

BRAINERD PLANNING COMMISSION

Wednesday, January 16, 2019
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Welcome New Community Development Director - Mr. David Chanski
3. Election Of Chairperson And Vice Chairperson
 - Planning Commission Bylaws and Mission Statement Attached

Documents:

[PLANNING COMMISSION BY LAWS.PDF](#)
[PLANNING COMMISSION MISSION STATEMENT.PDF](#)

4. Approval/Amendment Of Agenda
5. Approval Of Minutes
 1. Regular Meeting Held November 20, 2018
 2. Presentation Meeting Held on December 19, 2018

Documents:

[2018-11-20 DRAFT.PDF](#)
[2018-12-19 DRAFT.PDF](#)

6. New Business

- 6.a. Public Hearing - Variance Request At 214 - 2nd Avenue NE

- William John Cory has applied for a variance to construct a 24' x 20' accessory building (garage) on his property.

Documents:

[VARIANCE REQUEST 214 2ND AVE NE.PDF](#)

7. 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
8. Old Business
9. Commissioners' Questions/Comments
10. Community Development Director's Report
11. Adjourn

Any individual needing special accommodations, or that desires more information about the above

items, please call 218-828-2309

Planning Commission Bylaws

Article I. Introduction

Section 1. Purpose

It is the intent of the City of Brainerd Planning Commission to conduct its business and perform its responsibilities and duties in an orderly, efficient, fair and lawful manner. These bylaws are established for that purpose.

Section 2. Application of Bylaws

Unless otherwise specifically indicated, these bylaws shall apply to the transaction and administration of all Planning Commission business and the conduct of all Planning Commission meetings and hearings.

Article II. Offices and Duties

Section 1. Offices Designated

The Commission, at its first regular meeting in January of each year, shall select a Chairperson and Vice Chairperson.

Section 2. Recording of Meetings

The Planning Department shall supply a qualified staff member to perform all general corresponding and recording secretarial duties for the Planning Commission.

Section 3. Duties of Offices

The duties and powers of the office of the Planning Commission shall be as follows:

A. Chairperson

- 1) Preside at all meetings of the Commission
- 2) Call special meetings of the Commission in accordance with the City Ordinance
- 3) Sign documents of the Commission
- 4) See that all actions of the Commission are properly taken
- 5) Cancel or postpone any regularly scheduled meetings
- 6) Order end to disorderly conduct and direct law enforcement to remove disorderly persons from Planning Commission meetings

B. Vice Chairperson

In the event of the absence, disability or disqualification of the Chairperson, the Vice Chairperson shall exercise or perform all the duties and be subject to all the responsibility of the Chairperson.

C. Secretary

A city staff member will be assigned to perform the functions of Secretary. The Secretary shall keep record of the proceedings of every meeting of the Planning Commission.

Section 4. Preparation of the Comprehensive Plan

The Commission shall prepare, adopt and revise from time to time a Comprehensive Plan for the physical development of the City, including proposed public buildings, street arrangements and improvements, public utility services, parks, playgrounds, and other similar developments, the use of property, the density of population, and other matters relating to the physical development of the City. Such plan may be prepared in sections, each of which shall relate to, a major subject of the plan.

Section 5. Means of Executing the Comprehensive Plan

Upon the adoption of the Comprehensive Plan or any section thereof, the Commission shall recommend to the City Council reasonable and practicable means for putting into effect such plan or section thereof in order that the same will serve as a pattern and guide for the orderly physical development of the City and as a basis for the efficient expenditures of the funds thereof relating to the subjects of the plan. Such means shall consist of a zoning plan, the control of subdivision plats, a plan of future streets, coordination of the normal public improvements of the City, a long term program of capital expenditures and such other matters as will accomplish the purpose of the plan.

Article III. Members

Section 1. Number

The Planning Commission shall consist of seven (7) voting members, one of which is a City Council member.

Section 2. Members Appointed.

Voting member shall be appointed by the City Council for three years. Terms shall run from January 1 through December 31. Terms shall be staggered so that there will be continuity of the Commission.

Section 3. Removal

City Council has the power to remove a Commissioner by a 5/7 vote.

Section 4. Voting

A member must be present to vote.

Section 5. Vacancies.

Vacancies shall be filled by appointment of the City Council for the unexpired portion of the term.

Article IV. Meetings and Hearings

Section 1. Notice

Notices of all meetings and hearings of the Planning Commission shall be made in accordance with all statutory and ordinance notification requirements.

Section 2. Meetings

All meetings of the Planning Commission shall be open to the public.

Section 3. Workshops

Workshops and other meetings whose sole purpose is for general information and/or educational purposes will be open to the public. Public testimony may or may not be allowed.

Section 4. Meeting Records

All tapes, minutes, evidence, exhibits, correspondence, maps, plats, etc. shall be made a part of the record, become the property of the City Brainerd, and be maintained as a permanent record.

Section 5. Meetings

A. Date and Time

The Planning Commission shall meet regularly on the third Wednesday of each month at 6:00 pm, or as soon as practical.

B. Location

The Commission shall meet in regular session in the City Hall Council Chambers.

C. Order of Business

- 1) Call to Order
- 2) Approval/Amendment of Agenda
- 3) Approval of Minutes
- 4) New Business
- 5) Public Forum
- 6) Old Business
- 7) Commissioners' Questions/Comments
- 8) City Planner Report
- 9) Adjourn

D. Special meetings

The Chair person, Vice Chairperson, City Council, or Mayor may call for a special meeting at any time. Notice of the time and place shall conform to the Open Meeting Law.

E. Additional Agenda Items

After an agenda has been published, at the discretion of the Chair and approval by the Commission items may be added up to the time of the published meeting.

Section 6. Parliamentary Procedure

All Commission meetings shall be governed by Sturgis Standard Code of Parliamentary Procedure in all cases to which they are applicable and not in conflict with these bylaws, City Code, or other rules this Commission may adopt.

Section 7. Agenda

- A. The agenda shall be prepared by the City Planner with the input of the Chair as requested for the Planning Commission meeting and shall close 7 days prior to the meeting.
- B. Any Planning Commission member can place an item on the agenda. No item shall be placed on the agenda unless the item is expressed in such a way as to clearly show the subject matter involved.

- C. The agenda may be amended during a Planning Commission meeting by a majority vote of the Commission.
- D. The agenda shall generally organize matters to be addressed at the meeting so as to best promote opportunities for effective public input and the timely and efficient performance of Planning Commission responsibilities. Items of business likely to attract the attendance of many persons should generally be placed early on the agenda.
- E. Planning staff shall prepare a written report detailing the request and the ordinance provisions that apply to the matter.

Section 8. Procedure for Public Hearings

Planning staff or consultants, if any, shall summarize for the public the relevant issues of the application contained in the written staff report. The Commission members may direct question to staff regarding the application.

- A. The Chairperson shall call the public hearing to order and declare the time, and prior to taking testimony, shall explain:
 - 1) The order of testimony
 - 2) The purpose and requirements of the public hearing under Minnesota Law
 - 3) That each speaker shall provide their name and address and that public comments should be limited to matters pertinent to the application under review and avoid duplicative testimony. The Chairperson may place reasonable time limits on public comments, depending on the number of persons waiting to testify on the matter.
- B. The applicant and/or representative shall be given an opportunity to present evidence in support of the request and rebut any issues or conditions identified in the staff report
- C. Members of the public, if any, may testify, either in person or through their agent. Written testimony submitted may be read and will be added to the public record.
- D. The applicant shall have an opportunity to answer questions from the Commission.
- F. The Commission may direct questions to the applicant, planning staff, or public to clarify issues but no further testimony may be received from the public.
- G. When all public comment has been received the Commission shall close the public hearing by motion and majority vote of the Commission. The Commission may deliberate and decide the matter. Should the Commission identify relevant facts that remain unknown or disputed the Commission may postpone closing the hearing by motion and majority vote until the Planning Commission's next meeting and refer the issue to planning staff for further fact finding.

Section 9. Protocol for Public Hearings

- A. Everyone who wishes to give testimony shall be given a reasonable opportunity to speak.
- B. All statements or questions should be directed to the chairperson.
- C. All statements should be as factual as possible and should not involve personalities.
- D. Speakers should refrain from repeating what has already been stated.
- E. Each speaker shall provide his or her name and address to the recorder.
- F. The Planning Commission reserves the right to question any speaker.
- G. Written testimony may be received.
- H. No additional testimony may be offered after the close of the public hearing.

Section 10. Communication with Public and Applicant

- A. General. Prior to the public hearing or Commission deliberation, no Commission member shall lobby the merits of a pending case with staff, applicant, Commission member, or the general public.
- B. Disclosures. If a commissioner has discussed the pending case, the commissioner shall disclose the facts relating to such discussion during the public hearing.
- C. Exception. Nothing in this section shall preclude the general information communication by Commission members relating to the general conduct of a meeting or hearing, nor shall anything in this section forbid staff or commissioners from discussing with commissioners an upcoming meeting, so long as the facts or merits of the meeting are not discussed.

Section 11. Quorum

A majority of the Commission members entitled to vote shall constitute a quorum for the transaction of business.

Section 12. Conflict of Interest

Any member of the Planning Commission who shall feel that he or she may appear to have or in fact has, a conflict of interest on any matter that is on the Planning Commission agenda shall voluntarily excuse himself or herself, vacate his or her seat, and refrain from discussing and voting on said matter as a Planning Commissioner.

A conflict of interest is any direct contractual, pecuniary, or other beneficial interest in the outcome of a matter before the Planning Commissioner.

Section 13. Orientation of new Planning Commissioners

To assist new Planning Commission members in learning their responsibilities, and to develop their understanding of the planning process as quickly as possible, they will be required to:

- A. Attend an orientation session with the City Planner, Planning Commission Chair, and City Council member.
- B. Read the Comprehensive Plan and Zoning Ordinance.

Article V. Education, Conference and Convention Policy

The City Council and Planning Commission of the City of Brainerd recognize and accept the concept that the acquisition and maintenance of a body of knowledge and skills are necessary and desirable to perform the job of the Planning Commissioner. Further, both groups encourage and highly recommend periodic attendance at various educational opportunities conferences and conventions.

The following is the policy of the City of Brainerd Planning Commission on educational meetings, conferences, and conventions:

- A. Attendance at educational meetings, conferences, and conventions is subject of availability of funds.
- B. Attendance at educational meetings, conferences, and conventions is voluntary. Planning Commission members are encouraged to attend educational meetings, conferences, and conventions.
- C. Involvement in relevant professional organizations such as APA-MN, office holding, or committee work is considered educational.
- D. Planning Commission members are encouraged to participate in the budget process and to request allocations for educational purposes.

The City of Brainerd Planning Commission Mission Statement

Recognizing that community planning is a continuing and dynamic process, always subject to societal changes the City of Brainerd Planning Commission has set forth the following mission statement to clarify its role in the planning process.

1. The Commission is charged with reviewing, evaluation and updating the City Comprehensive Plan with the objective to maintain and/or implement the community values defined as quality of life in both a living and working environment. The Commission must then communicate these updates to the City Council.
2. To accomplish the annual review of the Comprehensive Plan, the Commission encourages constructive citizen and staff participation in the public planning process through public hearings and at regular and special meetings, through newsletters, and through neighborhood, area, or district planning meetings.
3. The Commission shall complete studies and recommend long term development plans and policies which are consistent with the Comprehensive Plan and the values of the community which are life enriching, economically beneficial, and environmentally sound.
4. The Commission shall utilize implementation tools such as zoning and land use permits, subdivision approvals, official mapping, capital improvements programming, and housing plans.
5. The Commission shall encourage efficient utilization of existing infrastructure and buildings and innovative and effective management of public and private land.
6. The Commission shall create, with the assistance of the staff, a land use, economic, and demographic information base for use by citizens and developers.
7. Noting that the City of Brainerd is part of a larger community the Commission will encourage joint meetings and sharing of information with commissions and committees within the City and with adjacent Planning Commissions.

PLANNING COMMISSION
Tuesday, November 20, 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, Headley, Gorham, and Marohn; and Council Liaison Lambert. City Planner Ostgarden and Commissioner Wussow were noted as absent. Also present was Administrative Specialist Bestul.

#2 Approval of Agenda

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

#3 Approval of Minutes of the Regular Meeting held on October 17, 2018

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 17, 2018.

#4 New Business

A. Review of the ISD181 School Board/City Council Meeting Held on Tuesday, November 13, 2018

Commissioner Marohn attended the joint meeting as a spectator in the audience. He agreed that the discussion went very well between the Council and the school board. He does not agree with the concept that parking lots increase safety.

Commissioner Lambert stated after she heard the testimony from the joint meeting and the City Council meeting last night made her value both sides. The dialog that took place was very good and is confident that an agreement can be reached without taking the moratorium approach. The suggestion was to separate the high school project from the elementary schools, as the safety needs are different.

Commission Chair Headley asked Commissioner Marohn if parking lots are not the answer, then what is the answer?

Commissioner Marohn stated some of the talking points to the question from Headley about what the solution could be as shown below:

- Right-size the streets and intersections around the neighborhood to slow vehicle traffic
- Identify areas for buses to load/unload and eliminate turning movements
- Identify parent pick up and drop off with design approaches to slow speeds

- Reduce the number of vehicles accessing the site during school hours i.e. Encourage carpooling, walking
- Implement Safe Routes to Schools and encourage walking

City Administrator Torstenson indicated many of Commissioner Marohn's points are facts as she has had her children walk to school for several years in other cities she has resided. She explained some of the positions in other states she has held and these are facts regarding traffic studies.

Commissioner Marohn is encouraged that the conversation continue with the Council and school district as communication is a great thing.

Commission discussion took place.

Commissioner Burslie indicated if he and Commissioner Marohn are to draft new language regarding the parking lot design standards for the next meeting, which was approved.

Commissioner Lambert suggested to start the December meeting at 5:30 p.m. due to the speaker coming in.

#5 Public Forum

The Chair opened the public forum at 6:33 p.m.

The Chair recognized Ms. Laine Larson and Ms. Ruth Nelson, ISD 181 Chair and Superintendent who both attended the joint meeting on November 13th with the City Council. They stated it was great to have the dialog between the city and the school district. The district also wants to slow down traffic. Ms. Nelson stressed that the schools are also expanding so the acquisition of homes are not just for the construction of parking lots – it will be for expansion of the building as well. The project will entail several traffic calming efforts, and separate pick up and drop off sites.

Ms. Laine Larson clarified that about a year ago the district changed the policy of no bussing within a mile from the school to 3/10th of a mile to the school. The district is planning to go back to the drawing board to compromise with the city regarding the parking. The school board is proud of the schools and proud of the work that was done and it's not just about parking lots. It is about other safety methods such as more sidewalks, slower traffic and narrower streets.

The Chair closed the public forum at 6:41 p.m.

#6 Commissioners' Questions/Comments

Commissioner Marohn asked City Administrator Torstenson about the background of the community development director that has been hired to start December 31st, 2018. Commissioner Marohn inquired if there will be urban planning training in the budget for the new position.

City Administrator Torstenson stated she has faith in the new hire and will make sure he has the skill set that is needed to perform the position.

PLANNING COMMISSION
Wednesday, December 19, 2018

#1 Call to Order

Planning Commission Chair Headley opened the meeting of the Brainerd Planning Commission at 5:30 p.m. in the City Hall Council Chambers. The entire meeting will be dedicated to the presentation shown below.

#2 Presentation

Mr. Joe Minicozzi of Urban 3, Asheville, NC – “Value of Downtown”

Mr. Minicozzi is one of the country's top experts on municipal finance and land use patterns. The presentation examines how land use patterns, urban design and economics are used to evaluate a city's financial condition.

Here's a link to a short video about the subject of the presentation:

<https://www.youtube.com/watch?v=HVD01WUm0oA>

#3 Adjourn

The Chair adjourned at 7:34 p.m.

Respectfully submitted,

City Planner _____ Mark Ostgarden AICP

Members of the Planning Commission,

On Wednesday, January 2, 2019, a Notice of Hearing was drafted, informing the public of a request by Mr. William Cory to construction a 24' x 20' accessory building (garage) on his property at 214 2nd Avenue NE, Brainerd, MN 56401. This notice contained a few errors that this letter will now correct.

First, Mr. Cory is seeking the following variances from SECTION 515-17 GENERAL BUILDING, USE AND DESIGN PROVISIONS

3. A. Building Design Standards

2. a. *Single Family Standards. An attached or detached garage is limited in size to sixteen (16) ft by twenty (20) ft.* The proposed size of the garage and storage building is 20'x24'.

8. B. Residential Accessory Buildings, Structures and Uses

3. a. *Accessory Building Floor Area, Height and Number. The combination of accessory buildings and garages (attached and detached) per lot shall not exceed the following standards:*

<u>Zoning District</u>	<u>Maximum Allowable Floor Area</u>
R-2	10% of lot area

The lot is 3,500 sq. ft., limiting accessory building area to 350 sq. ft. The proposed garage and storage building totals approximately 480 sq. ft., which is approximately 13.7% of the lot area.

3. c. *Height. Detached accessory buildings shall not exceed the height of the principle building or fifteen (15) feet, whichever less.* The roof height of the 14.5' dwelling at the midpoint is approximately 12.2' and the roof height of the 20' garage at the midpoint is approximately 13.5'.

4. b. *Setbacks. Side and rear setbacks shall be as provided for in the respective Zoning District.* Accessory Building and Structure side yard set backs are three feet and a 20" side yard setback along the north property line is proposed.

Second, the correct legal description of the property is:

N. ½ OF LOT 10 BLOCK 6

P.I.N. No. 09122006010A009

Section 19 Township 45 Range 30

If you have any questions regarding these clarifications, please contact me at 218-454-3409 or dchanski@ci.brainerd.mn.us.

David C. Chanski
Community Development Director

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that William John Cory, PO Box 123 Crosslake, MN 56442, has submitted a plan to construct a 24' x 20' accessory building (garage) with an 11/12 roof pitch on his 140' x 25' lot located on his property at 214 2nd Avenue NE, Brainerd, MN 56401. The property is in an R-2 (Medium Density Residential) District.

Variances from the following Zoning Ordinance sections are requested: *SECTION 515-17 GENERAL BUILDING, USE AND DESIGN PROVISIONS*

B. 3. Residential Accessory Buildings, Structures and Uses.

a. Accessory Building Floor Area, Height and Number. The combination of accessory buildings and garages (attached and detached) per lot shall not exceed the following standards:

Area

Zoning District

R-2

Maximum Allowable Floor Area

10% of lot area

The lot is 3,500 sq. ft. limiting accessory building area to 350 sq. ft. The garage and existing storage building total approximately 430 sq. ft.

c. Height. Detached accessory buildings shall not exceed the height of the principal building or fifteen (15) feet, whichever is less.

The roof height of the 14.5' dwelling at the midpoint is approximately 12.2' and the roof height of the 20' garage at the midpoint is approximately 13.5'.

4. Setbacks. Detached accessory buildings shall comply with the following setbacks:

b. Side and rear setbacks. shall be as provided for in the respective Zoning District.

Accessory Building and Structure side yard setbacks are three feet and a one-foot side yard setback along the north property line is proposed.

The property is legally described as follows:

Lot 6 East Brainerd Addition

P.I.N. No. 09122006010B009

Section 19 Township 45 Range 30

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, January 16, 2019 to consider the request for the Variance.

An application is on file for review at the City Planning Department, 501 Laurel Street.

Any individual needing special accommodations, please call (218) 828-2309.

Dated this 2nd day of January, 2019

David Chanski

Community Development Director

Publication date: January 4, 2019

**City Planning Department**

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

RECEIVED**DEC 03 2018****CITY OF BRAINERD
ADMINISTRATION**

Receipt #	2018-90053
Check #	3434
Date Paid:	12/3/18

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)
REZONING	☐ (\$300.00)	☐ (\$500.00)
VARIANCE	☒ (\$250.00)	☐ (\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 214 2ND AVE NE

LEGAL DESCRIPTION: Lot(s): ^{N 1/2 LOT 10} Block: 6 Addition: EAST BRAINERD
(attach description if lengthy)

Property Owner Name: WILLIAM JOHN CORY

Street Address: PO BOX 123 City: CROSSLAKE State: MN Zip Code 56442

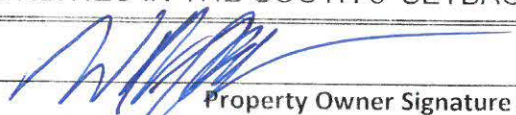
Phone Number: 218-232-5697 Fax: E-mail: JMCORY24@YAHOO.COM

Applicant Name: (If different than Property Owner)

Street Address: City: State: Zip Code:

Phone Number: Fax: E-mail:

Description of Request: I WANT TO BUILD A 20'X24' 2 CAR GARAGE ON MY 25' WIDE LOT WITH AN 11/12 PITCH ROOF FOR SOLAR 20" FROM THE NORTH PROPERTY LINE. EXISTING HOUSE IS LOCATED 18" FROM NORTH PROPERTY LINE. THE VARIANCE WOULD BE BOTH SIZE AND LOCATION. PER ORDINANCES, CAN ONLY BUILD 16'X20' BECAUSE OF HOUSE SIZE. NEED THE SETBACK VARIANCE DUE TO GARAGE SIZE AND WANT IT TO THE NORTH DUE TO BURIED UTILITIES IN THE SOUTH 3' SETBACK. NOTHING IS BURIED IN THE NORTH SETBACK.


Property Owner Signature

WILLIAM JOHN CORY

(Please print name)

12/3/18
Date

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: Chris Pence; 1601 Minnesota Dr; Brainerd, MN 56401; 218-828-2383; chris.pence@state.mn.us

CITY OF BAXTER

Attn: Josh Doty; Community Development Director, 13190 Memorywood Dr; Baxter, MN 56425; 218-454-5100

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

322 Laurel St Ste 14.; Brainerd, MN 56401; 218-824-1124/FAX 824-1126

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

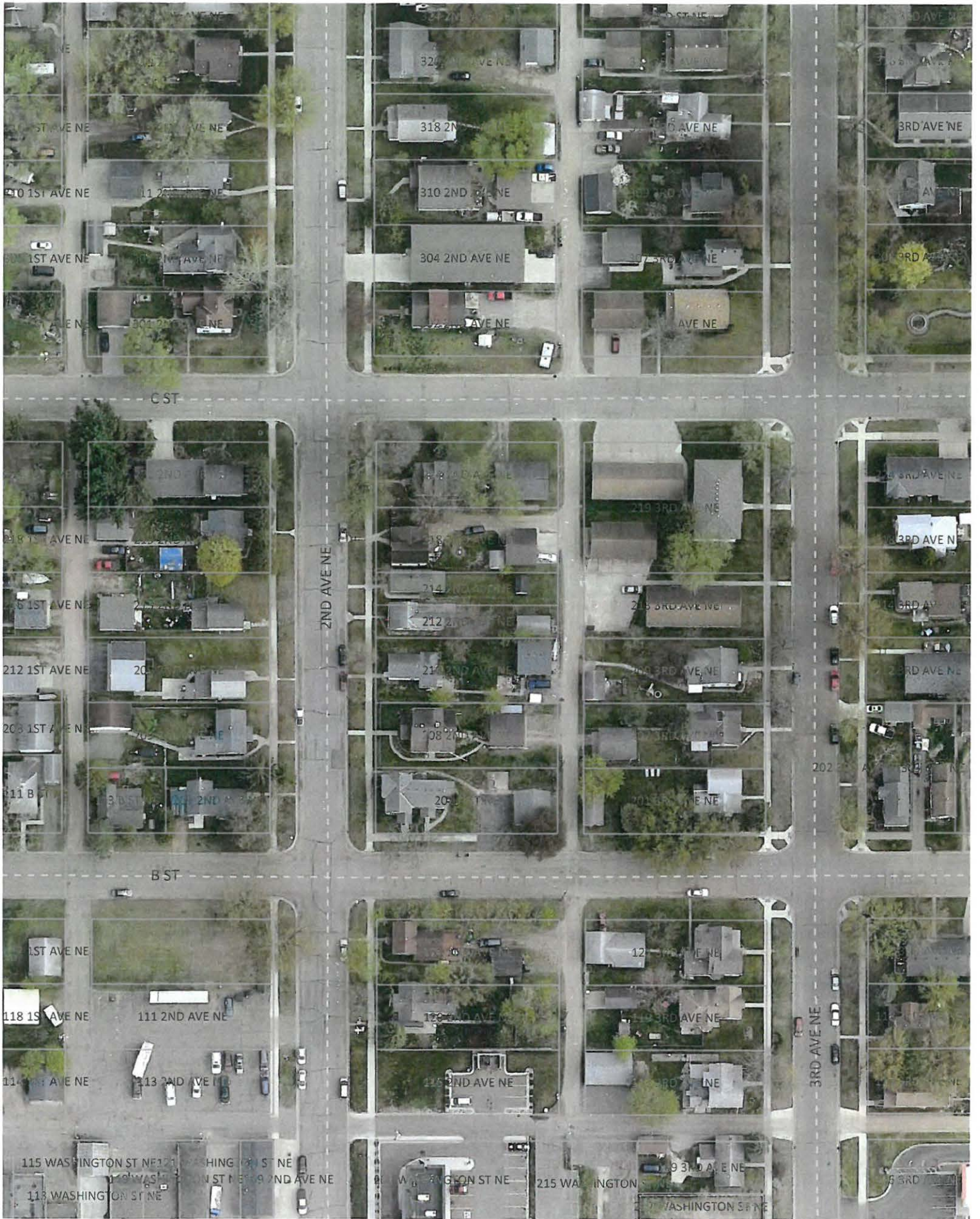
Attn: Wade Miller; 1601 Minnesota Dr.; Brainerd, MN 56401; 218-828-2605/FAX 828-6043;
wade.miller@state.mn.us

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





N ↑
Scale: 1"=20'

Street

Sidewalk

House 4' N of line
& 14' E of sidewalk

Shed
1' N
of line

Garage 5' N of line
& 16.5' W of alley

House
40.75' x 14.5'
18" S of line & 13.5' E sidewalk

Shed
8'x12'

Shed 5.5' S
of Line &
22' W of
alley

Stoop
9' x5'

22'

Water

Gas – 2.5'-3.5' N of South Line

Sewer – 212 Demolition cap 1'-2' N of South Line, Old books list 160' S of C street center (2' S of South Line)

Alley

Existing 214 2nd Ave NE – 140'x25'

N ↑
Scale: 1"=20'

Street

Sidewalk

House 4' N of line
& 14' E of sidewalk

Shed
1' N
of line

Garage 5' N of line
& 16.5' W of alley

House
40.75' x 14.5'
18" S of line & 13.5' E sidewalk

Garage
24' x 20'
20" S of line &
16.5' W of alley

Stoop
9' x5'

22'

Water

Gas – 2.5'-3.5' N of South Line

Sewer – 212 Demolition cap 1'-2' N of South Line, Old books list 160' S of C street center (2' S of South Line)

Alley

Proposed 214 2nd Ave NE – 140'x25'

- Standard 8 foot wall height

		Slope of Roof									
		Ridge of roof	Mid Point of roof , if slope is greater than 20° (20° = 4.37 slope)								
			4/12	5/12	6/12	7/12	8/12	9/12	10/12	11/12	
Width	12'	10.80'	10.07'	10.33'	10.59'	10.86'	11.12'	11.39'	11.65'	11.92'	12'
	14'	11.13'	10.28'	10.58'	10.88'	11.19'	11.50'	11.80'	12.11'	12.42'	14'
	16'	11.46'	10.49'	10.83'	11.18'	11.52'	11.87'	12.22'	12.57'	12.92'	16'
	18'	11.80'	10.70'	11.08'	11.47'	11.86'	12.25'	12.64'	13.03'	13.42'	18'
	20'	12.13'	10.90'	11.33'	11.76'	12.19'	12.62'	13.05'	13.49'	13.92'	20'
	22'	12.46'	11.11'	11.58'	12.05'	12.52'	13.00'	13.47'	13.94'	14.42'	22'
	24'	12.80'	11.32'	11.83'	12.34'	12.86'	13.37'	13.89'	14.40'	14.92'	24'
	26'	13.13'	11.53'	12.08'	12.63'	13.19'	13.75'	14.30'	14.86'	15.42'	26'
	28'	13.46'	11.74'	12.33'	12.93'	13.52'	14.12'	14.72'	15.32'	15.92'	28'
	30'	13.80'	11.95'	12.58'	13.22'	13.86'	14.50'	15.14'	15.78'	16.42'	30'
							over allowable height				

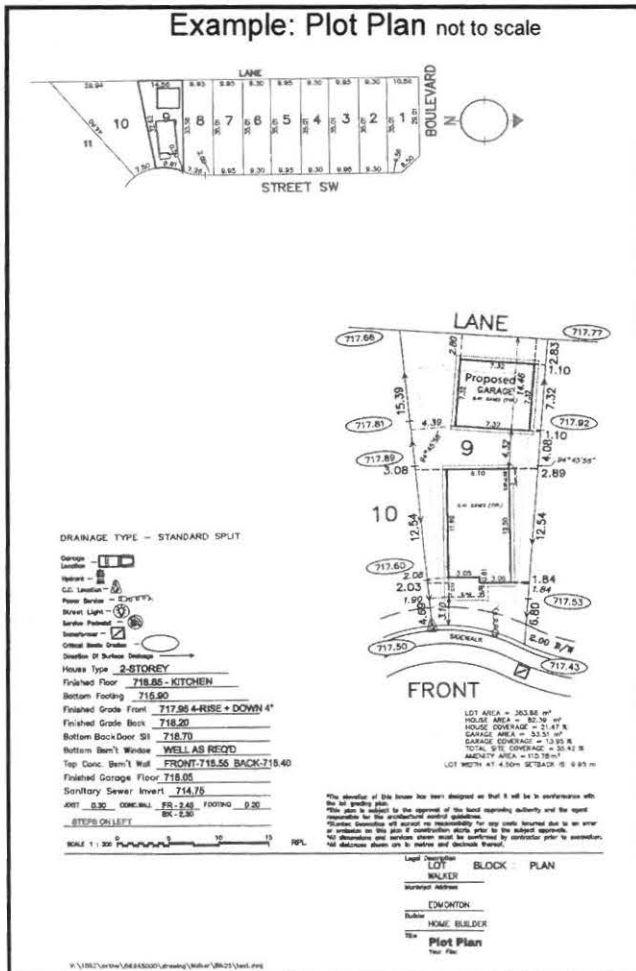
Note:

- If the wall is higher than 8', add the difference to the building height provided on the chart above.
- If the truss top chord does not sit on the top wall plate, at the exterior wall face (as in Example 3), the distance from the top of the wall plate to the underside of the truss top chord is to be added to the building height on the chart above, and a Building Section is required.

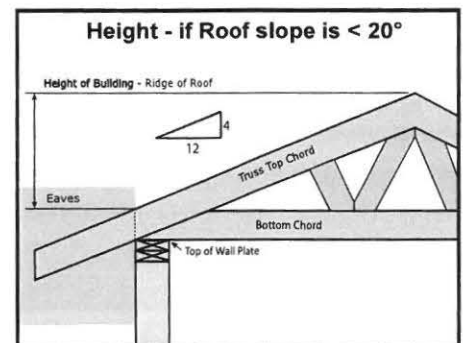
Height:

The allowable height is less than or equal to 4.3m (14'1"), calculated between grade (6" below the top of slab) and either midpoint of roof or ridge of roof, depending on the slope of the roof. (see Examples to the right)

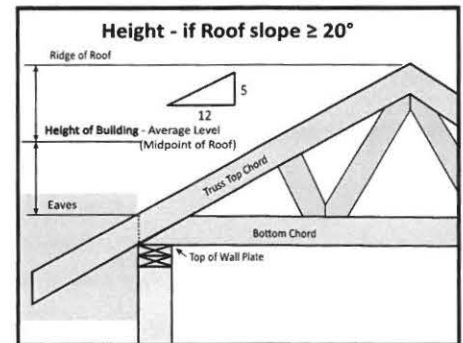
Example: Plot Plan not to scale



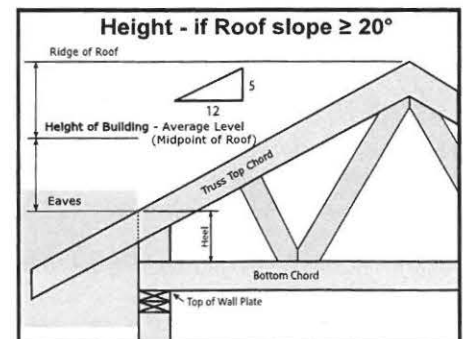
Example 1



Example 2



Example 3



Why do I need to disclose information about abandoned wells on my parcel?

New Requirements

Effective November 1, 2012 the Subdivision and Development Regulation (Alberta Regulation 160/2012) has changed. The changes relate to the Subdivision and Development requirements around abandoned well sites. The new provisions require some changes to our business practices. In addition to our current application submission requirements, all new Development Permit and Subdivision Applications must include the following:

Development Permit Application

An application for a development permit for **a new building that will be larger than 47 square meters, or an addition to or an alteration of an existing building that will result in the building being larger than 47 square meters**, must include:

- information provided by the Energy Resources Conservation Board (ERCB) identifying the location or confirming the absence of any abandoned wells within the parcel on which the building is to be constructed, or, in the case of an addition, presently exists.
- This information can be obtained by either contacting the Energy Resources Customer Care Centre at 1-855-297-8311 (toll free) or using the GeoDiscover Alberta Map at: www.geodiscoveralberta.ca to confirm whether an abandoned well is located on your property.
 - If you **do not have an abandoned well site on your property**, you must fill out the *"Abandoned Wells Confirmation Form – Proposed Development"* and provide a copy of the map that was used to confirm the absence of abandoned wells on your property. This information must be included with your development application.
 - If you **do have an abandoned well on your property**, you must first meet the requirements as set out in ERCB's Directive 079 before you can apply for a permit. Once ERCB's Directive 079 requirements have been met, you must fill out the *"Abandoned Wells Confirmation Form – Proposed Development"* and include a copy of the map used to confirm well location(s) with your development application.

The information is not required if it was submitted to the same development authority within the last year.

The following links provide further information on the added provisions.

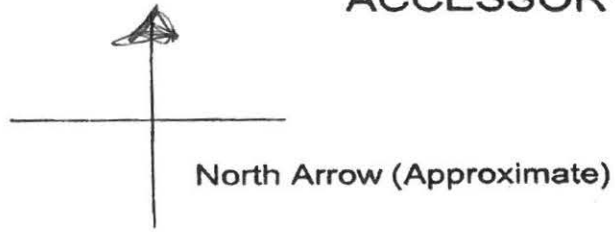
Information Bulletin, Alberta Municipal Affairs -

http://www.municipalaffairs.alberta.ca/documents/msb/Information_Bulletin_05_12.pdf

ERCB Directive-

<http://www.ercb.ca/directives/Directive079.pdf>

ACCESSORY BUILDING PLAN VIEW



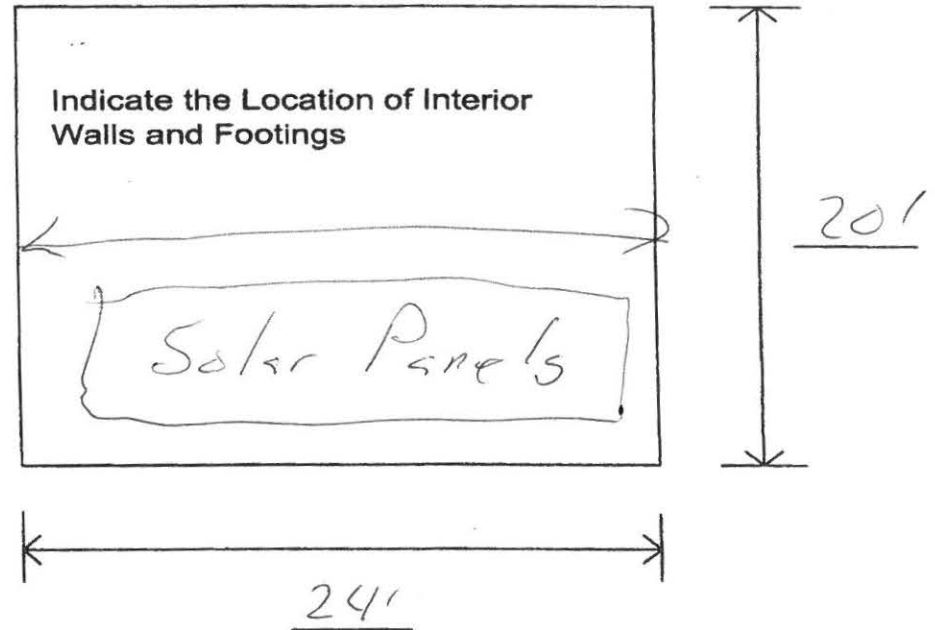
Building Width and Length

Indicate Direction of Roof Ridge with an Arrow

Provide Door Locations – Include Distances from Corner of Structure

Indicate Door and Window Sizes

Indicate Header Sizes



12/14/18

0912 2006010309

ACCESSORY BUILDING CROSS SECTION

Circle Selections

Roofing Material: Asphalt Specify Other _____

APA Roof Sheeting: OSB or Plywood / 7/16" or 1/2"

Roofing Framing: Trusses Hand Frame

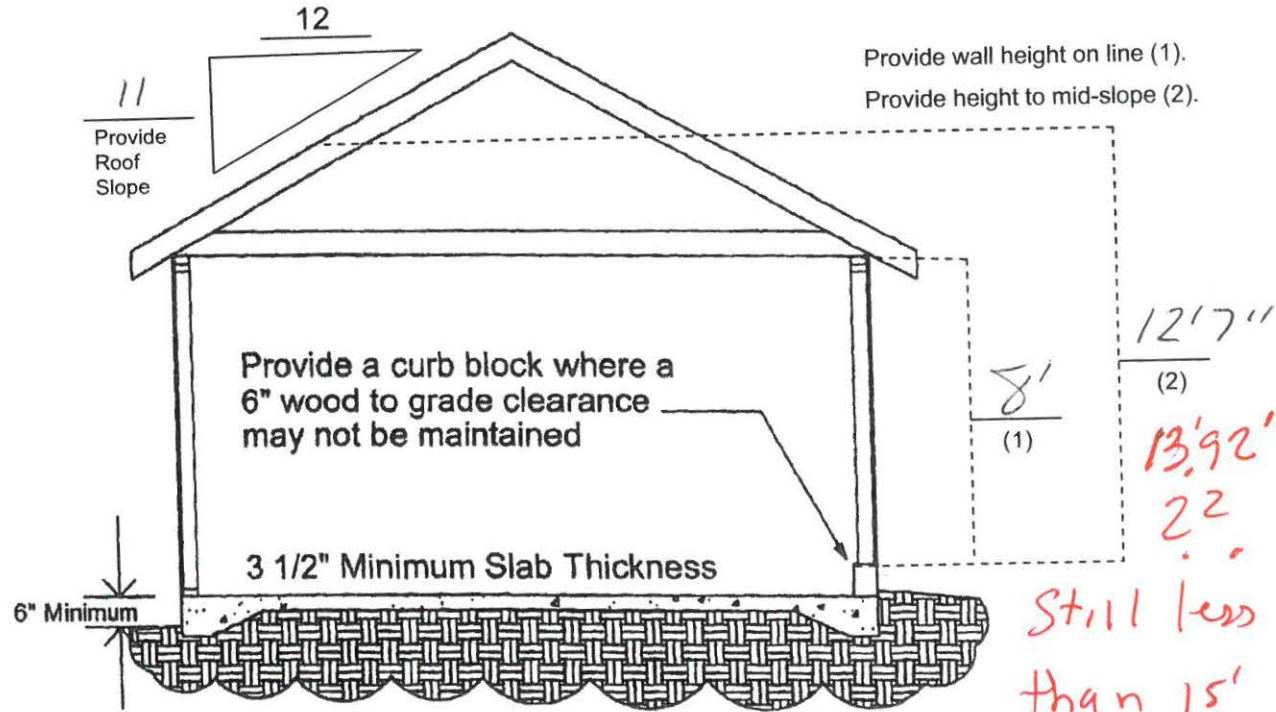
Roof Frame Spacing: 16" O.C. 24" O.C. (comment line below)

Siding Type: _____

Wall Sheathing: OSB or Plywood / 7/16" or 1/2"

Wall Framing Members and Spacing: 2 x 4 or 2 x 6
16" O.C. or 24" O.C.

Anchor Bolts – 1/2 Dia. / 6' O.C. / 7" into Concrete

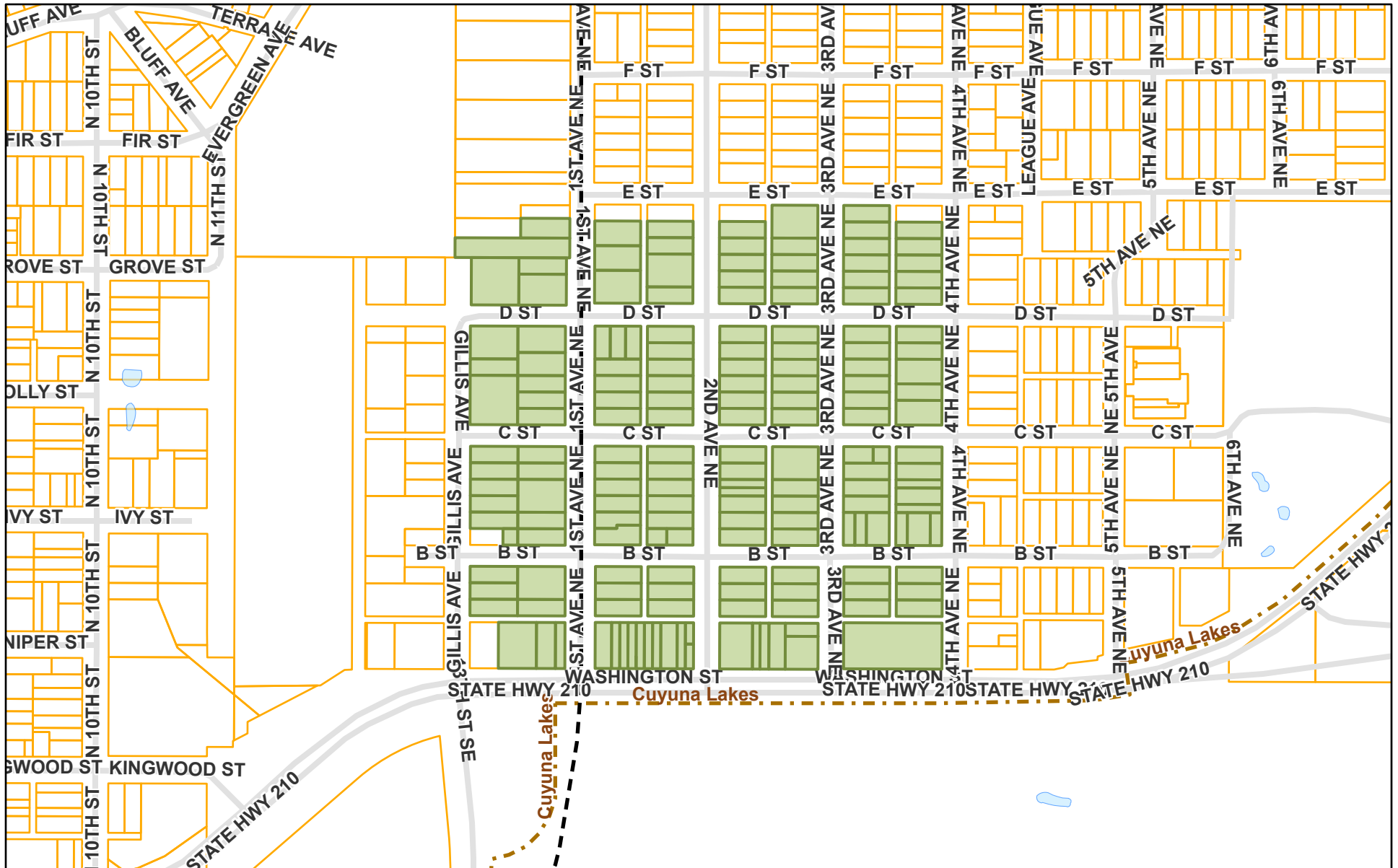


Submit overhead door wind limitations meeting Minnesota wind loading of 90 mph for three seconds.

House midpoint
12'

12/14/18

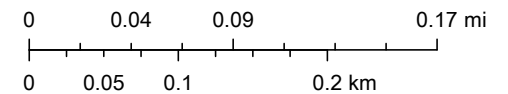
214 2nd Ave NE



12/31/2018 11:27:50 AM

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

1:7,335



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

PIN	Owner Name	Owner Address	OWADR2	OWADR3	OWADR4	Physical Address	PHYS CITY	PHYS ZIP
91270000000000	ANDERSON, LLOYD T	201 1ST AVE NE	BRAINERD MN 56401			201 1ST AVE NE	BRAINERD	56401
09122005007Z009	AUSTIN, NANCY	111 B ST NE	BRAINERD MN 56401			111 B ST NE	BRAINERD	56401
09122012011Y009	BANKS, TRAVIS	15359 SHELLISA LN	BRAINERD, MN 56401			106 D ST NE	BRAINERD	56401
91220100000000	BANKS, TRAVIS E & TRACY L	15359 SHELLISA LN	BRAINERD, MN 56401			201 B ST NE	BRAINERD	56401
09122012011X009	BANKS, TRAVIS E & TRACY L	15359 SHELLISA LN	BRAINERD, MN 56401			110 D ST NE	BRAINERD	56401
09122004005B889	BARRETT'S HOLDINGS LLC	PO BOX 933	BRAINERD, MN 56401			105 WASHINGTON ST NE	BRAINERD	56401
09122004006B009	BARRETT'S HOLDINGS LLC	PO BOX 933	BRAINERD, MN 56401			101 WASHINGTON ST NE	BRAINERD	56401
91220000000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			118 3RD AVE NE	BRAINERD	56401
91220000000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			122 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			209 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			207 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			201 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			224 2ND AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			224 D ST NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			317 3RD AVE NE	BRAINERD, MN	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			309 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			303 3RD AVE NE	BRAINERD	56401
09127003003Z009	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			209 1ST AVE NE	BRAINERD	56401
91280200000000	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			404 3RD AVE NE	BRAINERD	56401
09122006001Z009	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN 56401			219 3RD AVE NE	BRAINERD	56401
91220100000000	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN 56401			213 3RD AVE NE	BRAINERD	56401
91270000000000	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN 56401			219 1ST AVE NE	BRAINERD	56401
91270000000000	BEMENT, HARRY S	11279 ASH AVE	BRAINERD, MN 56401			223 1ST AVE NE	BRAINERD	56401
91220100000000	BENDER, CLYDE & NOTES INC	18016 HARTLEY LAKE RD	BRAINERD, MN 56401			213 2ND AVE NE	BRAINERD	56401
09122005006A009	BETCHER, PAT	13569 SYLVAN DAM RD	PILLAGER, MN 56473			201 2ND AVE NE	BRAINERD	56401
91220000000000	BLUEFROG RENTALS LLC	14320 SHOREVIEW DR	BAXTER MN 56425			113 3RD AVE NE	BRAINERD	56401
91220100000000	BURGSTALER, JAMES B & AURORA	404 4TH AVE NE	BRAINERD MN 56401			304 2ND AVE NE	BRAINERD, MN	56401
91270000000000	COLD NORTH PROPERTIES LLC	C/O WILLIAM & LISA DESJ	16032 MCKAY RD	BRAINERD MN 56401		25 WASHINGTON ST NE	BRAINERD	56401
09122006010A009	CORY, WILLIAM J	P O BOX 123	CROSSLAKE, MN 56442			214 2ND AVE NE	BRAINERD	56401
91220100000000	CULLINANE, JOHN D & TAMYRA	315 3RD ST N	BRAINERD MN 56401			306 1ST AVE NE	BRAINERD	56401
91270000000000	DALE, LAURA & ROBERT &	COLVIN, WAYNE F & OLE	205 1ST AVE NE	BRAINERD MN 56401		205 1ST AVE NE	BRAINERD	56401
91220100000000	DEGEN, MICHAEL S & JULIE L	8595 DOROTHY AVE	BRAINERD MN 56401			219 4TH AVE NE	BRAINERD	56401
91220100000000	DEGEN, MICHAEL S & JULIE L	10935 GULL RIVER RD	EAST GULL LAKE, MN 56401			320 2ND AVE NE	BRAINERD	56401
09122010004Z009	DOUST, PEGGY L	309 4TH AVE NE	BRAINERD, MN 56401			309 4TH AVE NE	BRAINERD	56401
91280100000000	DUBOIS, LORI J	403 3RD AVE NE	BRAINERD, MN 56401			403 3RD AVE NE	BRAINERD	56401
09122007005X009	EBERLY, PEARL & PATRICIA DAVIS	323 B ST	BRAINERD, MN 56401			323 B ST NE	BRAINERD	56401
91220000000000	ENGHOLM, ROGER	2145 MARION RD SE	ROCHESTER, MN 55904			118 1ST AVE NE	BRAINERD	56401
91220100000000	FARGO, JANE FRANCES	324 3RD AVE NE	BRAINERD MN 56401			324 3RD AVE NE	BRAINERD	56401
91220000000000	FIRST FEDERAL BANK OF MINNESO	NO VALID ADDRESS 1997	DLQ			122 1ST AVE NE	BRAINERD	56401
91220000000000	FLEISCHHACKER, TIMOTHY R	114 3RD AVE NE	BRAINERD MN 56401			114 3RD AVE NE	BRAINERD	56401
91270100000000	FOSS, JARED D	918 GROVE ST	BRAINERD MN 56401			303 1ST AVE NE	BRAINERD	56401

9122000000000	FULLERTON, AARON L & JENNIFER	119 4TH AVE NE	BRAINERD, MN 56401	119 4TH AVE NE	BRAINERD	56401
9122010000000	FUSSY, MELISSA	221 2ND AVE NE	BRAINERD, MN 56401	221 2ND AVE NE	BRAINERD	56401
9122000000000	GOTTSCH, JAYME & HALEY	10719 E SHORE DR	MERRIFIELD MN 56465	114 1ST AVE NE	BRAINERD	56401
09122003001Y009	GOULD, WILLIAM	109 3RD AVE	BRAINERD, MN 56401	109 3RD AVE NE	BRAINERD	56401
9122010000000	GRECULA, BRETT M	315 3RD AVE NE	BRAINERD, MN 56401	315 3RD AVE NE	BRAINERD	56401
09122007003A009	H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425	215 4TH AVE NE	BRAINERD	56401
09122007003B009	H & H PROPERTIES OF MN LLC	4689 ASHLEY RD	BAXTER, MN 56425	211 4TH AVE NE	BRAINERD	56401
9122010000000	HABERLE, TAMARA K	318 3RD AVE NE	BRAINERD, MN 56401	318 3RD AVE NE	BRAINERD	56401
9122010000000	HACK, AMBER	323 2ND AVE NE	BRAINERD, MN 56401	323 2ND AVE NE	BRAINERD	56401
9122000000000	HANNAHS, DONALD C JR & MARY I	119 3RD AVE NE	BRAINERD, MN 56401	119 3RD AVE NE	BRAINERD	56401
9122010000000	HAYES, PAMELA A	301 2ND AVE NE	BRAINERD MN 56401	301 2ND AVE NE	BRAINERD	56401
9128010000000	HEATON, LYNETTE R & PHILLIP W	402 2ND AVE NE	BRAINERD, MN 56401	402 2ND AVE NE	BRAINERD	56401
9128020000000	HENDERSON, TODD	2716 WILDERNESS DR SW	PILLAGER MN 56473	408 3RD AVE NE	BRAINERD	56401
9128010000000	INNES, JEFFERY S	409 2ND AVE NE	BRAINERD MN 56401	409 2ND AVE NE	BRAINERD	56401
9127010000000	JENKINS, JAMES A & JUDITH A	309 1ST AVE NE	BRAINERD MN 56401	309 1ST AVE NE	BRAINERD	56401
9122010000000	JENTSCH, MICHAEL & BRENDA	14190 MEMORYWOOD D	BAXTER MN 56425	224 1ST AVE NE	BRAINERD	56401
9122010000000	JM ANDERSON PROPERTIES LLC	23226 ANDERSON BLVD	MERRIFIELD MN 56465	316 D ST	BRAINERD, MN	56401
09122010003Z009	JM ANDERSON PROPERTIES LLC	23226 ANDERSON BLVD	MERRIFIELD MN 56465	315 4TH AVE NE	BRAINERD	56401
9122010000000	JOHNSON, BETTY J	315 2ND AVE NE	BRAINERD MN 56401	315 2ND AVE NE	BRAINERD	56401
9122010000000	JUSTIN, RYAN M	810 10TH ST S	BRAINERD, MN 56401	324 2ND AVE NE	BRAINERD	56401
09122007005Z009	KAMPEN, TROY J	14936 WELTON RD	BAXTER, MN 56425-8227	309 B ST NE	BRAINERD	56401
9122010000000	KARLSON, MICHAEL B & DEBORAH	208 2ND AVE NE	BRAINERD MN 56401	208 2ND AVE NE	BRAINERD	56401
09122005008A009	KERAN, SHANE P & CHRISTINE M	208 1ST AVE NE	BRAINERD, MN 56401	208 1ST AVE NE	BRAINERD	56401
09122007004B009	KOEHLER FAMILY REV LIVING TRUST	313 B ST NE	BRAINERD, MN 56401		BRAINERD	56401
09122007005Y009	KOEHLER FAMILY REV LIVING TRUST	313 B ST NE	BRAINERD, MN 56401	313 B ST NE	BRAINERD	56401
9122010000000	KOTH, GARY D	205 2ND AVE NE	BRAINERD, MN 56401	205 2ND AVE NE	BRAINERD	56401
912700500200009	KOWALCZYK, RONALD	11524 STATE HIGHWAY 2	BRAINERD, MN 56401	305 1ST AVE NE	BRAINERD	56401
9128010000000	KREBSBACH, MATTHEW D	10624 LEISURE LN	BRAINERD, MN 56401-4707	405 3RD AVE NE	BRAINERD	56401
09122010005Z889	LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401	313 C ST	BRAINERD, MN	56401
9122010000000	LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401		BRAINERD	56401
9122010000000	LARSON, ROBERT A & JEAN E	315 C ST NE	BRAINERD MN 56401	308 3RD AVE NE	BRAINERD	56401
9122010000000	LARSON, ROBERT K	315 C ST	BRAINERD, MN 56401	310 3RD AVE NE	BRAINERD	56401
9122000000000	LEETCH, RAY V & BARBARA J	121 4TH AVE NE	BRAINERD MN 56401	121 4TH AVE NE	BRAINERD	56401
9122000000000	LOEFFELBEIN, JERRY E & PAMELA F	111 4TH AVE NE	BRAINERD MN 56401	111 4TH AVE NE	BRAINERD	56401
09122005006B009	LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	113 B ST NE	BRAINERD	56401
9122010000000	LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	214 3RD AVE NE	BRAINERD	56401
9122010000000	LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401	310 1ST AVE NE	BRAINERD	56401
9122010000000	LOTZER, ANDREW J	209 2ND AVE NE	BRAINERD, MN 56401	209 2ND AVE NE	BRAINERD	56401
09122003001Z009	LUNCH BOX PROPERTIES LLC	1303 S LE HOMME DIEU CT	ALEXANDRIA MN 56308	217 WASHINGTON ST NE	BRAINERD, MN	56401
9122000000000	LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	215 WASHINGTON ST NE	BRAINERD	56401
9122000000000	LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308		BRAINERD	56401
09122003004A009	LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308			

09122003005Z009	LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	201 WASHINGTON ST NE	BRAINERD	56401
91220000000000	LUNCH BOX PROPERTIES LLC	1762 KARNIS DR	ALEXANDRIA, MN 56308	116 2ND AVE NE	BRAINERD	56401
09122004005A009	LUTTER, ANDREW J & KATHLEEN L	16396 STATE HWY 371	BRAINERD, MN 56401	107 WASHINGTON ST NE	BRAINERD	56401
91220100000000	MAKI, DEREK	307 2ND AVE NE	BRAINERD, MN 56401	307 2ND AVE NE	BRAINERD	56401
09122004003B889	MATTHEWS, KEVIN	113 WASHINGTON ST NE	BRAINERD, MN 56401	113 WASHINGTON ST NE	BRAINERD	56401
09122004001C889	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	123 WASHINGTON ST NE	BRAINERD	56401
09122004001D009	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	121 WASHINGTON ST NE	BRAINERD	56401
91220000000000	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	119 WASHINGTON ST NE	BRAINERD	56401
09122004003A009	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	115 WASHINGTON ST NE	BRAINERD	56401
91220000000000	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401		BRAINERD	56401
91220000000000	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	111 2ND AVE NE	BRAINERD	56401
91220000000000	MATTSON PROPERTIES LLC	109 2ND AVE NE	BRAINERD, MN 56401	113 2ND AVE NE	BRAINERD	56401
09122004001A889	MATTSON, FRANK	PO BOX 137	BRAINERD MN 56401	109 2ND AVE NE	BRAINERD, MN	56401
91220000000000	MEYER, JOSEPH	23270 133RD ST	PIERZ, MN 56364-2562	121 3RD AVE NE	BRAINERD	56401
91220100000000	MILES, SYLVAN FOREST	8090 WHITSTROM RD	NISSWA, MN 56468	319 2ND AVE NE	BRAINERD	56401
09122007007Y009	MILLOCH, ROBERT F & RUTH	14082 INGLEWOOD DR	BAXTER, MN 56425	303 B ST NE	BRAINERD	56401
91220100000000	MONASMITTH, RYAN J	216 1ST AVE NE	BRAINERD, MN 56401	216 1ST AVE NE	BRAINERD	56401
91220100000000	NEDBERG, JOANNA M & JEDD B &	JAMI F VANFELT	C/O ERLING NEDBERG	22989 LONE C ESTERO, FL	318 2ND AVE NE	BRAINERD
09122007012A889	NELSON, SHIRLEY G TESTAMENTA	F TRUST	C/O DEBBIE KUMMET	1820 S 8TH ST	BRAINERD	310 C ST NE
09122004004A009	NORTH CENTRAL STATES REGIONA	COUNCIL OF CARPENTERS	N2216 BODDE RD	KAUKAUNA, WI 54130	111 WASHINGTON ST NE	BRAINERD
91220100000000	O'DAY, JAMES T	316 1ST AVE NE	BRAINERD MN 56401	316 1ST AVE NE	BRAINERD	56401
912700000000000	OSCARSON, TROY A & KIMBERLY K	115 1ST AVE NE	BRAINERD, MN 56401	115 1ST AVE NE	BRAINERD	56401
91220100000000	PALMER, VENETTIE	317 4TH AVE NE	BRAINERD MN 56401	317 4TH AVE NE	BRAINERD	56401
09122002004X889	PBJ RENTALS LLC	PO BOX 60	ABERDEEN, SD 57401	106 3RD AVE NE	BRAINERD	56401
09122011007Z009	PIKUS, HANNAH MARIE	121 WASHINGTON AVE S	MINNEAPOLIS MN 55401-2127	302 2ND AVE NE	BRAINERD	56401
91220100000000	REINKE, MARJORIE L & ANDREA K	212 1ST AVE NE	BRAINERD MN 56401	212 1ST AVE NE	BRAINERD	56401
91220100000000	RICHTER, LAURA	307 - 3RD AVE NE	BRAINERD MN 56401	307 3RD AVE NE	BRAINERD	56401
91220100000000	RILEY, JEANNE	218 3RD AVE NE	BRAINERD, MN 56401	218 3RD AVE NE	BRAINERD	56401
91220100000000	RIVERS, RYAN F	218 DELOACH RD NE	LUDOWICI, GA 31316-3246	212 3RD AVE NE	BRAINERD	56401
09128013007Z009	ROHL, SHARON L	PO BOX 928	BRAINERD, MN 56401	103 D ST NE	BRAINERD	56401
91220100000000	RUNBERG, JAMES P REVOCALBE T	F 1205 LAKEVIEW LN N	BRAINERD, MN 56401	223 4TH AVE NE	BRAINERD	56401
91220100000000	SCHMIDT, TIMOTHY J & SAMANTH	219 2ND AVE NE	BRAINERD, MN 56401	219 2ND AVE NE	BRAINERD	56401
09127005004Z009	SCHWENDEMAN, JEFFREY & MELIS	313 1ST AVE NE	BRAINERD, MN 56401	313 1ST AVE NE	BRAINERD	56401
09127005005Z009	SCOTT, GEORGE M & PATRICIA	323 1ST AVE NE	BRAINERD MN 56401	323 1ST AVE NE	BRAINERD	56401
09127001012Z009	SMART, SARAH M & MAATTALA, R	121 1ST AVE NE	BRAINERD, MN 56401	121 1ST AVE NE	BRAINERD	56401
91220000000000	STANGLER PROPERTIES LLC	7384 LONE OAK RD	BRAINERD MN 56401	124 2ND AVE NE	BRAINERD	56401
91220100000000	STANGLER PROPERTIES LLC	7384 LONE OAK RD	BRAINERD MN 56401	316 3RD AVE NE	BRAINERD	56401
91280100000000	STARR, BENNY	C/O PATRICIA DUROSE	602 POPLAR ST	CROSBY, MN 56441	401 2ND AVE NE	BRAINERD
91220100000000	STODDARD, JESSICA	310 2ND AVE NE	BRAINERD, MN 56401	310 2ND AVE NE	BRAINERD	56401
91270100000000	STRECK, SUSAN J	NO VALID ADD 2012 LAND SALE		305 1ST AVE NE	BRAINERD	56401
91220100000000	STUART, DEON V & MARGARET	218 FIRST AVE NE	BRAINERD MN 56401	218 1ST AVE NE	BRAINERD	56401
09122007007Z009	SZUDY, NICOLE M	202 3RD AVE NE	BRAINERD, MN 56401	202 3RD AVE NE	BRAINERD	56401

91220100000000 TAP, LLC	17668 JOHNSON ROAD	BRAINERD MN 56401	210 2ND AVE NE	BRAINERD	56401
09122004004C009 TAX FORFEITED	CROW WING COUNTY LAI	322 LAUREL ST STE 15	BRAINERD, MN 56401-3590	BRAINERD	56401
09122006010B009 TAX FORFEITED	CROW WING COUNTY LAI	322 LAUREL ST STE 15	BRAINERD, MN 56401-3590	BRAINERD	56401
91220100000000 THELEN, MICHAEL J & CARMON K	4117 SUNSET VIEW RD	NISSWA, MN 56468	212 2ND AVE NE	BRAINERD	56401
09122004004D009 TJ SPECIALTY CONSTRUCTION LLC	109 E WASHINGTON ST	BRAINERD MN 56401	218 2ND AVE NE	BRAINERD	56401
91280100000000 VEITH, STEVEN H	9797 LEGIONVILLE RD	BRAINERD, MN 56401	109 WASHINGTON ST NE	BRAINERD	56401
09122012011Z009 WARREN, HAROLD L & MONA R	4643 CINOSAM RD	BRAINERD, MN 56401	408 2ND AVE NE	BRAINERD	56401
09122007012B009 WEIDEMAN, PATRICK V	13982 CHERRYWOOD DR	BAXTER, MN 56425	104 D ST NE	BRAINERD	56401
91220100000000 WIECZOREK, STEPHANIE LYNN	311 2ND AVE NE	BRAINERD, MN 56401	224 3RD AVE NE	BRAINERD	56401
91220000000000 WILT, RICHARD E & DAVID A	5389 PIONEER TRL	BRAINERD, MN 56401	311 2ND AVE NE	BRAINERD	56401
09122007007X009 YOUNG, MARILYN T	305 B ST NE	BRAINERD MN 56401	120 2ND AVE NE	BRAINERD	56401
91220100000000 YOUNG, SHELLEY A &	JOHNSTON, KIM MARIE	6756 BARROWS AVE	305 B ST NE	BRAINERD	56401
			BRAINERD, MN 56401	302 1ST AVE NE	BRAINERD
					56401