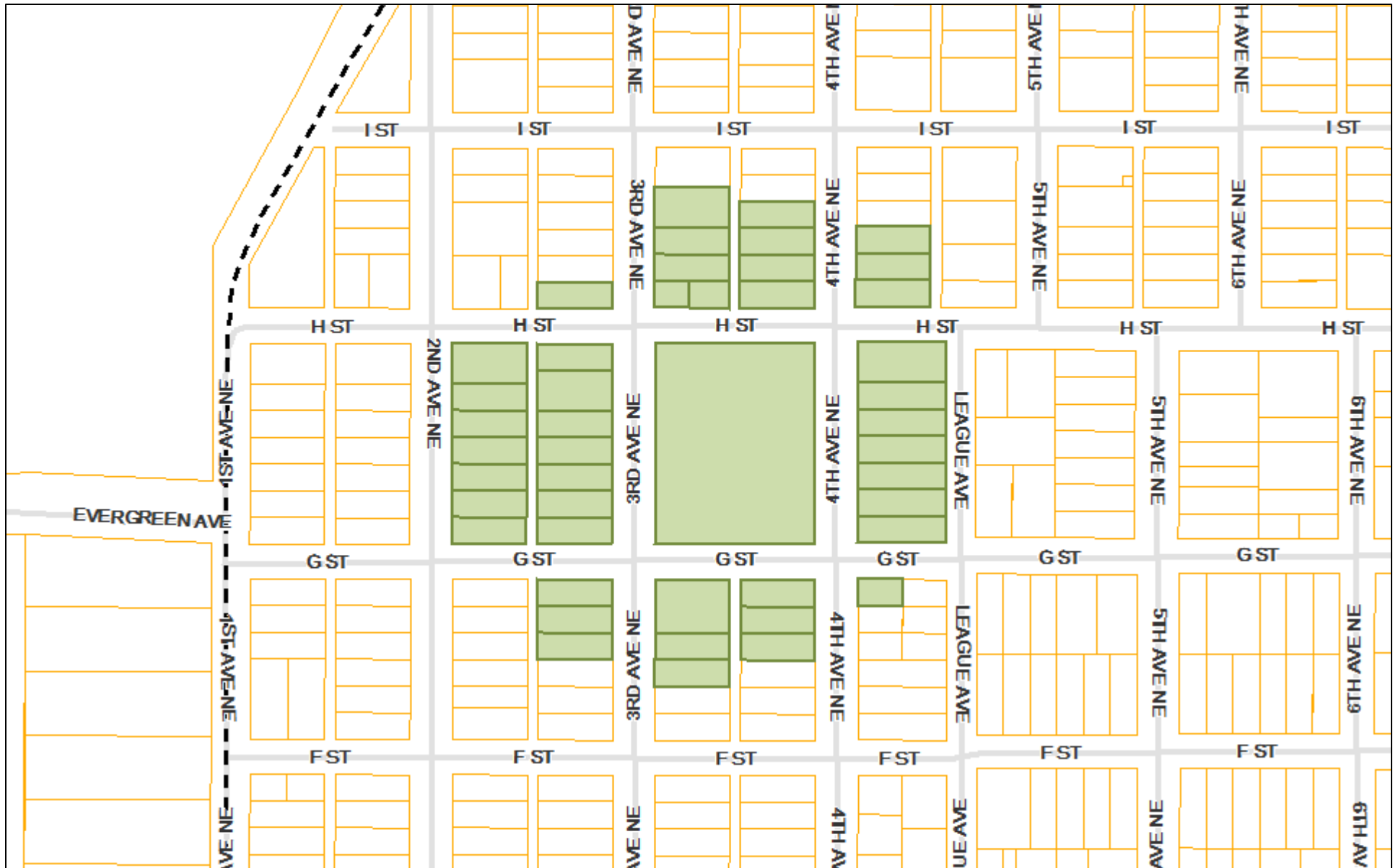
- Select Parcels _Query result
- Roads
- City Limits
- Trails
- Water
- Parcels Crow Wing



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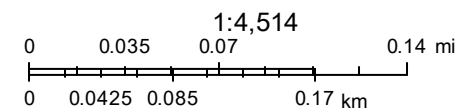
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IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
POSITIVE REALTY, & INVESTMENT	514 SO 6TH STREET	BRAINERD MN 56401
WENDEL PROPERTIES LLC	17122 STATE HWY 371	BRAINERD, MN 56401
BRAINERD SAVINGS & LOAN	PO BOX 503	BRAINERD, MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
BRAINERD SAVINGS AND LOAN	524 6TH ST S	BRAINERD MN 56401
POSITIVE REALTY & INVESTMENTS LLP	514 6TH ST S	BRAINERD, MN 56401
Y M C A	602 OAK ST	BRAINERD MN 56401
ANDERMAN, DOUGLAS L	444 28TH AVE N	ST CLOUD MN 56303
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
FELSKE PROPERTIES LLC	1021 INDUSTRIAL PARK RD	BRAINERD, MN 56401
FELSKE PROPERTIES LLC	1021 INDUSTRIAL PARK RD	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
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INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
INDEPENDENT SCHOOL DISTRICT #181	804 OAK ST	BRAINERD, MN 56401
MILLER, JEREMY W	701 S 6TH ST	BRAINERD, MN 56401
FITCH, NANNETTE	7440 COUNTY ROAD 2	FORT RIPLEY, MN 56449

Lowell



November 17, 2017

- Select Parcels _Query result
- Roads
- City Limits
- Parcels Crow Wing
- Railroad

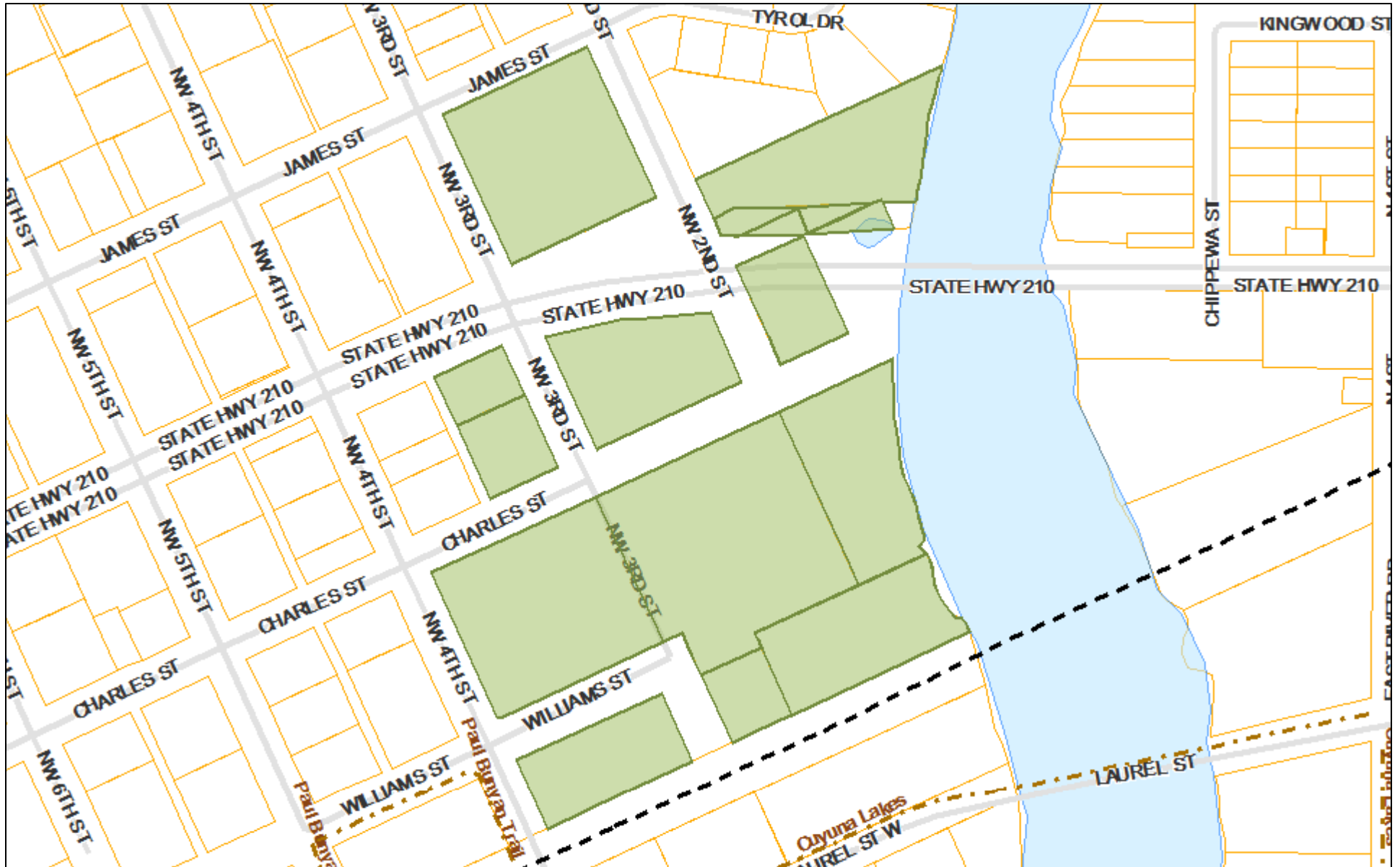


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Tax Name	Tax Address	Tax Address 2
BOCK, THOMAS C	623 3RD AVE NE	BRAINERD, MN 56401
BROWER, SHARON J	617 3RD AVE NE	BRAINERD MN 56401
JL MAGNESS PROPERTIES LLC	613 3RD AVE NE	BRAINERD, MN 56401
MCKAY, RICHARD G & MARY	21212 MAIL ROUTE RD	BRAINERD MN 56401
HILL, RUTH	619 4TH AVE NE	BRAINERD, MN 56401
BADE, JASON & JENNIFER	615 4TH AVE NE	BRAINERD, MN 56401
LORIMOR, DIANNA	16380 BIRCHWOOD LN	BRAINERD, MN 56401
MARTIN, JOHN & MARGARET LIFE ESTATE	1953 S 7TH ST APT APT 206	BRAINERD, MN 56401-5552
OVERLAND, MICHELLE R	620 3RD AVE NE	BRAINERD, MN 56401
RONO, JUNE	624 NE 4TH AVE	BRAINERD, MN 56401
JOHNSON, PAUL D & KLARISE E	14450 BLACKBERRY COURT	BAXTER, MN 56425
GROENWOLD, JOHN & AMANDA	13713 OLIVEWOOD DR	BAXTER, MN 56425
HEINZ, TRACEY	720 4TH AVE NE	BRAINERD, MN 56401
ENGHOLM, ISLA M TRUST AGR 8-21-06	14656 JEWELWOOD DR	BAXTER, MN 56425-8746
DITECH FINANCIAL LLC	1400 TURBINE DR	RAPID CITY, SD 57701
BUSHOR, RAY E SR & CRENA M	P O BOX 1239	BRAINERD, MN 56401
BURGSTALER, JAMES B & AURORA	404 4TH AVE NE	BRAINERD MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
FLANAGAN, LEESHA MARIE	729 3RD AVE NW	BRAINERD, MN 56401
ELFSTRAND, SUZANNE	727 3RD AVE NE	BRAINERD, MN 56401
EBINGER, JOHN M & SUSAN M	10773 RIVER HILLS CIR	BRAINERD MN 56401-2146
SCAMMAHORN, RAYMOND J & DANA L	713 3RD AVE NE	BRAINERD, MN 56401
TAURING, JOSHUA N & ABBEY L	711 3RD AVE NE	BRAINERD, MN 56401
KATZENBERGER, CHAD	9153 COUNTY ROAD 23	BRAINERD, MN 56401
NEWMAN, KARON G	701 3RD AVE NE	BRAINERD MN 56401
LEMOINE, JEREMY S	702 2ND AVE NE	BRAINERD, MN 56401
SACCONI-SELINGER, DAVID L & JEANETTE	708 2ND AVE NE	BRAINERD, MN 56401
GILB, TRENT & ALINE G	710 2ND AVE NE	BRAINERD, MN 56401
ROBERTS, HOLLY M	716 2ND AVE NE	BRAINERD, MN 56401
COSERT, TODD A & MOLLY DEJONGHE	718 2ND AVE NE	BRAINERD, MN 56401
COUNTRYMAN, ANNE	722 2ND AVE NE	BRAINERD, MN 56401
PECK, ALEXEI N H	724 2ND AVE NE	BRAINERD, MN 56401
NORTHWOOD PARTNERS , LLC	29793 E HORESHOE LAKE RD	MERRIFIELD MN 56465

CURRY, LINDSEY B	808 4TH AVE NE	BRAINERD, MN 56401
MILLER, LEXIE	802 4TH AVE NE	BRAINERD, MN 56401
HERMAN, DREW M	1941 BIRCH LAKE AVE	WHITE BEAR LAKE, MN 55110
HERMAN, DREW M	1941 BIRCH LAKE AVE	WHITE BEAR LAKE, MN 55110
GOEDDERZ, JAMES F	811 4TH AVE NE	BRAINERD MN 56401
SCHUETY, ABRAHAM I & MILLSOP, LIBBY J	813 4TH AVE NE	BRAINERD, MN 56401
BENSON, STEVEN G & TRACY TJADER-BEN	816 3RD AVE NE	BRAINERD MN 56401
WESTER, DUSTIN	812 3RD AVE NE	BRAINERD, MN 56401
DAVIS, TIMOTHY J & PATTY A	808 3RD AVE NE	BRAINERD MN 56401
BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401
BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401
PRIBBENOW, DENA DENTI	801 3RD AVE NE	BRAINERD, MN 56401

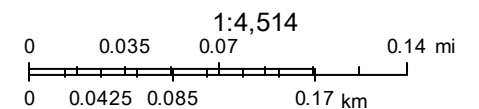
Riverside



November 17, 2017

- Select Parcels _Query result
- City Limits
- Railroad
- Water
- Roads
- Trails

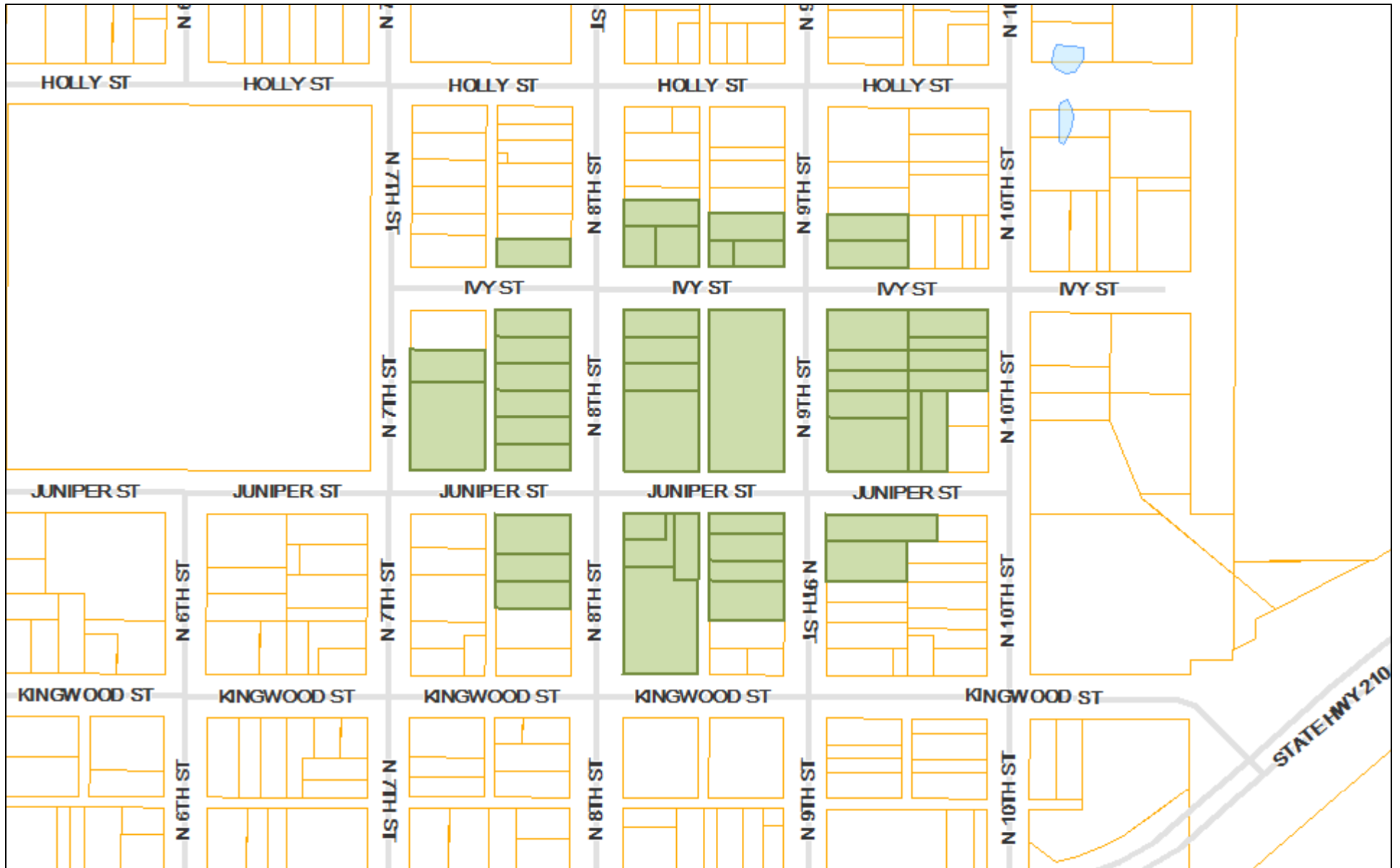
Parcels Crow Wing



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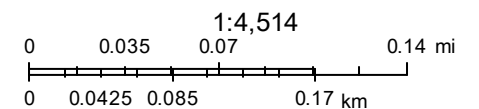
Tax Name	Tax Address	Tax Address 2
BURLINGTON NORTHERN SANTA FE RR CO	P O BOX 961089	FORT WORTH, TX 76161
BURLINGTON NORTHERN SANTA FE RR CO	P O BOX 961089	FORT WORTH, TX 76161
ADVENTURE PROPERTIES LLC	110 3RD ST NW	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
STATE OF MINNESOTA DEPT OF TRANS	395 JOHN IRELAND BLVD	MAILSTOP 631 (DP)
GUSTAFSON PROPERTIES OF BRD LLC	304 EAST RIVER RD SUITE 2	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
STATE OF MINNESOTA ADMIN BLDG	FISCAL SERVICES DEPT	RM 309 50 SHERBURNE AVE
IND SCHOOL DIST, # 181	804 OAK ST	BRAINERD, MN 56401
KUMMET, LLOYD G 2009 LIVING TRUST	C/O RICHARD KUMMET	1820 S 8TH ST
DONCO MN BRD WASHINGTON 1 LLC	24226 LONE PINE RD	HINCKLEY, MN 55037
GUSTAFSON PROPERTIES OF BRD LLC	304 EAST RIVER RD SUITE 2	BRAINERD, MN 56401

St Francis



November 17, 2017

- Select Parcels _Query result
- Water
- City Limits
- Roads
- Parcels Crow Wing



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Tax Name	Tax Address	Tax Address 2	Tax Address 3
MOENGEN, JOHN D	16322 STATE HWY 55 NW	SOUTH HAVEN, MN 55382	
JEDLENSKI, BRANDON A & JENNA J	9573 ANDBERG WAY	BRAINERD, MN 56401	
JEDLENSKI, GREGORY A & PATRICIA	9089 DAL-MAR DR	BRAINERD MN 56401	
SHIVELY, LAURA J	313 N 9TH ST	BRAINERD, MN 56401	
PUERINGER, DAVID F	616 1/2 FRONT ST #11	BRAINERD, MN 56401	
WEISS, RICHARD A	319 9TH ST N	BRAINERD, MN 56401	
LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	
LAKE, THOMAS J	102 BELLE RAE CIR	BRAINERD, MN 56401	
HUNTER, IVY RAE	6999 WOIDA RD	BAXTER MN 56425	
WHIRLEY, BRENDA KAY	6785 WISE LAKE RD	BRAINERD MN 56401	
LAKES AREA SENIOR ACTIVITY CENTER INC	803 KINGWOOD ST	BRAINERD, MN 56401	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
RAGE HOLDINGS LLC	16085 MCKAY RD	BRAINERD, MN 56401	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ARNOLD, AMANDA	419 10TH ST N	BRAINERD, MN 56401	
JOHNSON, SABRINA D	421 10TH ST N	BRAINERD, MN 56401	
OLSON, CODY RYAN	918 IVY ST	BRAINERD, MN 56401	
ALDERMAN, BETTY R & JAMES F TRTEES	424 N NINTH ST	BRAINERD MN 56401	
ST FRANCIS CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
SIMPSON, NICHOLAS R & GROSSKREUTZ, SHERADEN A	424 N 8TH ST	BRAINERD MN 56401	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
ST FRANCIS CATHOLIC CHURCH	411 N 10TH ST	BRAINERD, MN 56401-3027	
OLANDER, KEVIN M	P O BOX 2055	LA HABRA, CA 90632	
GUNDERSON, TIMOTHY R	407 8TH ST N	BRAINERD, MN 56401	
SADDLER, JAKE B & BRYANNA J	411 8TH ST N	BRAINERD, MN 56401	
SINCLEAR, KEVIN M	415 8TH ST N	BRAINERD, MN 56401	

HOLT, ROBERTA G	419 N 8TH ST	BRAINERD, MN 56401	
WALLIN, LINDA	423 N 8TH ST	BRAINERD, MN 56401	
LOCKWOOD, MATTHEW R	C/O MRL PROPERTIES	PO BOX 458	MOORHEAD MN 56561
EPISCOPAL CHURCH	408 N 7TH	BRAINERD MN 56401	
JENTSCH, ARTHUR L & COLLEEN J	11572 STATE HIGHWAY 210	BRAINERD MN 56401	
NYLUND, SHANNON & JERRA	501 9TH ST N	BRAINERD, MN 56401	
BEST, STEVEN M & GMITRO-BEST, BARBARA M	815 IVY ST	BRAINERD MN 56401	
SANDBERG, KATIE K	507 9TH ST N	BRAINERD, MN 56401	
GRIESER, JACOB & JEANNIE	510 N 8TH ST	BRAINERD, MN 56401	
MEDVED, THOMAS J	6692 NORTHUMBRIA DR	PINE RIVER, MN 56474	
HANSEN, DANIEL J	801 IVY ST	BRAINERD, MN 56401	
OSBORNE, JOAN M	508 N 9TH ST	BRAINERD MN 56401	
KOZEN, THERESA J	502 N 9TH ST	BRAINERD, MN 56401	

December 13, 2017



www.ci.brainerd.mn.us

City of Brainerd
Planning Commission
501 Laurel Street
Brainerd, MN 56401

Dear Planning Commission,

The City of Brainerd Engineering Department and Street/Sewer Department has long needed a salt/sand storage building at its public works facility located at 724 Thiesse Drive. A picture of the existing pile taken during our 2017 Municipal Separate Storm Sewer (MS4) Permit Inspections can be seen attached and is listed as Attachment A.

Through research performed by our department and considering cost effective solutions to get a roof over the pile that exists while providing enough space and height for heavy equipment to traverse into the facility to load our plow trucks, staff has found that a pre-fabricated and engineered fabric shelter, much like that structure that can be seen in Attachment B, is the most cost effective and long-range solution for the City to pursue.

When looking through zoning ordinance 515-70 I1 Light Industry District, staff has concluded that pre-fabricated fabric structures are not allowed in the I1 Light Industry District. Currently, the primary structure consisting of the street garage and the breakroom has a floor space of 20,000 square feet. The pre-fabricated structure being considered is a 65' x 80' pre-fabricated and engineered concrete wall fabric covered structure. This is under the 30% maximum threshold for accessory buildings in this district. The issues that staff foresee with the zoning ordinance language that would prohibit this building type lies within accessory buildings having to be constructed of building materials and design of the same material as the principal use.

Staff is asking the Planning Commission to review this language and asks that the Planning Commission change this language to allow the use of pre-fabricated engineered fabric buildings in industrial districts. These buildings are used all over the country for this purpose and can be seen in numerous places around the Brainerd area, most notably the MnDOT facility in Baxter, Baxter Public Works Facility, and the new MnDOT truck stop in Little Falls. This is the best alternative for the City to become in compliance with its MS4 permit and provide for a facility to store its salt/sand mixture and allow heavy equipment access.

Staff realizes that even if the language is changed to allow these structures that a Conditional Use Permit will be needed because of the proposed height of the building (36 feet) seen in Attachment C. The height of the fabric structure itself is 34 feet, but there are also 2-foot concrete pillars in which the fabric structure is tied to. This allows for the concrete walls inside of the structure to be pushed back as

far as possible and allows for air movement through the structure to reduce condensation and salt sticking to the metal in the building.

Staff appreciates the Planning Commissions willingness to look at this language and will be available on December 20 present the information and answer any questions the Commission may have. If you have questions before the meeting, you can contact me at 218-454-3411.

Sincerely,

A handwritten signature in blue ink that reads "Paul Sandy". The signature is fluid and cursive, with the first name "Paul" and last name "Sandy" clearly distinguishable.

Paul G. Sandy, PE
City Engineer
City of Brainerd

Attachment A



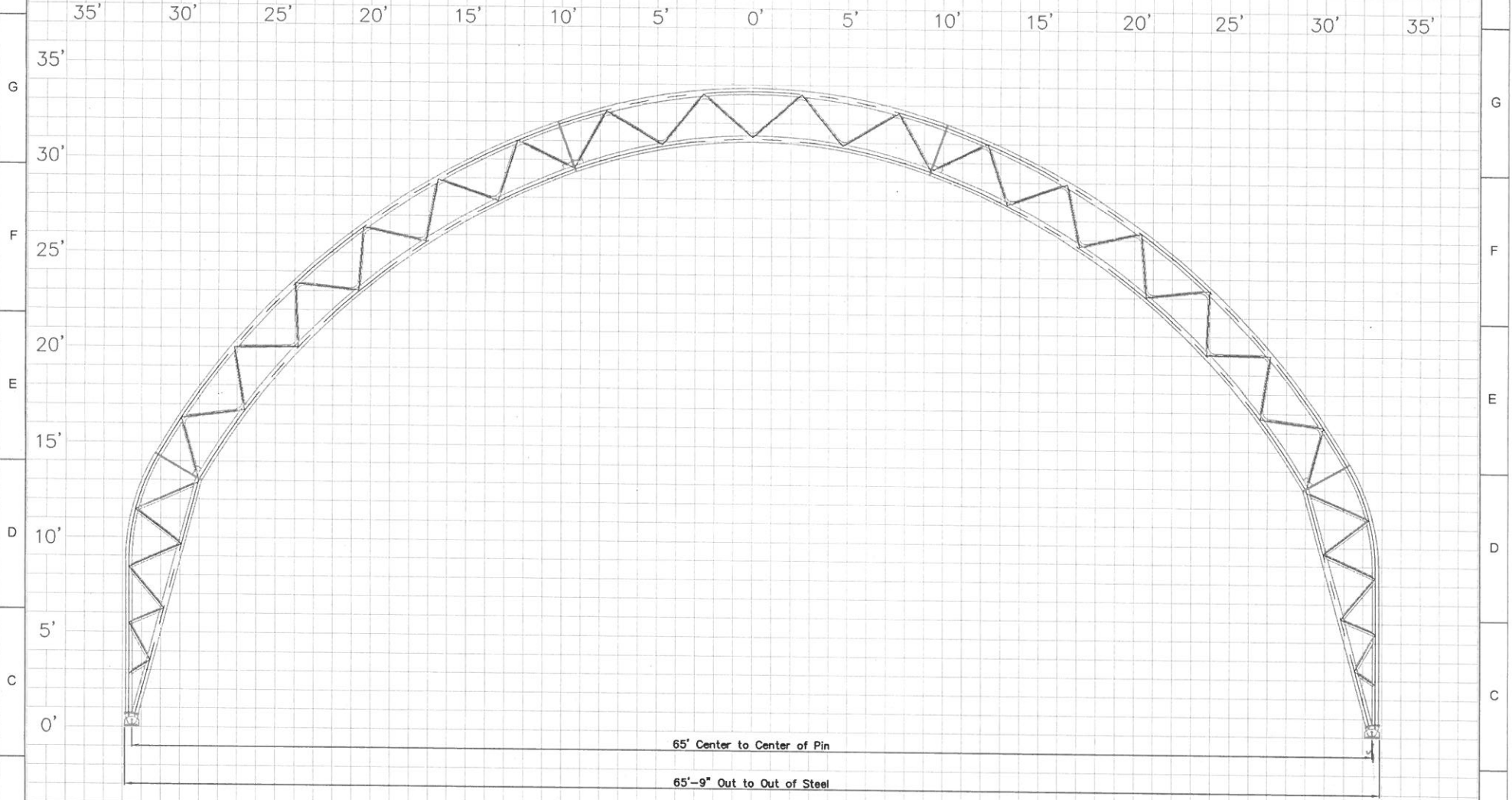
Attachment B



Attachment B



Attachment C



THIS MATERIAL IS THE PROPERTY OF NATURAL LIGHT FABRIC STRUCTURES
AND SHOULD NOT BE REPRODUCED, PUBLISHED OR DISCLOSED TO OTHERS WITHOUT
AUTHORIZATION AND SHALL NOT BE USED IN ANY WAY AGAINST OR DETRIMENTAL
TO NATURAL LIGHT FABRIC STRUCTURES JORDAN, MN

DESCRIPTION:

65' Profile

SERIES:

DP65

DATE:

1-25-2011



**NATURAL LIGHT
FABRIC STRUCTURES**

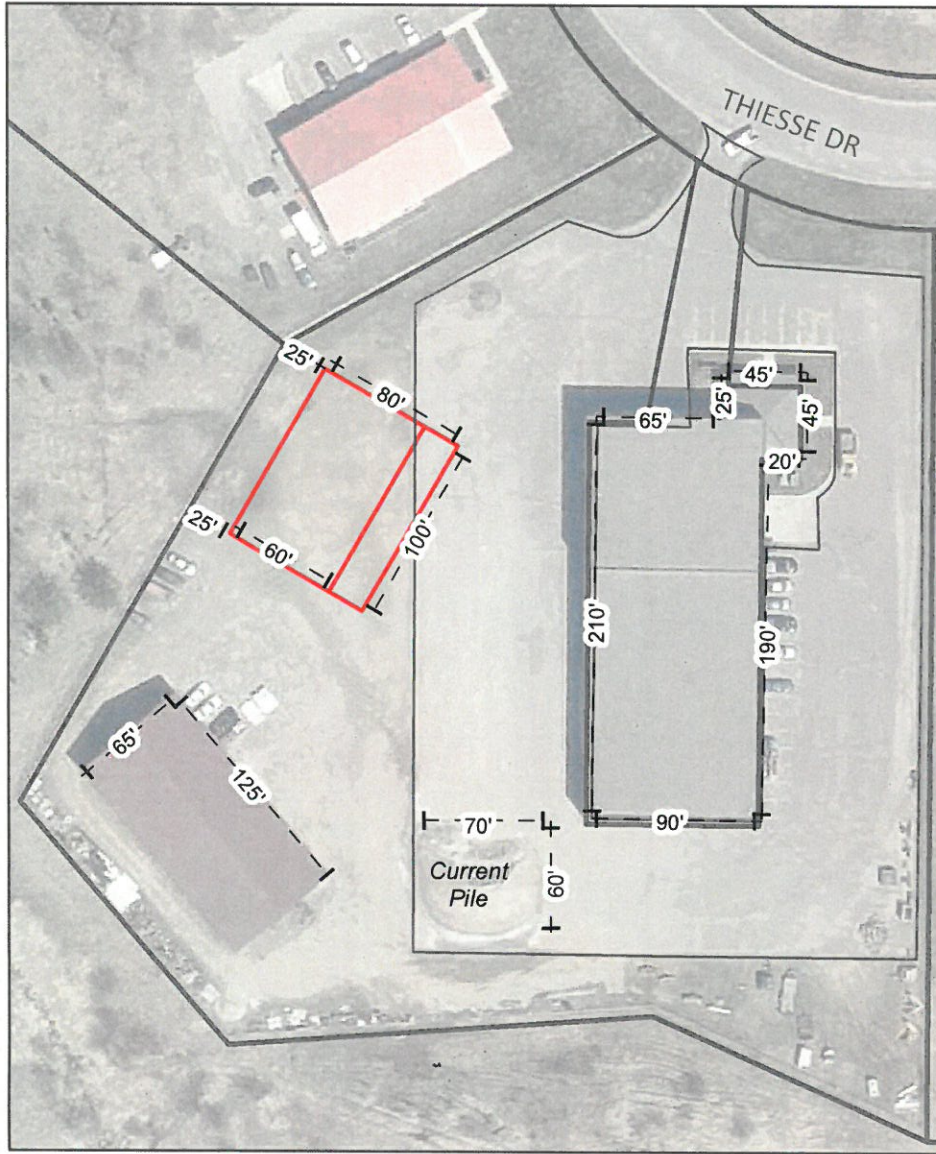
Attachment D



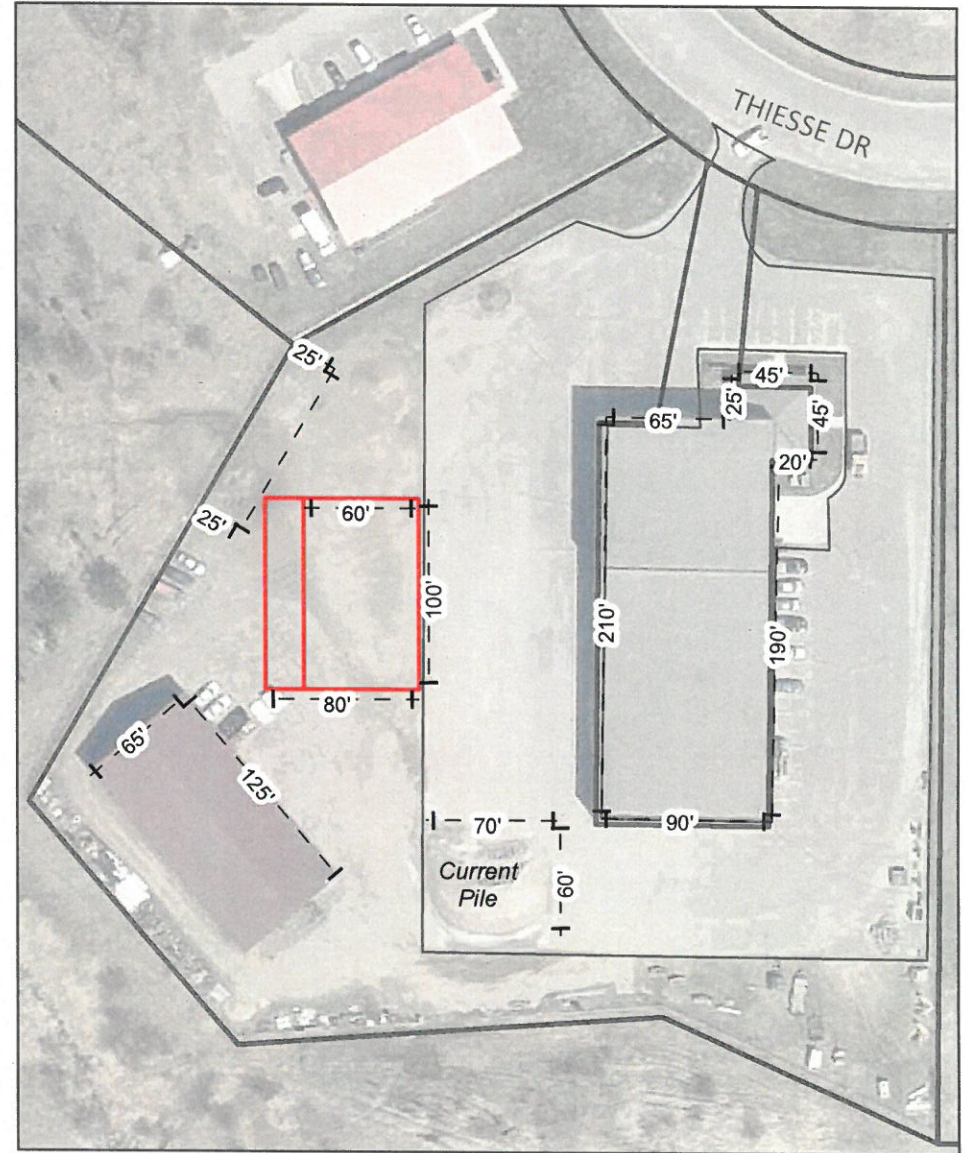
City of Brainerd

Street Department Salt/Sand Storage

Structure 1



Structure 2



0 50 100 200 Feet



New Structure



Property Parcel



Pavement

Date: 6/18/2014

Time: 11:43:30 AM

Following is the PowerPoint Presentation
to the Comprehensive Plan Steering
Committee at its 1st meeting on
December 7, 2017.



CITY OF BRAINERD COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN STEERING COMMITTEE (CPSC) #1



BRAINERD
MINNESOTA



MAYOR'S WELCOME AND MEMBER INTRODUCTIONS

1. NAME AND BACKGROUND
2. SOMETHING UNIQUE ABOUT YOU
3. **WHAT MAKES BRAINERD
DISTINCTIVE**



WHY PLAN?

- We find that it's too expensive to be reactionary
- Preservation of important natural resources
- Build upon the communities' assets, identify issues, stay ahead of trends, and accommodate change
- Foster sustainable economic development
- Protect property rights and values
- Enable other public/private agencies to plan their activities in harmony with the City of Brainerd

Where we are today → Where we want to be → How we get there



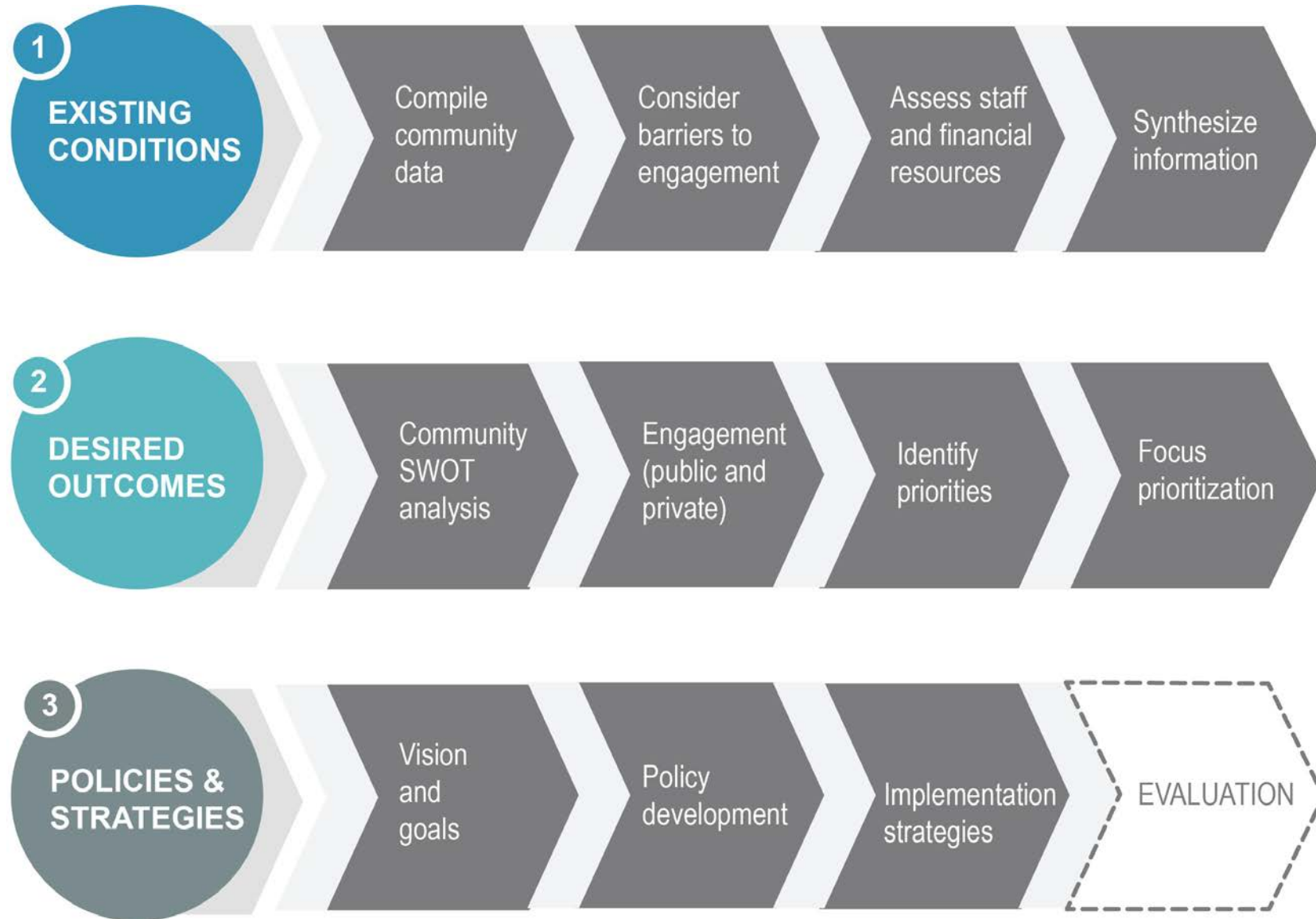
PURPOSE OF A COMPREHENSIVE PLAN

- A comprehensive plan is a long term vision for a community
- **Allows (and ensures) a public participation process in the planning efforts**
- An effort to address current and future issues and opportunities
- Ensures that growth is better, not just bigger

“In essence, a comprehensive plan is an expression of the community’s vision for the future and a strategic map to reach that vision.” - LMC

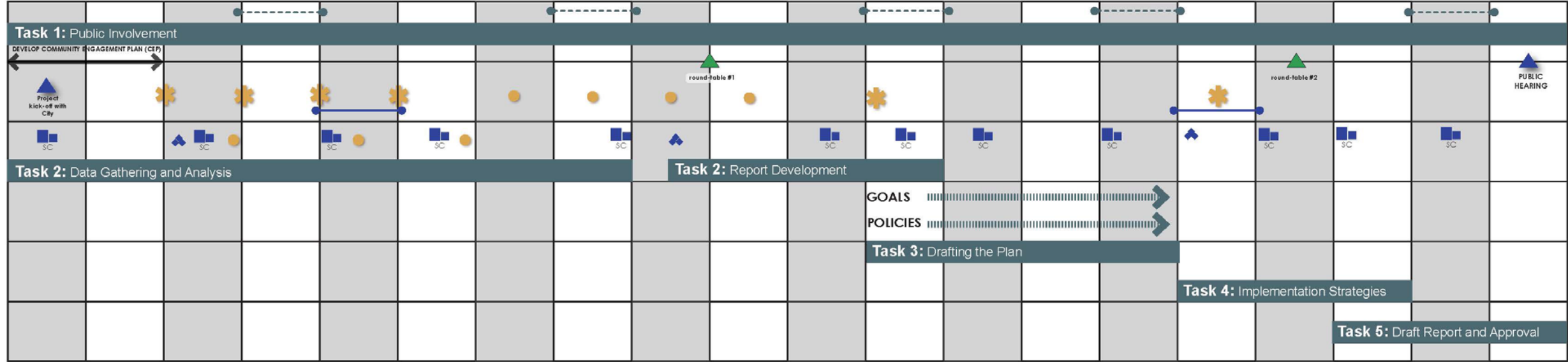


PROCESS





DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
-----	-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



LEGEND

- Public engagement opportunity
- Public involvement meeting
- Steering Committee (SC) hrs
- Focus group meetings
- Time period for online content postings
- Quarterly updates and postings
- Survey

DRAFT
for discussion
purposes **only**



PROJECT GOALS

- Empower steering committee members
- To **intentionally** involve citizens and stakeholders throughout the community in this process
- Ensure people feel heard
- Build the city's network of volunteers
- To craft a leading policy document for the city
- Develop clear, understood and measurable goals and implementation strategies
- Develop a vision for Brainerd's future
- Create an effective implementation plan
- Educate the community on the use of the plan

IDEAS about what success looks like to the group?

IDEAS about additional goals?



STEERING COMMITTEE (SC) ROLES AND RESPONSIBILITIES

ROLES

- To build consensus and support regarding the various topics, approaches, and policies outlined in the project
- To engage the public throughout the project duration
- Provide recommendations to the Planning Commission and City Council
- Provide comments, input, and guidance
- Encourage participation at community meetings
- Promote the **goals** of the project



TEAM PORTAL

01

All documents will be posted to the project website where you can access them at your leisure

02

Meeting minutes and content will be posted post-event

03

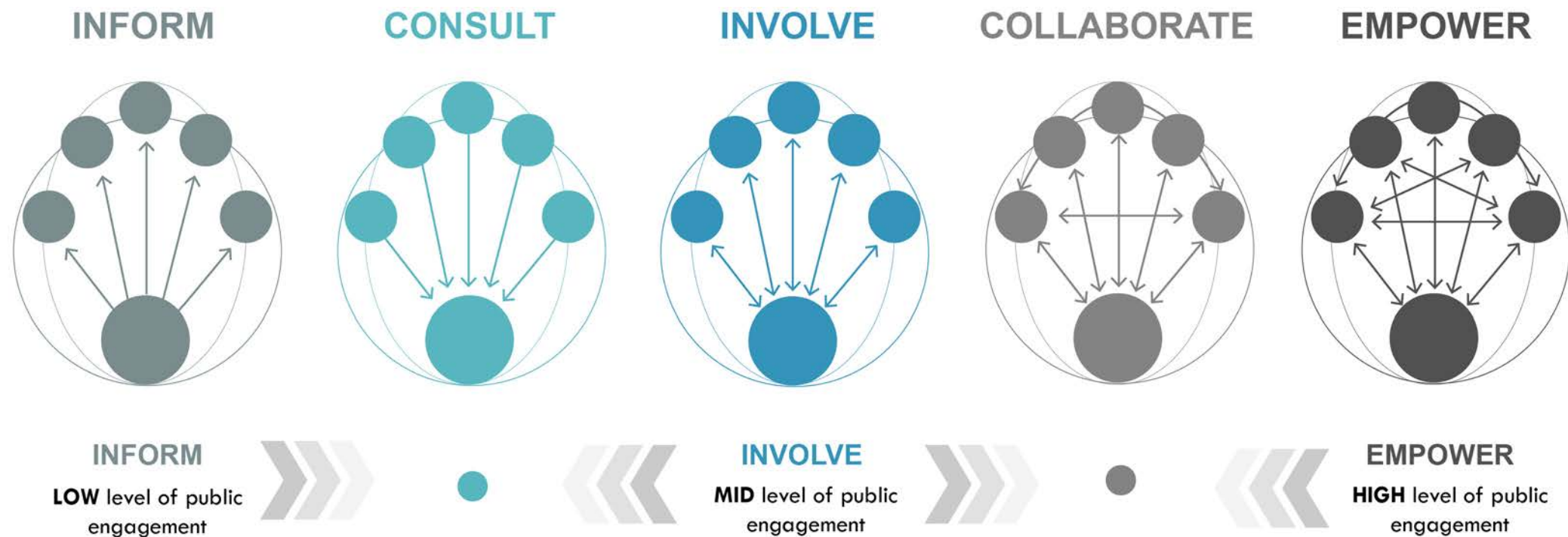
You'll receive a series of resources (case studies, research, findings, etc.)



COMMUNITY ENGAGEMENT PLAN (CEP)

- **GOAL:** To collaborate with and involve stakeholders to ensure that aspirations are **consistently understood and considered**. To ensure that community concerns and aspirations are **directly reflected in the plan**.
- **Stakeholders:** Meaning the general public, groups and organizations, government institutions, town councils and boards, town business units and departments.
- **Techniques:** website, posters/flyers/postcards, digital screens, TV/radio, press releases, e-mail and social media (Facebook, twitter, etc.), meetings (city council, services groups, PTO, school board, chamber, open houses, etc.), surveys, online forums, interactive mapping.

BEST PRACTICES STANDARDS FOR PUBLIC ENGAGEMENT





4



Neighborhood meetings

2-3



Traditional visioning sessions

7+



Focus groups

3

Surveys

20+

Individual interviews

##

Continuous information sharing via
website and newsletter



COMMUNITY GROUP DISCUSSION



WORK DONE TO DATE

- Community Survey Panel
- Focus Group meetings with:
 - Seniors
 - Millennials
 - Real Estate

Still would like to meet with:

- Businesses
- Renters
- Neighborhoods
- Millennials again
- Others/Suggestions?

I think it's wonderful you are reaching out to residents to provide input.

Need to attract more businesses.

Be more progressive in supporting downtown Brainerd....

Brainerd needs to find their character and expand upon it.

Brainerd has such an awesome opportunity to be a great town, with all the beautiful lakes around it.

This survey tells me we're becoming more successful.



PLAN TOPICS

TRADITIONAL TOPICS

- Future Land Use
- Housing
- Intergovernmental Cooperation
- Transportation
- Economic & Community Development
- Park and Open Space, Natural Resources and Recreation
- Tourism
- Utilities and Community Facilities

NON-TRADITIONAL TOPICS

- Fiscal Planning
- Tourism
- Food Planning
- Energy
- Broadband
- Aging
- Changes in Population
- Shift in the Labor Force
- Implementation



OPEN DISCUSSION

OPPORTUNITIES AND EXCITEMENT

ISSUES AND CONCERNS

ADDITIONAL GOALS MOVING FORWARD



NEXT STEPS

Sign up for 1-ON-1 meetings with Ashley, Tad, and Mark

ASHLEY

1. Jan Lambert
2. Justin Burslie
3. Sue Hilgart
4. Mike Higgins
5. Jeff Grunenwald
6. Rick Fargo
7. Ed Menk
8. Gabe Johnson

MARK

Aaron Sinclair
Mike Larson
Brian Moon
Emily MacDonald
Dave Pritschet
Dave Badeaux
Don Gorham
Jack Antolak

TAD

Tim Boeder
Pam O'Rourke
Kelly Bevans
Chuck Marohn
Kevin Stunek
Staci Headley
Patrick Wussow



NEXT STEPS

- Project Managers to follow up with absent steering committee members
 - Develop project website
 - Post content to website
 - Begin project outreach and marketing
 - Submit meeting minutes and packet
- **SC Homework:**
 - Review the current Comprehensive Plan, patricianly goals and policies and format of the document
 - Listen to the onboarding video
 - Review packet
 - **SC Meeting 2**
 - SWOT analysis
 - Built and natural capital review
 - Discussion on community-tour

CONTACTS

MARK OSTGARDEN, AICP

mostgarden@ci.brainerd.mn.us

ASHLEY KAISERSHOT, ASLA

Ashley.Kaisershot@njpacoop.org

TAD ERICKSON

Terickson@regionfive.org

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: December 12, 2017

RE: City Council Direction - Special Meetings/Fees and Fees for Services

At its December 4, 2017 meeting, I sought City Council direction regarding the issues raised by the Planning Commission relating to special meetings, special meeting fees and fees for services. Following is an excerpt from those meeting minutes:

City Planner Ostgarden explained the Planning Commission has asked for direction regarding special meetings and special meeting fees. Historically, the City Council has approached special meeting requests as an informal process. There is currently no fee for the service if the situation deems appropriate. The Planning Commission's recommendation is the process become more formal with a possible fee attached.

Council discussion took place and it was unanimously decided that the current process does not need to be changed nor is a special meeting fee needed. It was agreed that although it may be inconvenient to have a special meeting called, being a public servant is not about your own convenience. If there are members on this committee that think a special meeting is too much for their schedule, maybe that committee is not the place for them to serve. Some residents already feel that the planning and zoning process is a bit intimidating. By making it more intimidating or tougher for citizens to be able to air their issues in front of city government would not be something that would not be in the best interest of the City of Brainerd or its citizens. It would be basically impossible to educate the public on all the mechanisms that need to be done in obtaining a variance and to be able to time it to the one meeting a month. Also, due to the fact that special meetings are only taking place on the average of once a year is not enough to justify a fee. Making City Hall accessible to people is what we are about. If it were to become an issue in the future, this may be revisited.

City Planner Ostgarden indicated the Planning Commission also requested the application fee schedule be revisited to charge a fee for services associated with an application.

Council discussion took place and was unanimously decided to not make changes to the current procedures. As residents and taxpayers of the City of Brainerd, this would be an implied service figured into property taxes to be able to go before

planning and zoning. To pay a surcharge on staff time is ridiculous. Also, if a resident is applying for a variance, there is no way to determine what the total bill will be if a problem or situation arises. You cannot pinpoint a cost for this service. It would almost encourage residents not to go through permit process to follow some of these rules. It is not practical nor in the best interest of the City.