

PLANNING COMMISSION

Wednesday, July 18, 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, and Marohn; and Council Liaison Lambert. Noted absent were Commissioners Antolak and Wussow. Also present was City Planner Ostgarden, Administrative Specialist Bestul and Planning Intern Jared Boom.

#2 Approval of Agenda

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

#3 Approval of Minutes of the Regular Meeting held on June 20, 2018

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURSLIE, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON JUNE 20, 2018.

#4 New Business

A. Public Hearing – Rezoning Request to Rezone Property from an R-1 (Single-Family Residential) District to an R-2 (Medium Density Residential) District – 1110 Pine Street and all other property owners on Block 9, 2nd Addition

Mr. John Groenwold, 13713 Olivewood Drive, Baxter has applied on behalf of himself, for his property at 1110 Pine Street and all the other property owners shown below on Block 9, 2nd Addition to Brainerd. The request is to rezone the block from an R-1 (Single-Family Residential) District which permits only single-family dwellings to an R-2 (Medium Density Residential) District which permits single-family and two-family (duplexes) dwellings.

- 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
- Brainerd Housing & Redevelopment Authority (HRA), 1113 and 1115 Quince; 714 and 716 - 12th Street SE

City Planner Ostgarden had suggested to Mr. Groenwold that he obtain the permission from all the property owners to possibly rezone the entire block rather than try to rezone just his parcel. Mr. Groenwold did so and received letters of support from the property owners and they are also applicants on the request.

City Planner Ostgarden reviewed an overhead map that specifies which properties are single family dwellings and which ones are duplexes as follows:

1106 Pine Street -	Single Family	1110 Pine Street -	Single Family
1114 Pine Street -	Single Family	1120 Pine Street -	Duplex
1126 Pine Street -	Single Family	1103 Quince Street -	Single Family
1107 Quince Street -	Duplex	1109 Quince Street -	Duplex

1113 Quince Street - Duplex
714 12th Street SE - Duplex

1115 Quince Street - Duplex
716 12th Street SE - Duplex

City Planner Ostgarden stated the property is adjacent to an existing R-2 zoning classification. In 2011, the Planning Commission changed some of the R-2 zoning to R-1 on that block due to the predominate single family dwellings in the area and to encourage more home ownership.

City Planner Ostgarden reviewed the findings of fact and comprehensive plan goals and strategies.

Commissioner Gorham inquired if the efforts of 2011 in changing the zoning made an impact in home ownership. City Planner Ostgarden replied that currently, he did not have those results.

Commissioner Marohn questioned if the differences in the R-1 and R-2 districts permitted uses are basically single-family versus multi-family housing. City Planner Ostgarden stated the R-2 district allows single-family and four unit or less buildings.

Commissioner Burslie asked if there are density standards, which City Planner Ostgarden confirmed there are standards per lot size.

The Chair opened the public hearing at 6:15 p.m.

The Chair recognized Mr. John Groenwold, 13713 Olivewood Drive, Baxter who is the property owner of 1110 Pine Street, Brainerd. He stated this property is already set up as a duplex and can not be used as a single-family home in its current state. He said the previous owner sold it due to this reason and it would cost more money to convert it to a single-family home than to remodel it.

The Chair closed the public hearing at 6:17 p.m.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND GORHAM, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING REQUEST AT 1110 PINE STREET AND THE OTHER PARCELS LISTED ON BLOCK 9, 2ND ADDITION TO BRAINERD FROM AN R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT BASED ON THE FINDINGS OF FACT AND GOALS AND STRATEGIES SHOWN BELOW.

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 – 1124 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.

B. Public Hearing – Rezoning Request to Rezone Property from an R-3 (High Density Residential) District to an R-2 (Medium Density Residential) District – 1202 13th Street SE and 1210 13th Street SE

City Planner Ostgarden explained that all three of the requests on tonight's agenda are situations where the neighbors came together to propose a rezoning.

City Planner Ostgarden stated the applicant purchased the property with the intentions of remodeling the structure into a single-family home. It currently has a vacant windowless building that has been empty for many years. The property is located in an R-3 zoning district which prohibits a single-family dwelling. It was suggested the applicant seek the permission of the property owner to the north in rezoning both parcels.

City Planner Ostgarden indicated there are two apartment buildings at the corner of Willow Street and 13th Street SE and the structure at the northeast corner was constructed as a three unit building. It is currently

being used as a group home. The zoning map was displayed showing the area along 13th Street to the north, south and west are currently zoned R-2. By rezoning these two properties from R-3 to R-2, it would be constituent to the area.

City Planner Ostgarden reviewed the findings of fact and comprehensive plan goals and strategies.

Commissioners Marohn and Burslie suggested re-examining all the residential districts in the City to possibly make amendments.

The Chair opened the public hearing at 6:29 p.m.

The Chair recognized Mr. Chase Vreeland, 1507 S 6th Street, Brainerd who is the property owner of 1210 13th Street SE, Brainerd. He thanked the commission for the opportunity to present the information for consideration. He indicated the building was used as a furniture storage unit by the previous owner who owned a furniture store but has been vacant for several years. Mr. Vreeland wishes to remodel the building into a single-family home.

The Chair closed the public hearing at 6:31 p.m.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURSLIE, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING REQUEST OF 1202 13TH STREET SE AND 1210 13TH ST SE FROM AN R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT TO AN R-2 (MEDIUM DENSITY RESIDENTIAL) DISTRICT BASED ON THE FINDINGS OF FACT AND THE GOALS AND STRATEGIES SHOWN BELOW.

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

3. Encourage housing rehabilitation and redevelopment in appropriate areas.
4. Encourage development of low density and high-density family housing units in those areas designated on the adopted Land Use Plan.
5. 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.

C. Public Hearing – Rezoning Request to Rezone Property from an R-3 (High Density Residential) District to an R-1 (Single-Family Residential) District – 1015 Walnut Street and 1014, 1016 and 1018 Walnut Street properties

City Planner Ostgarden explained the applicant owns a parcel at the south end of Walnut Street on which they would like to construct a single-family home. The current zoning of R-3 does not allow single-family dwellings. A large portion of land in this area is wetland and undevelopable property. It was suggested that the applicant reach out to the other property owners to rezone the entire area rather than just his parcel. The property owners of 1014, 1016 and 1018 Walnut Street have signed the rezoning application and are in support of the change.

- Annamarie Denti, 1014 Walnut Street
- Michael and Lynn Jannetta, 1016 Walnut Street
- Cyris and Kathleen Poorwell, 1018 Walnut Street

City Planner Ostgarden reviewed the overhead maps, findings of fact and comprehensive goals and strategies. He stated the significant impact of this area is the large amount of wetland and it is very limited to future development. There currently is no city sewer or water service in this area.

Commissioner Marohn asked if the road is gravel or paved. City Planner Ostgarden indicated the private section is a gravel surface.

The Chair opened the public hearing at 6:44 p.m.

The Chair recognized Mr. Bruce Isebrand, 815 SE 19th Street, Brainerd who is the property owner of 1015 Walnut Street and would like to build a home on the parcel. Mr. Isebrand constructed the road which is a dead end private drive off Walnut Street and consists of gravel which the three current property owners maintain themselves. Mr. Isebrand will be the fourth property owner to assist in the road maintenance if the rezoning is approved. He thanked the commission for their consideration.

The Chair closed the public hearing at 6:46 p.m.

City Planner Ostgarden indicated it would be impossible for Walnut Street to continue through due to the wetlands.

MOTION AND SECONDED BY COMMISSIONERS BURSLIE AND LAMBERT, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING REQUEST OF 1015 WALNUT STREET AND THE PROPERTY AT 1014, 1016 AND 1018 WALNUT STREET FROM AN R-3 (HIGH DENSITY RESIDENTIAL)

DISTRICT TO AN R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT BASED ON THE FINDINGS OF FACT AND GOALS AND STRATEGIES SHOWN BELOW.

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.

#5 Public Forum

The Chair opened the public forum at 6:47 p.m.

No one came forward.

The Chair closed the public forum at 6:48 p.m.

#6 Old Business

A. Comprehensive Plan Update Report – Ms. Ashley Kaisershot, ASLA Sourcewell Planning & Zoning Specialist

The Chair welcomed Ms. Ashley Kaisershot, Planning & Zoning Specialist at Sourcewell previously NJPA. Ms. Kaisershot distributed handouts to the commission and discussed the progress of the Comprehensive Plan Update. The Steering Committee has met four times with the fifth scheduled for next week at The Shop. The dialog has been fantastic and there have been many good conversations. The committee was very interested in hearing from the youth in the community. At this point in time, they are at the community involvement and information gathering stage of the process with public outreach efforts taking place. There is a live community survey available online until September 16, 2018. It was discovered that Brainerd is a young community with the average age being 32 years. She stated it is very important to be proactive in reaching the younger residents.

Ms. Kaisershot stated there have been three larger groups heard from to date which are as follows:

- The Community Survey Panel – started in 2016 with approximately 300 people participating
- Four Ward Meetings - spring of 2018
- Focus Groups

Ms. Kaisershot reviewed some of the questions and responses from the community survey panel, the results from the ward meetings and details and findings from the focus groups. She asked the commission to participate in and share the online survey on the website www.imaginebrainerd.org. The survey is posted on the city website and on social media. The following steps will be taking place in the project:

- Survey will close on September 16, 2018
- Internal work to study, evaluate and identify the leading themes
- Open House to be held to meet with residents to share what we have heard
- Draft the Goals and Policies

Commission discussion took place and questions answered. Ms. Kaisershot will present another update to the commission this fall.

#7 Commissioners' Questions/Comments

Commissioner Marohn indicated it appears there are some ordinance amendments needed and suggests a public hearing regarding the residential zoning districts. The commissioners discussed combining districts with consistent requirements. City Planner Ostgarden will draft an amendment to review at the next planning meeting.

Commissioner Marohn stated he is working on a letter to send to the Kingwood Street residents regarding parking.

#8 City Planner's Report

City Planner Ostgarden indicated the City Council meeting held on Monday, July 16, 2018 had a large public turnout regarding the future of the historic water tower and the need for funding resources if it is to be restored.

#9 Adjourn

The Chair adjourned at 7:10 p.m.

Respectfully submitted,

City Planner