

BRAINERD PLANNING COMMISSION

Wednesday, April 18, 2018
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
Regular Meeting Held March 21, 2018

Documents:

[2018-03-21DRAFT.PDF](#)

4. New Business

4.a. Public Hearing - Conditional Use Permit - Southeast Corner Of Kingwood And North 2nd Street

B.A Doer, LLC; 20410 98th Place, Kent, WA 98031; Deborah Hulke, Personal Representative for John E. Bailey, 212 2nd St. N., Brainerd and Shingobee Builders, 669 N. Medina, Loretto, MN 55357 have submitted a request for a Conditional Use Permit to construct a parking lot on property at the southeast corner of Kingwood Street and North 2nd Street. The property is zoned a B-1 (Residential Office) District and Zoning Ordinance Section 60-6; B-1 (Residential Office) District permits a parking lot for property located in the B-6 (Washington Street Commercial) District when located across an intervening alley.

Documents:

[CUP - BA DOER.PDF](#)

4.b. Public Hearing - Noncommercial Greenhouses In Residential Zoning Districts

The City of Brainerd, 501 Laurel Street: To consider input related to amending the City of Brainerd Zoning Ordinance to permit noncommercial greenhouses as an accessory use in zoning districts where residential uses are permitted.

Documents:

[MEMO - NON COMMERCIAL GREENHOUSE PUBLIC HEARING.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. Comprehensive Plan Update - Review Of 2004 Comprehensive Plan Goals And Strategies

Documents:

[MEMO - COMPREHENSIVE PLAN UPDATE GOALS AND TOPICS.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, March 21, 2018

#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, Wussow; and Council Liaison Lambert. Noted absent was Commissioner Antolak. Also present was City Planner Ostgarden, Planning Intern Matthew Kallroos and Administrative Specialist Bestul.

#2 Approval of Agenda

MOTION AND SECONDED BY COMMISSIONERS WUSSOW AND LAMBERT, DULY CARRIED, TO APPROVE THE AGENDA.

#3 Approval of Minutes of the Regular Meeting held on February 21, 2018

MOTION AND SECONDED BY COMMISSIONERS WUSSOW AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON FEBRUARY 21, 2018.

#4 New Business

A. Public Hearing – St. Francis Catholic Church, 404 N 9th St., Brainerd – Conditional Use Permit to Construct a 10,800 Square Foot (6,600 Sq. Ft. Main Level and 4,200 Sq. Ft. Lower Level) Addition to The Church

City Planner Ostgarden indicated there was an error in the notice that stated the property is in a B-2 (Neighborhood Commercial) District. This should be corrected to show it is in an R-1 (Single Family Residential) District. Mr. Ostgarden explained the Church has been a part of our community since 1934 at this location and are proposing to construct an addition on the north side of the building. The project will consist of two phases; phase one will be the main level addition and phase two will be the lower level. The main level addition will be 6,600 square feet consisting primarily of additional office and meeting rooms. The seating capacity of the church will not increase. The lower level addition is proposed for a 4,200 square foot parking lot expansion and will occur in approximately 3-5 years.

City Planner Ostgarden pointed out on overhead maps the location of the church building, the school, additional property with garages and a residential structure that currently serves as offices for the church. The proposed addition will match the existing church setback which is approximately 30' from the 9th Street property line. As a result of the parking lot expansion, the impervious coverage on the site is anticipated to increase from 72% to 78% in Phase two. The R-1 District maximum non-residential impervious area is 50% and the City Engineer has approved an underground stormwater storage plan which will permit the increase. The two parcels across North 9th street is currently being consolidated into one parcel at Crow Wing County Land Services. With the parking lot expansion, there will be requirements for some degree of screening to the north adjacent to the residential properties and the street right-of-way on the east side.

City Planner Ostgarden showed a photo of the property looking towards north 10th street to show the addition will be at least 75' away from north 10th street at the east property line and will have the parking lot in between. He also described the floor plan layouts. Phase one of the project will be starting as soon as the

approval is given by the City. However, phase two is planned for 3-5 years from now and St. Francis Church has inquired about obtaining approval for both phases at this time. Normally, a Conditional Use Permit is approved for one year with the option of a one year extension. There is a clause in the Zoning Ordinance relating to cancellations of Conditional Use Permits that reads *"unless otherwise specified by the City Council at the time it is authorized"*. This allows the City Council to extend the Conditional Use Permit for a longer period.

City Planner Ostgarden indicated he did receive a phone call from a property owner in the area with the concern that there already is not enough parking when church functions are taking place. The addition may exacerbate the situation even more and wanted this to be a part of the record.

Commissioner Burslie asked if the City Engineer sign-off regarding the allowance of increasing impervious surface is stated in the ordinance language. City Planner Ostgarden indicated that it is specified in the ordinance.

Commissioner Wussow asked if the impervious surface is part of tonight's consideration. City Planner Ostgarden suggested it is included in the findings of fact if it is agreed upon.

Commissioner Wussow referred to a photograph of the church and the properties that the church owns. He asked if a specific property to the south is also owned by the Church, and it was determined that parcel is not.

The Chair opened the public hearing at 6:23 p.m.

The Chair welcomed Ms. Erica Marcussen, architect with Widseth Smith Nolting who thanked the Commission for the opportunity tonight. Ms. Martinson explained this project has been in the works for 8+ years and has been a part of the church for 30 years herself. The parish was founded in 1871 with this church being the third building in the church history. Ms. Marcussen indicated there have been many meetings and gatherings with the different user groups at the church to determine the needs as a parish and working within a budget.

Ms. Marcussen pointed out on the floor plan the following changes:

- There will be a full elevator system installed
- The main level will have an ADA compliant entry including a ramp
- The newly created space adjacent to the nave will provide gathering opportunities after mass and other events
- The restroom facilities will be updated
- Additional conference and office rooms will be constructed along with a family restroom
- An on-grade slab addition will be constructed for offices that are currently housed in the converted home on the property
- No modifications are being done in the main nave area other than some connections to the addition
- Basic updates to finishes in the lower level social hall will be done
- The kitchen will be updated to a commercial kitchen and expanded to accommodate the many events and activities the church has
- The restroom facilities on the lower level will be updated
- Meeting rooms on the lower level will be added
- There is a concern for off-street parking for the church to meet the ADA compliancy.

The entrance that will be on the east side of the building is perceived to be the main entrance for many members as it is closest to the elevator and ADA compliant ramp. A parking lot is proposed for phase two of the project.

Ms. Marcussen indicated there is a concern that the requirement of screening on the east side of the parking lot may become a problem with limited visibility of on-coming street traffic.

Commissioner Burslie pointed out on the site plan, the boundary for the site has been extended for the stormwater calculations and questioned whether the two parcels will be consolidated.

Ms. Marcussen indicated the consolidation paperwork has already been submitted to Crow Wing County Land Services and is in process.

Commissioner Burslie asked if parking can take place on top of the underground stormwater system. The system is very capable of holding a parking lot and other retail stores in the area have this same system.

The Chair closed the public hearing at 6:37 p.m.

Commissioner Burslie asked if the screening requirement needs to be addressed in the motion.

City Planner Ostgarden indicated it does not need to be discussed at this time – the requirement is that it will have to be screened. At the time when the plans for phase two proceed, there are options at that time for discussion and decisions to be made.

MOVED AND SECONDED BY COMMISSIONERS LAMBERT AND BURSLIE TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR 5 YEARS BASED ON THE FOLLOWING FINDINGS OF FACT:

1. The property is in an R-1 (Single Family Residential) District that permits churches by Conditional Use Permit.
2. A 10,800 square foot addition is planned that will have a 6,600 sq. ft. main level and a 4,200 sq. ft. lower level.
3. The addition is for office, meeting rooms and church gatherings. The seating capacity of the church will not be increased.
4. The project will consist of two Phases; Phase 1 being the addition and Phase 2 is planned to occur in 3-5 years which is the parking lot expansion.
5. The church owns property across N. 9th Street used as a school and the residential lot (church rectory) that is adjacent to the addition area. It has been consolidated with the lot into the church parcel.
6. Zoning Ordinance Section 20 Off-Street Parking specifies that off-street parking is based on the design capacity of the main assembly hall. The addition adds no space to the main assembly hall, so additional off-street parking is not required.
7. The addition will meet setbacks for churches in an R-1 District.

8. The addition is sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties because:
 - The site is across the street from St. Francis School owned by the church. The school utilizes almost the entire block. The addition is sited and oriented towards the school and that block.
 - The Franklin Art Center is located across N 10th Street. The addition is setback approximately 75' from N. 10th Street with a parking lot between it and the street.
 - The addition is on the north side of the property where it is adjacent to a single-family dwelling (church rectory) owned by the Church.
9. The addition proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood because the building elevation plans identify the addition's architecture complements the historic church building. Many of the houses are two story buildings and the addition will be a single-story addition with 14' 3" tall flat roof with highest peak being 25' 8" tall, along N. 9th Street across the street from the school.
10. The applicable requirements for granting Conditional Use Permits will be met during and after the addition is constructed.
11. The R-1 District maximum non-residential impervious area is 50%. The City Engineer has approved an underground stormwater storage plan which permits the 72% impervious area in Phase 1 and the increase in Phase 2 to 78%.
12. No concerns about the addition were raised by city departments.
13. The following Comprehensive Plan Goals and Strategies support the proposal:
General Goal #3: Promote community spirit and unity and enhance Brainerd's character and identity.

Strategy

Protect and enhance important historical, cultural and natural resources to maintain the integrity, heritage and local character of Brainerd's natural and built environment.

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

Strategy

Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, ... and the cost-effective provision of city services.

Commissioners Burslie, Gorham, Headley, Wussow and Lambert voted "aye". Commissioner Marohn removed himself from the discussion and sustained from voting. The Chair declared the motion carried.

B. Public Hearing – City of Brainerd, 501 Laurel St., Brainerd – Conditional Use Permit to Construct an Accessory Building 37' in Height at the Public Works Facility Located at 724 Thiesse Dr., Brainerd

City Planner Ostgarden explained the aerial view of the site in relationship to County Road 45 and Industrial Park Road. The site of the proposed building is somewhat isolated from the rest of the community and would be an ideal location because of the wetlands to the north and south. A photograph was taken

looking toward the proposed site from Industrial Park Road showing the distance from the highway as approximately 2,200 feet and will be approximately 1,600 feet from County Road 45.

City Planner Ostgarden indicated it is the 7' above the allowed height that we are looking for approval on, not the building design or material used in the construction.

City Engineer Sandy discussed the developments and modifications to the project since he last presented to the commission. The specs have been rewritten to allow multiple types, designs and manufacturers of fabric material structures to place a bid on the project. An overhead map was displayed to show the orientation of the proposed building in relation to the existing street garage buildings. This change is due to further research regarding wind and loading capabilities. Currently, there is a pure salt pile that is under a roof in a cold storage building and incoming rain causes this to become very hard. Hopefully, there could be a separate area made under the salt storage building to house the salt. The building height that most manufacturers offer is approximately 37' to the top with the street garages' highest point being 30'.

The Chair opened the public hearing at 6:51 p.m.

No one came forward.

The Chair closed the public hearing at 6:52 p.m.

MOVED AND SECONDED BY COMMISSIONERS BURLIE AND GORHAM, DULY CARRIED, TO RECOMMEND THE CONDITIONAL USE PERMIT BASED ON THE FOLLOWING FINDINGS OF FACT:

1. A 37' tall – 65' x 80' engineered HDPE salt storage building is proposed at the city Public Works facility.
2. The property is in an I-1 (Light Industrial) District which permits building height more than the 30' maximum height limit by Conditional Use Permit.
3. The side yard setback is 10' and the building will be setback 25' to comply with required addition setback for a 37' tall building.
4. The storage building will be 7' taller than 25' tall garage.
5. The building will be located on the west side of the garage building on the site. The location minimizes its visibility in the area and from CR 45 to the east.
6. There is wetland to the north which will not permit development between the site and Industrial Park Road and there is wetland to the south that will also prohibit development.
7. The building will be setback approximately 2,200' from Industrial Park Road and 1,600' from CR 45 the 2 major roads in the vicinity diminishing the visibility of the building.
8. The site is used for salt storage and the salt has never been covered to protect it from the elements.
9. The salt storage facility preserves the objectives of the Zoning Ordinance by protecting and preserving the natural environment of the City.
10. The following Comprehensive Plan Goals and Strategies support the proposal:

LAND USE GOAL #2: *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

Strategy

Buffer commercial and industrial developments from environmentally sensitive areas, residential neighborhoods and other incompatible land uses within the community.

#5 Public Forum

The Chair opened the public forum at 6:53 p.m.

No one came forward.

The Chair closed the public forum at 6:53 p.m.

#6 Old Business

A. Remove Rezoning from the Table and Discussion – B.A. Doer, LLC., 20410 98th Place, Kent, WA 98031; Deborah Hulke, Personal Representative for John E. Bailey, 212 2nd Street North, Brainerd and Shingobee Builders, 669 N. Medina St., Loretto, MN 55357 – To Rezone Property at the SE Corner of Kingwood St. and North 2nd St., Brainerd from a B-1 (Residential Office) District to a B-6 (Washington St. Commercial) District

City Planner Ostgarden indicated the petitioner formally withdrew the application, so no further action is necessary.

B. Discussion Regarding Greenhouses in Residential Zoning Districts

City Planner Ostgarden over time there have been several residents interested in constructing a greenhouse on their property. The language used in the current zoning ordinance does not allow greenhouses. There seems to be more interest in the community with home grown produce. Matt Kallroos, Planning Intern researched the definitions of greenhouses and what language we could use. The following definition is recommended for Zoning Ordinance Section 2: **GREENHOUSE:** *A building or structure often on a metal or wooden frame constructed chiefly of glass, glasslike or translucent material, which is devoted to the protection or growing of flowers, shrubbery, vegetables, trees or other horticultural and floricultural products intended to be for residential use.*

The draft language could be as follows:

- Permits greenhouses provided the maximum allowed lot coverage is not exceeded.
- Is open ended to the maximum size greenhouse that would be permitted.
- The Planning Commission can determine the maximum size it thinks should be allowed.
- Includes a list of permitted clear material to allow radiant heat.

City Planner Ostgarden stated our current ordinance allows one detached accessory building in addition to an attached garage. In the case of having a detached garage, one additional accessory building is allowed. A draft to the zoning ordinance section could be as follows:

- b. Number of Buildings. Total number of accessory buildings and garages shall be limited to one of the following:

1. One (1) attached garage and one (1) detached accessory building
2. Two (2) detached accessory ~~structures~~ BUILDINGS
3. SHOULD THERE BE ZERO OR ONE (1) ACCESSORY BUILDING, A NONCOMMERCIAL GREENHOUSE IS PERMITTED, PROVIDED THE COMBINATION OF ACCESSORY BUILDINGS AND GARAGES (ATTACHED AND DETACHED) PER LOT SHALL NOT EXCEED THE MAXIMUM SIZE FOR ALL ACCESSORY BUILDINGS ON THE LOT.
4. SHOULD A LOT HAVE THE MAXIMUM NUMBER OF ALLOWED ACCESSORY BUILDINGS, ONE NONCOMMERCIAL GREENHOUSE UP TO 10' X 10' (OR 10' X 12' OR DIFFERENT SIZE) IS PERMITTED, PROVIDED THE COMBINATION OF ACCESSORY BUILDINGS AND GARAGES (ATTACHED AND DETACHED) PER LOT SHALL NOT EXCEED THE MAXIMUM SIZE FOR ALL ACCESSORY BUILDINGS ON THE LOT.
5. THE FOLLOWING CLEAR MATERIAL IS PERMITTED FOR GREENHOUSE CONSTRUCTION TO ALLOW RADIANT HEAT FROM THE SUN:
 - I. GLASS
 - II. RIGID POLYCARBONATE PANELS
 - III. SEMI RIGID POLYETHYLENE PANELS
 - IV. RIGID FIBERGLASS PANELS
 - V. RIGID ACRYLIC PANELS
 - VI. VINYLCLOTH, CANVAS, PLASTIC SHEETS, TARPS AND SIMILAR MATERIALS ARE NOT ALLOWED AS ROOFING MATERIALS.
6. MATERIAL PERMITTED IN THIS SECTION CAN BE USED FOR GREENHOUSE CONSTRUCTION IN AREAS NOT ALLOWING RADIANT HEAT.

City Planner Ostgarden explained that an accessory building can currently be built up to 200 square feet without needing a permit. If the above conditions in number three are met, a greenhouse is currently permitted. If the conditions apply to number four, the size of the greenhouse is limited.

Commissioner Marohn asked why wouldn't this be covered under the current accessory building ordinance? Why does there need to be a separate set of rules for a greenhouse?

City Planner Ostgarden stated there needs to be some amount of safety in what is being proposed thus the requirement for more stable well-built structures should be required.

Commission discussion took place regarding the need for specific language in the ordinance for greenhouses. It is stated in the current ordinance *...no plastic, canvas or vinyl tarps can be used in the construction of any accessory buildings. All buildings over 120 square feet shall have the same or similar finish as the neighborhood buildings and be homogeneous in design...*

Commissioner Burslie indicated it would be a requirement that it would have to be constructed in a rear yard.

Commissioner Wussow asked if number five of the draft language could be added to the definition instead of under the number of buildings. City Planner Ostgarden stated it certainly could be under the definition instead.

Commissioner Gorham stated that this is an opportunity for the City to do more things for the residents by allowing some flexibility to a desired idea. He suggested using it as a selling point of living in the City of Brainerd, here's a way to be positive to current ideas rather than negative.

City Planner Ostgarden asked for the approval of the Planning Commission to move forward with a public hearing at the April meeting.

C. Discussion Regarding Expanding Uses Allowed in R-A (Rural Agriculture) Districts to Permit Commercial Businesses

City Planner Ostgarden was approached by a resident that wants to have his business located on property he owns in an R-A (Rural Agriculture) District. There was a small amount of discussion at the last commission meeting and the consensus was not favorable.

Commissioner Burslie stated that maybe an agriculture type of business, but he is not in favor of any other commercial business in a rural agriculture zone, as this is not the intent of the zone.

Commission discussion took place regarding the land uses and the future ideas that the City of Baxter is planning on building roads through land owned by the City of Brainerd.

The Planning Commission deemed there was no pending application submitted that would prompt any action to be taken.

#7 Commissioners' Questions/Comments

Commissioner Marohn requested time to show a PowerPoint to the commission regarding parking issues and concerns in the City. Mr. Marohn reviewed slides he created that pertain to the development pattern along Washington Street and the revenue generated in the two (2) eight block examples. Mr. Marohn would like to go forward with the Planning Commission in creating working committees to tackle the parking situation. Mr. Marohn presented a viewpoint and photos along Kingwood Street and discussion about downtown.

Commissioner Burslie attended a River to Rail presentation and many business owners indicated there is a definite parking problem downtown. It was stated that if people cannot find a parking spot within 30 feet of the desired store, they drive away to another store.

Commissioner Gorham works downtown at the Bridge of Harmony and he has witnessed the parking concerns. The business is a regional business with customers coming from Duluth, Fargo to name a few. The reason there is a perception of so much parking is the employees cannot park on the street – it is limited to two hours. The employees need to find alternate parking along other streets or city owned lots. Downtown is currently at a low cycle but is slowing escalating. If it continues to prosper and more stores locate downtown, the parking that we do have is going to disappear. Mr. Gorham gave the example of a wedding reception held at the Legion, the parking is full. Or when the Crossing Arts Alliance has events and open houses, the parking lots are filled. The residents that live in apartments downtown stay away during the day because of the limitations and park there on nights and weekends.

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e Chair adjourned at 7:46 p.m.

ly submitted,

_____ Mark Ostgarden AICP

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STAFF REPORT TO THE PLANNING COMMISSION

April 18, 2018

CONDITIONAL USE PERMIT

APPLICANT/LOCATION:	B.A. Doer LLC, 20410 98 th Place, Kent, WA 98031; Deborah Hulke, Personal Representative for John E. Bailey, 212 2 nd St. N, Brainerd, MN 56401 and Shingobee Builders, 669 N. Medina St., Loretto MN 55357
REQUESTED ACTION:	Allow a parking lot in a B-1 (Residential Office) District across an alley from a use permitted in a B-6 (Washington Street Commercial) District
AREA:	93' x 150' = 13,950 sq. ft. .33 acres
ADJACENT USES:	North: Residential East: Residential South: Redeveloped Commercial West: Commercial
ADJACENT ZONING:	North: R-1 (Single Family Residential) District East: B-1 (Residential Office) District South: B-6 (Washington Street Commercial) District West: B-1 (Residential Office) District

REPORT

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.

In no other zoning district is a parking lot identified as a principle use of a parcel by right, interim use or conditional use. Zoning Ordinance Chapter 22: Off-Street parking does specify setbacks for parking lots. Until more specific setbacks are identified, the following section of Chapter 22 would apply:

Non-residential uses in residential Zoning Districts and uses in all other zoning districts, driveways and parking stalls shall be set back a minimum of three (3) feet from side and rear property lines.

There are no front yard and street side yard setbacks identified. Following are the proposed setbacks:

- Front – 20’
- Street side yard – 5’
- Interior side yard – 25’
- Rear yard – 10’

The setbacks will provide area to install required parking lot screening.

A lighting plan for the parking lot has been submitted and is included with the packet. The following maximum light trespass requirements and performance standards apply and have been met:

515-18-4: Light Trespass.

Maximum Light Levels. Light trespass shall not exceed one (1) foot candle at the center line of a public street or four-tenths (0.4) foot candles at the property line of adjacent residential property as measured at the property line per the method outlined in Section 515-18-4. B of this Ordinance.

There are a couple 1.3 and one 1.2-foot candle readings at the north side sidewalk and a .5 foot reading along the east property line. The plan does not provide information to verify the levels will be reduced to a 1-foot candle at the street center line.

Shingobee Builders is aware of this and is working on an updated lighting plan.

515-18-5: Performance Standards.

Business/Industrial District Standards. All exterior lighting shall be directed away from adjoining residential property or from any public right-of-way. All lighting shall be installed in accordance with the following provisions:

The luminaire shall contain a full cut off fixture which directs and cuts off light at an angle of ninety (90) degrees or less.

The maximum height of the fixture, pole and base above the ground grade permitted for light sources is thirty (30) feet.

The light source of an outdoor light fixture shall be set back a minimum of three (3) feet from a street right-of-way or residential property and three (3) feet from any other property line.

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

The special B-1 District standards for this class of conditional use are:

Parking Lots provided that:

1. *The parking lot shall be adjacent to or across an alley from an allowed B-6 (Washington Street Commercial) District use.*

2. *The parking lot parcel(s) shall be no wider than the boundary line of the primary parcel on which the associated B-6 use is located.*
3. *Overnight parking will be limited to vehicles owned and operated by the business associated with the B-6 site.*
4. *Alley improvements desired by the adjacent property owner shall be approved by the City of Brainerd and improved at the requesting party's expense.*

The parking lot location complies with #1 and #2 of the conditions. Number 3 will need to be monitored and the property owner will comply with #4.

515-20-3: General Landscaping.

Required Tree Planting. Except for single family and two-family lots and parcels developed prior to the adoption of this Ordinance, new development shall have a mixture of evergreen and deciduous trees planted at the rate of one (1) tree per three thousand (3,000) square feet or portion thereof of any unpaved open area remaining after development for which specific landscaping requirements do not appear in this Section. Required trees may be planted at uniform intervals, at random, or in groupings. Newly planted trees shall comply with the requirements of this Ordinance. Trees retained on site following development can be reduced from the total required plantings.

The site area of 13,950 sq. ft./3,000 sq. ft./tree = 5 required trees and 6 are provided.

515-20-4: Green Space.

When development or redevelopment occurs on existing sites the required green space may be reduced to ten (10) percent of the total site and the fifty (50) percent distribution requirements remain in effect.

Ten percent of the 13,950 sq. ft. site area = 1,395 sq. ft. of green space. The green space on the east side of the parking lot alone is approximately is 3,750 sq. ft.

515-20-5: Screening.

Landscaping Plan. Prior to approval of a building permit, a landscape plan and specification requirements shall be approved including size of plantings, species and site location, as follows.

All landscaping incorporated in said plan shall conform to the following standards and criteria:

All plants must at least equal the following minimum size (as specified in the Zoning Ordinance).

A landscape plan has been submitted and is included with the packet. The plant size information is listed in the Zoning Ordinance and not provided with the report.

515-20-9: Parking Lots.

All exposed parking areas of ten (10) or more required spaces in a front and side street yard shall be screened with landscaping not less than three (3) feet

or more than four (4) feet in height. The landscaping shall maintain a year-round fifty (50) percent opacity.

A landscape plan has been submitted that depicts the screening along the street frontages and the interior side lot line. The planting plan is intended to meet the 50% year around screening requirements.

- 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 parking lot has been designed so parking stalls are oriented in an east/west direction. At night, headlights from north bound vehicles entering the lot will be screened from the residential property across Kingwood Street.

Landscaping which will include a mixture of trees and shrubs will be installed along the west east and south side of the parking lot.

- 5. *The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.***

It is difficult to conclude that the parking lot meets this finding. However, parking lots in this neighborhood have arguably already changed the character of this section of Kingwood Street. The photos below depict a parking lot across the street from the proposed lot and a parking lot at the east end of the block at N. 3rd and Kingwood Street.

Hardees Lot



Lot at Kingwood Street and N.3rd Street



6. *The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.*

Access to the parking lot will be via an alley onto North 2nd Street. No other access to North 2nd or to Kingwood Streets are planned. East bound traffic leaving the parking lot may choose to use the light at North 4th Street rather than attempt a left turn from North 2nd Street onto Washington Street.

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.*

The parking lot will have no adverse effects on the objectives of the Zoning Ordinance.

The following Comprehensive Plan Goal and Strategy supports the proposal:
*General Goal #3: **Promote community spirit and unity and enhance Brainerd's character and identity.***

Strategy

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

Whether the parking lot enhances Brainerd's character and identity is debatable. However, the parking lot is supported by the above strategy.

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.*

None of the requirements will be affected by the proposed parking lot.

DEPARTMENT INFORMATION

Engineering

No issues. A plan is attached to the packet depicting how the parking lot storm water will be captured by an underground vault on the Thirty White building parcel.

Utilities

No issues.

Fire

No issues.

Police

No issues.

Building

No issues.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request the April 18, 2018 meeting. City Council consideration can occur at the May 7, 2018 meeting.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

Findings of Fact Recommending Approval

Conditional Use Permit

B.A. Doer, LLC 20410 98th Place, Kent, WA 98031; Deborah Hulke, Personal Representative for John E. Bailey, 212 2nd St. N, Brainerd, MN 56401 and Shingobee Builders, 669 N. Medina St., Loretto MN 55357

1. The parking lot part of a (re)development for a pharmacy store.
2. The site contains a vacant lot and a duplex building at the southeast corner of Kingwood Street and North 2nd Street, on the north side of the alley.
3. The property is zoned a B-1 (Residential office) District and the property south of the alley is zoned a B-6 (Washington Street Commercial) District on which there is a vacant residential dwelling and a 5-unit apartment building.
4. The B-6 parcel is proposed for a Thrifty White Pharmacy a use permitted in the B-6 District.
5. Parking lots in B-1 Districts across an alley from a permitted B-6 (Washington Street Commercial) District are allowed by Conditional Use Permit.
6. The proposed rezoning area is approximately .33 acres.
7. Property to the west is off-street parking for a restaurant; property to the north is single family residential and property to the east is single family residential.
8. Zoning to the west and east is a B-1 (Residential Office) District and zoning to the north is an R-1 (Low to Medium Residential) District.
9. All applicable Zoning Ordinance requirements such as greenspace requirements, maximum light levels, required tree planting, setbacks, stall sizes and aisle widths have been met.
10. The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood as access to the parking lot will be via an alley onto North 2nd Street. No other access to North 2nd or to Kingwood Streets are planned.
11. The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties. The parking lot has been designed so parking stalls are oriented in an east/west direction. At night, headlights from north bound vehicles entering the lot will be screened from the residential property across Kingwood Street.

Landscaping will include a mixture of conifers and deciduous trees and shrubs will be installed along the west east and south side of the parking lot.

12. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood. The parking lot will be consistent with the visual impression of South of Kingwood Street and the neighborhood as there are 2 parking lots within 1 block north of the alley along Kingwood Street.
10. The Conditional Use Permit approval is supported by the following Comprehensive Plan Goals and Strategies:
The following Comprehensive Plan Goal and Strategy supports the proposal:
General Goal #3: Promote community spirit and unity and enhance Brainerd's character and identity.

Strategy

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

Granting the Conditional Use Permit will support the redevelopment of a vacant site and remove deteriorating residential property.

General Goal #1

Maximize Brainerd's potential as a thriving center for business, health care, industry, education and recreation, while maintaining and enhancing its livability.

Strategy

Promote the development and implementation of a Comprehensive Plan that effectively and efficiently plans for land use, community facilities, transportation, housing, economic development and environmental protection for Brainerd and the immediate surrounding area.

The rezoning will permit infill development which is an efficient use of the land and a goal of the Comprehensive Plan.

Economic Development

Goal: *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

Strategy

Locate and design industrial and commercial developments to provide good access and road service, while avoiding the routing of traffic through residential neighborhoods.

The parking lot design has access only from the alley between Washington Street and Kingwood Street, which means traffic does not need to be routed through a residential neighborhood.

Untitled Map

Write a description for your map.

Legend



Google Earth

© 2018 Google

Site Looking North

8.96 ft

Untitled Map

Write a description for your map.

Legend

-  Brainerd Driving School
-  Maximum Motorsports

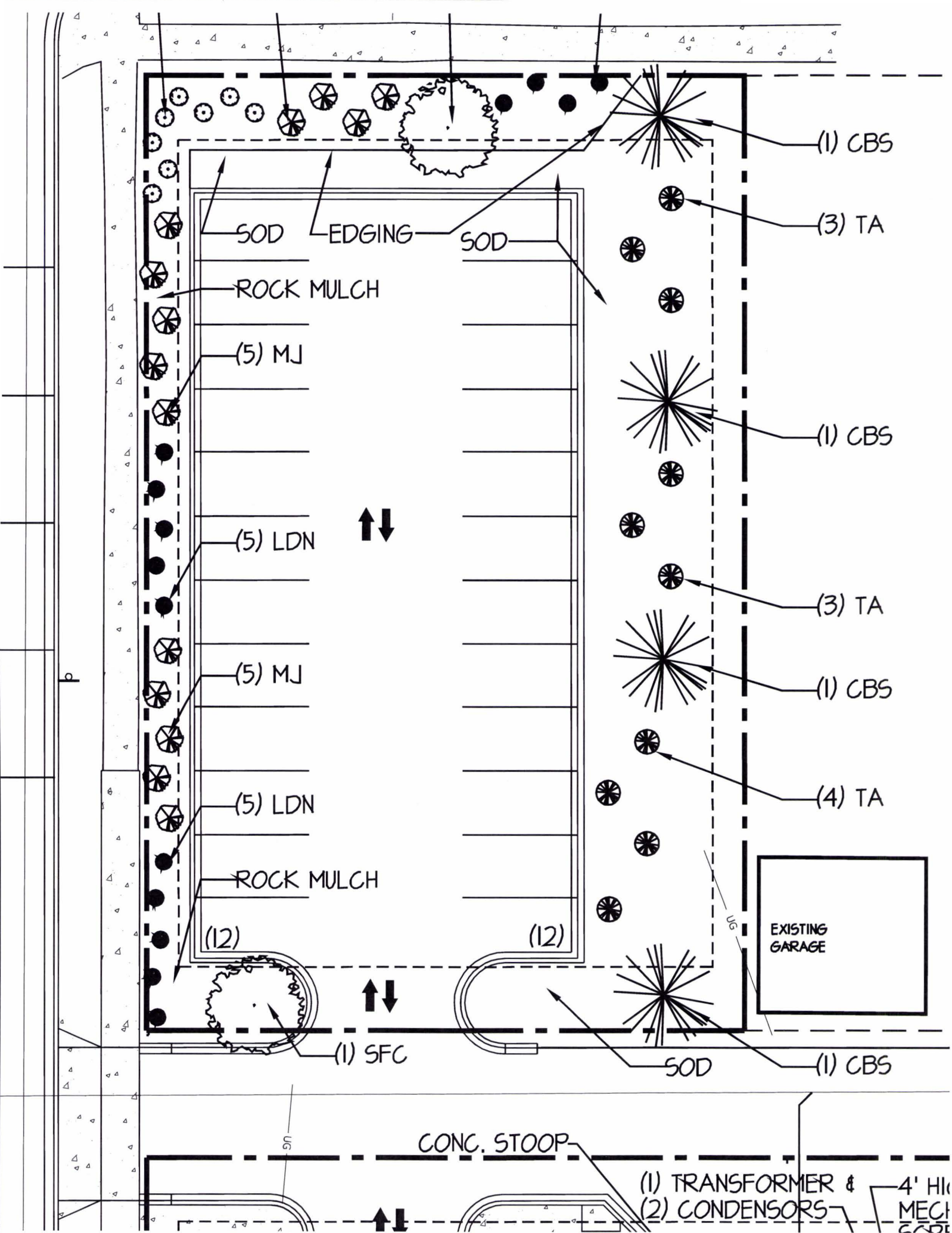
Site Looking South

Google Earth

© 2018 Google

7.35 ft

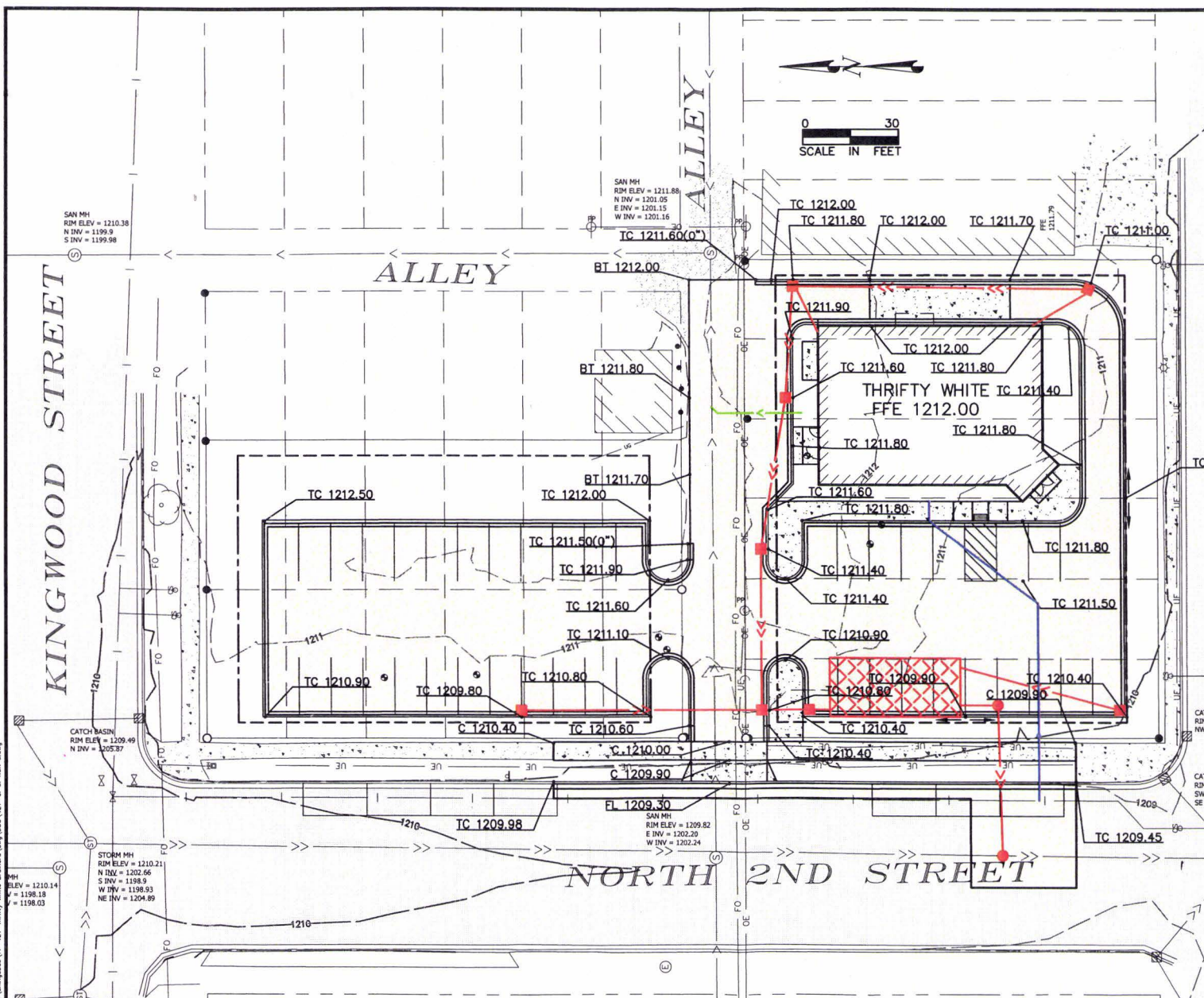




PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
		PERENNIALS / GRASSES			
BE	12	Black Eyed Susan	Rudbeckia Fulgida	#1	POT
		SHRUBS			
MJ	34	Maney Juniper	Juniperus chinensis 'Maney'	24 - 30 inches	
LDN	24	Little Devil Ninebark	Physocarpus Opulifolius 'Donna May'	24 - 30 inches	
TA	10	Techny Arborvitae	Thuja occidentalis 'Techny'	3 - 4 feet high	
ACJ	16	Andorra Compact Juniper	Juniperus horizontalis 'Plumosa Compacta'	18 - 24 inches	
		TREES			
SFC	2	Spring Snow Flowering Crab	Malus 'Spring Snow'	1.5"	
CBS	4	Colorado Blue Spruce	Picea pungens 'Glauca'	4 - 5 feet high	

Dec. 20, 2017 4:03pm
C:\projects\17-022 Thrifty White\Drawings\17-022-01.dwg



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that B.A. Doer, LLC 20410 98th Place, Kent, WA 98031; Deborah Hulke, Personal Representative for John E. Bailey, 212 2nd St. N, Brainerd, MN 56401 and Shingobee Builders, 669 N. Medina, Loretto MN 55357, have submitted a request for a Conditional Use Permit to construct a parking lot on property at the southeast corner of Kingwood Street and N. 2nd Street. The property is described as the westerly 2/3 of lots 19 - 24, Block 52, Brainerd Original Plat from a B-1 (Residential Office) District to B-6 (Washington Street Commercial) District.

The property is zoned B-1 (Residential Office) District and Zoning Ordinance Section 60-6 B-1 (Residential Office) District Conditional Uses permits a parking lot for a use located in the B-6 (Washington Street Commercial) District when located across an intervening alley. A copy of the proposed parking lot site plan is on file for review at the Planning Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, April 18, 2018 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider the Conditional Use Permit request.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2309.

Dated this 5th day of April 2018

Mark Ostgarden AICP
City Planner

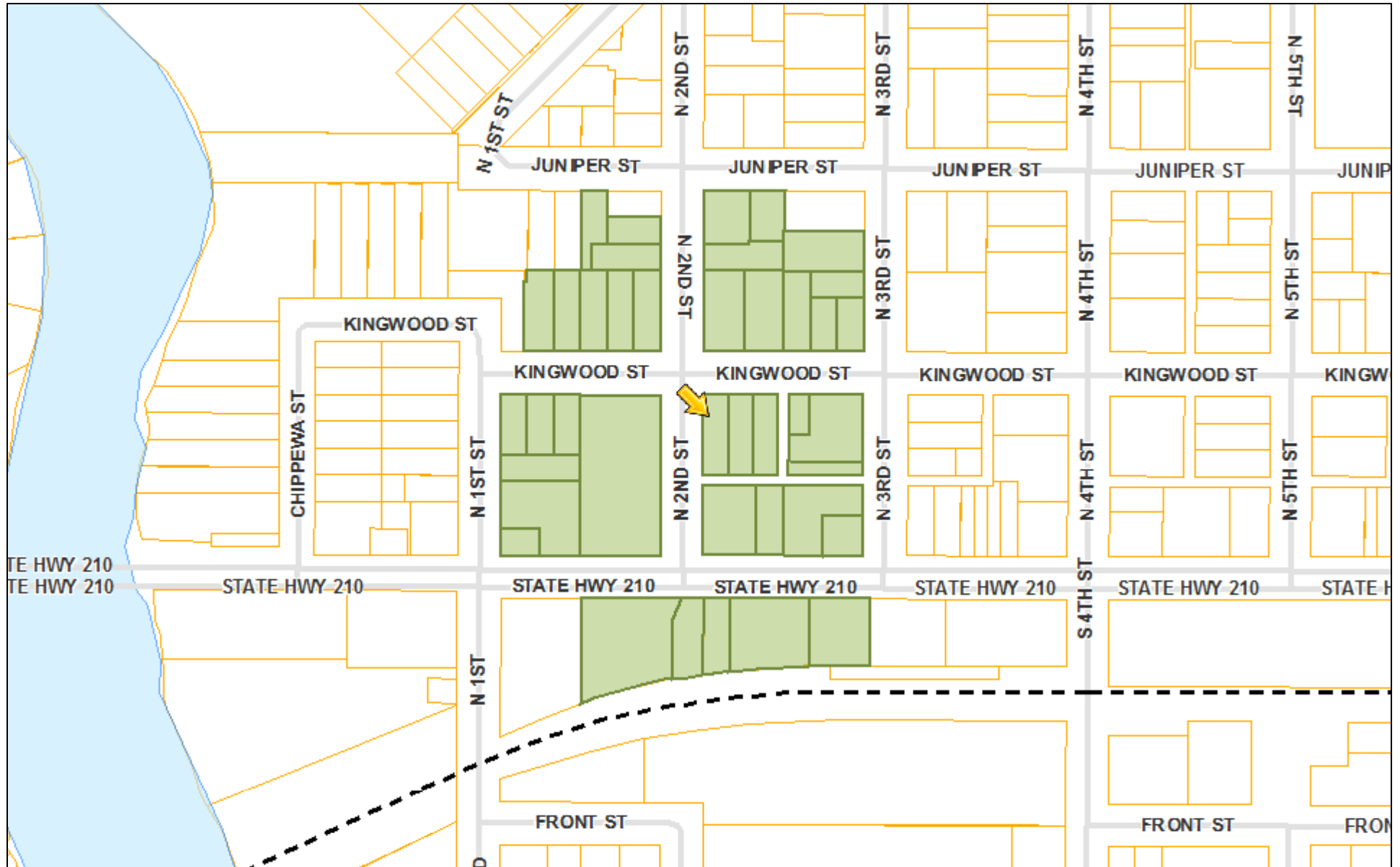
Parking Lot Location



Tax Name	Tax Address	Tax Address 2
GREENHECK AUTO GLASS LLC	PO BOX 82	PILLAGER, MN 56473
PAMPERED PETS LLC	PO BOX 1075	BRAINERD, MN 56401
CITY OF BRAINERD	501 LAUREL ST	BRAINERD, MN 56401
DIGITAL INK PROPERTIES LLC	208 WASHINGTON ST	BRAINERD, MN 56401
MORRIS, RON INCORPORATED	220 WASHINGTON ST	BRAINERD, MN 56401
HEDLUND, JEFFREY L	14954 JADEWOOD DR	BAXTER, MN 56425
WOOD, WILBUR B TRUST #1 JAMES D WOO	P O BOX 580	FORT MYERS FL 33902
BAILEY, JOHN E	212 2ND ST N	BRAINERD, MN 56401
JENTSCH, ARTHUR L & COLLEEN J	11572 STATE HIGHWAY 210	BRAINERD MN 56401
WOOD, WILBUR B TRUST #1 JAMES D WOO	P O BOX 580	FORT MYERS FL 33902
BURTON, JANET E	1017 TERRACE AVE	BRAINERD MN 56401
WOOD, WILBUR B TRUST #1 JAMES D WOO	P O BOX 580	FORT MYERS FL 33902
HOLMIN, AARON G	214 N 1ST ST	BRAINERD MN 56401
SHERMAN, ANN L	102 KINGWOOD ST	BRAINERD, MN 56401
PUTTBRESE, HANNAH	106 KINGWOOD ST	BRAINERD, MN 56401
NORTHLAND RESTAURANT GROUP LLC	3112 GOLF RD	EAU CLAIRE, WI 54701
NORTHLAND RESTAURANT GROUP LLC	3112 GOLF RD	EAU CLAIRE, WI 54701
BAILEY, JOHN E	212 2ND ST N	BRAINERD, MN 56401
BA DOER LLC	20410 98TH PLACE	KENT, WA 98031
SWENSON, KENT & SARAH	11767 WOOD DR	BRAINERD, MN 56401
GROENWOLD, JOHN	13713 OLIVEWOOD DR	BAXTER MN 56425
KMETT, MELISSA	14891 HALF MOON LN	MERRIFIELD, MN 56465-4056
VOPATEK, JUDI M	215 KINGWOOD ST	BRAINERD MN 56401
MARSOLEK, LAURA W & GEORGE C	221 KINGWOOD ST	BRAINERD, MN 56401
DAVIS, HEATHER M	107 KINGWOOD ST	BRAINERD, MN 56401
TRIMBLE, SHELLY & DOMINIQUE SEELY	4201 W MEMORIAL ROAD APT 10111	OKLAHOMA CITY, OK 73134
BENDER, JANET G	113 KINGWOOD ST	BRAINERD, MN 56401
RIVERA, MICHELLE	119 KINGWOOD ST	BRAINERD, MN 56401
NYDEGGER, JERRY & KATHY	123 KINGWOOD ST	BRAINERD, MN 56401
FOLEY, CHRISTOPHER R & JESSAMYN A	201 KINGWOOD ST	BRAINERD, MN 56401
CARPER, NATHAN & STACY	11971 310TH AVE	PIERZ, MN 56364
HULSEBUS, AARON B & MEAGAN	211 KINGWOOD ST	BRAINERD MN 56401
CULLINANE, JOHN D & TAMYRA	315 3RD ST N	BRAINERD MN 56401

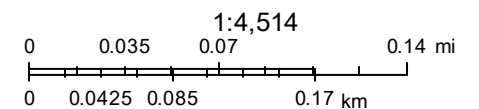
FORTUNE, SHAWN L & SHANNON C	315 N 2ND ST	BRAINERD, MN 56401
HOGLIN, LISA L	2646 ZEBROSKI ACRES LN SW	PILLAGER, MN 56473
CULLINANE, JOHN D & TAMYRA	315 3RD ST N	BRAINERD MN 56401
RICHARDSON, RENEE M	319 N 2ND ST	BRAINERD MN 56401
MALONEY, KATHLEEN & DAVID HERMERDIN	116 JUNIPER ST	BRAINERD MN 56401
STANGE, CODY & FREIDAY, JENNIFER L	324 NORTH 2ND ST	BRAINERD, MN 56401
IMGRUND, JOSEPH L	212 JUNIPER	BRAINERD MN 56401

Rezoning-212 N 2nd St



1/4/2018, 2:31:24 PM

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



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

AGENCY REVIEW CHECKLIST

Your request may require review by one or more of the agencies listed below. The City of Brainerd will determine which agencies will need to review your application and provide that agency with the notice of public hearing regarding your application:

4/5/18 Emailed 7 contacts

✓
BRAINERD FIRE DEPARTMENT

Attn: Fire Chief; 23 Laurel St; Brainerd, MN 56401; 218-828-2312; fire@ci.brainerd.mn.us

✓
BRAINERD POLICE DEPARTMENT

Attn: Corky McQuiston, 225 East River Road; Brainerd, MN 56401; 218-829-2805; corky.mcquiston@ci.brainerd.mn.us

✓
BRAINERD PUBLIC UTILITIES

Attn: Scott Magnuson, Supt.; P.O. Box 373; Brainerd, MN 56401; 218-829-8726; smagnuson@bpu.org

BWSR (MN Board of Water and Soil Resources)

Attn: John Overland; 1601 Minnesota Dr; Brainerd, MN 56401; 218-828-2383; john.overland@state.mn.us

✓
CROW WING COUNTY HIGHWAY DEPARTMENT

Attn: Tim Bray, County Engineer; 16589 County Rd 142; Brainerd, MN 56401; 218-824-1110/FAX 218-824-1111
tim.bray@crowwing.us

CROW WING COUNTY SOIL AND WATER CONSERVATION DISTRICT

Attn: Melissa Barrick; 322 Laurel St-Ste. 13; Brainerd, MN 56401; 218-828-6197/FAX 828-6095
melissa.barrick@crowwingswcd.us

CROW WING COUNTY SURVEYOR'S OFFICE

Attn: Mark Liedl; 322 Laurel St Ste 14.; Brainerd, MN 56401; 218-824-1124/FAX 824-1126;
mark.liedl@crowwing.us

✓
HRA

Attn: Jennifer Bergman; 324 E. River Rd.; Brainerd, MN 56401; 218-828-3705/FAX 828-8817;
jennifer@brainerdhra.org

MISSISSIPPI HEADWATERS BOARD

322 Laurel Street Ste 5; Brainerd, MN 56401; 218-824-1307/FAX 824-1104
mhb@mississippiheadwaters.org

✓
MINNESOTA DEPARTMENT OF TRANSPORTATION

Attn: Mary Safgren; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5700; mary.safgren@state.mn.us

MINNESOTA DEPARTMENT OF NATURAL RESOURCES

Attn: Wade Miller; 1601 Minnesota Dr.; Brainerd, MN 56401; 218-828-2605/FAX 828-6043;
wade.miller@state.mn.us

✓
MINNESOTA POLLUTION CONTROL AGENCY

Attn: Reed Larson; 7678 College Rd-Ste. 105; Baxter, MN 56425; 218-828-2492/FAX 828-2594
Reed.Larson@state.mn.us

U.S. ARMY CORPS OF ENGINEERS

Attn: Jeff Koshak; 8896 E. Gull Lake Dr.; Brainerd, MN 56401; 218-829-8402



City Planning Department

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

Receipt # _____
Check # _____
Date Paid: _____

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: 206 Kingwood

LEGAL DESCRIPTION: Lot(s): Ctr 1/3 of lots 19-24 Block: 52 Addition: First
(attach description if lengthy)

Property Owner Name: B.A. Doer, LLC

Street Address: 20410 - 98th Place City: Kent State: WA Zip Code: 98031

Phone Number: Fax: E-mail:

Applicant Name: (If different than Property Owner) Shingobee Real Estate Company, LLC

Street Address: 669 N. Medina City: Loretto State: MN Zip Code: 55357

Phone Number: 763-331-4964 Fax: 763-479-3267 E-mail: jfahning@shingobee.com

Description of Request: Allow parking in a B-1 zone from a different zoning classification.

Property Owner Signature

Date

(Please print name)

Applicant Signature

4/2/18

Date

Dean Dalzell

(Please print name)

(OVER)



City Planning Department

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

Receipt # _____
Check # _____
Date Paid: _____

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: SE Corner of N 2nd Street and Kingwood

LEGAL DESCRIPTION: Lot(s): W. 1/3 of lots 19-24 Block: 52 Addition: First
(attach description if lengthy)

Property Owner Name: John E Bailey

Street Address: 212 - 2nd Street N City: Brainerd State: Mn Zip Code: 56401

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

Applicant Name: (If different than Property Owner) Shingobee Real Estate Company, LLC

Street Address: 669 N. Medina City: Loretto State: MN Zip Code: 55357

Phone Number: 763-331-4964 Fax: 763-479-3267 E-mail: jfahning@shingobee.com

Description of Request: Allow parking in a B-1 zone from a different zoning classification.

John E Bailey
Property Owner Signature

4-2-2018
Date

JOHNE BAILEY - DEBORAH HALKE Pers Rep.
(Please print name)

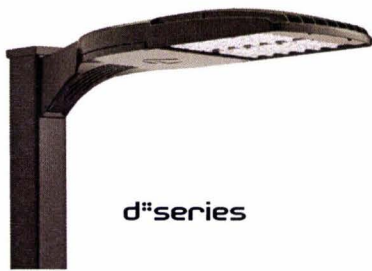
Dean Dalzell
Applicant Signature

4/2/18
Date

Dean Dalzell

(Please print name)

(OVER)



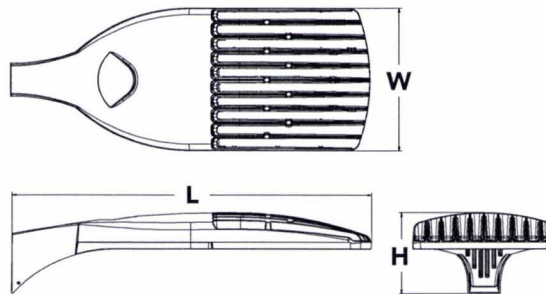
D-Series Size 1 LED Area Luminaire

d^{series}



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



RECEIVED

APR 05 2018

CITY OF BRAINERD
ADMINISTRATION



A+ Capable options indicated
by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control network providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹.

To learn more about A+,
visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the use of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDI

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	30K 3000 K	T1S Type I short	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹
	P1 P4 P7	40K 4000 K	T2S Type II short		
	P2 P5 P8	50K 5000 K	T2M Type II medium		
	P3 P6 P9	AMBPC Amber phosphor converted ²	T3S Type III short		
	Rotated optics		T3M Type III medium		
	P10 ¹ P12 ¹		T4M Type IV medium		
	P11 ¹ P13 ¹		TFTM Forward throw medium		
			T5VS Type V very short		
			T5S Type V short		
			T5M Type V medium		
			T5W Type V wide		
			BLC Backlight control ^{2,3}		
			LCCO Left corner cutoff ^{2,3}		
			RCCO Right corner cutoff ^{2,3}		

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁰	HS House-side shield ¹⁹	DBLXD Black
PER5 Five-wire receptacle only (controls ordered separate) ^{10,11}	SF Single fuse (120, 277, 347V) ⁵	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (controls ordered separate) ^{10,11}	DF Double fuse (208, 240, 480V) ⁵	DWHXD White
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
DS Dual switching ^{12,13}	R90 Right rotated optics ¹	DBLBDX Textured black
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,14,15}	BS Bird spikes	DNATXD Textured natural aluminum
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,14,15}	EGS External glare shield	DWHGXD Textured white
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,14,15}		
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,14,15}		
BL30 Bi-level switched dimming, 30% ^{5,13,16}		
BL50 Bi-level switched dimming, 50% ^{5,13,16}		
PNNMTDD3 Part night, dim till dawn ^{5,17}		
PNNMTSD3 Part night, dim 5 hrs ^{5,17}		
PNNMT6D3 Part night, dim 6 hrs ^{5,17}		
PNNMT7D3 Part night, dim 7 hrs ^{5,17}		
FAO Field adjustable output ¹⁸		

Ordering Information

Accessories

Ordered and shipped separately.

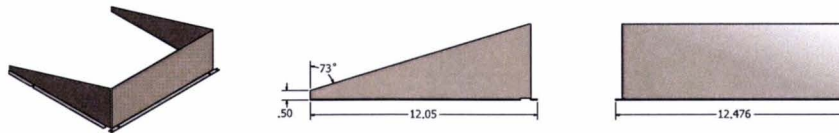
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for 30 LED unit ¹⁹
DSX1HS 40C U	House-side shield for 40 LED unit ¹⁹
DSX1HS 60C U	House-side shield for 60 LED unit ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

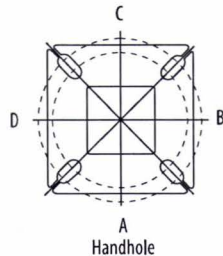
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

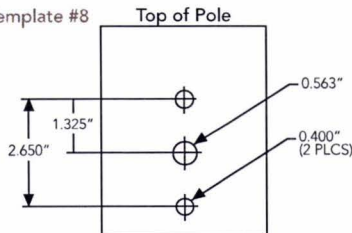
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

Template #8



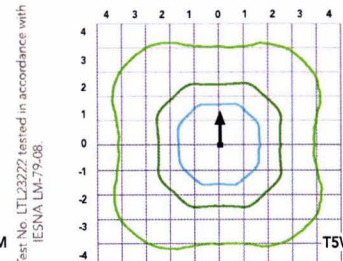
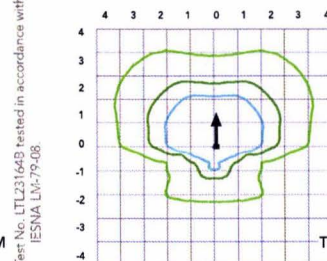
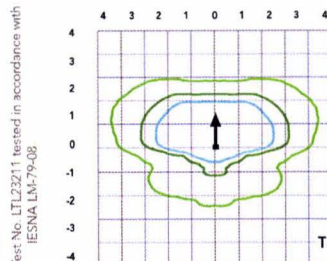
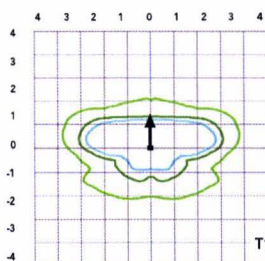
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

0.1 fc
0.5 fc
1.0 fc



MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: April 13, 2018

RE: Public Hearing - Noncommercial Greenhouses in Residential Zoning Districts.

Following is the draft language to consider for the noncommercial greenhouse public hearing.

The following definition would be added to Zoning Ordinance Section 2:
DEFINITIONS:

GREENHOUSE: building or structure often on a metal or wooden frame constructed chiefly of glass, glasslike or translucent material, which is devoted to the protection or growing of flowers, shrubbery, vegetables, trees, or other horticultural and floricultural products

The following language would be added to Section 17 GENERAL BUILDING, USE AND DESIGN PROVISIONS:

- b. Number of Buildings. Total number of accessory buildings and garages shall be limited to one of the following:
 - 1) One (1) attached garage and one (1) detached accessory building.
 - 2) Two (2) detached accessory ~~structures~~ BUILDINGS.
 - 3) Should there be zero or one accessory building, a noncommercial greenhouse is permitted, provided the combination of accessory buildings and garages (attached and detached) per lot shall not exceed the maximum size for all accessory buildings on the lot.
 - 4) Should a lot have the maximum number of allowed accessory buildings, one noncommercial greenhouse up to 10' x 12' is permitted, provided the combination of accessory buildings and garages (attached and detached) per lot shall not exceed the maximum size for all accessory buildings on the lot.
 - 5) The following clear material is permitted for greenhouse construction to allow radiant heat from the sun:
 - i. Glass
 - ii. Rigid Polycarbonate panels

- iii. Semi rigid Polyethylene panels
- iv. Rigid Fiberglass panels
- v. Rigid Acrylic panels
- vi. Vinyl

Flexible rolled material is not permitted.

- 6) One noncommercial greenhouse 3'W x 4'L x 5'T constructed with flexible rolled material is allowed in a rear yard.
- 7) Material permitted in this section can be used for parts of a greenhouse not allowing radiant heat.

Number 6 above has been added to address the concern for a property owner to have a small seasonal and portable greenhouse.

Following are photos of the various types of flexible or rolled greenhouse plastic.

Polycarbonate Plastic



Polyvinyl Plastic



Copolymer Plastic



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Brainerd has initiated a public hearing to consider input related to amending the City of Brainerd Zoning Ordinance to permit noncommercial greenhouses as an accessory use in zoning districts where residential uses are permitted. A copy of the proposed language is available by contacting the Brainerd Planning Department at 218-828-2309

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, April 18, 2018 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 amendment.

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

Dated this 4th day of April 2018

Mark Ostgarden AICP
City Planner

Publication Date: April 6, 2018

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner

DATE: April 13, 2018

RE: Comprehensive Plan Update – Review of 2004 Comprehensive Plan Goals and Strategies

Before the Comprehensive Plan Update Steering Committee can move ahead, review and discussion about the current plan is needed. Attached is a condensed copy of the **2004 Comprehensive Plan Goals and Strategies**. The Planning Department has reviewed each implementation strategy and scored them on a scale of 0-10 how well we have done in implementing the strategies. Zero meaning nothing has been done to 10 meaning complete implementation. At the next meeting on April 19, 2018 (agenda attached) they will review the scoring. We would like their position on how well we have done in implementing the goals.

The score is not a reflection on any individual or determination of the city.

Also attached is a list of Comprehensive Plan Update Topics that includes a brief overview for each topic. The Steering Committee will begin a conversation on the topics and which ones should be part of the Update.

CITY OF BRAINERD COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING 3



Thursday, April 19th, 2018

4:00 pm – 5:30 pm

Brainerd Industrial Center

1801 Mill Avenue

Steering Committee Members:

- Timothy Boeder, Park Board Member
- Hara Charlier, President – Central Lakes College
- Rick Fargo, Progressive Property Management
- Jeff Grunenwald, President – GreenForest Recycling Resources
- Staci Headley – Resident (Planning Commission Chair)
- Mike Higgins, President – Brainerd Industrial Center
- Jan Lambert, City Council Member
- Laine Larson, Superintendent of Schools – ISD 181
- Mike Larson, Chief Operating Office – Essentia Health/St Joseph's Hospital
- Chuck Marohn, Planning Commission Member
- Brian Moon, Easy Riders Bicycle and Sportshop
- Pam O'Rourke, Brainerd Lakes Area Development Corporation Board Member
- P.J. Severson, Owner – Local 218

Time	Item	Facilitator
4:00 p.m.	Welcome and Introduce New members	Mark Ostgarden
4:10 p.m.	Review Purpose of a Comprehensive Plan and Steering Committee (SC) roles and responsibilities	Tad Erickson
4:20 p.m.	Review Process and Schedule	Tad
4:35 p.m.	Community Engagement Plan (CEP) Update a. Community Survey Panel b. Focus Groups c. Tactical Interviews d. Press Releases e. MDN Guest Column f. Ward Meetings g. Upcoming Survey h. Comprehensive Plan Website i. City Staff Advisory Committee j. Technical Advisory Committees • Housing • Development • Transportation • Land Use • Others	Mark Ostgarden

4:35 p.m.	Evaluate Existing Comprehensive Plan Goals and Strategies/ Community Wide Vision Statements	Mark/Tad/Team
5:00 p.m.	Identify Plan topics for the Update a. Aging Population b. Economic Development c. Energy d. Fiscal Responsibility e. Food Planning f. Health and Wellness g. Housing h. Infrastructure, Utilities and Community Facilities i. Implementation Plan j. Intergovernmental Cooperation k. Land Use l. Natural Resources m. Parks, Recreation and Open Space n. Public Safety o. Sustainability and Resiliency p. Tourism q. Transportation	Mark/Tad/Team
5:25 p.m.	Next steps	Mark Ostgarden
5:30 p.m.	Adjourn	

City of Brainerd 2004 Comprehensive Plan

Goals and Strategies

FORMULATION OF GOALS AND STRATEGIES

To help guide the background studies and to formulate community goals and strategies, participants listed and then ranked the issues in order of importance. Ultimately, these issues and the subsequent goals and strategies will be used to draft a land use plan and related strategies for the community. It should be noted that the listed strengths, weaknesses and other ideas are only the opinions and perceptions of the residents who chose to participate in the workshop.

General Goals and Strategies

GENERAL GOAL #1: *Maximize Brainerd's potential as a thriving community and maintain and enhance its livability.*

Strategies

Points

- | | | |
|-----|----|---|
| 3 | 1. | Promote the development and implementation of a Comprehensive Plan. |
| 3 | 2. | Adhere to this Plan. |
| 8 | 3. | Enforce city ordinances. |
| 5 | 4. | Provide adequate quality areas for new business development. |
| 2 | 5. | Participate in State, County and Townships' governmental processes. |
| 0 | 6. | Insure that decisions reflect the needs of current residents and business owners. |
| AVE | = | 4.2 |

GENERAL GOAL #2: *Shave a strong relationship between governmental jurisdictions in all matters related to planning and public services.*

Strategies

Points

- | | | |
|-----|----|--|
| 4 | 1. | Work and cooperate with surrounding communities. |
| 3 | 2. | Encourage joint planning projects and shared community facilities. |
| AVE | = | 3.5 |

General Goal #3: *Promote community spirit and unity and enhance Brainerd's character and identity.*

Strategies

Points

- | | | |
|---|----|---|
| 7 | 1. | Encourage volunteerism. |
| 5 | 2. | See partnerships with coalitions. |
| 2 | 3. | Encourage active neighborhood associations. |
| 3 | 4. | Encourage interaction and communication between citizens of all ages, cultural heritages and incomes. |
| 5 | 5. | Continue to improve and enhance communication. |
| 7 | 6. | Improve connections between city, business community and civic groups. |

5	7. Encourage a variety of experiences and opportunities in terms of living, working and social activities.
5	8. Protect and enhance important historical, cultural and natural resources.
AVE	= 5

COMMERCIAL/INDUSTRIAL LAND USE

GOAL: *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

Strategies

Points

8	1. Provide good access and road service.
8	2. Have access to adequately sized and designed public roads.
8	3. Encourage the development of additional commercial and industrial.
8	4. Require public sewer and water.
5	5. Buffer from environmentally sensitive areas and residential areas.
8	6. Require compliance with all City Codes.
AVE	= 7.5

ECONOMIC Development

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

Strategies

Points

8	1. Promote and encourage quality commercial and industrial development.
7	2. Actively promote development and redevelopment within the community.
5	3. Strengthen and maintain a diverse retail base.
3	4. Design standards and good site planning.
3	5. Promote aesthetically pleasing development and redevelopment.
8	6. Plan for Industrial and Commercial Developments in three principal areas:
	East of Business Highway 371 near the Industrial Park Road
	Within the Redevelopment of the Northern Pacific Center
	On the former Potlatch Paper Mill site
	Other areas deemed appropriate
AVE	= 5.6

DOWNTOWN

GOAL: *Support the economic viability and diversification of the Downtown Commercial District.*

Strategies

Points

- | | | |
|-----|----|--|
| 0 | 1. | Implement the Downtown Master Plan for the Downtown Redevelopment District |
| 6 | 2. | Retain and attract the appropriate mix of retail/service business activity and housing |
| 3 | 3. | Take advantage of the River and the regional trails. |
| 6 | 4. | Improvements to Downtown pedestrian and vehicular traffic flow. |
| 4 | 5. | Seek Innovative housing opportunities. |
| 4 | 6. | Improve parking. |
| 8 | 7. | Encourage the use of federal, state, local and other financial resources. |
| AVE | = | <u>4.4</u> |

LAND USE

LAND USE GOAL #1: *Support efficient and orderly growth. Strengthen the distinction between urban and the rural.*

Strategies

Points

- | | | |
|-----|----|--|
| 3 | 1. | Work with Baxter |
| 3 | 2. | Work with the County |
| 2 | 3. | Develop orderly annexation plans. |
| 0 | 4. | Conduct an environmental review of lands within the planned growth area. |
| 5 | 5. | Review all applicable ordinances and policies. |
| 3 | 6. | Identify significant natural resource benefit and protect these areas. |
| AVE | = | <u>2.7</u> |

LAND USE GOAL #2: *Plan for the orderly, efficient and fiscally responsible growth of commercial and industrial development in Brainerd.*

Strategies

Points

- | | | |
|---|----|---|
| 8 | 1. | Access to adequately sized and designed public roads. |
| 8 | 2. | Avoid the routing of traffic through residential neighborhoods. |
| 3 | 3. | Encourage development in accordance with the land use plan. |
| 8 | 4. | Require public sewer and water. |
| 5 | 5. | Buffer commercial and industrial developments. |
| | | <u>6.4</u> |

AVE =

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

Strategies

Points

- | | | |
|-----|----|--|
| 5 | 1. | Guide residential growth in an orderly and compact manner. |
| 3 | 2. | Encourage well-designed residential subdivisions at urban densities. |
| 4 | 3. | Place high-density developments in areas with adequate transportation infrastructure. |
| 3 | 4. | Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan. |
| 5 | 5. | Encourage compatible infill residential development |
| 10 | 6. | Encourage all residential developments to be connected to public sewer and water where feasible. |
| 7 | 7. | Encourage the development of trail systems and open spaces. |
| 10 | 8. | Encourage housing rehabilitation and redevelopment. |
| AVE | = | <u>6</u> |

LAND USE GOAL #4: *Plan land uses and implement standards to minimize land use conflicts.*

Strategies

Points

- | | | |
|-----|----|---|
| 10 | 1. | Prepare and adopt a land use plan. |
| 5 | 2. | Require adequate transitions between different land uses. |
| 2 | 3. | Promote architectural / site aesthetics that are compatible with community standards. |
| 5 | 4. | Encourage the location of commercial and industrial development to avoid adverse impacts. |
| 4 | 5. | Prepare design standards for commercial, industrial and multi-family housing development. |
| AVE | = | <u>5.2</u> |

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

Strategies

Points

- | | | |
|-----|----|--|
| 3 | 1. | Work to strengthen and maintain the appearance of the corridors. |
| 0 | 2. | Develop and enforce architectural / site-planning standards. |
| 4 | 3. | Identifying quality building sites. |
| 8 | 4. | Support the redevelopment of vacant and abandoned sites. |
| 4 | 5. | Developments are well planned. |
| 0 | 6. | Develop a "Community Resources Master Plan" |
| 3 | 7. | Encourage the development of attractive entrances and gateways. |
| AVE | = | <u>3.1</u> |

PARKS AND OPEN SPACE

GOAL: *Provide and maintain adequate community parks and open space to meet the future needs of the community.*

Strategies

Points

- | | | |
|-----|----|---|
| 0 | 1. | Create and maintain a parks master plan. |
| 7 | 2. | Strongly support the expansion of parks, trails, and open space along the Mississippi River and Gilbert Lake. |
| 6 | 3. | Improve greenway and trail connections. |
| 5 | 4. | Prioritize valuable water resources. |
| 10 | 5. | Require park dedication in cash for all new development and utilize the funding. |
| NA | 6. | Accept parkland dedication only when it is consistent with the parks master plan. |
| NA | 7. | Incorporate city infrastructure needs into park and open space acquisition. |
| 4 | 8. | Encourage and support non-traditional parks. |
| 2 | 9. | Better utilize the Crow Wing County Fairgrounds. |
| AVE | = | 4.3 |

TRANSPORTATION

TRANSPORTATION GOAL #1: *Provide a safe, efficient and adequate transportation system that serves and balances both access and mobility needs.*

Strategies

Points

- | | | |
|-----|----|---|
| 10 | 1. | Use the functional classification system to define and plan roadways. |
| 0 | 2. | Develop and utilize access management guidelines. |
| 10 | 3. | Safe and adequate access to all properties within implementation subdivision regulations. |
| AVE | = | 6.7 |

TRANSPORTATION GOAL #2: *Maintain a transportation system that is coordinated and cost-effective.*

Strategies

Points

- | | | |
|-----|----|--|
| 5 | 1. | Continue to work with surrounding jurisdictions to ensure integrated regional transportation system. |
| 8 | 2. | Schedule transportation projects in a capital improvement program. |
| 5 | 3. | Connect new streets to the existing network of streets. |
| 0 | 4. | Create growth area conceptual master plans that identify transportation corridors. |
| 4 | 5. | Proactively work to preserve future transportation corridors. |
| 0 | 6. | Actively pursue another river crossing upstream of the Mississippi River dam. |
| AVE | = | 3.3 |

Transportation Goal #3: *Coordinate transportation with land use planning and environmental protection.*

Strategies

Points

- | | |
|------------|---|
| 5 | 1. Consider the impacts to neighborhoods when planning new or upgrading existing roadways. |
| 3 | 2. Support transportation projects that support the compact, orderly development. |
| 5 | 3. Avoid, where possible, wetlands or other environmentally sensitive areas. |
| 0 | 4. Identify and consider the costs of lost environmental benefits for proposed transportation projects. |
| AVE | = <u>3.2</u> |

Transportation Goal #4: *Promote alternative transportation such as bicycling, walking, transit and rail.*

Strategies

Points

- | | |
|------------|--|
| 6 | 1. Incorporate bicycle and pedestrian infrastructure when changing infrastructure. |
| 3 | 2. Integrate bike safety standards into planned transportation improvements. |
| 6 | 3. Expand the existing network of bicycle and pedestrian trails. |
| 6 | 4. Encourage sidewalks and separated pathways. |
| 3 | 5. Promote the connectivity of alternative transportation systems. |
| 3 | 6. Design local streets to discourage driving at unsafe speeds and promote pedestrian and bicycle use. |
| 8 | 7. Continue to work with the Brainerd and Crow Wing County transit. |
| 8 | 8. Continue to work with the Brainerd Lakes Regional Airport. |
| NA | 9. Work with the appropriate agencies when commuter rail is discussed. |
| AVE | = <u>5.3</u> |

Comprehensive Plan Update List of Topics

Aging Population

Planning for all age groups is a constant principle in practice, however, planners have been unduly preoccupied with certain age groups. The approach to community development and planning has been child- or family-centered.

And yet we live in an aging society. A society that can boast now of not three- but four-generation families — with one out of three persons now reaching the age of 60 having a living parent or close relative who is 80 years old or more. The impact of this pronounced shift in age composition on community services, on urban form and on economic activity is now being realized.

Many questions are being asked. What qualities of a community make it more livable for older persons? Should a dispersal or concentration of older citizens be encouraged? Given their diverse backgrounds and characteristics, what kinds of housing and community service accommodations do older people need? Where should housing for the elderly be located? Should zoning and subdivision control regulations be modified to accommodate housing developments for the elderly? Should local policy encourage the building of special housing units for the elderly or increase their economic capacity to compete for housing in the open market? What impact will an increasing number of older persons have on the local economy, the transportation system?

Economic Development

Economic health is a component of a healthy and thriving community. A strong commercial, tourism and industrial base provides jobs to community residents and contributes to the city's tax base.

Energy

Our way of life is powered by energy. From the construction process to home heating to getting around the community, affordable and reliable energy sources are counted upon to sustain our needs. Energy also drives the economy and has a significant impact on the environment. These roles are important to consider when planning for future sources, distribution, conservation efforts, land use, transportation, and development patterns.

Fiscal Responsibility

Brainerd cannot afford to be losing money on development. It is critical to the long-term financial stability of our community to make sure that what is being built on land in the city is generating enough revenue to pay for the cost of services. This can be accomplished by prioritizing infill, adaptive reuse and tactical, low-cost improvements in areas where existing infrastructure already exists. When new development and annexation is considered, it should be done in a manner that minimizes the infrastructure investment and additional demand on services.

If we want to avoid the decline phase that many older communities are experiencing or heading for, it is critically important for Brainerd's fiscal health that new development in our community be much more financially productive in terms of revenue per acre of land developed, and that service level expectations are aligned with what the residents of the development are willing and able to pay.

Food Planning

Alongside air, water, and shelter, food is a necessity for life. Food plays a role in our health, economy, and culture and is a critical part of a sustainable community.

Food access is not simply a health issue but also a community development and equity issue. For this reason, access to healthy, affordable, and culturally appropriate food is a key component not only in a healthy, sustainable local food system, but also in a healthy, sustainable community.

Health and Wellness

Across the U.S., local governments are beginning to include goals and objectives that promote public health into their comprehensive plans. These long-term plans impact how people make choices of where to live and how to get around, their ability to access healthy foods and opportunities for physical activity, and affect broader issues of social equity, clean air and water, and more.

The comprehensive plan and the planning process can be a tool to create an environment that makes the healthy choice the easy choice. It can improve quality of life and livable places which improves community health.

The plan and resulting regulatory changes, capital investments, and other implementation actions can be the foundation for land use and development patterns that promote positive health outcomes and prevent chronic disease.

Housing

Housing plays a critical role in defining a person's quality of life. Housing is a visual indicator of a community's character, implying prosperity and vitality to the visitors who recreate and residents who reside.

Implementation Plan

A shortcoming of the 2004 Comprehensive Plan was its Implementation Plan provide no detailed action steps to carry out the plan. A well-thought-out implementation program is critical to building early momentum after the Plan is adopted and prioritizing big projects that require significant funding, land acquisition, and/or partnerships.

Infrastructure, Utilities and Community Facilities

Infrastructure is the backbone of every community. Adequately maintaining and enhancing Brainerd's infrastructure impacts all aspects of community life and development. Infrastructure includes any publicly owned capital asset such as municipal buildings, transportation facilities (roads, bridges, trails, sidewalks, signage), water and wastewater systems and stations. Infrastructure can also include privately owned capital assets including electrical systems (generation sites, cable, conduit and equipment), oil or natural gas pipelines and hookups. Increasingly communities are also considering high speed internet to be akin to a public utility; essential for any community to compete in the global economy. Therefore, broadband fiber and the subsequent last mile connections would also be considered infrastructure. In short, infrastructure is comprised of the hardware, and capital assets that enable us to enjoy the wide array of modern amenities that are crucial in our way of life but oftentimes go unnoticed.

Land Use

The land use plan will provide recommendation to direct Brainerd's redevelopment and growth. Land use is the central element of the traditional comprehensive plan. It establishes the physical configuration of the city, the mix, location of uses and the nature of the systems that support them.

The land use plan will guide elected and appointed officials, Planning Commission and City Council to respond to development and redevelopment requests. A combination of text, policies, and maps will guide the land use plan, zoning, and physical development, ensuring that growth and development is consistent with the community's vision for the future.

Intergovernmental Cooperation

Intergovernmental Cooperation examines the working relationship Brainerd maintains with Crow County, Baxter, townships, ISD 181, Central Lakes College, Brainerd Lakes Area Economic Development Corporation, Brainerd Lakes Area Chamber of Commerce, Region Five Development Commission and state and federal governments.

Brainerd needs to work cooperatively with neighboring jurisdictions by identifying existing or potential conflicts; communicating visions; and coordinating plans, policies and programs. These joint efforts will lead to accomplishing goals of mutual interest and promoting consistency between planning efforts.

Natural Resources

Understanding the city's natural resource inventory and amenities is the first step in planning where development and redevelopment should be encouraged or discouraged. This study will allow city officials and city staff to achieve the maximum value in the development process.

Parks, Recreation and Open Space

Parks, recreation and open space have long been considered the "front door" of the community. It helps define the curb appeal, and local flavor of the community that welcomes residents and visitors alike. A successful network contributes to a great community, and higher quality of life. It contributes to the pride of the community, increase positive health outcomes, provides environmental benefits, encourages private development, and invites visitors to the city. As Brainerd continues to grow, parks, recreation, and open space will need to accommodate that growth by responding to active and passive needs and help to preserve valuable wildlife, habitat, and scenic landscapes.

Public Safety

Public safety is one of the underpinnings of a successful community. Law enforcement, fire, and emergency medical services ensure residents and visitors can live, work and play safely in Brainerd. This also ensures knowing that they and their loved ones, their livelihoods, and personal property are safe and protected and that they will be provided the assistance needed in case of a crisis event, or emergency.

Sustainability and Resiliency

Sustainability aims to meet the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability focuses on three key factors-- environmental, economic, and social. Incorporating sustainability into planning will ensure that future residents of Brainerd will have the resources they need to survive and prosper.

Resilience is the capacity to respond, adapt, and thrive under changing conditions such as weather- and climate-related events. Consideration of vulnerabilities, and strategies to address those vulnerabilities, will strengthen Brainerd's ability to prepare and respond to the various impacts. This includes planning for climate variations and environmental threats, improved health and well-being of residents, and economic strength and diversity.

Tourism

The Chamber of Commerce, the Brainerd Lakes Area Economic Development Corporation and Visit Brainerd promote tourism and economic development for the region. Due to the regional focus of their efforts, Brainerd has historically been somewhat lost in the messaging.

Brainerd understands the importance of tourism and the economic impacts associated with tourism. This element is included with the intent of facilitating discussion that will clarify roles and responsibilities, to more effectively coordinate efforts.

Strategic marketing and investments that increase the number of visitors to Brainerd will benefit its economy by bringing outside money into the town and increasing revenues for local businesses and the town. Success will require coordinated efforts between everyone that is part of planning for a better Brainerd.

Transportation

Brainerd's multi-modal transportation network of roads, bridges, trails, and sidewalks is perhaps one of the most critical elements of its future development. Maintaining and enhancing Brainerd's road systems is foundational in serving the complex needs of its residents, visitors and local economy. Brainerd's road system provides both mobility and access to a variety of destinations including employment centers, housing services, and recreation.

However, an effective transportation system relies on more than roads alone. Walking trails, bikeways, sidewalks, and public transit all provide key components to a properly functioning transportation system. Developing a strong multi-modal transportation system that supports the needs of all community members is one of the most critical elements of a thriving community.