

BRAINERD PLANNING COMMISSION

Wednesday, July 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 June 20, 2018

Documents:

[2018-06-20DRAFT.PDF](#)

4. New Business

- 4.a. Public Hearing - Rezoning Request From An R-1 (Single-Family Residential) District To An R-2 (Medium-Family Residential) District

John Groenwald, 13713 Olivewood Drive, Baxter has submitted a request on behalf of himself, for his property at 1110 Pine Street and all the other property owners on Block 9, 2nd Addition to Brainerd - Donna Pearson, 1106 Pine Street; Dianna Lorimor, 1114 Pine Street; 1107 and 1109 Quince Street; B.A. Doer, 1120 Pine Street; Jeffery Kollars, 1126 Pine Street; Jan Walters, 1103 Quince Street; HRA, 1113 Quince, 1115 Quince, 714 12th St SE and 716 12th St SE to rezone the block from an R-1 (Single-Family Residential) District, which permits only single-family dwellings to an R-2 (Medium-Family Residential) District, which permits single-family dwellings and two-family (duplexes) dwellings.

Documents:

[JOHN GROENWALD 1110 PINE STREET ET AL - REZONE BLOCK FROM R-1 TO R-2.PDF](#)

- 4.b. Public Hearing - Chase Vreeland - Rezone 1202 And 1210 13th Street SE From An R-3 (High Density Residential) District To An R-2 (Medium Density Residential) District

Chase Vreeland, 1507 South 6th Street owner of 1210 13th Street SE and Mustang Sally Investments, 10471 State Highway 25, owner of 1202 13th Street SE submitted an application to rezone the two 13th Street SE properties from an R-3 (High Density Residential) District which permits two-family dwellings (duplexes) and multi-family dwellings to an R-2 (Medium-Density Residential) District that permits single-family dwellings and two-family dwellings.

Documents:

[CHASE VREELAND, 1210 13TH STREET SE AND 120 MUSTANG SALLY INVESTMENTS REZONE FROM R-3 TO R-2 .PDF](#)

- 4.c. Public Hearing - Rezone Request 1015 Walnut Street - From An R-3 (High Density Residential) District To An R-1 (Single-Family Residential) District

Bruce and Sharon Isebrand, 815 SE 19th Street Brainerd, property owners of 1015 Walnut Street have submitted a request on behalf of themselves and Annamarie Denti, 1014 Walnut Street; Michael and Lynn Jannetta, 1016 Walnut Street; and Cyris and Kathleen Poorwell, 1018 Walnut Street to rezone their property from an R-3 (High

Density Residential) District to an R-1 (Single-Family Residential) District

Documents:

[BRUCE ISEBRAND 1015 WALNUT ET AL - REZONE FROM R-3 TO R-1.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 Report

Ms. Ashley Kaisershot, ASLA; Sourcewell Planning & Zoning Specialist

7. Commissioners' Questions/Comments

8. City Planner's Report

9. Adjourn

Any individual needing special accommodations, or that desires more information about the above items, please call 218-828-2309

PLANNING COMMISSION
Wednesday, June 20, 2018

#1 Call to Order

Due to the absence of Planning Commission Chair Headley and Vice-Chair Marohn, City Planner Ostgarden called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers. The Commission moved to elect Commissioner Wussow to serve as temporary Chair.

Noted present were Commissioners Burslie, Gorham, Wussow and Council Liaison Lambert. Noted absent was Commissioner Antolak, Headley and Marohn. Also present was City Planner Ostgarden, Administrative Specialist Bestul and Planning Intern Jared Boom.

#2 Approval of Agenda

MOTION BY COMMISSIONER WUSSOW, DULY CARRIED, TO APPROVE THE AGENDA.

#3 Approval of Minutes of the Regular Meeting held on May 16, 2018

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON MAY 16, 2018.

#4 New Business

A. Public Hearing – To Consider Amending the City Zoning Ordinance to Permit Funeral Homes/Mortuaries with A Crematorium

As a Permitted Use in:

- 515-63-2: B-4 General Commercial District
- 515-65-2: B-6 Washington Street Commercial District

OR

As a Conditional Use in:

- 515-63-6: B-4 General Commercial District
- 515-65-6: B-6 Washington Street Commercial District

City Planner Ostgarden indicated the owner of a funeral home located in a B-4 (General Commercial) District has interest in expanding the business to include a crematorium. It was discovered that funeral homes are not listed as a use permitted in a B-4 district, which was perhaps an oversight when the zoning ordinance update occurred in 2008/09. The first task is to discuss an amendment to add funeral homes as a use allowed in the B-4 district and whether a crematorium is also added to the amendment. In the B-1 (Residential Office) and B-2 (Neighborhood Business) Districts, funeral homes without crematoriums are defined as conditional uses. The Commission may want to amend the ordinances in these districts to allow crematoriums at the same time if desired.

City Planner Ostgarden reviewed background information regarding funeral homes, mortuaries and crematoriums. A main question would be what the impact a crematorium has on a community and/or a neighborhood. There have typically been three areas of concern raised about crematoriums as follows:

- High Temperatures – Dangerous if equipment is not operated properly
- Exhaust – Potential odor – unlikely but possible
- Mercury – Studies have shown very minimal traces of mercury are found. If you were to capture 100% of the mercury from a crematory processing an average of 400 cremations per year, for one year, the total mercury would be smaller than a sugar cube.

City Planner Ostgarden reviewed the cremation process and the improvements to the process that have been made over time with technology. The Planning Department has contacted four cities in Minnesota which have a crematorium near residential areas and each one has not received any complaints. The State of Minnesota requires a license to operate a crematorium in which they regulate and inspect the facility. The Nelson Doran Funeral Home has had a crematorium for several years and has not received any complaints from a surrounding property.

Commissioner Lambert asked if there are any local regulations that need to be followed, which was confirmed as only state regulated.

Commissioner Burslie wanted clarification that this will only be allowed in commercial districts, not residential. City Planner Ostgarden confirmed that this is correct, however the B-4 district would be near a residential district.

Commissioner Gorham asked which business is applying for the crematorium. City Planner Ostgarden indicated it is the Halvorson Johnson Funeral Home and the owner is looking at significant changes to the business. The building for the First Presbyterian Church has become too large for the number of members and there is the possibility of relocation to the church building.

Commissioner Wussow asked if there are any special concerns about stovepipe for the exhaust, which City Planner Ostgarden confirmed as negative.

Commissioner Wussow suggested amending the B-1 (Residential Office) and B-2 (Neighborhood Business) Districts to allow crematoriums. City Planner Ostgarden indicated these can be amended and another public hearing can be scheduled.

Commissioner Burslie recommended moving forward as proposed and if an applicant comes forward in a B-1 or B-4 District, the ordinance can be amended at that time.

The Chair opened the public hearing at 6:20 p.m.

No one came forward.

The Chair closed the public hearing at 6:21 p.m.

City Planner Ostgarden made the recommendation of adding the crematoriums as a permitted use in districts B-4 (General Commercial) and B-6 (Washington Street Commercial). If an applicant comes forward to amend the B-1 (Residential Office) or B-2 (Neighborhood Business) districts, the recommendation would be to allow crematoriums as a conditional use.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURSLIE, DULY CARRIED, TO RECOMMEND APPROVAL TO AMEND THE CITY ZONING ORDINANCE SECTIONS 515-63-2 (B-4 DISTRICT) AND 515-65-2 (B-6 DISTRICT) TO ADD FUNERAL HOMES/MORTUARIES WITH A CREMATORIUM AS A PERMITTED USE.

Commissioner Gorham asked the Commission if there would be any advantages to allowing this as a conditional use rather than a permitted use.

Commissioner Burslie indicated he sees no advantage as City Planner Ostgarden has explained any potential impacts that it may have, which are few. Commissioner Wussow stated the studies have been done on the mercury and exhaust issues and it appears to be very safe.

#5 Public Forum

The Chair indicated there is no one present from the public for open forum.

#6 Old Business

None

#7 Commissioners' Questions/Comments

Commissioner Gorham stated the subcommittee he is a member of completed a walk-about along Kingwood Street.

Commissioner Burslie asked about the approval of Thrifty White Pharmacy returning to the Planning Commission with a landscape plan and when that will occur. City Planner Ostgarden indicated it will be awhile until they are at that point – it is expected sometime later this summer.

#8 City Planner's Report

City Planner Ostgarden introduced the summer Planning Intern, Jared Boom. Mr. Boom will also be assisting the contracted planning firm for the City of Breezy Point with the help of Commissioner Wussow, who is the City Administrator of Breezy Point.

City Planner Ostgarden updated the commission on the Comprehensive Plan. The Steering Committee is working on hearing, learning, and getting to know the community. An email from Ms. Ashley Kaisershot with a June Project update is provided showing public outreach, gathering data and analysis. There is another community survey being worked on and pop-up engagement sessions with area youth are being planned. The committee will be meeting at the Shop in mid-July in hopes of obtaining more input from young professionals and youth in the community. A Technical Advisory Committee (TAC) will be made up of city staff at the close of the survey to share the responses and all community input received which will be posted to the city website.

Commissioner Lambert asked if a member of the steering committee can be a part of the Technical Advisory Committee. City Planner Ostgarden stated yes; it would be acceptable for any committee member to be a part of it.

Commissioner Gorham asked social media will be used to promote the comprehensive plan. City Planner Ostgarden stated it is a topic that will be discussed further as time goes on with the update. A planning meeting took place for the next steering committee meeting and it was suggested to Ms. Kaisershot and Mr. Tad Erickson for them to attend a future Planning Commission meeting to make a presentation of the updates.

City Planner Ostgarden added a topic of the City Council June 18, 2018 meeting was to consider allowing miniature pigs in the city.

Commissioner Wussow pointed out the name of National Joint Powers Alliance (NJPA) has changed their name to Sourcewell.

#9 Adjourn to 2nd Floor Conference Room for a Form Based Code Discussion (*Tentative*)

City Planner Ostgarden stated since Commissioner Marohn was unable to attend tonight's meeting, this discussion will take place at a later date.

The Chair adjourned at 6:39 p.m.

Respectfully submitted,

City Planner Mark Ostgarden AICP

STAFF REPORT TO THE PLANNING COMMISSION

July 11, 2018

- APPLICANT/LOCATION:** John Groenwold, 13713 Olivewood Drive, Baxter, MN 56425 has submitted a request on behalf of himself, for his property at 1110 Pine Street and all the other property owners on Block 9, 2nd Addition to Brainerd:
- Donna Pearson – 1106 Pine Street
 - Dianna Lorimor – 1114 Pine Street; 1107 and 1109 Quince Street
 - B.A. Doer – 1120 Pine Street
 - Jeffrey Kollars – 1126 Pine Street
 - Jan Walters – 1103 Quince Street
 - HRA – 1113 Quince Street, 1115 Quince Street, 714 12th Street SE, 716 12th Street SE
- REQUESTED ACTION:** Rezone the block from an R-1 (Single-Family Residential) District, which permits only single-family dwellings to an R-2 (Medium-Family Residential) District, which permits single-family dwellings and two-family (duplexes) dwellings.
- AREA:** Approximately 2 Acres
- ADJACENT USES**
- North: Generally Single-family dwellings with some two-family dwellings
East: Generally Single-family dwellings with some two-family dwellings
South: Generally Single-family dwellings with some two-family dwellings
West: Generally Single-family dwellings with some two-family dwellings
- AREA ZONING:**
- North: R-1 (Single-Family Residential) District
East: R-2 (Low to Medium Density Residential) District
South: R-1 (Single-Family Residential) District
West: R-1 (Single-Family Residential) District

PETITION EVALUATION

Mr. Groenwold purchased 1110 Pine Street with plans to re-establish the building as a two-family dwelling that existed many years ago. The property is located in an R-1 (Single Family Residential) District and although it was once a two-family dwelling, it lost its right to be reused in that manner. He asked if rezoning is an option and it was explained that zoning one lot at a time is not a preferred method of zoning. It was further explained his best option would be to include all the property owners on the block. Mr. Groenwold sent a letter to the property owners and each responded, stating their desire to be included on the application (See attached letters).

In compliance with Section 515.09 of the Brainerd Zoning Ordinance, the Planning Commission shall conduct a Public Hearing regarding this request. To assist the Planning Commission in evaluating the suitability of this requested change, the following are guidelines and a staff review of issues associated with the application to consider in the review process.

1. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.

The Comprehensive Plan Land Use Goals and Strategies applicable to this request are included in the Findings of Fact.

2. The proposed use's compatibility with present and future land uses of the area.

The Comprehensive Plan specifies:

Low to medium density residential development as portions of Brainerd hat should contain one and two-family dwellings such as duplexes and town homes. Low to Medium Density Residential could include both the older, smaller lot, single-family subdivisions found within the city as well as the newer, larger lot subdivisions within the city and its planned growth areas.

The overall density of these areas should be maintained at or between three and five units per acre.

The attached section of the Comprehensive Plan Future Land Use Map identifies this property as Low to Medium Residential land use. Single-family (R-1) and two-family (R-2) zoning is consistent with the Future Land Use Map.

3. The proposed use's effect upon the area in which it is proposed.

There would be 16 dwelling units (currently 15) should the block be rezoned. The block is approximately two acres which means this a density of 8 units per acre. This density is at the lower end of the Medium to High Density described as 5 to 20+ units per acre in the Comprehensive Plan.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

The block currently has 10 units in 5 two-family dwellings and 5 single-family dwellings totaling 15 units. Should the block be rezoned that would increase to 12 units in 6 two-family dwellings and 4 single-family dwellings.

Should the remaining four single-family dwellings have the potential for two-family dwelling use, that would create four additional units increasing the total to 20 units increasing the density to 10 units/ acre.

The neighborhood streets are capable of handling the additional traffic.

5. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

Should the rezoning occur, public services and facilities in the area are capable of handling the impact of the additional units.

PLANNING DEPARTMENT REVIEW

During the City-wide Zoning Map review and update in 2011, the Planning Commission and City Council changed a significant area of the R-2 zoning and rezoned it to R-1. This area was one of the areas affected by that change. The thought being that the R-1 zoning may slow the increase in rental property. A copy of the current Zoning Map and the map prior to 2011 are attached.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission may consider a recommendation on this request at its July 18, 2018 meeting. The City Council can receive the Planning Commission recommendation and consider an Ordinance First Reading on August 6th, 2018 and an Ordinance Second/Final Reading on August 20, 2018.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

Findings of Fact

1. John Groenwold, 13713 Olivewood Drive, Baxter, MN 56425 has submitted a request on behalf of himself, for his property at 1110 Pine Street and all the other property owners on Block 9, 2nd Addition to Brainerd:

- Donna Pearson – 1106 Pine Street
- Dianna Lorimor – 1114 Pine Street; 1107 and 1109 Quince Street
- B.A. Doer – 1120 Pine Street
- Jeffrey Kollars – 1126 Pine Street
- Jan Walters – 1103 Quince Street
- HRA – 1113 Quince Street, 1115 Quince Street, 714 12th Street SE, 716 12th Street SE

To rezone a block bounded by Pine Street, 11th St. SE, Quince Street and 12th St. SE property from an R-1 (Single Family Residential) District to an R-2 (Low to Medium Density Residential) District.

2. All the property owners on the block have submitted letters to be part the rezoning application.
3. The area is generally single-family units with some two-family units in the area.
4. Zoning to the north is an R-1 (Single Family Residential) District; to the east is an R-2 (Low to Medium Density Residential) District; to the south is an R-1 (Single Family Residential) District and the west is an R-1 (Single Family Residential) District.
5. The block has 5 – two-family dwellings and 5 – single-family dwellings. The rezoning will change that to 6 – two-family dwellings and 4 – single-family dwellings.
6. The block is approximately two acres. There are currently 16 dwelling units on the block, which equates to 8 units/acre. If rezoned, there is a density potential of 10 units/acre. The densities are at the low end of the 5 to 20+ units/acre medium to high density Comprehensive Plan Future Land Use Designations.
7. City sewer and water are available and capable of providing for additional density.
8. During the 2011 City-wide Zoning Map review and update, a significant area of R-2 zoning was change to R-1 zoning. This is one of the areas affected.
9. The rezoning is supported by the following Comprehensive Plan Goals and Strategies:

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

Protect both the general welfare and the individual choices of Brainerd residents. Insure that decisions that are made by the community reflect the needs of current residents and business owners.

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

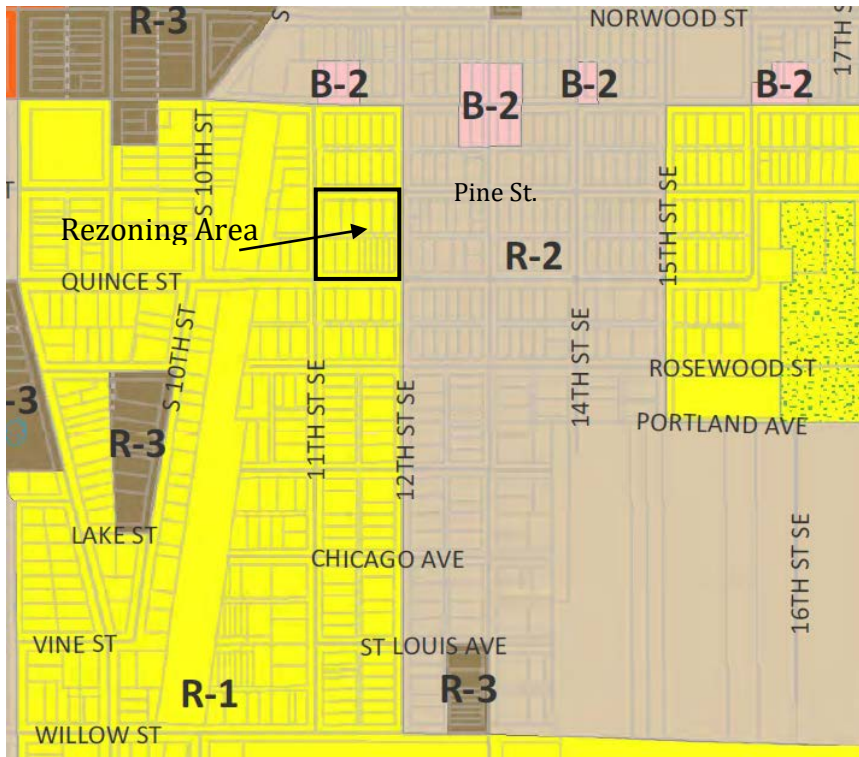
Strategies

1. Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the city's existing neighborhoods can be maintained and enhanced.
2. Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost-effective provision of city services.
3. Encourage housing rehabilitation and redevelopment in appropriate areas.

Existing Land Use Map

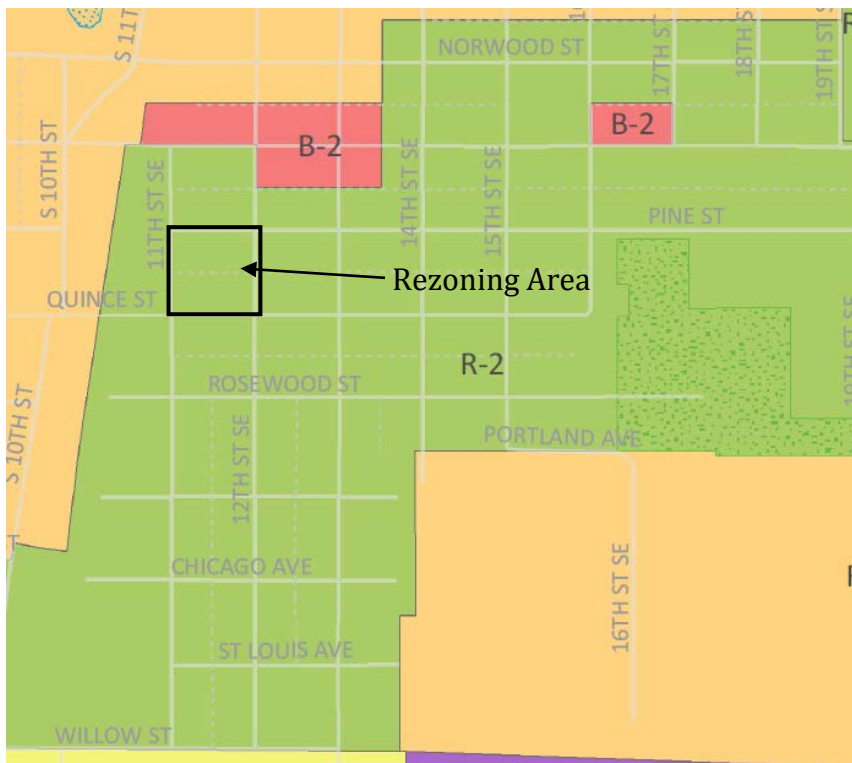


Current Zoning Map

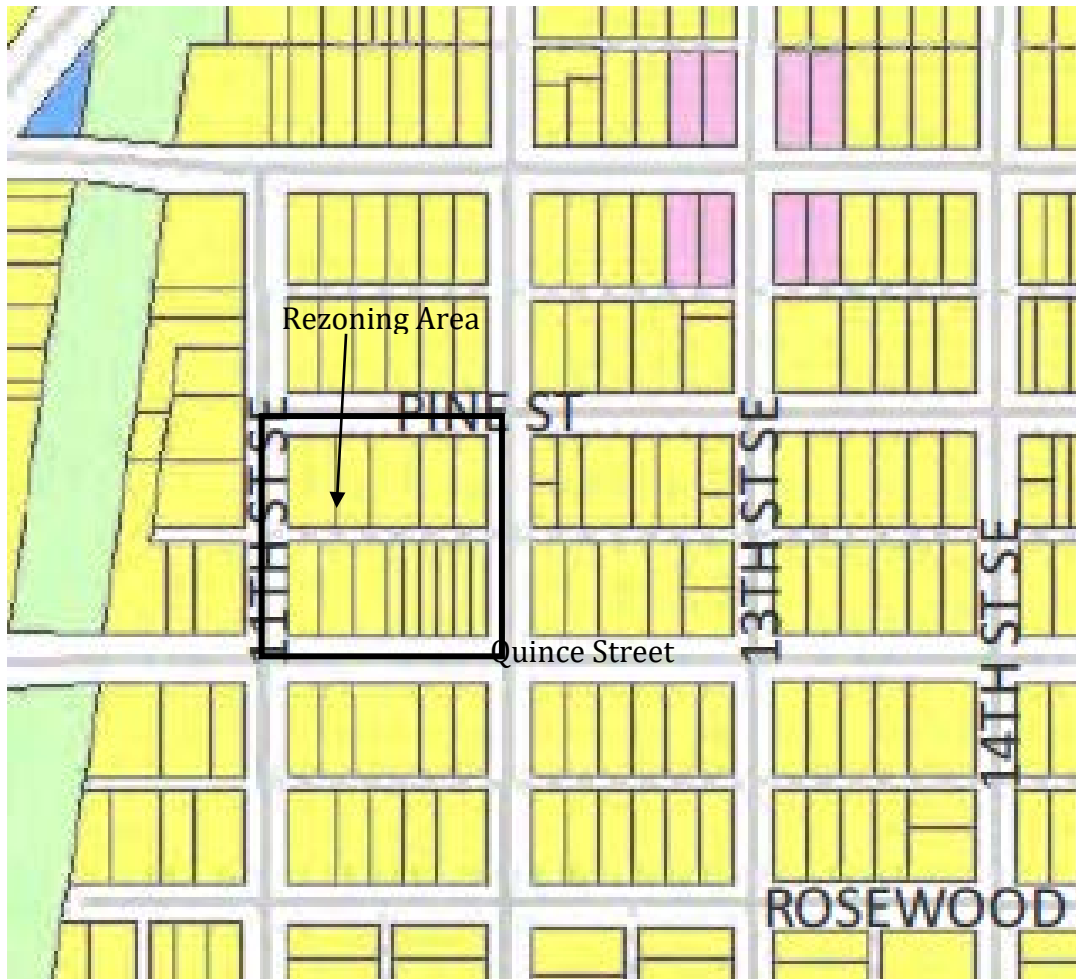


Legend	
	R-A Rural Agricultural
	R-R Rural Residential
	R-E Rural Estate
	R-1A Single Family Residential
	R-1 Single Family Residential
	R-2 Medium Density Residential
	R-3 High Density Residential
	R-MH Manufactured Housing
	B-1 Residential Office
	B-2 Neighborhood Business
	B-3 Central Business District
	B-4 General Commercial
	B-5 Commercial Amusement
	B-6 Washington Street Commercial
	I-1 Light Industrial
	I-2 General Industrial
	MU Mixed Use
	PUD Planned Urban Dev

Zoning Map Prior to 2011



Future Land Use Map



Legend

City Limits

Parks

Lakes

Future Land Use

Low-Med Density Residential

Med-High Density Residential

Downtown Commercial

Business Park

General Commercial

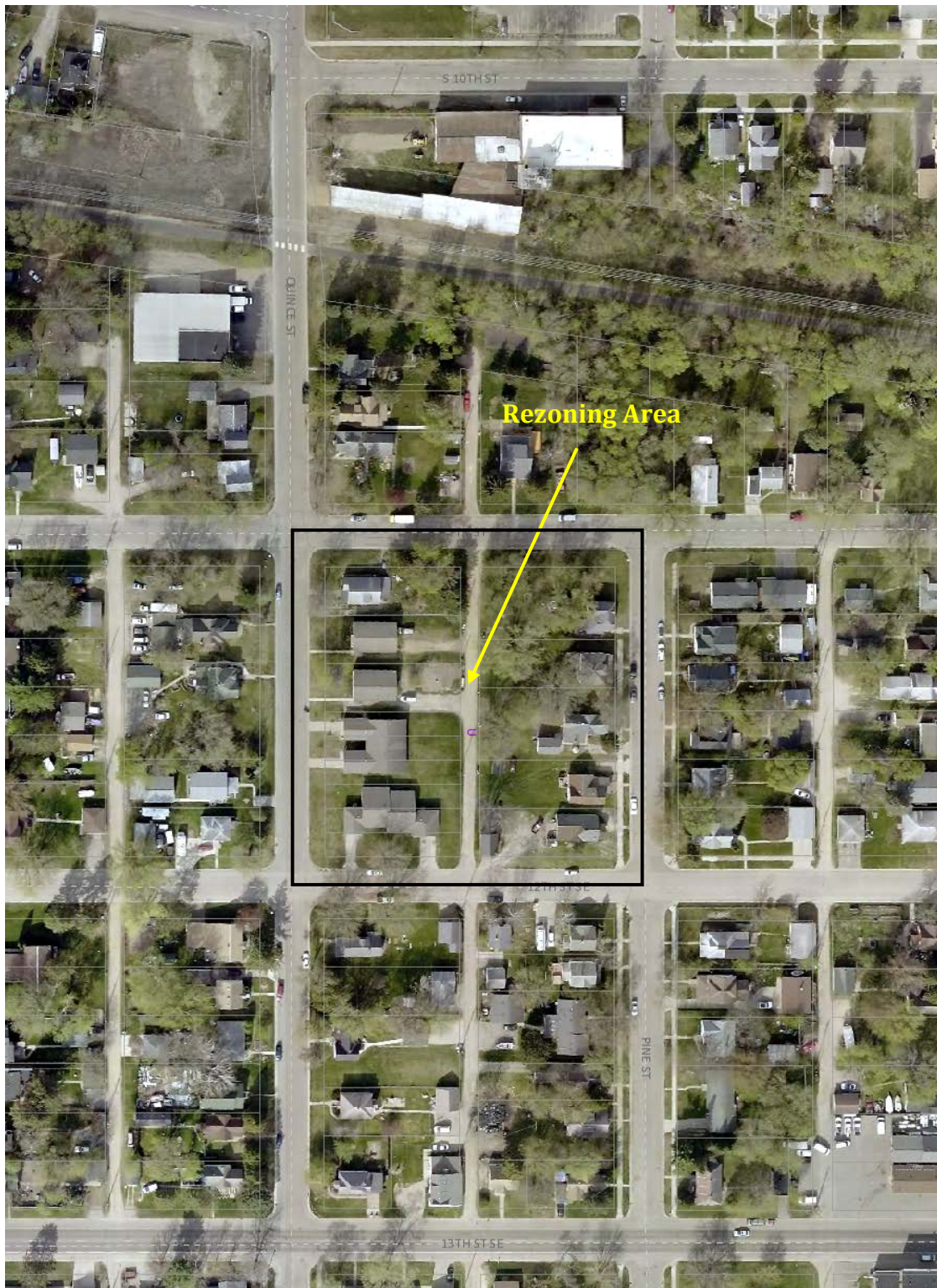
Development Preserve

Industrial

Public / Semi Public

Park / Open Space

Mixed Residential



Site Aerial

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that John Groenwald 13713 Olivewood Drive, Baxter, MN 56425 has submitted a request on behalf of himself, for his property at 1110 Pine Street and all the other property owners on Block 9, 2nd Addition to Brainerd:

Donna Pearson – 1106 Pine Street
Dianna Lorimor – 1114 Pine Street
B.A. Doer – 1120 Pine Street
Jeffrey Kollars – 1126 Pine Street
Jan Walters – 1103 Quince Street
Dianna Lorimor – 1107 Quince Street
Dianna Lorimor – 1109 Quince Street
HRA – 1113 Quince Street
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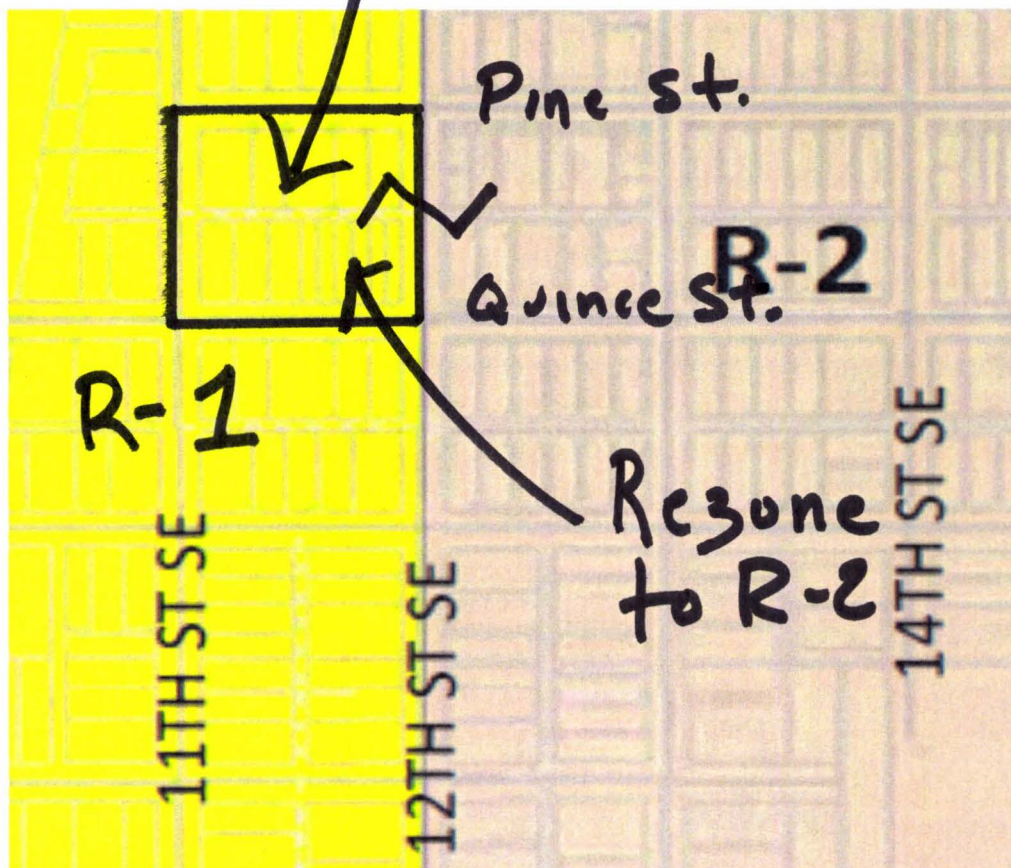
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, July 18, 2018 in the Brainerd City Hall Council Chambers, 501 Laurel Street to consider the request.

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

Dated this 5th day of July 2018.

Mark Ostgarden AICP
City Planner

See reverse side for maps.



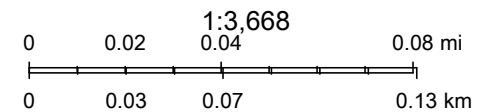
TXNAME	TXADR1	TXADR2	TXADR3	TXADR4
ABEAR, ALBERT W & DONNA	1577 36TH AVE SW	BACKUS, MN 56435		
ADAMS, VERNONA R	1101 PINE ST	BRAINERD, MN 56401		
B A DOER 2 LLC	206 1/2 KINGWOOD ST	BRAINERD, MN 56401		
BACHMAN, ANDRIA J	1124 OAK ST	BRAINERD, MN 56401		
BOCK, ERIC L	618 11TH ST SE	BRAINERD, MN 56401		
BRAINERD HOUSING & REDEVELOPMENT	AUTHORITY	324 EAST RIVER RD	BRAINERD, MN 56401	
BUDROW, GOVINDA D MAKOWSKI	1206 PINE ST	BRAINERD, MN 56401		
CEKALLA, GARRETT	1203 QUINCE ST	BRAINERD MN 56401		
DOBBS, SUZANNE E	1202 OAK ST	BRAINERD MN 56401		
DOUCETTE, ERIC & BETHANY LARSON &	ELEANOR J LARSON	1116 OAK ST	BRAINERD, MN 56401	
ERICKSON, YVONNE L	NVA DLQ NOTICE			
GROENWOLD, JOHN & AMANDA	13713 OLIVEWOOD DR	BAXTER, MN 56425		
HOGGARTH, GRETCHEN J	1123 PINE ST	BRAINERD MN 56401		
JEFFREY, JOSEPH L & SHARI L	712 11TH ST SE	BRAINERD, MN 56401		
JOHNSON, RICHARD	1019 QUINCE STR	BRAINERD MN 56401		
JOHNSON, SCOTT L	1120 OAK ST	BRAINERD, MN 56401		
KOLLARS, JEFFREY S	11275 SLEEPY HOLLOW RD	BRAINERD, MN 56401		
LANE, WANDA KAY	1107 PINE ST	BRAINERD, MN 56401		
LANGERUD, CLIFFORD J & MARY E	803 5TH ST S	BARNESVILLE MN 56514		
LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401		
LURA, CONNIE LIFE ESTATE	1102 OAK ST	BRAINERD MN 56401		
MCHALE, NICOLE M	1205 PINE ST	BRAINERD MN 56401		
MURPHY, MICHAEL C REV LIVING TRUST	8371 GREENWOOD RD	BAXTER, MN 56425		
OANES, NATHAN R & JAMIE STATSWELL	1115 PINE ST	BRAINERD, MN 56401		
OLSON, JEFFREY A	11943 PINE BEACH DR	EAST GULL LAKE, MN 56401		
OLSON, TERRY L	1013 QUINCE ST	BRAINERD MN 56401		
PEARSON, DONNA M	1254 S CRAY CROFT RD # A204	TUCSON AZ 85711		
PERKINS, ALICIA D	1213 PINE ST	BRAINERD, MN 56401		
PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401		
SCHLIEK, DAVID D & VICKI	13308 KNOLLWOOD DR	BAXTER, MN 56425		
SLATER, DANIEL F	1109 PINE ST	BRAINERD, MN 56401		
SUTTON, CHELSEA A	1208 OAK ST	BRAINERD, MN 56401		
TAX FORFEITED	CROW WING COUNTY LAND SERVICES	322 LAUREL ST STE 15	BRAINERD, MN 56401-3590	
URDAHL, CANDI J	24227 EAGLE AVE	CROSBY, MN 56441		
WALTERS, JANET S REV TRUST AGR	1895 W GULL RIVER RD SW	PILLAGER MN 56473		
WARWAS, SETH & TRISTAN	1210 PINE ST	BRAINERD, MN 56401		
WILT, RICHARD & JOYCE & DAVE	5389 PIONEER TRAIL	BRAINERD, MN 56401		

1110 Pine St.



7/5/2018 8:14:00 AM

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



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

June 4, 2018

Dear Neighbor,

I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

The only option I have to be able to return the house to a duplex is to rezone the property. I have discussed this with the City of Brainerd and was informed that rezoning a single lot would not be feasible. The only possible way (which also is not a guarantee) is to rezone the entire block.

Attached is a map that depicts the 10 houses on our block, all which are not owner occupied. I have identified that 6 are designed as a duplex and 4 are used as family single dwellings. The City explained the zone that is needed is one that permits one and two units on a lot. The City has also explained that the required zoning will have no negative impacts on your property but may benefit you in the following ways:

1. For those that own a duplex, the zoning would bring the property back into zoning compliance and eliminate for you the problem I encountered should a rental license on your property lapse for more than 1 year, and
2. If you own a building used as a single family dwelling the rezoning gives you the opportunity, if feasible, to have another unit on your property.

The City requires a \$300 processing fee to rezone property, which I am willing to pay.

I need to provide proof that all the property owners on the block support rezoning the block. Below is a signature area for you to sign. I am enclosing 2 copies of this letter, one for you to keep and one for you to sign and return to me. I have enclosed a self-addressed stamped return envelope for your convenience.

I am happy to talk with about this request in person or over the phone. Please call me at 218-851-8182 any time if you would like to discuss.

Thank you for considering my inquiry!

John Groenwold

I support rezoning my property located at 1120 Pine St. Brainerd, MN. 56401

B.A. Doer Nathan Hanson 6/5/18
Printed Name/ Date

[Signature]
Your Signature

June 4, 2018

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I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

The only option I have to be able to return the house to a duplex is to rezone the property. I have discussed this with the City of Brainerd and was informed that rezoning a single lot would not be feasible. The only possible way (which also is not a guarantee) is to rezone the entire block.

Attached is a map that depicts the 10 houses on our block, all of which are not owner occupied. I have identified that 6 are designed as a duplex and 4 are used as family single dwellings. The City explained the zone that is needed is one that permits one and two units on a lot. The City has also explained that the required zoning will have no negative impacts on your property but may benefit you in the following ways:

1. For those that own a duplex, the zoning would bring the property back into zoning compliance and eliminate for you the problem I encountered should a rental license on your property lapse for more than 1 year, and
2. If you own a building used as a single family dwelling the rezoning gives you the opportunity, if feasible, to have another unit on your property.

The City requires a \$300 processing fee to rezone property, which I am willing to pay.

I need to provide proof that all the property owners on the block support rezoning the block. Below is a signature area for you to sign. I am enclosing 2 copies of this letter, one for you to keep and one for you to sign and return to me. I have enclosed a self-addressed stamped return envelope for your convenience.

I am happy to talk with about this request in person or over the phone. Please call me at 218-851-8182 any time if you would like to discuss.

Thank you for considering my inquiry!

John Groenwold

I support rezoning my property located at 124 Pine St. Brainerd MN.

Jeffrey Kellers 7 Jun 2018
Printed Name/ Date

[Signature]
Your Signature

June 4, 2018

Dear Neighbor,

I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

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Thank you for considering my inquiry!

John Groenwold

I support rezoning my property located at 1106 Pine Street.

Denna M. Pearson 6/11/18
Printed Name/ Date

[Signature]
Your Signature

June 4, 2018

Dear Neighbor,

I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

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Thank you for considering my inquiry!

John Groenwold

1114 Pine St
1107 Quince St
1109 Quince St.

I support rezoning my property located at 1109 Quince St.

Dianna Lorimer
Printed Name/ Date
Dianna Lorimer
Your Signature

June 4, 2018

10

Dear Neighbor,

I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

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Thank you for considering my inquiry!

John Groenwold

I support rezoning my property located at _____

Printed Name/ Date

Your Signature

2 HRA Properties
will be meeting June 27th
Before I can get
signatures

June 4, 2018

Dear Neighbor,

I am seeking your support to rezone the block on which we own property. I recently purchased 1110 Pine Street on the block where you also own property. The house I purchased was designed for and used as a duplex. Our block is currently zoned to permit only one dwelling unit on a lot. I would like to use the house as a duplex again. However, due to the rental license lapsing for more than 1 year and the current zoning of the block does not allow it to be returned to a duplex.

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Thank you for considering my inquiry!

John Groenwold

I support rezoning my property located at 1103 Quince St., Brainerd

Jan Watters 6-6-18
Printed Name/ Date

Jan Watters
Your Signature



* 2 0 1 8 - 0 0 0 2 4 *

ISSUED: 06/14/2018

ADDRESS : 1110 PINE ST
PIN : 09174009016Z009
LEGAL DESC : TOWN OF BRAINERD SECOND ADDITION
: LOT 16 BLOCK 9
PERMIT TYPE : REZONING FEE
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : REZONING APPLICATION FEE
VALUATION :

GROENWOLD, JOHN A & AMANDA C
13713 OLIVEWOOD DRIVE
BAXTER, MN 56425-

REZONING FEE - RESIDENTIAL	300.00
TOTAL	300.00
Payment(s)	
CHECK 3228	300.00

GROENWOLD, JOHN A & AMANDA C
13713 OLIVEWOOD DRIVE
BAXTER, MN 56425-



City Planning Department

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

Receipt # 18-00024
Check # 3228
Date Paid: 6-14-18

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

COMMERCIAL

CONDITIONAL USE PERMIT

☐

(\$250.00)

REZONING

☒

(\$300.00)

VARIANCE

☐

(\$250.00)

☐

(\$400.00 + \$500.00 escrow deposit)

☐

(\$500.00)

☐

(\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 1110 Pine St.

LEGAL DESCRIPTION: Lot(s): 16, 17 Block: 9 Addition: Second Addition to Brainerd
(attach description if lengthy)

Property Owner Name: John Groenwold

Street Address: 13713 Olivewood Dr. City: Baxter State: MN Zip Code: 56425

Phone Number: 218-851-8182 Fax: 218-829-0924 E-mail: Heantlandtile@Brainerd.net

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: I am looking to have the entire block containing
my property 1110 Pine St. ^{rezoned to R2} It is a duplex that has a rental
license that has lapsed. Of the 10 houses on this block 6 of them
are multi-family. Of the 10 properties on this block none of
them are owner occupied.

Property Owner Signature

John Groenwold
(Please print name)

Date

4/15/18
6/14/18

Applicant Signature

Date

(Please print name)

(OVER)

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:

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.org

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: Steve Voss; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5779; steve.voss@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

STAFF REPORT TO THE PLANNING COMMISSION

July 10, 2018

APPLICANT/LOCATION: Chase Vreeland, 1507 South 6th Street, Brainerd, MN 56401, owner of 1210 13th Street SE and Mustang Sally Investments, 10471 State Highway 25, Brainerd, MN 56401 owner of 1202 13th Street SE

REQUESTED ACTION: Rezoning the two 13th Street SE properties from an R-3 (High Density Residential) District which permits two-family dwellings (duplexes) and multi-family dwellings to an R-2 (Medium Density Residential) District that permits single-family dwellings and two-family dwellings.

AREA: Each parcel is 150' x 75' = totaling 22, 500 sq. ft. = .5 acres

ADJACENT USES:
North: Group home
East: Single-family dwellings
South: Two multi-family dwellings
West: Single-family and two-family dwellings

AREA ZONING:
North: R-2 (Low to Medium Density) Residential
East: R-2 (Low to Medium Density) Residential
South: R-3 (Multi-Family Residential) District
West: R-2 (Low to Medium Density) Residential

PETITION EVALUATION

Chase Vreeland purchased the property at 1210 13th St SE. The property has had a vacant windowless building on it for decades that has never been used as a dwelling. Mr. Vreeland's plan is to remodel the building for use as a single-family dwelling. The Building Department became aware of the work and had to ask the owner to stop work because a building permit had not been issued. The parcel is part of an R-3 (Multi-Family Residential) District along the west side of 13th Street SE from St. Louis Street to Willow Street as zoning district that does not permit single-family dwellings.

Tim Caughey, Building Official and I met with Mr. Vreeland to explain that because of the building's nonconforming status, work could not continue. It was explained that rezoning is needed, however rezoning one parcel at a time is not typically a preferred method. Based on the area zoning, it was suggested that if he could get the approval of the property owner to the north to be part of the rezoning application, a stronger rezoning case might be made. Mr. Vreeland sought and received the signature on the application from the owner to the north.

In compliance with Section 515.09 of the Brainerd Zoning Ordinance, the Planning Commission shall conduct a Public Hearing regarding this request. To assist the Planning

Commission in evaluating the suitability of this requested change, the following are guidelines and a staff review of issues associated with the application to consider in the review process.

1. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.

The Comprehensive Plan Land Use Goals and Strategies that apply to this request are included in the Findings of Fact by which this proposal should be reviewed.

2. The proposed use's compatibility with present and future land uses of the area.

The Comprehensive Plan specifies:

The purpose of this category is to identify portions of Brainerd that should contain higher density housing units. Medium to High Density Residential is intended to accommodate primarily manufactured home parks, apartments, rooming houses and other multi-family development. The overall density of these areas should generally be maintained at 5 to 20+ units per acre.

The attached section of the Comprehensive Plan Future Land Use Map identifies this property as Medium to High Density Residential land use. The north parcel has a three-family dwelling currently used as a group home. The Vreeland parcel would be one unit and the north parcel would have two additional units (the group home being considered a unit, so the net increase is two). The area is .5 acres which equals a density of 6 units/acre.

Should the owner of the north property no longer desire to use it for a group home, the R-2 zoning will permit the building to be reused as a three-family dwelling.

3. The proposed use's effect upon the area in which it is proposed.

Except for the multi-family use at the NW corner of Willow Street and 13th Street the area is primarily single-family dwellings. The current use of the dwelling on the north parcel is a group home. The south parcel is where the single-family dwelling would be located. The proposed single-family dwelling and group home are consistent with the residential use of the area.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

Thirteenth Street SE is County Road 45 and Crow Wing County has jurisdictional authority over the street. It is considered a collector street and is a well-traveled north south corridor and traffic can be expected to increase in the future. The parcels do not have alley access; however, the north parcel does have St. Louis Street access and the Vreeland parcel has 13th Street SE access. An additional single-family driveway should have no effect on 13th Street SE's ability to function as a collector street.

There is no non-motorized transportation infrastructure along 13th Street SE. A trail and/or sidewalk is planned for the entire length of 13th Street from Washington Street to the south city limits.

5. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

A new single-family dwelling, a group home or a three-family dwelling should not have a negative impact on public services and facilities.

PLANNING DEPARTMENT REVIEW

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request at its July 18, 2018 meeting. The City Council can receive the Planning Commission recommendation and consider an Ordinance First Reading on August 6th, 2018 and an Ordinance Second/Final Reading on August 20, 2018.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

Findings of Fact

1. Chase Vreeland, 1507 South 6th Street, Brainerd, MN 56401, owner of 1210 13th Street SE and Mustang Sally Investments, 10471 State Highway 25, Brainerd, MN 56401 owner of 1202 13th Street SE submitted an application to rezone the two 13th Street SE properties from an R-3 (High Density Residential) District which permits two-family dwellings (duplexes) and multi-family dwellings to an R-2 (Medium Density Residential) District that permits single-family dwellings and two-family dwellings.
2. Lands to the north are developed with single-family dwellings, land to the east are developed with a single-family dwelling, land to the south is developed with a two multi-family buildings and lands to the west are developed almost entirely as single-family dwellings.
3. Zoning to the east is an R-1 (Single-family Residential) District, zoning to the north and west is R-2 (Low and Medium Residential) District and zoning to the south is an R-3 (High Density Residential) District.
4. The rezoning area totals 22,500 sq. ft. with a building on each parcel. The north parcel has a group home in a building designed as a three-family dwelling, the south parcel has a vacant building that has never been occupied, however it can be remodeling for that purpose.
5. 13th Street SE capable of supporting additional traffic from development of the parcels.
6. City sewer and water is available to the site.
7. The parcels are identified as Medium to High Density Residential on the Comprehensive Plan Future Land Use Map. Density is 6 units/acre which is considered Medium to High Density Residential density in the Comprehensive Plan.
8. The rezoning is supported by the following Comprehensive Plan Goals and Strategies:

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

Strategies

1. Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan.
2. Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost-effective provision of city services.

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

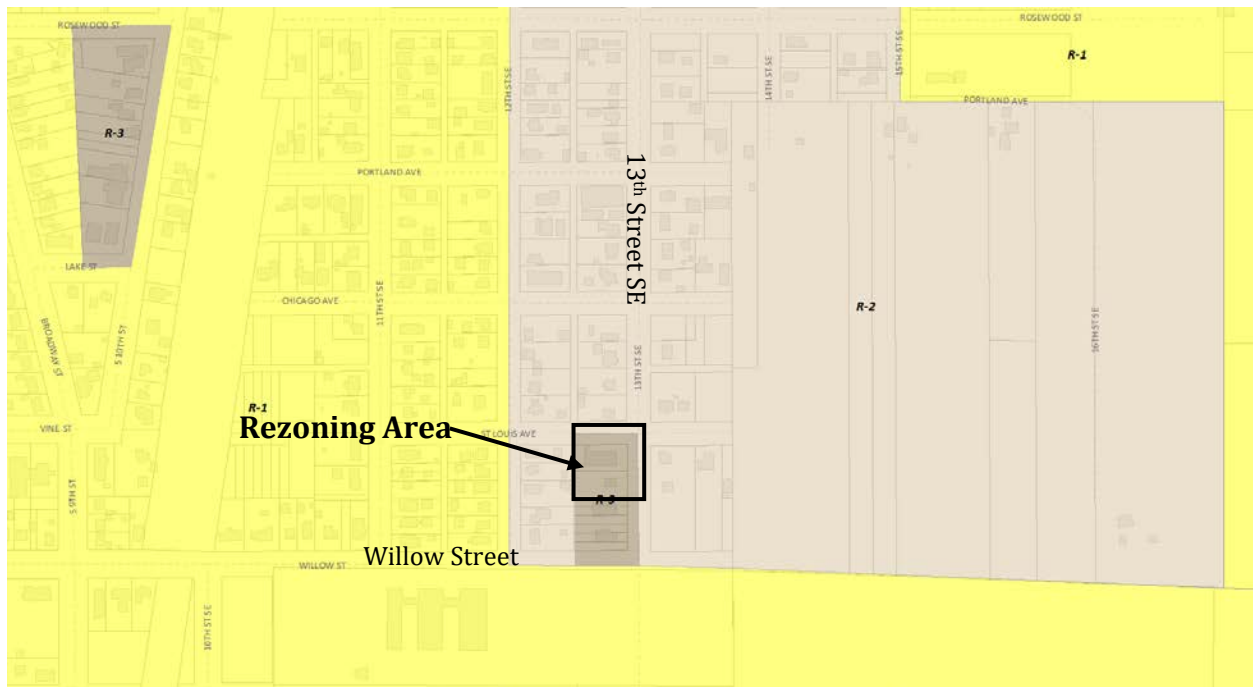
Strategies

1. Require adequate transitions between different land uses through appropriate land use planning and zoning standards.

Existing Land Use Map



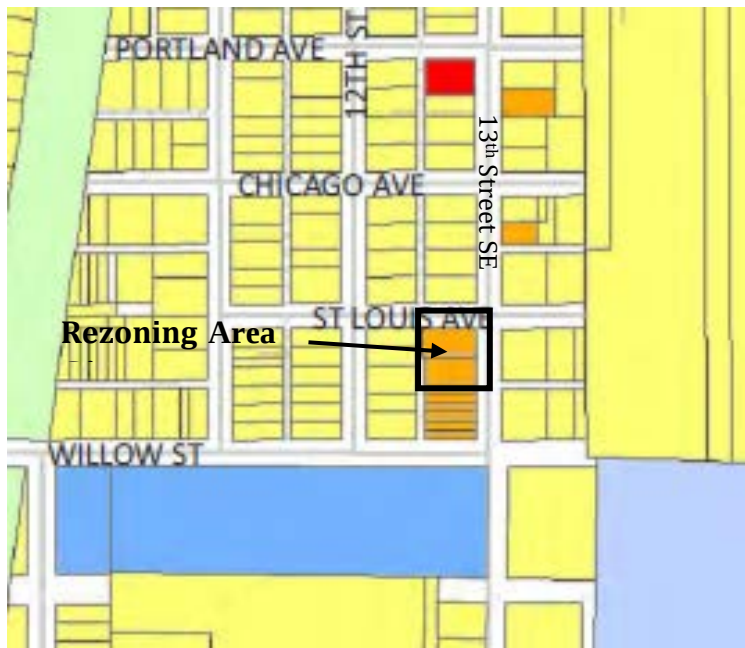
Zoning Map



Legend

	R-A Rural Agricultural
	R-R Rural Residential
	R-E Rural Estate
	R-1A Single Family Residential
	R-1 Single Family Residential
	R-2 Medium Density Residential
	R-3 High Density Residential
	R-MH Manufactured Housing
	B-1 Residential Office
	B-2 Neighborhood Business
	B-3 Central Business District
	B-4 General Commercial
	B-5 Commercial Amusement
	B-6 Washington Street Commercial
	I-1 Light Industrial
	I-2 General Industrial
	MU Mixed Use
	PUD Planned Urban Dev

Future Land Use Map



Legend

 City Limits

 Parks

 Lakes

Future Land Use

 Low-Med Density Residential

 Med-High Density Residential

 Downtown Commercial

 Business Park

 General Commercial

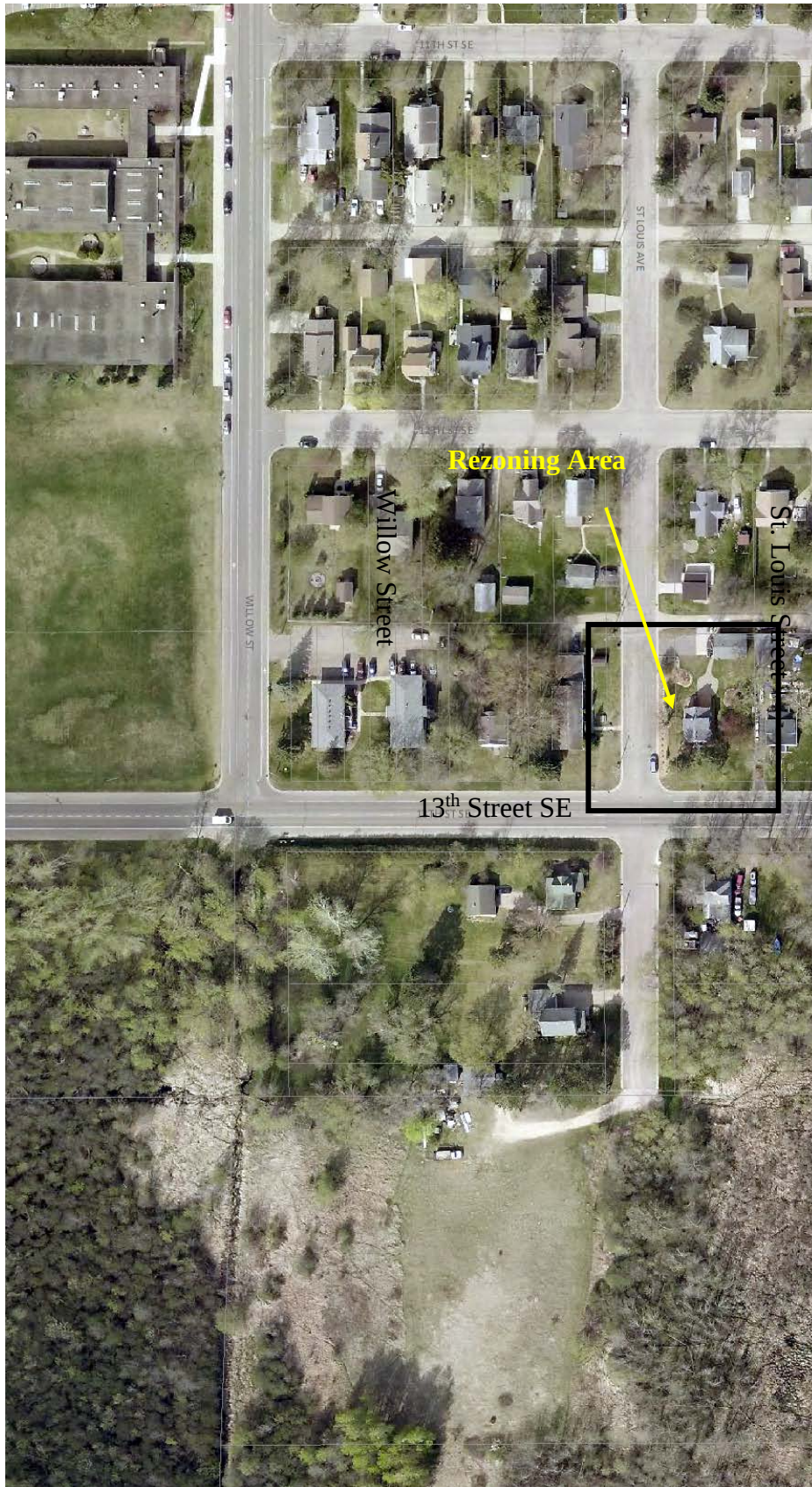
 Development Preserve

 Industrial

 Public / Semi Public

 Park / Open Space

 Mixed Residential



Site Aerial

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Chase Vreeland, 1507 South 6th Street, Brainerd, MN 56401, owner of 1210 13th Street SE and Mustang Sally Investments, 10471 State Highway 25, Brainerd, MN 56401 owner of 1202 13th Street SE, have submitted a request to consider rezoning the two 13th Street SE properties from an R-3 (High Density Residential) District which permits two-family dwellings (duplexes) and multi-family dwellings to an R-2 (Medium Density Residential) District that permits single-family dwellings and two-family dwellings.

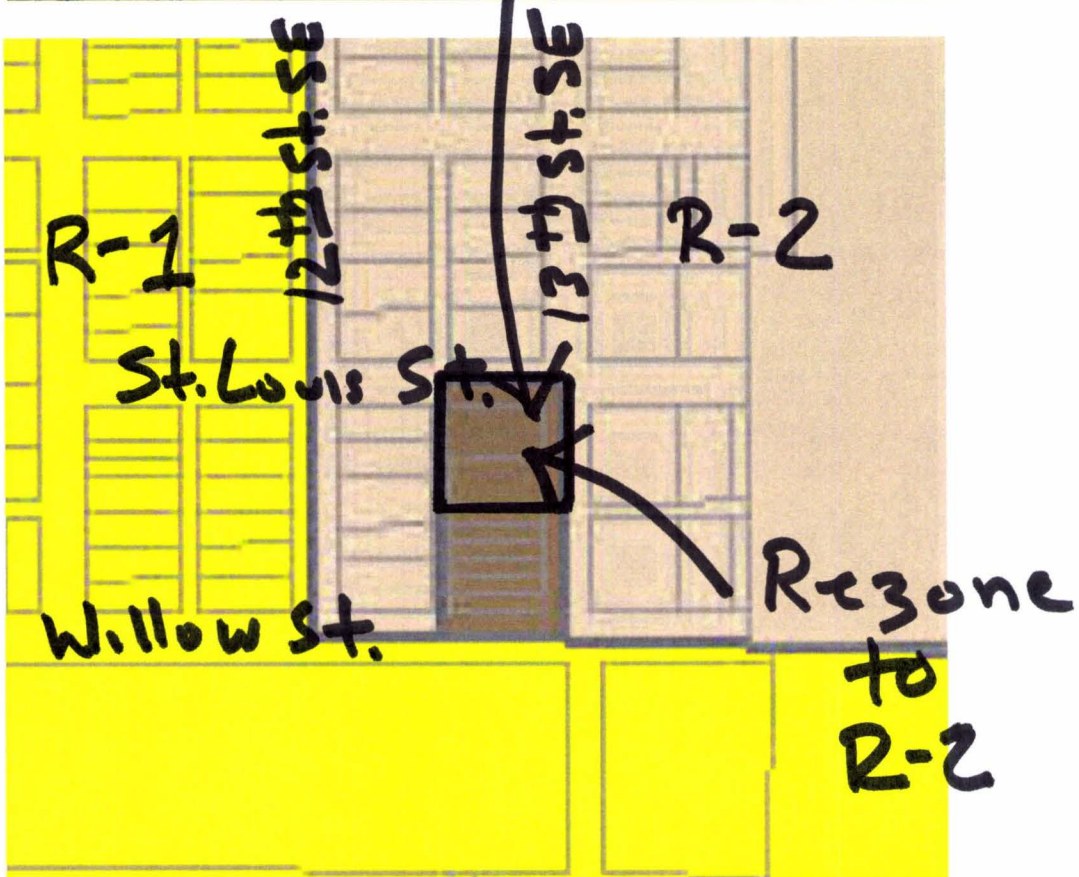
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, July 18, 2018 in the Brainerd City Hall Council Chambers, 501 Laurel Street to consider the request.

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

Dated this 5th day of July 2018.

Mark Ostgarden AICP
City Planner

See reverse side for maps.





City Planning Department

City Hall - 501 Laurel Street

Brainerd, MN 56401

218-828-2309/Fax 218-828-2316

www.ci.brainerd.mn.us

RECEIVED

JUN 29 2018

CITY OF BRAINERD
ADMINISTRATION

Receipt # 2018-00027
Check # 2658
Date Paid: 6/29/18

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

CONDITIONAL USE PERMIT

☐

(\$250.00)

REZONING

☒

(\$300.00)

VARIANCE

☐

(\$250.00)

COMMERCIAL

☐

(\$400.00 + \$500.00 escrow deposit)

☐

(\$500.00)

☐

(\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 1210 13th St SE Brainerd MN 56401

LEGAL DESCRIPTION: Lot(s): 7, 8, 9 Block: 15 Addition: DAVIS ADDITION TO CITY OF BRAINERD
(attach description if lengthy)

Property Owner Name: Chase Vreeland

Street Address: 1210 13th St SE City: Brainerd State: MN Zip Code 56401

Phone Number: 218-330-6846 Fax: _____ E-mail: chvree@gmail.com

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: Rezoning From R-3 to R-2

Chase Vreeland
Property Owner Signature

6-29-18

Date

Chase Vreeland

(Please print name)

6-29-18

Date

Chase Vreeland

Applicant Signature

Chase Vreeland

(Please print name)

1202 13th St
Lynne Peterson

(OVER)

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BRAINERD FIRE DEPARTMENT

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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.org

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: Steve Voss; 7694 Industrial Park Rd.; Baxter, MN 56425; 218-828-5779; steve.voss@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

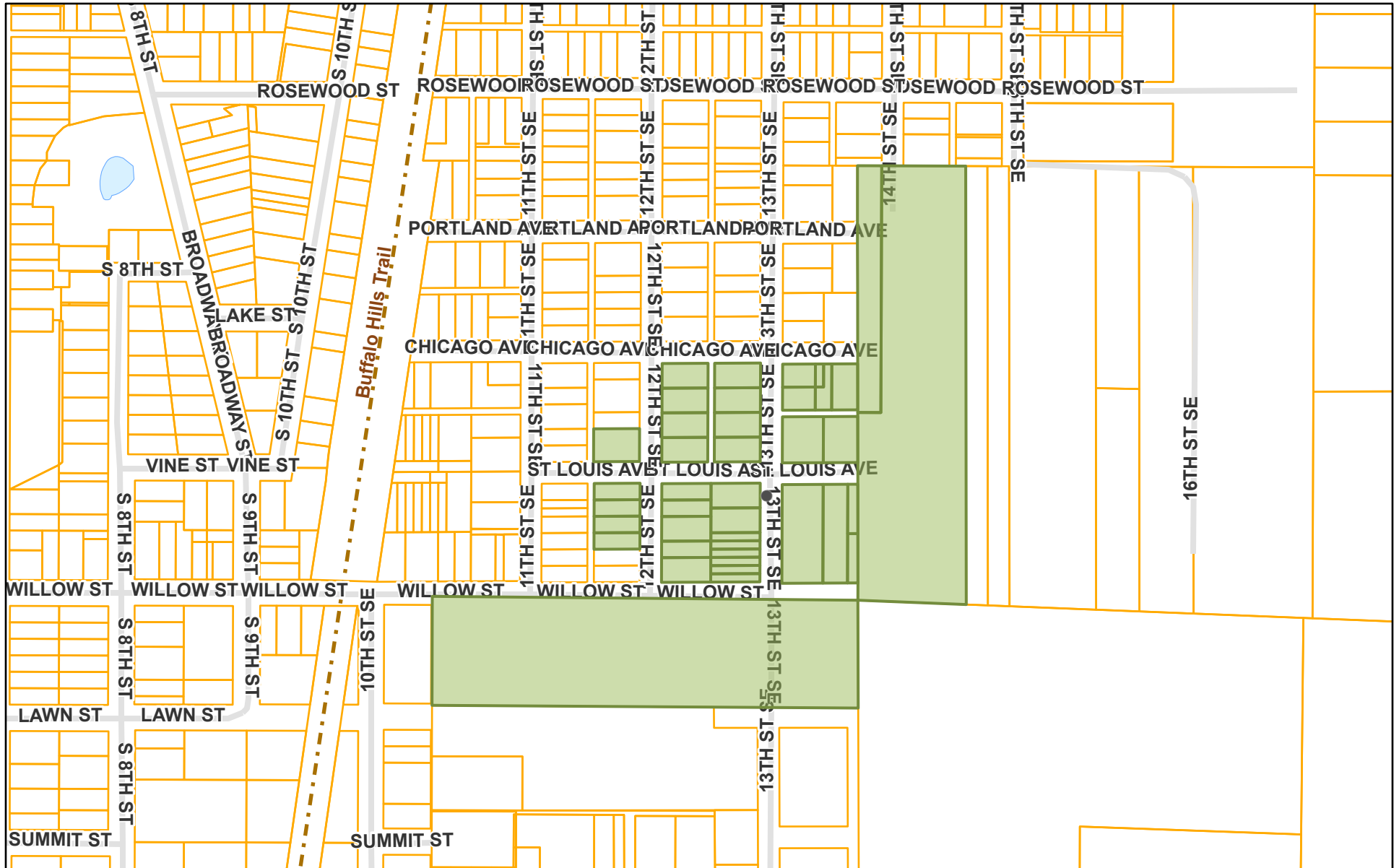
Attn: Reed Larson; 7678 College Rd-Ste. 105; Baxter, MN 56425; 218-828-2492/FAX 828-2594 Reed.Larson@state.mn.us

U.S. ARMY CORPS OF ENGINEERS:

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

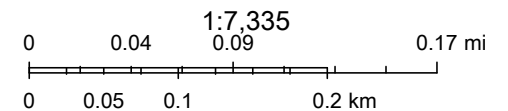
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09120009005Z009	55423	BLUME, GREGORY R	1119 SE 13TH ST	BRAINERD MN 56401			
09120009001Z009	55423	BLUME, GREGORY R	1119 SE 13TH ST	BRAINERD MN 56401			
09120015013Z009	81825	BORG, MICHAEL D & MELISSA	12426 RED PINE RD	BRAINERD MN 56401			
09120015015Z009	81825	BORG, MICHAEL D & MELISSA	12426 RED PINE RD	BRAINERD MN 56401			
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09120011001Z009	131892	DEXHEIMER, CLARICE	8814 PARADISE BEACH RD	BRAINERD, MN 56401-1869			
09120010016Z009	105338	DOSH, DEE ANN	1107 SE 12TH ST	BRAINERD, MN 56401			
91200160180009	139843	FORLAND, JASON	1312 SAINT LOUIS AVE	BRAINERD, MN 56401-4229			
91200160010009	151329	FORLAND, JASON HAROLD	1312 ST LOUIS AVE	BRAINERD, MN 56401			
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09120014005Z009	152619	HOFFMAN, KATHERINE M (2/3 INT)	CROW, VIRGINIA (1/3 INT)	1216 12TH ST SE	BRAINERD, MN 56401		
09120015017Z009	75840	JENTSCH, ARTHUR L & COLLEEN J	11572 STATE HIGHWAY 210	BRAINERD MN 56401			
91200150060009	106644	LARSON, GREG & MICHELE	11348 SORENSON LAKE RD	MERRIFIELD, MN 56465			
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09120016005Y009	145208	MATTSON, MOLLY ANNE	1205 13TH ST SE	BRAINERD, MN 56401			
09120015010Y009	129361	MUSTANG SALLY INVESTMENTS LLC ATTN: SHELLEY L PETERSON		10471 STATE HIGHWAY 25	BRAINERD, MN 56401		
09120010022Z009	49408	PUERINGER, DAVID F	PUERINGER IN 616 1/2 FRONT ST	BRAINERD, MN 56401			
09120010010Z009	143108	RADDATZ, TAMMY & MICHAEL L JR	1102 13TH ST SE	BRAINERD, MN 56401			
09120010007Z009	122146	SANDERSON, COREY & APRIL	627 E 39TH ST	HIBBING, MN 55746			
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09120016015Z009	8384	STEGORA, SYLVESTER ROBERT & MA	1310 ST LOUIS AVE	BRAINERD MN 56401			
09120009014A009	12918	V H PARTNERSHIP	22 WASHINGTON STR	BRAINERD MN 56401			
09120009010X009	30967	VANDEPUTTE, JAMES J	22 WASHINGTON ST	BRAINERD MN 56401			
09120015007Z009	158446	VREELAND, CHASE H & KATIE M FEIL	1507 S 6TH ST	BRAINERD MN 56401			
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050303300G00009	53274	YDE, DAVID E	1310 PORTLAND AVE	BRAINERD MN 56401			

1202 13th St SE



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



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TXNAME

ANDREW, LELAND T
BEAN, MICHAEL W & CHAROLETTE
BLUME, GREGORY R
BORG, MICHAEL D & MELISSA
BRAINERD HOUSING & REDEVELOPMENT
DEXHEIMER, CLARICE
DOSH, DEE ANN
FORLAND, JASON
GRIER, JOSEPH & CRYSTAL J
HENAGIN, CHASE G &
HOFFMAN, KATHERINE M (2/3 INT) &
JENTSCH, ARTHUR L & COLLEEN J
JOHN DAN LUKE LLC
LARSON, GREG & MICHELE
LOO, ZACHARY B & ELIZABETH S &
MANTELL, JEREMY D & COURTNEY
MATTSON, MOLLY ANNE
MUSTANG SALLY INVESTMENTS LLC
PUERINGER, DAVID F PUERINGER INVEST
SANDERSON, COREY & APRIL
SIBBERT, MICHAEL E & KIMBERLY A
ST ANDREW'S CHURCH
STEGORA, SYLVESTER ROBERT & MARY SU
SYVERSON, VALERIE & ADAM
VREELAND, CHASE H & KATIE M FEIL
WATLAND, SCOTT & TERESA & ALLEN
WEDDING, MICHAEL K & HEATHER A
YDE, DAVID E

TXADR1

11869 PEPPERRIDGE RD
1117 12ST ST SE
1119 SE 13TH ST
12426 RED PINE RD
AUTHORITY
8814 PARADISE BEACH RD
1107 SE 12TH ST
1312 SAINT LOUIS AVE
1120 13TH ST SE
USTRUCK, DANIELLE N
CROW, VIRGINIA (1/3 INT)
11572 STATE HIGHWAY 210
C/O JOHN THELEN
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1223 SE 12TH ST
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ATTN: SHELLEY L PETERSON
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1310 PORTLAND AVE

TXADR2

BRAINERD, MN 56401

BRAINERD, MN 56401

BRAINERD MN 56401

BRAINERD MN 56401

324 EAST RIVER RD

BRAINERD, MN 56401-1869

BRAINERD, MN 56401

BRAINERD, MN 56401-4229

BRAINERD, MN 56401

1116 13TH ST SE

1216 12TH ST SE

BRAINERD MN 56401

4376 MISSION RD

MERRIFIELD, MN 56465

1202 12TH ST SE

BRAINERD, MN 56401

BRAINERD, MN 56401

10471 STATE HIGHWAY 25

BRAINERD, MN 56401

HIBBING, MN 55746

BRAINERD, MN 56401

BRAINERD MN 56401

BRAINERD MN 56401

BRAINERD, MN 56401

BRAINERD MN 56401

BAXTER, MN 56425

BRAINERD, MN 56401

BRAINERD MN 56401

TXADR3

BRAINERD, MN 56401

BRAINERD, MN 56401

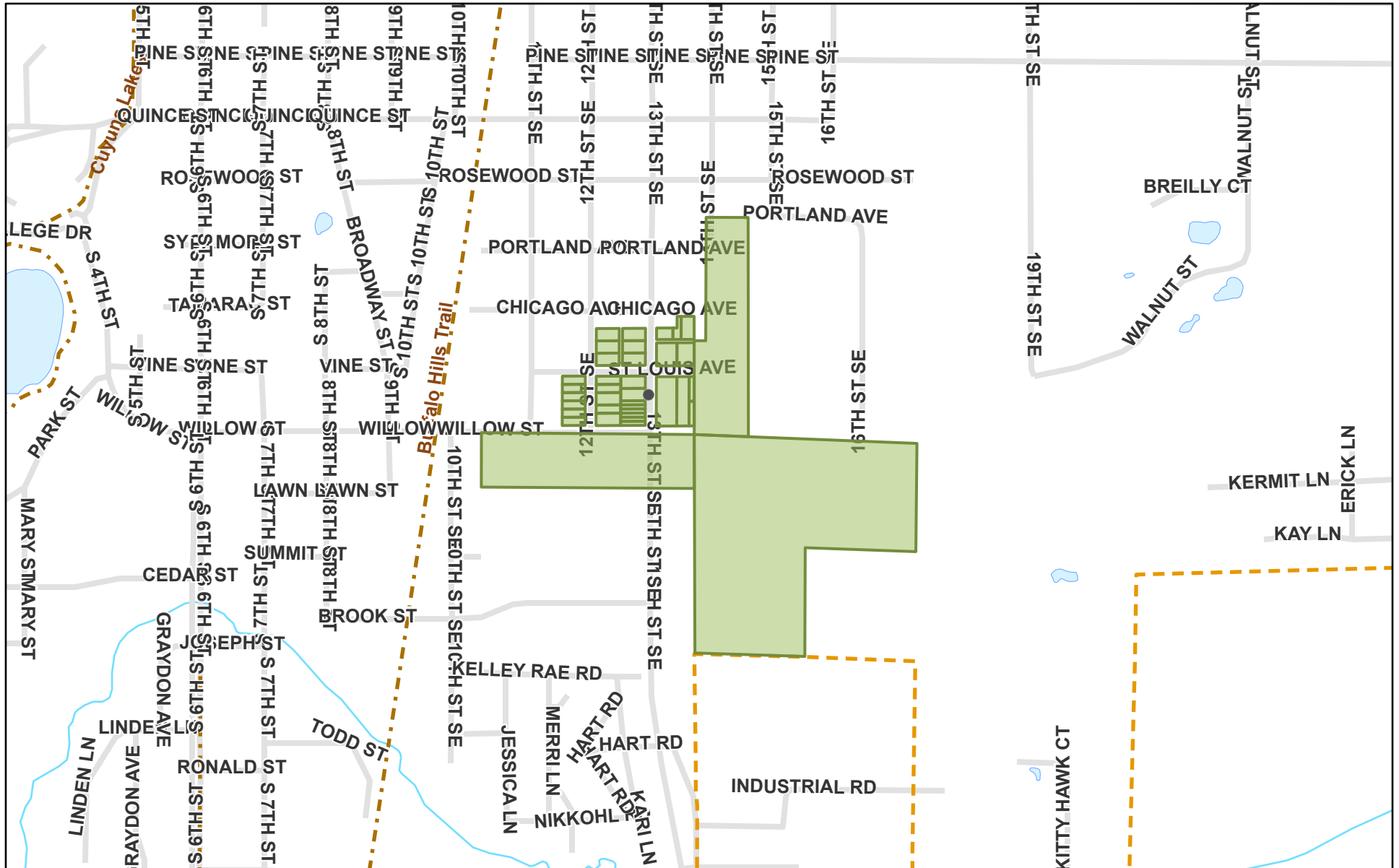
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NISSWA, MN 56428

BRAINERD, MN 56401

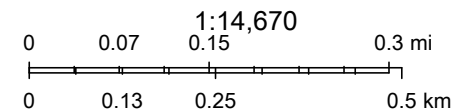
BRAINERD, MN 56401

1210 13th St SE



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- Trails
- Streams
- City Limits
- Roads
- Water



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STAFF REPORT TO THE PLANNING COMMISSION

July 10, 2018

APPLICANTS/LOCATION: Bruce and Sharon Isebrand, 815 SE 19th Street, Brainerd, MN 56401 property owners 1015 Walnut Street, have submitted a request on behalf of themselves and Annamarie Denti, 1014 Walnut Street; Michael and Lynn Jannetta, 1016 Walnut Street; and Cyris and Kathleen Poorwell, 1018 Walnut Street

REQUESTED ACTION: Rezone their property from an R-3 (High Density Residential) District to an R-1 (Single-Family Residential) District

AREA: Approximately 9.5 acres

ADJACENT USES: North: Condominiums
East: Wetland
South: Wetland
West: Generally vacant woodland

AREA ZONING: North: R-3 (High Density Residential) District
East: R-3 (High Density Residential) District
South: R-3 (High Density Residential) District
West: R-3 (High Density Residential) District

PETITION EVALUATION

The Isebrands own a parcel at the south end of Walnut Street on which they desire to construct a single-family dwelling. At the south end, Walnut curves westerly where it becomes a private street. The street dead ends due to a large wetland area extension cannot occur. In addition to the Isebrand parcel there are 3 other lots developed with single-family dwellings (2 lots are developed with a zero-lot line twin home) on this section of Walnut Street. It was explained to the Isebrands that rezoning 1 lot at a time is typically not a preferred method. It was suggested to the Isebrands that a better rezoning case could be made if the other property owners along the private street would be part of the application. They were able to get their consent and they are part of the application.

In compliance with Section 515.09 of the Brainerd Zoning Ordinance, the Planning Commission shall conduct a Public Hearing regarding this request. To assist the Planning Commission in evaluating the suitability of this requested change, the following are guidelines and a staff review of issues associated with the application to consider in the review process.

1. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.

The Comprehensive Plan Land Use Goals and Strategies that apply to this request are included in the Findings of Fact.

2. The proposed use's compatibility with present and future land uses of the area.

The Comprehensive Plan specifies:

Low to medium density residential development as portions of Brainerd that should contain one and two-family dwellings such as duplexes and town homes. Low to Medium Density Residential could include both the older, smaller lot, single-family subdivisions found within the city as well as the newer, larger lot subdivisions within the city and its planned growth areas.

The attached section of the Comprehensive Plan Future Land Use Map identifies this property as Low to Medium Residential land use. Single-family and two-family zoning is consistent with the Future Land Use Map.

3. The proposed use's effect upon the area in which it is proposed.

The 3 other parcels have non-conforming single-family dwellings and the vacant parcel will be a single-family dwelling. There is multi-family development to the north.

The area surrounding the proposed rezoning area is wetland and cannot be developed. The only current access to the buildable Isebrand parcel is from the private portion of Walnut Street and a driveway constructed years ago through the wetland.

An additional single-family dwelling will have no effect on the area.

4. Traffic generation of the proposed use in relation to capabilities of streets serving the property.

Walnut Street is a dead end public street. The City has no maintenance responsibility for the private portion of the street.

The traffic generated from the single-family dwelling constructed on the vacant lot will have no impact on Walnut Street.

5. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

The site is not served by City sewer and water meaning a well and septic system will be required for the vacant lot to be developed.

PLANNING DEPARTMENT REVIEW

The wetland in the area is a natural resource that should have protection from adverse effects of development. Sewer and water is available about 50' north on Walnut Street and perhaps by agreement with the condominium development to the north. The vacant parcel developable area is about 50,000 sq. ft. The parcel size and the R-3 zoning would permit a multi-family use of perhaps 12 to 16 units.

A multifamily development scenario that extends sewer and water from its location on Walnut Street and using the private street to serve the 4 dwellings would be costly and most likely not a practical development scenario. However, as future infill development is encouraged, 19th Street SE located to the west, could provide access to the vacant parcel. The R-1 zoning removes the potential multifamily use density which should be beneficial to the area wetlands.

The Engineering Department and Fire Department have no issues with the rezoning or with the construction of an additional single-family dwelling.

A wetland delineation has not been done for the Isebrand parcel. It would benefit the Isebrands when it comes time to build and would prevent any unintended encroachments that would need to be corrected.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission can consider a recommendation on this request at its July 18th, 2018 meeting. The City Council can receive the Planning Commission recommendation and consider an Ordinance First Reading on August 6th, 2018 and an Ordinance Second/Final Reading on August 20, 2018.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

Findings of Fact

1. Bruce and Sharon Isebrand, 815 SE 19th Street, Brainerd, MN 56401 property owners 1015 Walnut Street, have submitted a request on behalf of themselves and Annamarie Denti, 1014 Walnut Street; Michael and Lynn Jannetta, 1016 Walnut Street; and Cyris and Kathleen Poorwell, 1018 Walnut Street to rezone their property from an R-3 (High Density Residential) District to an R-1 (Single-Family Residential) District.
2. Land use to the north is condominiums, with remaining area wetland with some wooded area.
3. R-3 (High Density Residential) District zoning surrounds the rezoning area.
4. Access to the area is via a private drive off Walnut Street.
5. Over 6 acres of the 9.5-acre area is wetland.
6. The public portion of Walnut Street is capable of supporting the additional traffic from an additional single-family dwelling.
7. City sewer and water is not available to the area.
8. The area is identified as Low to Medium Density Residential on the Comprehensive Plan Future Land Use Map. The area density is less than 1 units/acre which is considered Low to Medium Density Residential density in the Comprehensive Plan.
9. The vacant parcel has the potential for multi-family development. The R-1 zoning removes the potential multifamily use density which should be beneficial to the area wetlands.
10. The existing single-family dwellings are non-conforming uses limiting the potential for expansion on the parcels. They will become conforming uses with R-1 zoning.
11. The rezoning is supported by the following Comprehensive Plan Goals and Strategies:

LAND USE GOAL #1: *Support the efficient and orderly growth of all urban development, including residential, commercial and industrial areas. Strengthen the distinction between the urban city and the rural countryside with well-planned and carefully coordinated services appropriate to the distinct needs of each*

Strategy

Identify areas of significant natural resource benefit and protect these areas from premature or incompatible development.

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

Strategies

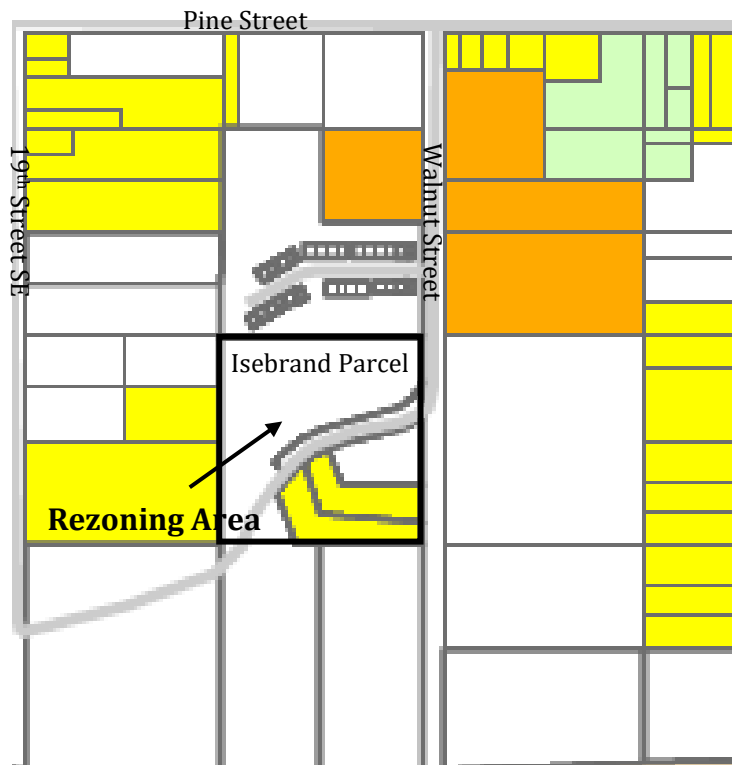
1. Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan.
2. Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost-effective provision of city services.

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

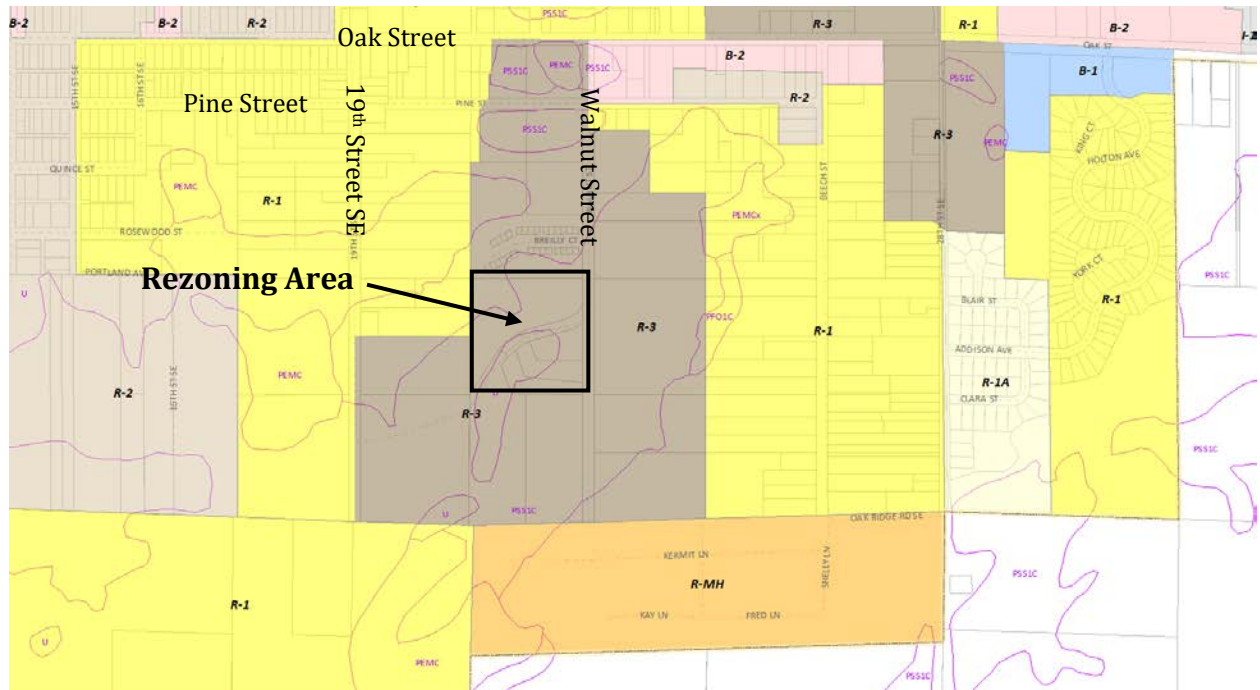
Strategy

Require adequate transitions between different land uses through appropriate land use planning and zoning standards.

Existing Land Use Map



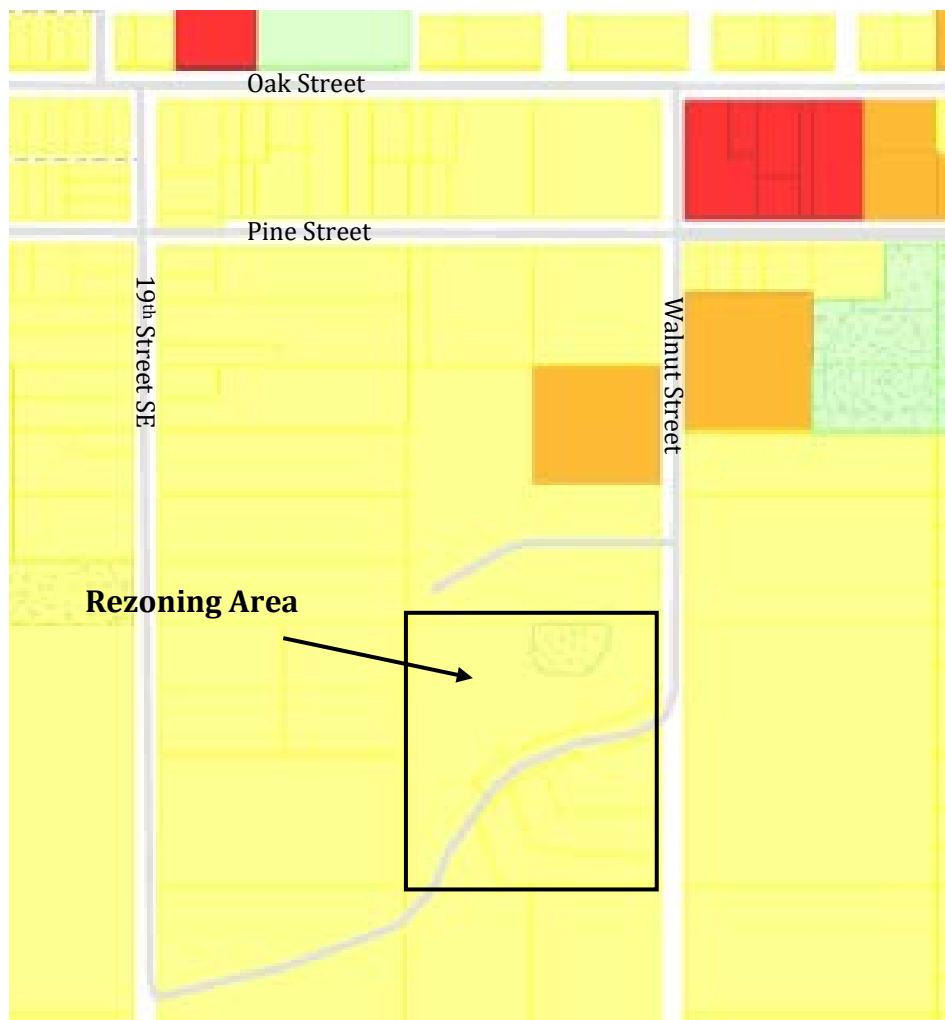
Zoning and Wetland Map



Legend

- R-A Rural Agricultural
- R-R Rural Residential
- R-E Rural Estate
- R-1A Single Family Residential
- R-1 Single Family Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-MH Manufactured Housing
- B-1 Residential Office
- B-2 Neighborhood Business
- B-3 Central Business District
- B-4 General Commercial
- B-5 Commercial Amusement
- B-6 Washington Street Commercial
- I-1 Light Industrial
- I-2 General Industrial
- MU Mixed Use
- PUD Planned Urban Dev

Future Land Use Map



Legend

 City Limits

 Parks

 Lakes

Future Land Use

 Low-Med Density Residential

 Med-High Density Residential

 Downtown Commercial

 Business Park

 General Commercial

 Development Preserve

 Industrial

 Public / Semi Public

 Park / Open Space

 Mixed Residential

Site Aerial



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Bruce and Sharon Isebrand, 815 SE 19th Street, Brainerd, MN 56401, have submitted a request on behalf of themselves for their property at 1015 Walnut Street and on behalf of the following property owners:

Annamarie Denti – 1014 Walnut Street
Michael and Lynn Jannetta – 1016 Walnut Street
Cyrus and Kathleen Poorwell – 1018 Walnut Street

To rezone their properties from an R-3 (High Density Residential) District that permits two-family dwellings (duplexes) and multi-family dwellings to an R-1 (Single-Family Residential) District that permits only single-family dwellings.

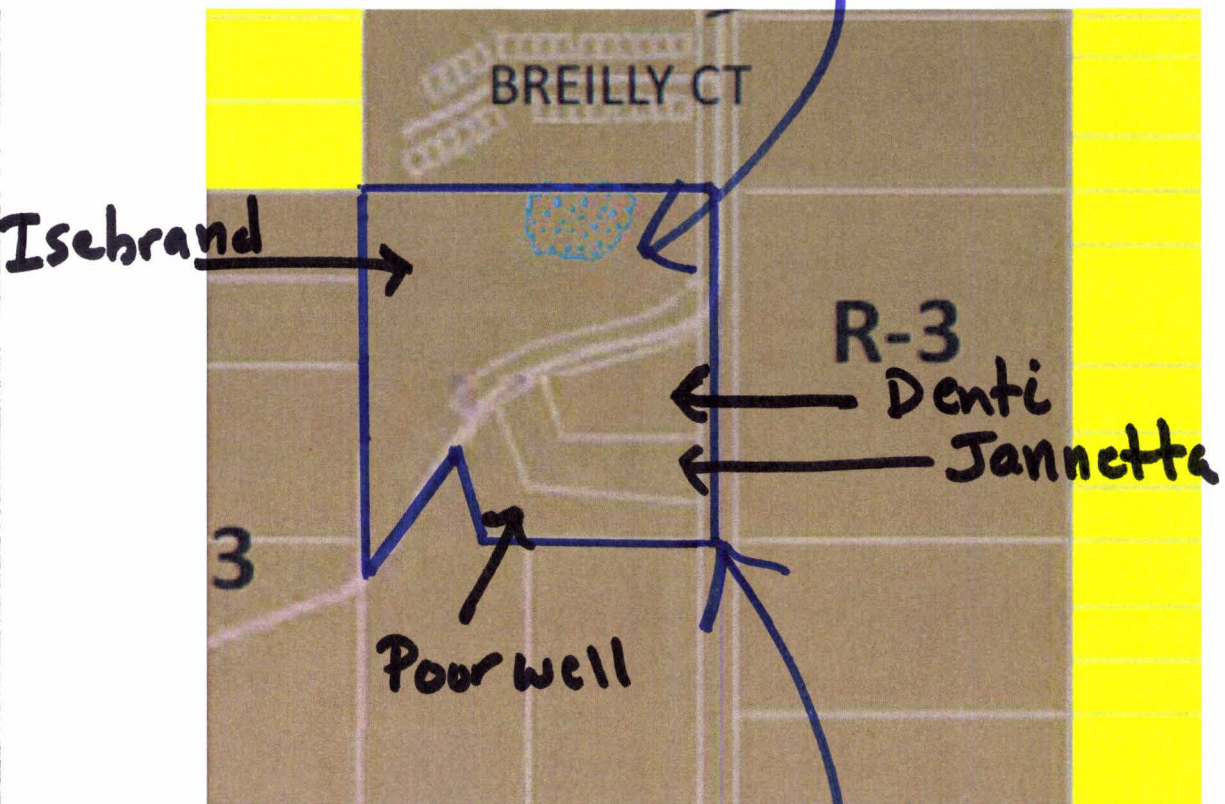
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, July 18, 2018 in the Brainerd City Hall Council Chambers, 501 Laurel Street to consider the request.

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

Dated this 5th day of July 2018.

Mark Ostgarden AICP
City Planner

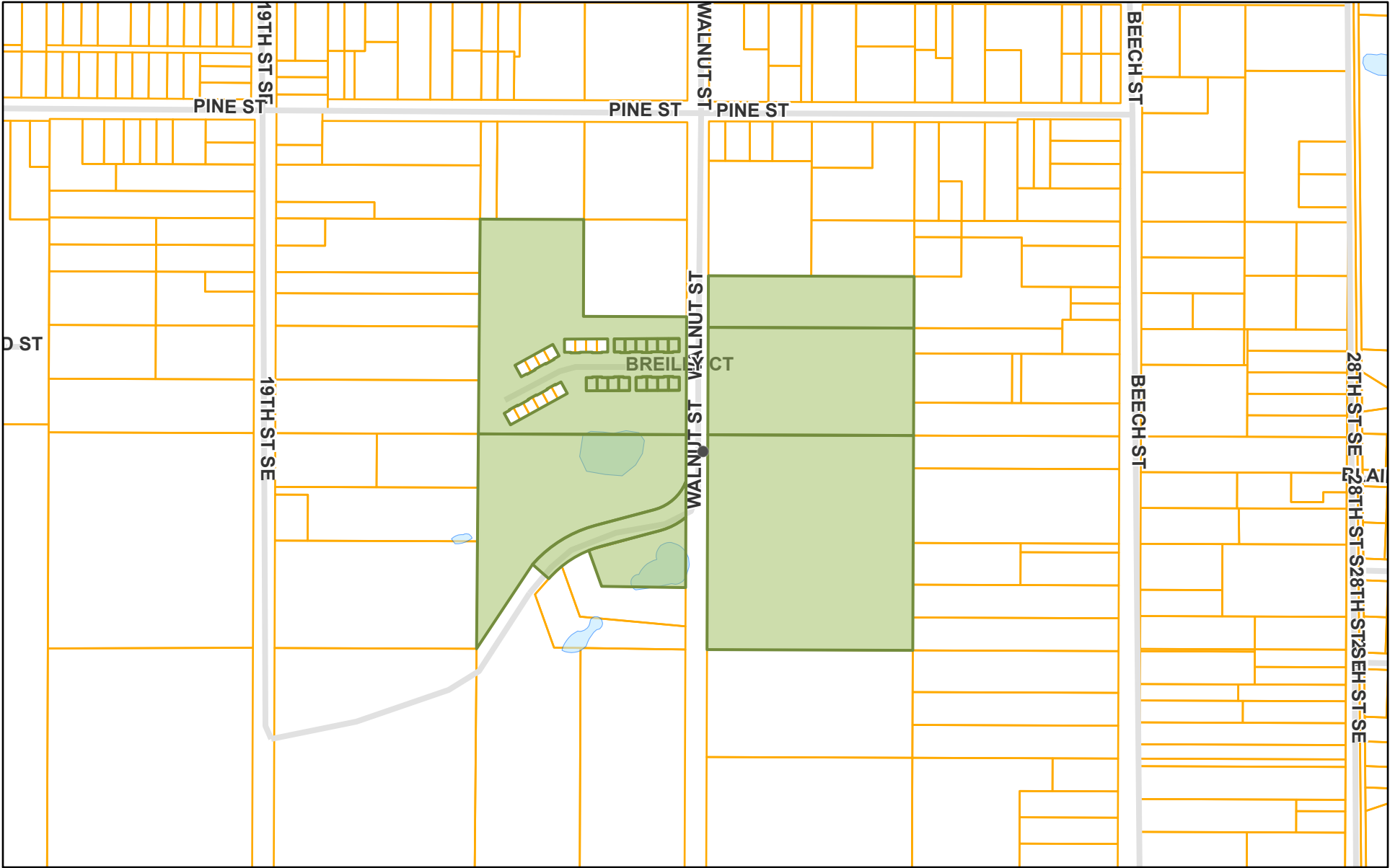
See reverses side for maps.



Region area to
R-1

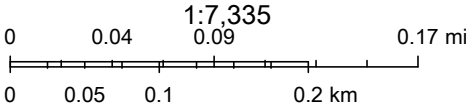
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96070000210009	113305 PW INVESTMENTS OF BRAINERD, LLC	8439 NOTTINGHAM RD	LAKESHORE, MN 56468
09144000025Z009	158270 ISEBRAND FAMILY REVOCABLE TRUST	815 19TH ST SE	BRAINERD MN 56401
92760010010009	133717 DENTI, ANNAMARIE	1014 WALNUT ST	BRAINERD, MN 56401
0927600090A0009	59908 PORWALL, CYRIL C & KATHLEEN L	1018 WALNUT ST	BRAINERD MN 56401

1015 Walnut St



7/5/2018 8:09:33 AM

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



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City Planning Department

City Hall - 501 Laurel Street

Brainerd, MN 56401

218-828-2309/Fax 218-828-2316

www.ci.brainerd.mn.us

Submit by
June 27th

Receipt # 2018-00026

Check # 15553

Date Paid: 6-22-18

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

CONDITIONAL USE PERMIT

REZONING

VARIANCE

☒ (\$250.00)
☒ (\$300.00)
☐ (\$250.00)

COMMERCIAL

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

PROPERTY ADDRESS: 1015 Walnut St

LEGAL DESCRIPTION: Lot(s): * ^{Track} Block: 28/BRD Addition: Holland 2 addition
(attach description if lengthy) (091440000252009)

Property Owner Name: Bruce + Sharon Isebrand

Street Address: 815 S.E. 19th ST. City: Brainerd State: MN Zip Code 56401

Phone Number: 218-829-1803 Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: Property now R-3 would like changed to R1 We are planning to build a single family home on our property.

Thank you,
Bruce + Sharon

Bruce K Isebrand

Property Owner Signature

6-22-18

Date

Bruce K Isebrand

(Please print name)

Bruce K Isebrand

Applicant Signature

6-22-18

Date

Bruce K Isebrand

(Please print name)

Michael Jannetta
Eds + Stran
City Council

(OVER)

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:

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.org

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

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