

BRAINERD PLANNING COMMISSION

Wednesday, June 19, 2019
6:00 p.m.
City Hall Council Chambers

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
 1. Regular Meeting Held on May 15, 2019

Documents:

[2019-05-15 DRAFT.PDF](#)

4. New Business

- 4.a. Conditional Use Permit - 1002 Laurel Street - To Operate A Daycare

Documents:

[CONDITIONAL USE PERMIT 1002 LAUREL ST.PDF](#)

- 4.b. Variance Request - 1002 Laurel Street - To Allow Parking On An Unimproved Surface

Documents:

[VARIANCE REQUEST 1002 LAUREL ST.PDF](#)

- 4.c. Variance Request - 501 3rd Ave. NE - Nonconforming Duplex As A Rental

Documents:

[VARIANCE REQUEST 501 3RD AVE NE.PDF](#)

- 4.d. Rezoning Request - 215 N. 3rd St. - From A B-1 (Residential Office) District To An R-2 (Medium Density Residential) District

Documents:

[REZONING REQUEST - 215 N 3RD ST.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 Presentation

Documents:

[COMPREHENSIVE PLAN UPDATE PRESENTATION.PDF](#)

6.b. Nonconforming Rentals

Documents:

[NONCONFORMING RENTALS.PDF](#)

6.c. Nonconformance Discussion - 701 7th St. NW

Documents:

[NONCONFORMANCE DISCUSSION 701 7TH ST NW.PDF](#)

6.d. Kingwood Walking Tour Recap

Documents:

[KINGWOOD WALKING TOUR RECAP.PDF](#)

6.e. Zoning Ordinance Review Subcommittee Report

Documents:

[ZONING ORDINANCE REVIEW SUBCOMMITTEE REPORT.PDF](#)

6.f. Continuation Of Lighting Standards Discussion

Documents:

[CONTINUATION OF LIGHT STANDARDS DISCUSSION.PDF](#)

7. Commissioner Questions/Comments

8. Community Development Director'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, May 15, 2019

#1 Call to Order

Planning Commission Chair Gorham 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 Gorham, Marohn, Burslie and Duval; and Council Liaison Lambert. Community Development Director Chanski and Collin Mieras, the Planning Intern for the summer were also noted as present.

#2 Approval/Amendment of Agenda

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

#3 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND LAMBERT, DULY CARRIED, TO AMEND THE MINUTES OF THE REGULAR MEETING HELD APRIL 17, 2019 AS FOLLOWS:

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND LAMBERT TO FIND THAT A VARIANCE IS NOT REQUIRED FOR THIS REQUEST DUE TO THE FOLLOWING:

- 1.) LEAGUE OF MN CITIES LAND USE NONCONFORMITIES INFORMATIONAL MEMO, WHICH STATES "CITIES HAVE THE AUTHORITY TO DEFINE WHETHER AN EXPANSION OF A BUILDING IS THE SAME AS AN EXPANSION OF THE USE"*
- 2.) SECTION 515-15-3 NONCONFORMING USES IN THE CITY ZONING CODE*
- 3.) THE REQUEST DOES NOT VIOLATE ANY OF THE PROVISIONS OF SECTION 515-15-3*

Members Marohn and Lambert voted "aye". Members Gorham and Duval voted "nay". The Chair declared a split vote on the motion.

#4 New Business

4a. Rezoning Application, 50 Jenny Street – Submitted by Mr. Scott Magnuson, superintendent of Brainerd Public Utilities, 8027 Highland Scenic Rd., Baxter

- Rezone property from an R-1A (Single Family Residential) District to an I-1 (Light Industrial) District
- Purpose is to better serve the operation of the Brainerd Water Treatment Plant

Community Developer Director Chanski indicated the incorrect term was used and should be referred to as the Water Treatment Plant, not Wastewater Treatment Plant. He stated the building is operated by Brainerd Public Utilities and the property is owned by the City of Brainerd.

Community Director Chanski explained although a public building is allowed in an R-1A district, it would still need to meet all criteria of the R-1A which is typically not ideal for a water

treatment plant according to Section 515-55-5.F of the Zoning Code. He said future plans would include construction of a new maintenance facility and the rezoning would give more options to the building standards.

The Chair opened the public hearing at 6:06 p.m.

The Chair recognized Ms. Colleen LeBlanc, property owner of 1521 Emma Street, who asked if additional units would be built in the future and if the rezoning would affect the property taxes.

The Chair closed the public hearing at 6:10 p.m.

Commissioner Marohn asked the reasoning to the rezoning.

Community Development Director Chanski indicated the building standards are different for each district. He stated the building type desired for the facility would be a steel industrial building which is not allowed in the R-1A district.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURLSIE, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING OF PROPERTY AT 50 JENNY STREET FROM AN R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO AN I-1 (LIGHT INDUSTRIAL) DISTRICT BASED ON THE FINDINGS OF FACT PROVIDED.

Findings of Fact

1. Per Section 515-55-1 of the Code of Ordinances, the purpose and intent of a R-1A District is to “allow areas of low density, single family detached dwellings and to preserve the quiet single-family neighborhoods free from other uses except those which are both compatible with residents of such districts.”
 - a. While public buildings on public land is a conditional use in a R-1A District per Section 515-55-5.F, such zoning is not ideal for a water treatment plant as it must conform to the residential standards set forth in ordinance, and a water treatment plant does not meet the spirit or purpose of such zoning as stated above.
2. Per Section 515-70-1 of the Code of Ordinances, the purpose and intent of a I-1 district is to “provide for the establishment of warehousing and light industrial development, particularly in the form of industrial parks. The overall character of the I-1 District is intented to have low impact character.”
 - a. Public utility buildings are a permitted use in a I-1 District, and the commercial zoning standards integrated within such a much district much better serve the operations of a water treatment plant, including lot area and setback requirements, building regulations, and allowable uses.

4b. Conditional Use Permit – 702 S. 5th St. – Submitted by Ms. Laine Larson, superintendent ISD#181 on Behalf of Brainerd Public Schools

Community Development Director Chanski explained this permit would cover the entire property and the application is to allow the following new construction to the high school including, but not limited to:

- Addition to the school building
- Remodel existing building

- New pool
- Auxiliary Gym
- Performing arts center

Findings of Fact

1. The operation of a school on the aforementioned properties is considered a conditional use per Section 515-54-5.F of the Code of Ordinances.
2. The proposed addition meets the following criteria as required by the aforementioned section of the Code:
 - a. The site accesses a major collector.
 - i. The school is located on S. 5th St. with adjacent streets of Oak St., Pine St., and Quince St., to the east, E. College Dr. to the south, and E. River Rd. to the west.
 - b. The site is landscaped in accordance with Section 20 of the Zoning Code.
 - i. The landscape plan has been reviewed by staff and deemed adequate.
 - c. Off-street parking is provided in accordance with Section 22 of the Zoning Code
 - i. The schools' current parking includes reconstruction of the school's north parking lot following construction of the Performing Arts Center, as well as construction of a parking lot along S. 5th St. between Pine St. and Quince St. provide sufficient off-street parking.
 - d. Off-street loading and service entrances are provided as regulated by Section 23 of the Zoning Code.
 - i. The provided off-street loading entrances are sufficient.
 - e. Emergency vehicle access is provided to and within the site.
 - i. There is sufficient access for emergency vehicles.
3. ISD #181 has come to an agreement with the City Engineer and the Minnesota Department of Transportation to reconstruct S. 5th St from Oak St. to Quince St. to slow traffic and increase pedestrian safety.
4. All school bus traffic will be diverted off S. 5th St. between Oak St. and Quince St.
5. ISD #181 has purchase agreements in place to acquire all the properties associated with this project that are not currently owned by the district.

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

The Chair recognized Mr. Scott Whittemore, project manager with ICS Consulting and Mr. Tim Ramerth, civil engineering lead with Widseth Smith Nolting. Mr. Ramerth indicated the City and school district have been working together on the project with many different people and organizations and have come up with the plan that is being presented tonight. Mr. Ramerth explained the details of the application request with the emphasis being on the trees, landscaping and lighting which differ from the Harrison School application. He said in this commercial setting the plans will be consistent with the neighborhood.

Commissioners asked questions and discussion took place.

The Chair closed the public hearing at 6:50 p.m.

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND BURLIE TO APPROVE THE CONDITIONAL USE PERMIT BASED ON THE FINDINGS OF FACT AND WITH THESE CONDITONS 1) THE HEIGHT OF THE NEW LIGHT POLES SHALL NOT EXCEED 13

FEET BUT MAY COMPROMISE IF AN ACCEPTABLE HEIGHT IS BROUGHT FORWARD 2) REQUIRE A 50% ILLUMINATION REDUCTION BETWEEN 11 PM AND DAWN 3) THE LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING COMMISSION FOR THE EAST PARKING LOT 4) APPLICANT TO RECONCILE THE ISLANDS TO HAVE BOTH TREES AND LIGHTS.

The Chair recognized Mr. Earl Wolleat, groundskeeper at ISD#181 District and he stated he is concerned about the reduction of light levels. He said a reduction of light levels may be interpreted by the public as having a level of security that does not exist and stated the lights should be turned off completely.

Discussion and questions took place amongst the Commission and the project team.

Commissioners Gorham, Burslie, Duval and Lambert voted “aye”. Commissioner Marohn voted “nay”. The Chair declared the motion carried.

4c. Variance Application – 702 S. 5th St. – Submitted by Ms. Laine Larson, superintendent ISD#181 on Behalf of Brainerd Public Schools

Community Development Director Chanski explained the variance request is to construct a performing arts center as an addition to Brainerd High School. He stated the request would be for a 15-foot setback along south 5th Street rather than the 30-foot requirement. It is also noted that the adjoining high school building has only a 20-foot setback per the requirements of fan R-1 district.

The Chair opened the public hearing at 7:40 p.m.

The Chair recognized Mr. Tim Ramerth, who stated there was nothing additional to add but will welcome questions as needed.

The Chair closed the public hearing at 7:42 p.m.

MOTION AND SECONDED BY COMMISSIONERS MAROHN AND BURLIE, DULY CARRIED, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST BASED ON THE STAFF FINDINGS OF FACT, OMITTING 1B. I. AND III AS FOLLOWS:

1. Section 515-7-2, Subdivision 3A – Variances shall only be permitted:
 - a. When they are in harmony with the general purposes and intent of the ordinance
 - i. Theatres and cultural arts centers are permitted uses within a B-4 District
 - b. When the variances are consistent with the Comprehensive Plan
 - i. ~~The proposed Performing Arts Center was approved by through a ballot referendum.~~
 - ii. The current Comprehensive Plan and updated Comprehensive Plan in development support increased educational, cultural, and arts related development and programming.
 - iii. ~~The Brainerd City Council is in support of this project.~~
2. Section 515-7-2, Subdivision 3B & Subdivision 4 – Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the Zoning Ordinance.

- a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
 - i. The proposed Performing Arts Center is a permitted use with a 30-foot front yard setback. The adjoining Brainerd High School building has only a 20-foot setback per R-1 District requirements. The requested 15-foot setback would place the front facade of structure only 5 feet in front of the current high school's front facade.
- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - i. A bluff with a significant decline is located on the west side of the property that prohibits the structure from being moved further back.
- c. The variance, if granted, will not alter the essential character of the locality.
 - i. The proposed Performing Arts Center will be connected to the Brainerd High School. The property is currently used as a parking lot (part of which will remain). The Lincoln Education Center will be located across the street to the east with the Brainerd Public Library located immediately to the north.

#5 Public Forum

The Chair opened public forum at 7:45 p.m.

The Chair recognized Ms. Ann Trombley, 410 East River Rd., Apt. 1202, Brainerd who asked about a new taxi service being approved for the City. It was determined this will be addressed at the City Council meeting on Monday, May 20, 2019.

The Chair closed the public forum at 7:46 p.m.

#6 Old Business

6a. Zoning Uses Matrix

Community Development Director Chanski explained the zoning matrix idea was brought before the City Council and they approved proceeding with the update to the zoning ordinances as requested.

Commission discussion took place on the next steps to simplifying and updating the zoning code.

MOTION AND SECONDED BY COMMISSIONERS BURSLIE AND MAROHN, DULY CARRIED, TO APPOINT COMMISSIONERS MAROHN, DUVAL AND LAMBERT TO A COMMITTEE TO WORK WITH STAFF TO UPDATE THE ZONING ORDINANCES.

6b. Lighting Standards

Commissioner Duval reviewed and explained photos of nighttime lighting at various businesses in the area and the effects of different light sources.

Commissioners discussed lighting standards and current parking lot lighting.

#7 Commissioner's Questions/Comments

Commissioner Marohn distributed a handout stating he is initiating a neighborhood walk on Kingwood Street with the residents in this area. He said he will be obtaining input regarding the future development along Washington Street and the compatibility with the Kingwood Street neighborhood. The proposed days and times are:

- Wednesday, May 29 at noon
- Thursday, May 30 at 7:00 p.m. – Commissioners Burslie and Lambert will attend
- Friday, May 31 at 7:30 a.m. – Commissioners Gorham and Duval will attend

Community Development Director Chanski will have Intern Mieras work on the mailings.

Commissioner Gorham invited anyone that is interested to attend the Riverfront Committee meetings that are held the first Thursday of each month at 3:00 p.m. at the Chamber of Commerce/Brainerd Lakes Area Economic Development Corporation (BLAEDC) building.

#8 Community Development Director's Report

Community Development Director Chanski introduced the summer intern, Collin Mieras for the Planning Department.

He announced the City of Brainerd has earned the bronze award for being a Bike Friendly Community.

Commissioner Marohn asked for the outcomes from the last Planning Commission meeting recommendations that went to City Council.

Community Development Director Chanski indicated the Council approved the variance for 214 2nd Ave NE and denied the variance for 701 7th Street NW, both as recommended by the Commission.

#9 Adjourn

The Chair adjourned at 8:47 p.m.

Planning Commission Chair

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: 1002 Laurel Street Conditional Use Permit

Scott and Denise Blood, 17140 State Hwy 371, Brainerd, MN 56401, have submitted an application for a Conditional Use Permit for the property legally described as:

Lots 13 through 18 inclusive Block 77 except the E 50 FT thereof together with that pt of vacated Tenth Street desc as follows; beg at the NW corner of said Lot 13, thence W'LY on an extended line of the N bndry of said Lot 13 to a point immediately W of the SW corner of said Lot 18, thence E'LY to the SW corner of said Lot 18, Thence N'LY alg the W line of said Lots 18, 17, 16, 15, 14, 13 to the POB, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD.

The purpose of the Conditional Use Permit application is to operate a day care facility at 1002 Laurel St.

Findings of Fact

1. The operation of a school on the aforementioned property is considered a conditional use per [Section 515-62-6.F](#) of the Code of Ordinances.
2. The proposed day care facility meets the following criteria as required by the [Section 515-29 Commercial Day Care Facilities](#):
 - a. Lot requirements and Setbacks
 - i. Minimum lot area, width, setback, and height requirements are not applicable in a B-3 (Central Business) District per Section 515-62-7.
 - b. Sewer and Water
 - i. The proposed building is connected to municipal sewer and water and has adequate private sewer and water to protect the health and safety of all persons who occupy the facility.
 - c. Screening
 - i. The proposed location has a fence and additional natural screen along the south side of the property, a fence along the west side of the property, and the applicant will be constructing a fence to enclose a play area along the east side of the property.
 - d. Parking
 - i. The proposed off-street parking is located separately from any outdoor play area. There are no abutting residential uses from which the parking

must be screened. Additionally, off-street parking requirements are exempt within the B-3 (Central Business) District.

- e. Loading
 - i. The designated off-street loading space adequately complies with [Section 515-23](#).
 - f. Signage
 - i. While no sign permits have yet been submitted, staff will work with the applicant to ensure that all signage and informational or visual communication devices are in compliance with [Section 515-37](#).
 - 1. At this time, the applicant is only considering a wall sign on the building's front façade.
 - g. Compliance with State Requirements
 - i. The applicant is in the process of receiving the required permits and licenses from the State of Minnesota Department of Health and Human Services and City of Brainerd Building Department and Fire Department.
3. Per [Section 515-22](#), a day care facility serving more than 14 persons shall have one parking space per teacher on the largest shift plus one parking space per 10 children based on maximum capacity of the facility. While all businesses within the Central Business District are exempt from off-street parking requirements, staff and the applicant propose the following plan:
- a. Sixteen spaces would usually be required for teachers and 10 spaces required for children for a total of 26 spaces.
 - b. Staff has worked with the applicant and is proposing to allow on-street parking for the 10 required spaces for children as those spaces will only be used during the drop-off and pick-up times of operation. The area in which the property is located is a low volume section of Laurel Street.
 - c. The applicant is proposing a parking plan to include 20 off-street parking spaces, and one off-street handicap space, which is a requirement of the State Building Code.
4. Per [Section 515-22](#), all areas intended to be utilized for non-residential parking spaces shall be surfaced with concrete, bituminous, and pavers/brick.
- a. The proposed parking area is currently dirt. The applicant has submitted a variance request to allow for dirt surface parking until the lot can be paved.
 - i. The applicant has plans to pave the lot within 5 years.
5. Per [Section 515-22](#), required parking facilities serving two or more uses may be located on the same lot provided that the total number of spaces furnished shall be no less than the sum of the separate requirements for each use. Conditions required for joint use are:
- a. The proposed joint parking space within the distance required under 515-22-11 of this Ordinance of the uses it will serve.
 - b. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

- c. A properly drawn legal document approved by the City Council, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the City Clerk.

As of this writing, no parties have come forward to express their objections to this Conditional Use Permit application.

Staff Opinion

Staff recommends approval of this CUP application with the condition that all teacher/staff parking be off-street. It is staff's opinion that the applicant has met the requirements outlined in the ordinance except that of off-street parking surface. However, the applicant has submitted a variance request for not more than 5 years until the lot can be properly paved.



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 04 2019

CITY OF BRAINERD
ADMINISTRATION

Receipt #	2019-00027
Check #	11001
Date Paid:	6/4/19

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: 1002 Laurel St. Brainerd, Mn 56401

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy)

Property Owner Name: Scott & Denise Blood

Street Address: 17140 St. Hwy 371 N City: Brainerd State: Mn Zip Code 56401

Phone Number: 218-838-3511 Fax: _____ E-mail: teenybubbles17@yahoo.com

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: We would like to open a childcare center

Property Owner Signature

Date

(Please print name)

Applicant Signature

Date

(Please print name)

(OVER)

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Scott and Denise Blood, 17140 State Hwy 371, Brainerd, MN 56401, have submitted an application for a Conditional Use Permit to operate a day care facility at 1002 Laurel St. The property included in this application is described as:

*Lots 13 through 18 inclusive Block 77 except the E 50 FT thereof together with that pt of vacated Tenth Street desc as follows; beg at the NW corner of said Lot 13, thence W'LY on an extended line of the N bndry of said Lot 13 to a point immediately W of the SW corner of said Lot 18, thence E'LY to the SW corner of said Lot 18, Thence N'LY alg the W line of said Lots 18, 17, 16, 15, 14, 13 to the POB, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD.
P.I.N. 41241215
Section 24 Township 45 Range 31*

The property is zoned B-3 (Central Business) District, and Zoning Ordinance Section 62-6 F (Central Business) District Conditional Uses permits the operation of commercial day care facilities as regulated by Section 29 of the Brainerd Zoning Ordinance. A copy of the proposed site plan is on file for review at the Community Development Department.

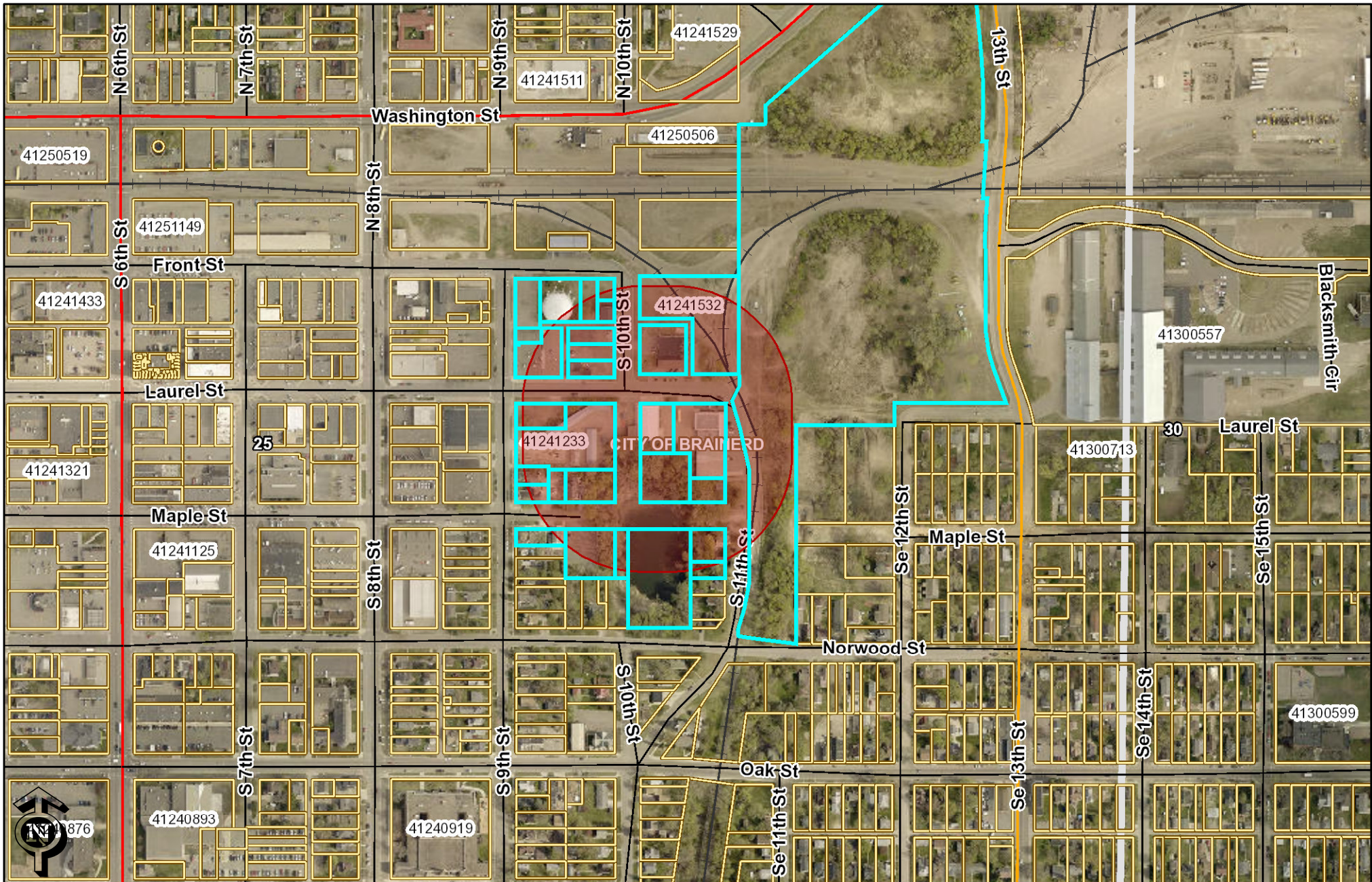
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, June 19, 2019 in the Brainerd City Hall Council Chambers, 501 Laurel Street, to consider the Conditional Use Permit request.

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

Dated this 7th day of June 2019

David C. Chanski, MPA
Community Development Director

Parcel Num	Legacy Parcel Number	Tax Name	Tax Address	Tax Address 2	Tax Address 3	Tax Address Physical Address	Physical City	Physical Zip
41241532	09196035001Z009	BURLINGTON NORTHERN SANTA FE RR CO	PROPERTY TAX DEPT	P O BOX 961089	FORT WORTH, TX 76161		0 BRAINERD	56401
41241531	09196035019Z009	GREAT RIVER DOOR COMPANY INC	BRENT MANLEY	1001 LAUREL ST	BRAINERD, MN 56401	1001 LAUREL ST	BRAINERD	56401
41241526	09196037001Z009	WETHERELL, RICHARD B	915 LAUREL ST	BRAINERD, MN 56401		915 LAUREL ST	BRAINERD	56401
41241525	09196037003Z009	YESTERDAY'S GONE LLC	15965 COUNTY ROAD 25	BRAINERD, MN 56401		0 LAUREL ST	BRAINERD	56401
41241524	09196037005Z009	KILCHURN MANAGEMENT LLC	395 SUSSEX LN		ORONO MN 55356	216 10TH ST S	BRAINERD	56401
41241523	09196037007Y009	BENSON ENTERPRISES	% GARY BENSON	450 18TH AVE S	NAPLES, FL 34102	924 FRONT ST	BRAINERD	56401
41241522	09196037007Z889	KARNOWSKI, CHARLES P & CHERYL ANNE	208 S 10TH ST	BRAINERD, MN 56401		208 10TH ST S	BRAINERD	56401
41241521	09196037009Z009	BENSON ENTERPRISES	% GARY BENSON	450 18TH AVE S	NAPLES, FL 34102		0 BRAINERD	56401
41241520	09196037011Z009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401	0 WATER TOWER	BRAINERD	56401
41241519	09196037016Z009	YESTERDAY'S GONE LLC	15965 COUNTY ROAD 25	BRAINERD, MN 56401		219 9TH ST S	BRAINERD	56401
41241518	91960370190009	BRAINERD LODGE #615 BENEVOLENT &	PROTECTIVE ORDER OF ELKS	PO BOX 322	BRAINERD MN 56401	215 9TH ST S	BRAINERD	56401
41241234	09196075001Z009	BERGLUND, ALRICA A	915 MAPLE ST	BRAINERD, MN 56401		915 MAPLE ST	BRAINERD	56401
41241233	09196075005Y009	LANOGA CORP, C/O UBC	7979 E TUFTS AVE STE 1500		DENVER CO 80237		0 BRAINERD	56401
41241232	09196075013Z009	BRAINERD BN CREDIT UNION	804 LAUREL ST	BRAINERD, MN 56401		301 9TH ST S	BRAINERD	56401
41241231	09196075020Z009	NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD	COPPELL TX 75019		315 9TH ST S	BRAINERD	56401
41241230	09196075021Y009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345		911 MAPLE ST	BRAINERD	56401
41241229	09196075022Z009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345		323 S 9TH ST	BRAINERD	56401
41241217	09196077001Z009	IRVINGTON PROPERTIES LLC	14926 195TH AVE NE	HAWICH, MN 56273		320 11TH ST S	BRAINERD	56401
41241216	09196077004Z009	PROPERTIES ETC	1014 LAUREL ST STE 100	BRAINERD, MN 56401		1014 LAUREL ST	BRAINERD	56401
41241215	09196077013Z009	BLOOD, SCOTT & DENISE R	17140 STATE HIGHWAY 371 N		BRAINERD MN 56401	1002 LAUREL ST	BRAINERD	56401
41241214	09196077019Z009	TAX FORFEITED	CROW WING COUNTY LAND SERVICES	322 LAUREL ST STE 15	BRAINERD, MN 56401-3590		0 BRAINERD	56401
41241182	09196091007Z009	LEMOINE, ZACHERY A &	KRUCHTEN, BOBBI S	410 11TH AVE SE	BRAINERD, MN 56401	410 11TH ST S	BRAINERD	56401
41241181	09196091009Z009	ANDERSON, TAJIA C	406 SE 11TH ST	BRAINERD, MN 56401		406 11TH ST S	BRAINERD	56401
41241180	09196091013Y009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401		0 BRAINERD	56401
41241175	09196093007W009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401		0 BRAINERD	56401
41241174	09196093007X009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345			0 BRAINERD	56401
41241173	09196093013Z009	MURPHY, MICHAEL C REV LIVING TRUST	8371 GREENWOOD RD	BAXTER, MN 56425		401 9TH ST S	BRAINERD	56401



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1002 Laurel

Date: 6/7/2019 Time: 12:41:54 PM



City of Brainerd

Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: 1002 Laurel Street Parking Surface Variance

Scott and Denise Blood, 17140 State Hwy, 371, Brainerd, MN, 56401, have submitted a plan to operate a day care facility at 1002 Laurel St. The property is in a B-3 (Central Business) District.

The property is legally described as:

Lots 13 through 18 inclusive Block 77 except the E 50 FT thereof together with that pt of vacated Tenth Street desc as follows; beg at the NW corner of said Lot 13, thence W'LY on an extended line of the N bndry of said Lot 13 to a point immediately W of the SW corner of said Lot 18, thence E'LY to the SW corner of said Lot 18, Thence N'LY alg the W line of said Lots 18, 17, 16,15,14,13 to the POB, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD.

The applicant is requesting a variance from [Section 515-22-E.2](#) Multiple Family and non-residential parking surface requirements. The aforementioned section states all areas intended to be utilized for parking space and driveways shall be surfaced with concrete, bituminous, and pavers/brick. The surface of the proposed parking area is currently dirt.

Findings of Fact

1. [Section 515-7-2](#), Subdivision 3A – Variances shall only be permitted:
 - a. When they are in harmony with the general purposes and intent of the ordinance
 - i. The purpose of a B-3 (Central Business) District is to encourage the continuation of viable, traditional downtown area by allowing retail, service, office, and entertainment facilities and public and semi-public uses as well as the allowance of second-story dwelling units located above such uses.
 - b. When the variances are consistent with the Comprehensive Plan
 - i. The current Comprehensive Plan and updated Comprehensive Plan in development support the reenergizing of the downtown corridor.
2. [Section 515-7-2](#), Subdivision 3B & Subdivision 4 – Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

- i. The proposed day care facility is a conditional use within a B-3 District.
- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - i. While all off-street parking requirements are exempt in a B-3 District, it is staff's opinion that it is in the best interest of the community to require off-street parking for, at a minimum, the facility's employees as they will have 16 employees present at all times.
- c. The variance, if granted, will not alter the essential character of the locality.
 - i. The building for the proposed day care facility is an existing structure. The proposed parking area is also already present.

At the time of this writing, no parties have come forward to express objections to this variance request.

Staff Opinion

Staff recommends approval of this variance request as staff believes the requested variance meets the requirements as outlined in Section 515-7 of the Code of Ordinances and as the applicant has proposed a time requirement within the variance request for complying with City Code. However, staff does recommend reducing the variance to 3 years, if possible. If the applicant cannot properly pave the parking surface within that time, the applicant shall come back before the Planning Commission to request an extension, which shall be at the discretion of the Planning Commission with approval by the City Council.

**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 04 2019

CITY OF BRAINERD
ADMINISTRATION

Receipt #	2019-06029
Check #	11001
Date Paid:	6/4/19

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: 1002 Laurel St. Brainerd Mn 56401
 LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
 (attach description if lengthy)
Property Owner Name: Scott & Denise BloodStreet Address: 1740 State Hwy 371 N City: Brainerd State: Mn Zip Code 56401Phone Number: 218-838-3511 Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) _____

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

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

 Description of Request: a variance to park on "not" paved ground
to the east of Building for employee's
We are asking for a 5 year plan to pave & stripe the
parking area.
Denise Blood Scott Blood
 Property Owner Signature

6-4-19
 Date

Denise Blood Scott Blood
 (Please print name)

Denise Blood
 Applicant Signature

6-4-19
 Date

Denise Blood
 (Please print name)

(OVER)

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Scott and Denise Blood, 17140 State Hwy 371, Brainerd, MN 56401, have submitted a plan to operate a daycare facility at 1002 Laurel St. The property is in a B-3 (Central Business) District.

A variance from the following Zoning Ordinance section is requested: *SECTION 515-22 OFF-STREET PARKING*

5.e.2 Multiple family and non-residential parking surface requirements. All areas intended to be utilized for parking space and driveways shall be surfaced with concrete, bituminous, and pavers/brick

The current surface of the proposed parking area is dirt. The applicant is asking for a variance to allow parking on the current dirt surface with the understanding that they will pave and stripe the lot within 5 years.

The property is legally described as follows:

Lots 13 through 18 inclusive Block 77 except the E 50 FT thereof together with that pt of vacated Tenth Street desc as follows; beg at the NW corner of said Lot 13, thence W'LY on an extended line of the N bndry of said Lot 13 to a point immediately W of the SW corner of said Lot 18, thence E'LY to the SW corner of said Lot 18, Thence N'LY alg the W line of said Lots 18, 17, 16, 15, 14, 13 to the POB, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD.

P.I.N. 41241215

Section 24 Township 45 Range 31

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, June 19, 2019 to consider the request for the Variance.

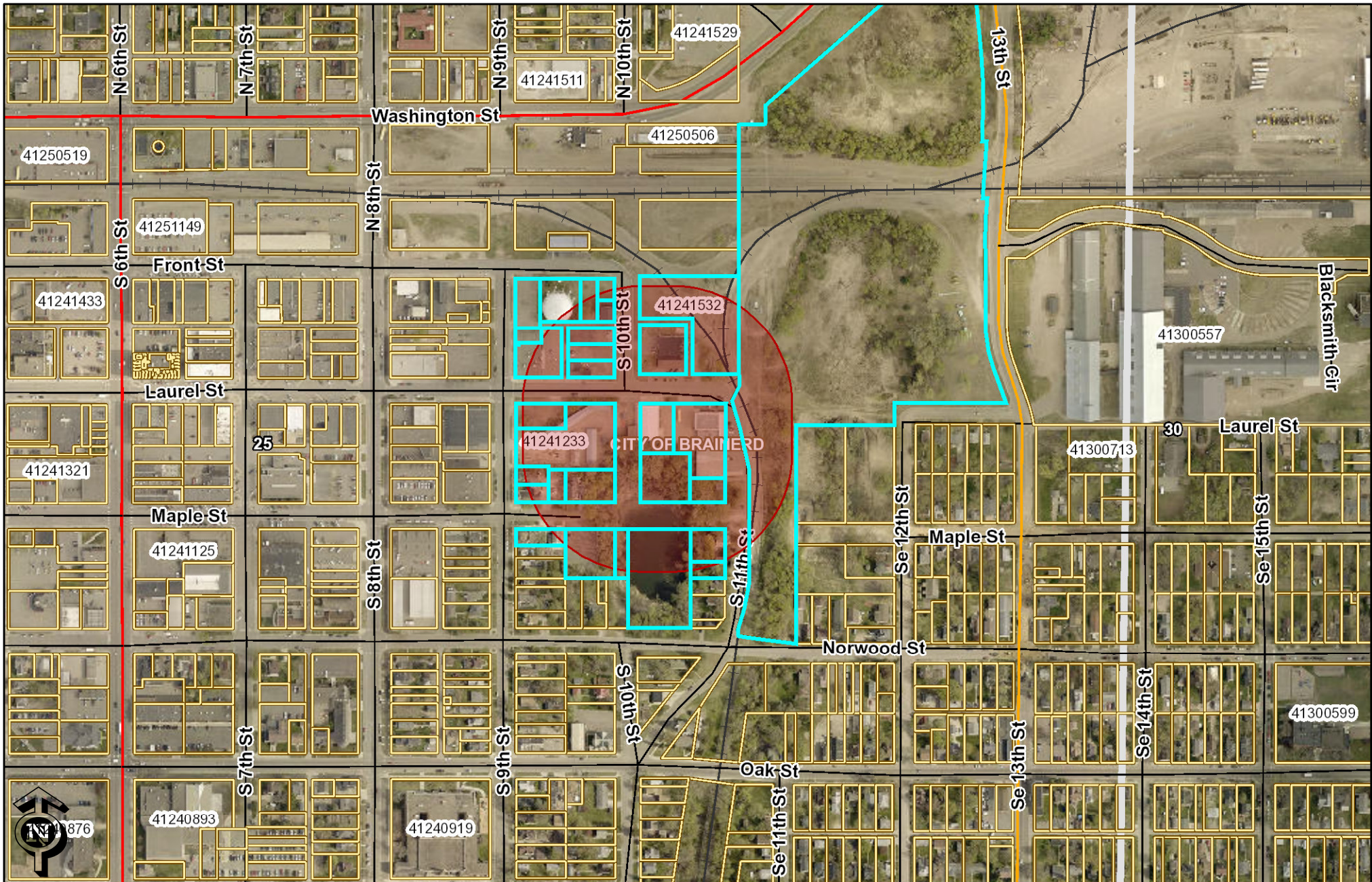
An application is on file for review at the Community Development Department, 501 Laurel Street.

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

Dated this 7th day of June 2019

David C. Chanski
Community Development Director

Parcel Num	Legacy Parcel Number	Tax Name	Tax Address	Tax Address 2	Tax Address 3	Tax Address Physical Address	Physical City	Physical Zip
41241532	09196035001Z009	BURLINGTON NORTHERN SANTA FE RR CO	PROPERTY TAX DEPT	P O BOX 961089	FORT WORTH, TX 76161		0 BRAINERD	56401
41241531	09196035019Z009	GREAT RIVER DOOR COMPANY INC	BRENT MANLEY	1001 LAUREL ST	BRAINERD, MN 56401	1001 LAUREL ST	BRAINERD	56401
41241526	09196037001Z009	WETHERELL, RICHARD B	915 LAUREL ST	BRAINERD, MN 56401		915 LAUREL ST	BRAINERD	56401
41241525	09196037003Z009	YESTERDAY'S GONE LLC	15965 COUNTY ROAD 25	BRAINERD, MN 56401		0 LAUREL ST	BRAINERD	56401
41241524	09196037005Z009	KILCHURN MANAGEMENT LLC	395 SUSSEX LN		ORONO MN 55356	216 10TH ST S	BRAINERD	56401
41241523	09196037007Y009	BENSON ENTERPRISES	% GARY BENSON	450 18TH AVE S	NAPLES, FL 34102	924 FRONT ST	BRAINERD	56401
41241522	09196037007Z889	KARNOWSKI, CHARLES P & CHERYL ANNE	208 S 10TH ST	BRAINERD, MN 56401		208 10TH ST S	BRAINERD	56401
41241521	09196037009Z009	BENSON ENTERPRISES	% GARY BENSON	450 18TH AVE S	NAPLES, FL 34102		0 BRAINERD	56401
41241520	09196037011Z009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401	0 WATER TOWER	BRAINERD	56401
41241519	09196037016Z009	YESTERDAY'S GONE LLC	15965 COUNTY ROAD 25	BRAINERD, MN 56401		219 9TH ST S	BRAINERD	56401
41241518	91960370190009	BRAINERD LODGE #615 BENEVOLENT &	PROTECTIVE ORDER OF ELKS	PO BOX 322	BRAINERD MN 56401	215 9TH ST S	BRAINERD	56401
41241234	09196075001Z009	BERGLUND, ALRICA A	915 MAPLE ST	BRAINERD, MN 56401		915 MAPLE ST	BRAINERD	56401
41241233	09196075005Y009	LANOGA CORP, C/O UBC	7979 E TUFTS AVE STE 1500		DENVER CO 80237		0 BRAINERD	56401
41241232	09196075013Z009	BRAINERD BN CREDIT UNION	804 LAUREL ST	BRAINERD, MN 56401		301 9TH ST S	BRAINERD	56401
41241231	09196075020Z009	NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD	COPPELL TX 75019		315 9TH ST S	BRAINERD	56401
41241230	09196075021Y009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345		911 MAPLE ST	BRAINERD	56401
41241229	09196075022Z009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345		323 S 9TH ST	BRAINERD	56401
41241217	09196077001Z009	IRVINGTON PROPERTIES LLC	14926 195TH AVE NE	HAWICH, MN 56273		320 11TH ST S	BRAINERD	56401
41241216	09196077004Z009	PROPERTIES ETC	1014 LAUREL ST STE 100	BRAINERD, MN 56401		1014 LAUREL ST	BRAINERD	56401
41241215	09196077013Z009	BLOOD, SCOTT & DENISE R	17140 STATE HIGHWAY 371 N		BRAINERD MN 56401	1002 LAUREL ST	BRAINERD	56401
41241214	09196077019Z009	TAX FORFEITED	CROW WING COUNTY LAND SERVICES	322 LAUREL ST STE 15	BRAINERD, MN 56401-3590		0 BRAINERD	56401
41241182	09196091007Z009	LEMOINE, ZACHERY A &	KRUCHTEN, BOBBI S	410 11TH AVE SE	BRAINERD, MN 56401	410 11TH ST S	BRAINERD	56401
41241181	09196091009Z009	ANDERSON, TAJIA C	406 SE 11TH ST	BRAINERD, MN 56401		406 11TH ST S	BRAINERD	56401
41241180	09196091013Y009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401		0 BRAINERD	56401
41241175	09196093007W009	CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAUREL ST	BRAINERD, MN 56401		0 BRAINERD	56401
41241174	09196093007X009	NORTHERN PINES MENTAL HEALTH CENTER	P O BOX 367	LITTLE FALLS MN 56345			0 BRAINERD	56401
41241173	09196093013Z009	MURPHY, MICHAEL C REV LIVING TRUST	8371 GREENWOOD RD	BAXTER, MN 56425		401 9TH ST S	BRAINERD	56401

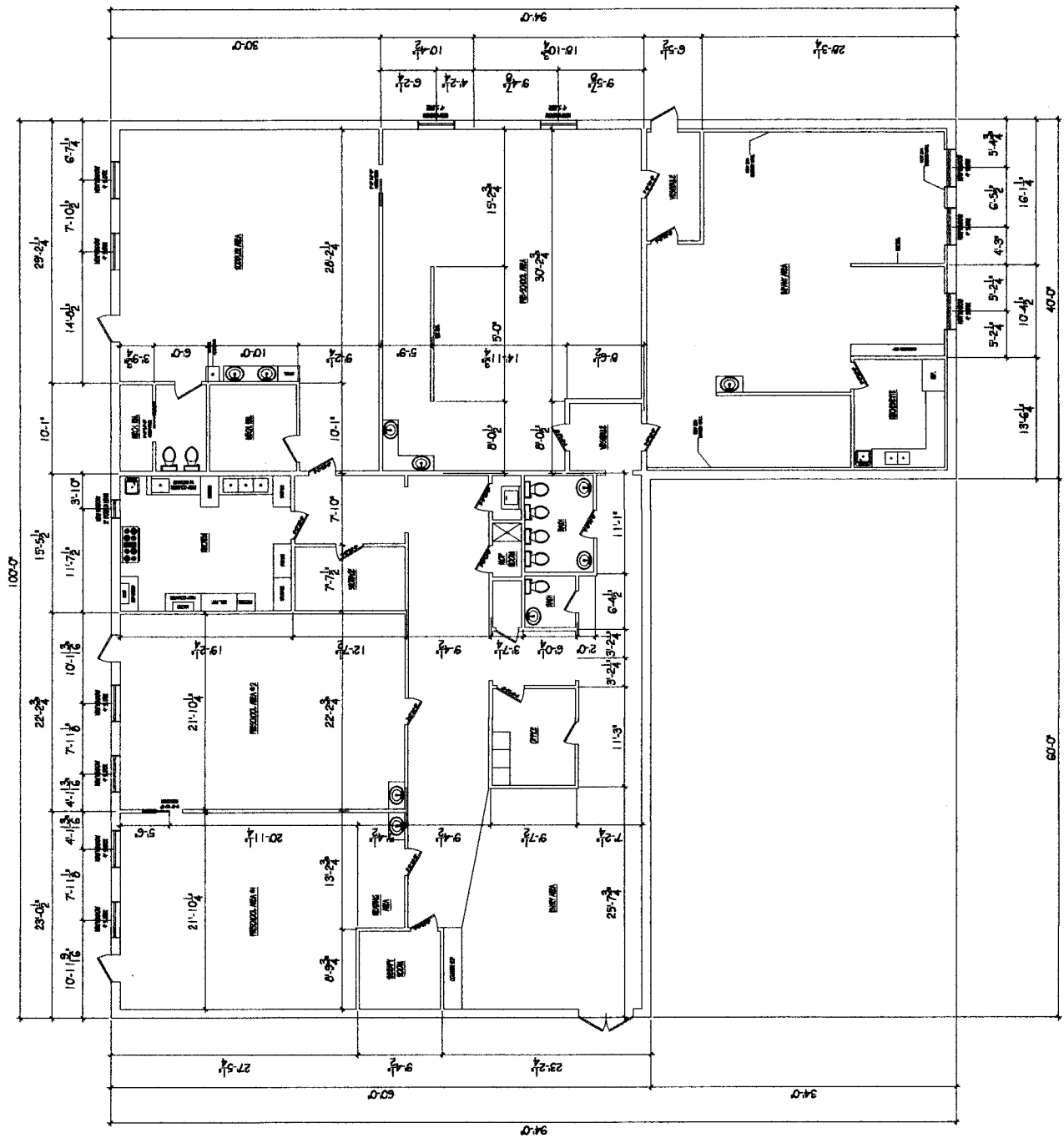


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1002 Laurel

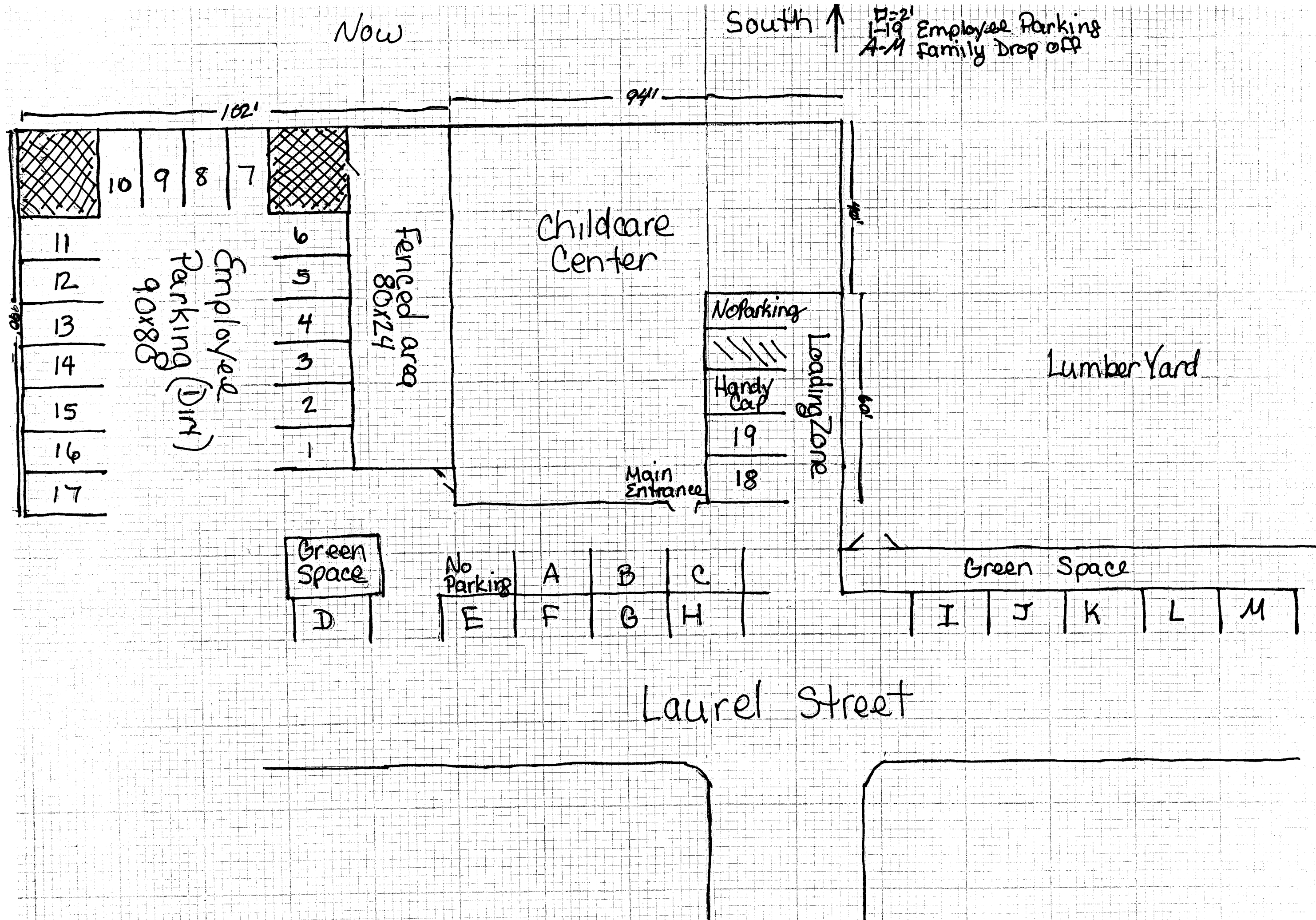
Date: 6/7/2019 Time: 12:41:54 PM





PROPOSED FLOOR PLAN

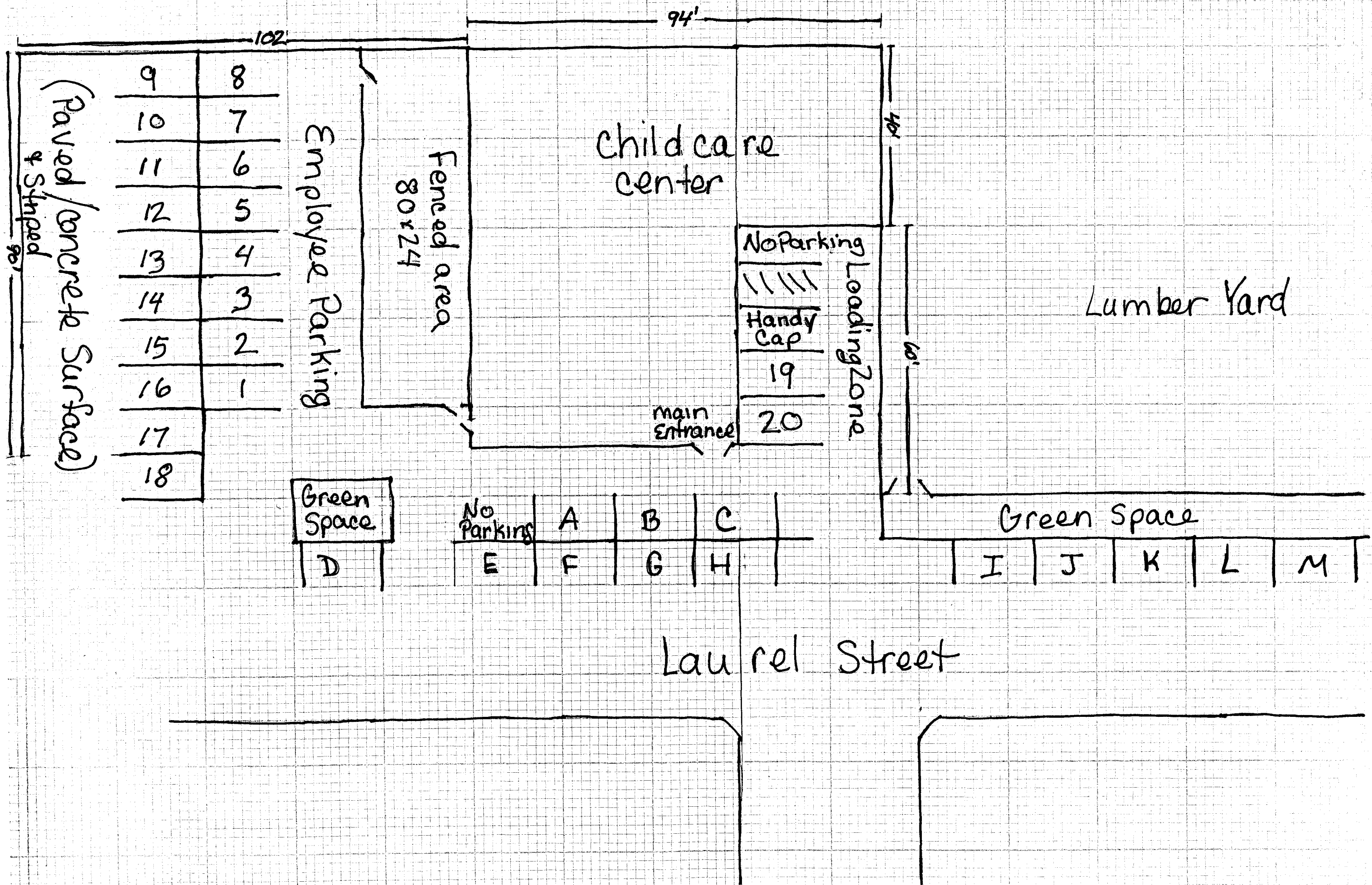
●



5 year Plan

South ↑

□ = 2' x 20' Employee Parking
A-M Family Drop off



City of Brainerd

Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: 501 3rd Ave N.E. Nonconforming Rental Variance

Rodney and Wendy Harris, 7414 Burr Lane, Brainerd, have submitted a rental license application for the second unit of a duplex located at 501 3rd Ave. N.E. The property is in an R-1 (Single Family Residential) District.

The property is legally described as:

Lot 6 Block 19, FARRAR AND FORSYTH'S FIRST ADDITION TO BRAINERD

The applicant is requesting a variance from [Section 515-15.6.B](#) of the Code of Ordinances. The aforementioned section states a nonconforming residential use that had a rental license expire (more than 365 days from date of license expiration) cannot be reestablished as a nonconforming use.

The building located at 501 3rd Ave N.E. is a nonconforming duplex in an R-1 (Single Family Residential) District that was sold to the current owner with the understanding that it could be used as a rental. However, the former owner never registered the property as a multi-family rental.

Findings of Fact

1. [Section 515-7-2](#), Subdivision 3A – Variances shall only be permitted:
 - a. When they are in harmony with the general purposes and intent of the ordinance
 - i. The purpose of an R-1 (Single Family Residential) District is to allow and preserve areas in the City of quiet neighborhoods of one- and two-family homes, free from other uses except those which are compatible with residents of such a district.
 - b. When the variances are consistent with the Comprehensive Plan
 - i. The current Comprehensive Plan and updated Comprehensive Plan in development support maintaining the historical integrity of the neighborhoods within the City of Brainerd.
2. [Section 515-7-2](#), Subdivision 3B & Subdivision 4 – Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

- i. The proposed duplex is an existing home within the North East neighborhood. The home has been used as a rental, but never registered as one with the City of Brainerd.
- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - i. The owners purchased the property under the assumption that they could use the property as a multi-family rental as the previous owner did. However, as the previous owner never officially registered the property with the City, the property is considered illegal nonconforming.
- c. The variance, if granted, will not alter the essential character of the locality.
 - i. The property is an existing home constructed in 1917 and has been previously used as a rental duplex. The current owners are not proposing any kind of expansion to the use except for that which it was previously used.
3. The Housing Inspector has inspected the property, and it does conform to the Property Maintenance Code and the Rental Housing Code.
4. A rental license has been issued for the property's lower unit.

At the time of this writing, no parties have come forward to express objections to this variance request.

Staff Opinion

Staff recommends approval of this variance request and requests that the Planning Commission further investigate the issue of nonconforming multi-family rentals in single family districts.



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 08 2019

CITY OF BRAINERD
ADMINISTRATION

Receipt # 2019-00026
Check # 1001
Date Paid: 6/3/19

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

RESIDENTIAL

COMMERCIAL

CONDITIONAL USE PERMIT
REZONING
VARIANCE

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

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

PROPERTY ADDRESS: 501 3RD AVE NE

LEGAL DESCRIPTION: Lot(s): 6 Block: 19 Addition: FARRAR + FORTTHS 1ST ADD
(attach description if lengthy)

Property Owner Name: RODNEY + WENDY HARRIS

Street Address: 7414 BURR LN City: BRAINERD State: MN Zip Code 56401

Phone Number: (320) 412-0635 Fax: _____ E-mail: RODNEYHARRIS05@YAHOO.CO.UK

Applicant Name: (If different than Property Owner) _____

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

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

Description of Request: WE PURCHASED THE PROPERTY ON THE UNDERSTANDING THAT THE HOUSE PROVIDED TWO RENTAL UNITS. IT IS ALREADY SUBDIVIDED WITH TWO GAS AND ELECTRIC METERS, ONE FOR EACH DWELLING, AND APARTMENTS HAVE SEPERATE ENTRANCES. REQUEST PERMISSION TO MAINTAIN TWO RENTAL UNITS AT PROPERTY.

[Signature]
Property Owner Signature

6/3/2019
Date

RODNEY HARRIS
(Please print name)

Applicant Signature

Date

(Please print name)

Parcel ID: 41191568
HARRIS, RODNEY D & WENDY

Parcel

Assessment Year:	2019
Pay Year:	2020
Property Address:	501 3RD AVE NE
City:	BRAINERD
State:	MN
Zip:	56401
Multiple Addresses:	No
Legacy Parcel ID:	091280190060009
Market NBHD:	09_NERES - BRAINERD-NE RESIDENTIAL
Class:	201 - 1A/4BB(1) RESIDENTIAL SINGLE UNIT
Lake:	
Deeded Acres:	0
Plat:	09128 - FARRAR AND FORSYTH'S FIRST ADDITION TO B
Lot:	006
Block:	019
Section-Twp-Range:	19 - 045 - 030
Tax District:	41100 - 41 - CITY OF BRAINERD
Town/City:	010200 - CITY OF BRAINERD
School District:	020181 - BRAINERD
Fire District:	
Rural Service:	
Watershed:	
Sewer District:	
Hospital:	
HRA:	080110 - BRAINERD HRA
Commissioner District:	3
TIF Project #:	-

Values

Tax Market Value:	144,600
Estimated Market Value:	166,800
Ref Market Value:	166,800
TIF Tax Capacity:	0
Tax Capacity:	1,446
State Tax Capacity:	0
New Construction Value:	0

Parcel Status

In Forfeiture:	No
Escrow Company:	
ACH:	No
Delinquent	No
Homestead	Yes
Relative	

Legal

Plat Name:	
FARRAR AND FORSYTH'S FIRST ADDITION TO B	LOT 6 BLOCK 19

Sales

Sale Date	Sale Price	Instr. Type	CRV #	Grantor/Seller	Grantee/Buyer
04/05/2019		WD		DIAN, WILLIAM P & KATHLEEN R	HARRIS, RODNEY D & WENDY
05/21/2004		OTH	0406997		DIAN, WILLIAM P & KATHLEEN R
05/01/2004	142,000	WD		WEGENER, ANGELA G	DIAN, WILLIAM P/KATHLEEN R
06/30/1999		OTH	993191		WEGENER, ANGELA G
06/01/1999	89,000	WD		BAKER CINDE L	WEGENER ANGELA G
06/01/1994	65,000	WD		JONSON ERNEST S	BAKER CINDE L

Sale Details

1 of 6

Instrument Type:	WARRANTY DEED
Grantor/Seller:	DIAN, WILLIAM P & KATHLEEN R
Grantee/Buyer:	HARRIS, RODNEY D & WENDY
Instrument/Sale Date:	04/05/2019
Transfer Date:	05/28/2019
Recorded Date:	04/15/2019
Improved/Vacant:	-
State Validity Code:	-
Sale Property Use:	-
CRV #:	
Old Document Number:	
Total Sale Price:	
# of Pcls:	
Adjusted Sale Price:	



Rental Housing License Application

501 Laurel Street • Brainerd, MN 56401 • 218.828.2309 • 218.828.2316 (fax)

www.ci.brainerd.mn.us • Email: ljohnson@ci.brainerd.mn.us

2oned R-1
non-conforming
duplex
only one
rental
allowed

Brainerd City Code Section 425.1810 License Required. No person shall allow to be occupied, or let to another for occupancy, any dwelling unit unless the owner has first obtained a licensed.

Application must be completed in its entirety – one application per structure. The annual license fee is \$32 per dwelling unit (duplex = 2 units, triplex = 3 units, etc.) License fees are payable to: City of Brainerd

Property Address 501 3RD AVE NE

Property Type: ☐ Single Family ☐ Apartment - Number of dwelling units _____
(check one) ☐ Duplex (____ one unit ____ both units) ☐ Boarding House (Number of beds _____)
☐ Triplex ☐ Other, describe _____
☐ Four-plex

Business Name (if applicable) _____ Email RODNEY HARRIS OS@YAHOO.CO.UK

Owner/officer Name RODNEY + WENDY HARRIS Phone (320) 412-0635

Address 7414 BURR LANE BRainerd MN 56401
Street City State Zip

Minnesota Business Tax ID Number

(per Minnesota Statute 270C.72) _____

Applicant's Social

Security Number 0

Federal Business Tax ID Number _____

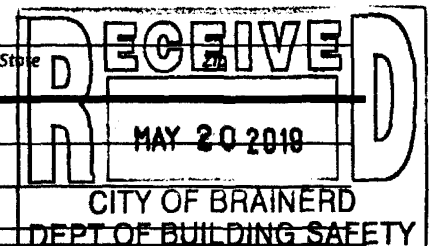
Owner's Designated Agent – Enter below the information for the natural person responsible for maintenance and management of this property. This person must reside within 30 miles of the City of Brainerd. This person may also be the agent /contact person for the property. A post office box is not acceptable as an address for such person.

Business Name of Agent _____ Email _____

Owner/officer Name _____ Phone (____) _____

Address _____
Street City State

Declaration of Non-rental – reason for non-rental status _____



Applicant Signature _____

The data on this form will be used to approve your license. Some requested data is private. Private data is available to you and the City or State staff who need this information to perform their duties, but is not available to the public. You are not legally required to provide this data, but the City may not be able to approve your license if you do not provide it.

I declare that the information I have provided on this application is truthful and I understand that falsification of information provided on this application will result in denial of the license. I authorize the City of Brainerd to investigate and make whatever inquiries that are necessary to verify the information provided.

X [Signature] Date 5/20/19



RENTAL HOUSING LICENSE

Department of Building Safety

City Hall - 501 Laurel Street

Brainerd, MN 56401

Phone: (218) 828-2309 Fax: (218) 828-2316

Email: jstockinger@ci.brainerd.mn.us

Brainerd City Code Section 425.1810 License required. No person shall allow to be occupied, or let to another for occupancy, any dwelling unit unless the owner has first obtained a license. Visit our website at www.ci.brainerd.mn.us

Name of Licensee	:	HARRIS, RODNEY & WENDY	No.: 2019-00407
		7414 BURR LANE	Date: 05/20/2019
		BRAINERD, MN 56401-	
Property Type	:	ONE LOWER LEVEL UNIT - ZONED R-1	
Premise Address	:	501 3RD AVE NE	
		BRAINERD, MN 56401-	
License Period	:	6/1/2019 THRU 5/31/2020	

In accordance with provisions of the City of Brainerd Ordinance(s) the above-named licensee is granted the following license(s):

License Type	:	Rental Housing License Fee	Amount
		RENTAL HOUSING LICENSE FEE	32.00
Total Fee Paid			32.00

This Certificate of License is hereby issued conditioned that said licensee shall comply with all the requirements set forth in the City code and the laws of the State of Minnesota.

A License issued under this Certificate may be suspended or revoked for violations thereof.



Jason Stockinger, City Housing Inspector

PLEASE POST IN A CONSPICUOUS PLACE



City of Brainerd • 501 Laurel Street • Brainerd MN 56401

Rental Housing Correction Notice

The following violations were cited during a recent inspection at the address listed below. These violations must be corrected by the re-inspection date. Please call 218-454-3416 if you have additional questions.

Lower unit

- Five extinguisher 2A1013C (ok) 10
 - Smoke detector in each sleeping rooms (2) (ok) 60
 - CO detector in hallway w/in 10' ft of sleeping rooms (ok) 30
 - Smoke detector in basement (ok) 30
- 130 pt

Upper Unit

- Five extinguisher 2A1013C (ok) 10
 - Smoke detector in each sleeping rooms (2) (ok) 60
 - outlet cover in dining room (ok) 2
- 72

- 2 outlet covers in garage (ok) 4 pt

206 pts

call for re-inspect before tenants move in
30 days or less

ok 5-28-19

Property Address: 501 3rd Ave NE

Date of Inspection: 5-21-19

Date of Re-inspection: _____

Inspector: Jason Stockinger

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Rodney and Wendy Harris, 7414 Burr Lane, Brainerd, MN 56401, have submitted a rental license application for second unit of a duplex at 501 3rd Ave N.E. The property is in an R-1 (Single Family Residential) District.

A variance from the following Zoning Ordinance section is requested: *SECTION 515-15 NON-CONFORMING LOTS, BUILDINGS, STRUCTURES AND USES*

6.b A nonconforming residential use that had a rental license expire (more than 365 days from date of license expiration) cannot be reestablished as a nonconforming use.

501 3rd Ave N.E. is a nonconforming duplex in a R-1 (Single Family Residential) District that was sold to the current owner with the understanding that it could be used as a rental. However, the former owner never registered the property as a multi-family rental.

The property is legally described as follows:

*Lot 6 Block 19, FARRAR AND FORSYTH'S FIRST ADDITION TO BRAINERD
P.I.N. 41191568
Section 24 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, June 19, 2019 to consider the request for the Variance.

An application is on file for review at the Community Development Department, 501 Laurel Street.

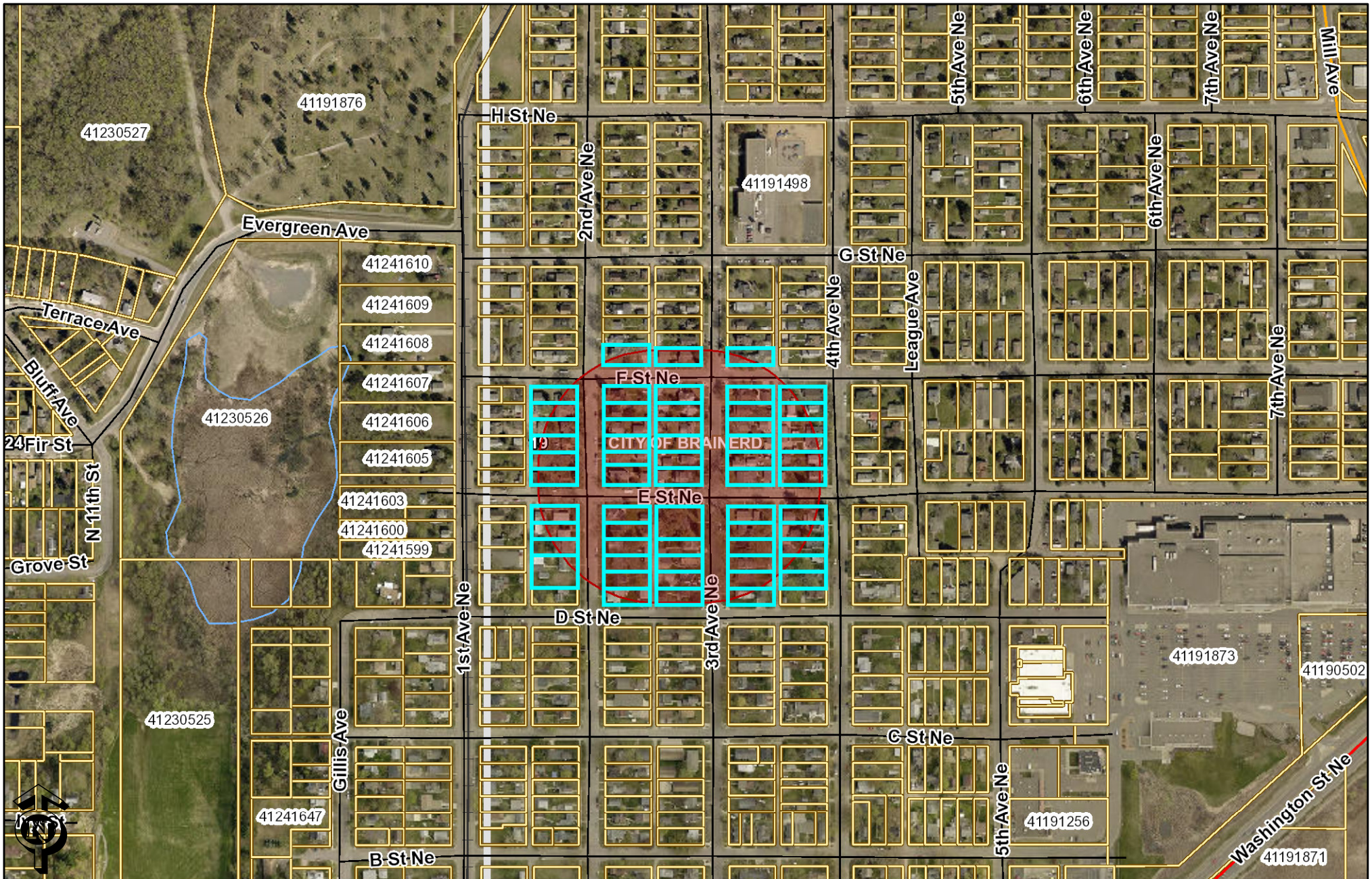
Any individual needing special accommodations, please call (218) 828-2309.

Dated this 7th day of June 2019

David C. Chanski
Community Development Director

Tax Name	Tax Address	Tax Address 2	Tax Address 3	Tax Address	Physical Ad	Physical Cit	Physical Zip
BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401			420 2ND A'	BRAINERD	56401
BESSE, DAVID J	507 3RD AVE	BRAINERD, MN 56401			507 3RD A\	BRAINERD	56401
BORG, BRIAN J & TARA L	502 2ND AVE NE	BRAINERD, MN 56401			502 2ND A' BRAINERD		56401
CONWAY, PATRICK W	510 3RD AVE NE	BRAINERD, MN 56401			510 3RD A\ BRAINERD		56401
CROWLEY, JENNIE V	509 4TH AVE NE	BRAINERD, MN 56401			509 4TH A\ BRAINERD		56401
DALLAIRE, ARTHUR L & CYNTHIA	508 3RD AVE NE	BRAINERD MN 56401			508 3RD A\ BRAINERD		56401
DEGEN PROPERTIES LLC	10935 GULL RIVER RD	EAST GULL LAKE, MN 56401			407 4TH A\ BRAINERD		56401
DK INVESTMENTS LLC	1107 6TH ST S	BRAINERD, MN 56401			511 2ND A' BRAINERD		56401
DUBOIS, LORI J	403 3RD AVE NE	BRAINERD, MN 56401			403 3RD A\ BRAINERD		56401
FERRIS, MARCIA L	520-3RD AVE NE	BRAINERD MN 56401			520 3RD A\ BRAINERD		56401
FINNEGAN, SARA J & ETHAN K MI	503 2ND AVE NE	BRAINERD, MN 56401			503 2ND A' BRAINERD		56401
FLICKER, BRYAN J	523 NE 3RD AVE	BRAINERD MN 56401			523 3RD A\ BRAINERD		56401
GEDDE, LUANN J	516 3RD AVE NE	BRAINERD, MN 56401			516 3RD A\ BRAINERD		56401
GOBLE, JOSEPH A & BRENDA J	688 S OAK DR	FORT RIPLEY, MN 56449			415 2ND A' BRAINERD		56401
HARRIS, RODNEY D & WENDY	7414 BURR LANE		BRAINERD MN 56401		501 3RD A\ BRAINERD		56401
HEATON, LYNETTE R & PHILLIP W	402 2ND AVE NE	BRAINERD, MN 56401			402 2ND A' BRAINERD		56401
HENDERSON, TODD	2277 SHRYER AVE E		SAINT PAUL MN 55109		408 3RD A\ BRAINERD		56401
HILTBRUNNER, CURTIS & MELISSA	424 2ND AVE NE		BRAINERD MN 56401		424 2ND A' BRAINERD		56401
HINES, KARIN ANN	524 3RD AVE NE	BRAINERD, MN 56401			524 3RD A\ BRAINERD		56401
HOPP, ANITA M	415 3RD AVE NE	BRAINERD, MN 56401			415 3RD A\ BRAINERD		56401
HUNTER, IVY RAE	6999 WOIDA RD	BAXTER MN 56425			501 4TH A\ BRAINERD		56401
INNES, JEFFERY S	409 2ND AVE NE	BRAINERD MN 56401			409 2ND A' BRAINERD		56401
JASICKI, AMY	524 2ND AVE NE	BRAINERD MN 56401			524 2ND A' BRAINERD		56401
JOHNSON, J L	10501 GILBERT SHORES DR	BRAINERD, MN 56401			410 3RD A\ BRAINERD		56401
KAMEN, JAMES D & MICHELE D	12165 CABOT AVE	DUNDAS, MN 55019			523 4TH A\ BRAINERD		56401
KARELS, ROYAL D & DIANE	504 3RD AVE NE	BRAINERD MN 56401			504 3RD A\ BRAINERD		56401
KERN, DOUGLAS J & SUSAN M	11039 GREENWOOD ST	BRAINERD MN 56401			602 3RD A\ BRAINERD		56401
KOVATOVICH, JASON S & PAULA C	424 3RD AVE NE	BRAINERD, MN 56401			424 3RD A\ BRAINERD		56401
KREBSBACH, MATTHEW D	10624 LEISURE LN	BRAINERD, MN 56401-4707			405 3RD A\ BRAINERD		56401
LONG, ROBERT	507 2ND AVE NE	BRAINERD, MN 56401			507 2ND A' BRAINERD		56401
LORIMOR, DIANNA C	16380 BIRCHWOOD LN	BRAINERD, MN 56401			519 2ND A' BRAINERD		56401
LYONS, TONI & SHAWN E	411 4TH AVE NE	BRAINERD MN 56401			411 4TH A\ BRAINERD		56401
MAINLINE DESIGN LLC	ATTN: IVANNA BUCHITE	4781 12TH AVE SW	PINE RIVER, MN 56474		415 4TH A\ BRAINERD		56401
MANTHE, ELYSE	508 2ND AVE NE	BRAINERD, MN 56401			508 2ND A' BRAINERD		56401
MARTINSON, TIMOTHY A & KATH	516 2ND AVE NE	BRAINERD MN 56401			516 2ND A' BRAINERD		56401
MAUCH, RON	498 14TH ST N	WAHPETON, ND 58075			515 2ND A' BRAINERD		56401
MCGERR, SCOTT A & JUDITH	511 4TH AVE NE	BRAINERD MN 56401			511 4TH A\ BRAINERD		56401
MCINNES, RUTH M & CHARLES	7862 LAKEVIEW DR	BRAINERD, MN 56401			519 3RD A\ BRAINERD		56401

MCKAY, BRETT M & TRACI A	6861 RUBY LN	BRAINERD, MN 56401-6252	512 2ND A' BRAINERD	56401
MCKAY, RICHARD G & MARY	21212 MAIL ROUTE RD	BRAINERD MN 56401	419 3RD A\ BRAINERD	56401
MESECK, STEPHANIE M & DAVID I	INVALID ADD 2013 TNT		409 3RD A\ BRAINERD	56401
NIELSEN, ANNETTE KRISTINE	507 4TH AVE NE	BRAINERD, MN 56401	507 4TH A\ BRAINERD	56401
OTREMB, ROBERT L	513 3RD AVE NE	BRAINERD MN 56401	513 3RD A\ BRAINERD	56401
PATNODE, KRISTINA D	26831 EDNA LAKE RD	NISSWA, MN 56468	520 2ND A' BRAINERD	56401
PROELL, CARISSA B	419 4TH AVE NE	BRAINERD, MN 56401	419 4TH A\ BRAINERD	56401
PUERINGER, DAVID F PUERINGER	616 1/2 FRONT ST	BRAINERD, MN 56401	420 3RD A\ BRAINERD	56401
RESSEN, ROBERT L	416 2ND AVE NE	BRAINERD, MN 56401	416 2ND A' BRAINERD	56401
SMITH, CHRISTOPHER & LAURIE	601 3RD AVE NE	BRAINERD, MN 56401	601 3RD A\ BRAINERD	56401
ULLRICH, LISA M	509 3RD AVE NE	BRAINERD, MN 56401	509 3RD A\ BRAINERD	56401
VEITH, STEVEN H	9797 LEGIONVILLE RD	BRAINERD, MN 56401	408 2ND A' BRAINERD	56401
VOSS, KEEGAN	517 4TH AVE NE	BRAINERD MN 56401	517 4TH A\ BRAINERD	56401
WALKER, LEON H & DONNA M	423 2ND AVE NE	BRAINERD MN 56401	423 2ND A' BRAINERD	56401
WILT, RICHARD E & JOYCE I &	DAVID & SHANNON WILT & LAUR	5389 PIONEER TRL BRAINERD, MN 56401	419 2ND A' BRAINERD	56401
WOODEN, JUDY A	412 2ND AVE NE	BRAINERD, MN 56401	412 2ND A' BRAINERD	56401
ZIMMER, RHONNA M TRUST	2410 ROBIN OAK RIDGE	MINNETONKA, MN 55305	602 2ND A' BRAINERD	56401



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

501 3rd Ave NE

Date: 6/7/2019 Time: 12:53:24 PM



City of Brainerd

Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: 215 N. 3rd St. Rezoning

Julie Dillon, 215 N 3rd St., Brainerd, MN 56401, has submitted a request on behalf of Agate Homes, LLC to rezone the property at 215 N. 3rd St. from a B-1 (Residential Office) District to an R-2 (Medium Density Residential) District.

The purpose of the rezoning request is to better serve the property as the main residence and business office of the applicant as well as a second-floor residential rental unit. Additionally, the applicant wishes to build a garage on the property greater in size than what is allowed in a B-1 District.

Findings of Fact

1. [Per Section 515-60-1](#) of the Code of Ordinances, the purpose and intent of a B-1 District is to allow single family uses and office space uses. Additionally, *"This district serves as a transitional district between residential neighborhoods and commercial uses in areas where redevelopment is anticipated. The district includes uses that will not disrupt nearby, low-density land uses through high traffic generation, noise, or other nuisances."*
 - a. It is staff's opinion that, while single family dwellings and office spaces are permitted uses within a B-1 District, a property containing an owner-occupied unit with a home business and a rental unit does not fit well.
2. [Per Section 515-56-1](#) of the Code of Ordinances, the purpose and intent of an R-2 District is to *"provide for low to medium density housing through the mixture of one- and two-unit dwellings and medium density multiple family dwellings as well as directly related complementary uses."*
 - a. In R-2 Districts, multiple family dwellings containing four units or less are permitted uses and home businesses are accessory uses. As such, it is staff's opinion that the use of this structure as an owner-occupied dwelling with a home business and additional residential rental space is much more suitable in an R-2 District.
3. As noted throughout various Planning Commission discussions including that of the Thrifty White Conditional Use Permit process and through the walking tours of Kingwood Street recently conducted by Commissioner Marohn, it is the opinion of the Kingwood area neighborhood that residential uses should be the primary uses within the area and commercial uses should only be permitted if they are low impact and conform in shape and manner to the neighborhood.
 - a. The property seems to be initially designed as a single-family home.
 - b. The home business use is as a financial advisor.

- c. The rezoning of the property would reduce the likelihood of more intense commercial uses being conducted on the property in the future.
- 4. If the property is rezoned as an R-2 District, the property will be considered legal nonconforming to the lot coverage requirement for residential uses within an R-2 District.
 - a. Section 515-56-10 state that impervious surface lot coverage for residential uses in an R-2 District shall not exceed 60 percent of the total lot area.
 - b. The impervious surface lot coverage of this property is approximately 61%.

As of this writing, no parties have come forward to express their objections to this rezoning request.

Staff Opinion

Staff recommends approval of this rezoning request.

**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 04 2019

Receipt # 2019-00028
 Check # 478
 Date Paid: 6/4/19

CITY OF BRAINERD
ADMINISTRATION**CONDITIONAL USE/REZONING/VARIANCE APPLICATION****RESIDENTIAL****COMMERCIAL**

CONDITIONAL USE PERMIT

REZONING

VARIANCE

B2-R2
☐
☒
☐

(\$250.00)

(\$300.00)

(\$250.00)

☐
☐
☐

(\$400.00 + \$500.00 escrow deposit)

(\$500.00)

(\$400.00 + \$500.00 escrow deposit)

PROPERTY ADDRESS: 215 N 3rd St

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
 (attach description if lengthy)

Property Owner Name: Agate Homes LLCStreet Address: 215 N. 3rd St City: _____ State: _____ Zip Code _____Phone Number: 218 297-2030 Fax: _____ E-mail: julie0356@gmail.comApplicant Name: (If different than Property Owner) Julie DillonStreet Address: 215 N. 3rd St City: Brainerd State: MN Zip Code: 56401Phone Number: 218 820-9881 Fax: _____ E-mail: julie0356@gmail.comDescription of Request: B2 to R2

[Signature]
 Property Owner Signature

5/28/19
 Date

Agate Homes LLC
 (Please print name)

[Signature]
 Applicant Signature

 Date

Julie Dillon
 (Please print name)

(OVER)

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Julie Dillon, 215 N 3rd St., Brainerd, MN 56401 has submitted a request on behalf of Agate Homes, LLC for the property at 215 N 3rd St., to rezone said property from B-1 (Residential Office) District to an R-2 (Medium Density Residential) District. The purpose of this rezoning is to better serve the property as the main residence and business office of the applicant as well as a second-floor residential rental unit. Additionally, the applicant wishes to build a garage on the property.

The legal description of the property is as follows:

E 100 FT of Lots 1 thru 3 inclusive Block 52, & all of Lots 4 & 5 Block 52, TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD

P.I.N. 41241386

Section 24, Township 45, Range 31

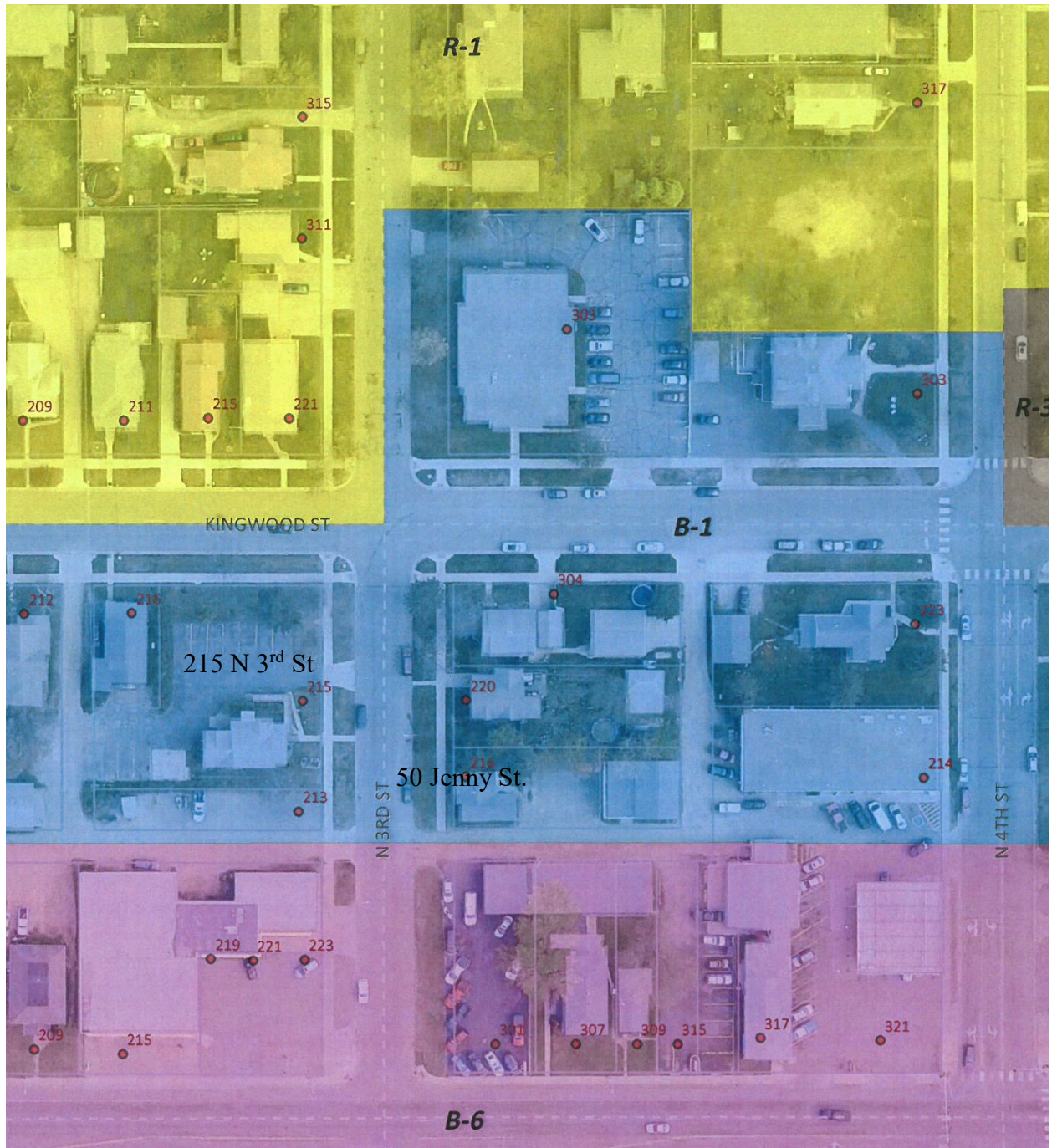
A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, June 19, 2019 in the Brainerd City Hall Council Chambers, 501 Laurel Street to consider the request.

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

Dated this 7th day of May 2019.

David C. Chanski, MPA
Community Development Director

See reverse side for map.

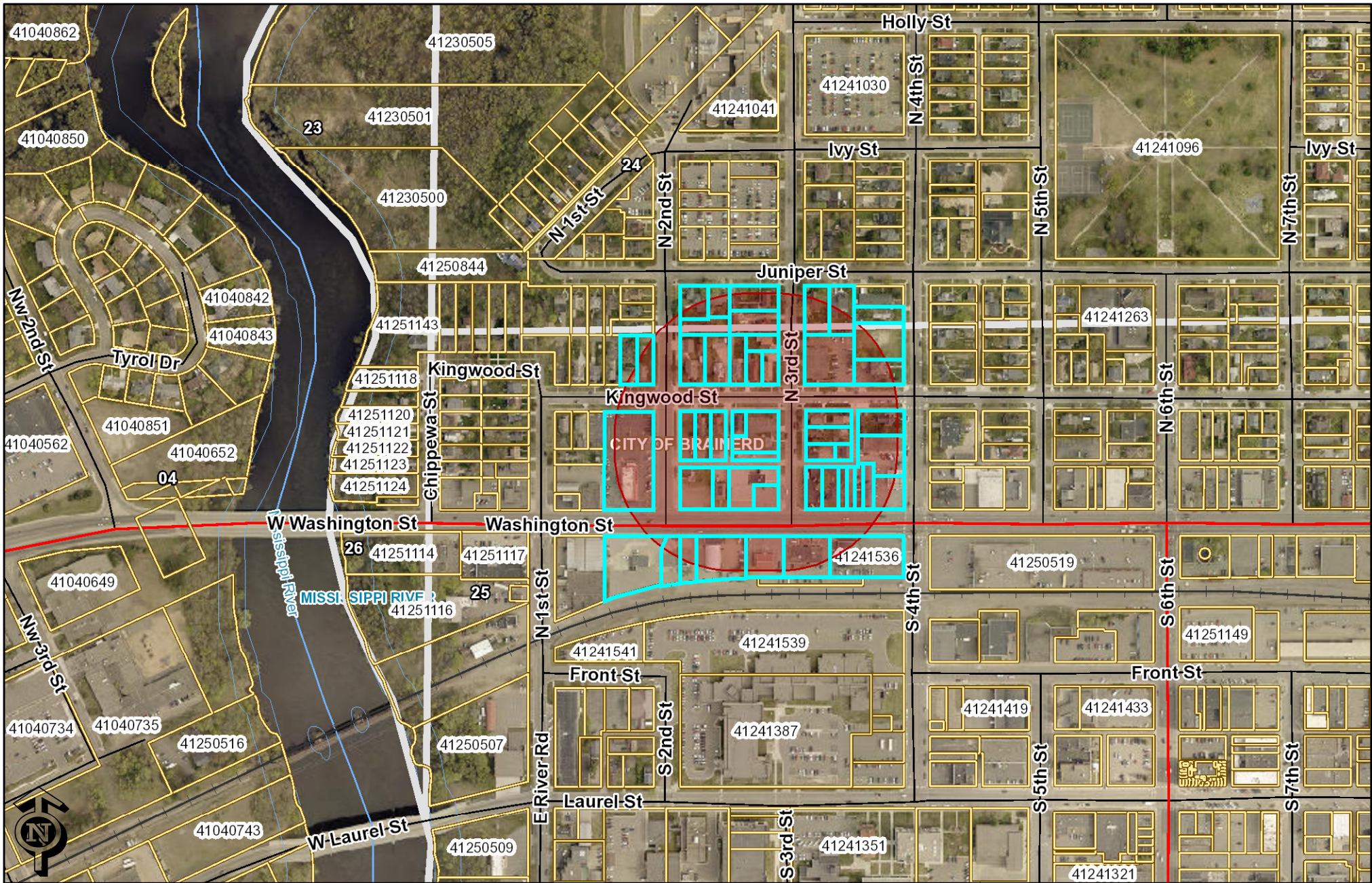


Tax Name	Tax Address	Tax Address
209 WASHINGTON LLC	124 N SIXTH ST	BRAINERD MN 56401
AGATE HOMES LLC	PO BOX 421	BRAINERD MN 56401
BECK, SUSAN	312 JUNIPER ST	BRAINERD, MN 56401
BJORK, RICHARD B & KATHRYN A	303 4TH ST N	BRAINERD, MN 56401
BRENNY PROPERTIES OF BRAINERD LLC	317 WASHINGTON ST	BRAINERD, MN 56401
BYE CABLES INC	PO BOX 565	BRAINERD MN 56401
CARPER, NATHAN & STACY	11971 310TH AVE	PIERZ, MN 56364
CITY OF BRAINERD	CITY ADMINISTRATOR-CITY HALL	501 LAURE BRAINERD, MN 56401
COLLETT, KAYLYN E & GEBHARD, STEVEN A	212 KINGWOOD ST	BRAINERD MN 56401
CULLINANE, JOHN D & TAMYRA	315 3RD ST N	EAST GULL LAKE, MN 56401
DEGEN, MICHAEL S & JULIE L	10935 GULL RIVER RD	BRAINERD, MN 56401
DIGITAL INK PROPERTIES LLC	208 WASHINGTON ST	BRAINERD, MN 56401
FOLEY, CHRISTOPHER R & JESSAMYN A	201 KINGWOOD ST	PO BOX 82 PILLAGER, MN 56425
GREENHECK AUTO GLASS LLC	C/O GARY & LINDA GREENHECK	BAXTER MN 56425
GROENWOLD, JOHN	13713 OLIVEWOOD DR	156 PINEVIEW BRAINERD MN 56473
HALVERSON, MARC & JACQUELYN REV	TRUST DTD 5/2/17	PILLAGER, MN 56401
HOGLIN, LISA L	2646 ZEBROSKI ACRES LN SW	BRAINERD, MN 56401
IMGRUND, JOSEPH L	212 JUNIPER	BRAINERD, MN 56401
JAMRIE LLC	523 HOLLY ST	BRAINERD, MN 56401
KRAMER, KENNETH & ROSEMARY	10865 COUNTY RD 44	BRAINERD, MN 56401
KUEHN, CARTER T & MARTHA	302 JUNIPER ST	BRAINERD MN 56401
MARSOLEK, LAURA W & GEORGE C	221 KINGWOOD ST	BRAINERD, MN 56401
MORRIS, RICKY J & CARRIE J	C/O JOHN CULLINANE	NA BRAINERD MN 56401
MORRIS, RON INCORPORATED	220 WASHINGTON ST	BRAINERD, MN 56401
NORTHLAND RESTAURANT GROUP LLC	3112 GOLF RD	EAU CLAIRE, WI 54701
NYDEGGER, JERRY & KATHY	123 KINGWOOD ST	BRAINERD, MN 56401
PAMPERED PETS LLC	PO BOX 1075	BRAINERD MN 56401
PBR RENTALS LLC	974 GULL MEADOWS LN	EAST GULL LAKE MN 56401
ROBERTS, SHON B & LISA L	304 KINGWOOD ST	BRAINERD MN 56401
ROHLOFF, TREVOR	211 KINGWOOD ST	BRAINERD MN 56401
SKOGLUND, JUSTIN A	2804 MISSISSIPPI SHORES RD	FORT RIPLEY MN 5644
ST JOSEPH'S MEDICAL CENTER	523 N 3RD STR	BRAINERD MN 56401
STANGE, CODY &	FREIDAY, JENNIFER L	324 NORTH BRAINERD, MN 56401

SULLIVAN, ROBERT J
VOPATEK, JUDI M
WILLIAMS, MARA

7818 EXCELSIOR RD
215 KINGWOOD ST
119 KINGWOOD ST

BAXTER, MN 56425
BRAINERD MN 56401
BRAINERD MN 56401



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215 N 3rd St

Date: 6/7/2019 Time: 12:48:57 PM



City of Brainerd
Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Comprehensive Plan Update Presentation

Ashley Kaisershot and Jake Huebsch of Sourcewell will be in attendance at the June 19 Planning Commission meeting to present an update on the Comprehensive Plan Update process.

Attached you will find a memo from Ms. Kaisershot as well as a full packet containing various pieces of information gathered throughout the update process.

June 13, 2019

To: Planning Commissioners and Community Development Director

From: A. Kaisershot, Sourcewell

Date: June 13, 2019

RE: Brainerd Comprehensive Plan Progress Update

As we near the finalization of the plan's development, the planning team would like to take the opportunity to update the Planning Commission around the milestones of the project and the phases it took to get to this point. This memo also serves as a summary of the community engagement that has guided the plan's direction.

The 2019 Comprehensive Plan Update will replace the current 2004 Comprehensive Plan. Content from the prior plan that was still relevant and met the desires of the community has been brought forward and wrapped into this update. This process began in 2017 with the creation of the community survey panel. From the responses of this volunteer group, their guidance has been integrated throughout every public input step. As a part of the public engagement process, the planning team and city leaders engaged in the following:

- One-on-one interviews with City Council, Planning Commissioners, and steering committee members
- Held a total of four (4) focus groups
- Hosted four (4) ward meetings
- Held a middle school visioning activity
- Completed a general, city-wide survey
- Held two (2) community design sessions
- Held nine (9) steering committee meetings

Reports for the focus groups and ward meetings have been compiled, and summaries have been developed to highlight the key themes from the community design session and community survey. These summaries and reports are available on the IMAGINEbrainerd project webpage.

As we continue towards the review and adoption process, our planning team would like to take a moment to celebrate the hard work and dedication of the steering committee and acknowledge every participant in this process.

Regards,

Sourcewell Planning Team
Ashley Kaisershot
Jake Huebsch

Region Five Development Commission Planning Team
Matt Kallroos
Tad Erickson

Encl:

Vision statement and guiding principles

Goals and policy language

VISION STATEMENT

We seek to provide high-quality, year-round recreation, a strong workforce, and a variety of life experiences with intention to ultimately become a welcoming place to live, work, play, and stay for all.

GUIDING PRINCIPLES

- Continue enhancing Brainerd's neighborhoods in ways that encourage safety and a sense of community.
- Champion the range of employment opportunities available in the Brainerd Lakes Area (BLA).
- Promote the development and redevelopment of housing for a range of densities, types, price points.
- Highlight, maintain and enhance the recreational assets/opportunities located within Brainerd.
- Celebrate the unique qualities, attributes, and identities of Brainerd's neighborhoods
- Expand and enhance high quality rental opportunities in Brainerd by continuing to encourage best practices and accountability.
- Active in downtown revitalization, supporting existing business, new business development, housing, and cultural events all with Brainerd's historic character.
- Maintain and enhance infrastructure, and recreational assets by considering both form and function.

Brainerd Comprehensive Plan

Goals and Policies

PARKS AND RECREATION

- 1. Brainerd will maintain a quality parks system that meets the recreational needs of a variety of users.**
 - a. Add green space and public plazas in a manner that makes them conveniently accessible to all residents and prioritizes function and aesthetics.
 - b. Enhance the natural environment throughout the community.
 - c. Collaborate with land owners, developers, and other partners to link parks, neighborhoods, and public spaces with a network of greenways and multi-use trails.
- 2. Brainerd will collaborate with local community partners to maximize the value and impact of the park system.**
 - a. Provide opportunities to partner with public and private entities to enrich the lives of residents, visitors, and students.
 - b. Provide opportunities to partner with wellness providers to utilize the park system and encourage active living to improve community health.
- 3. Seek ways to expand event programming for each park in order to highlight the unique qualities of each neighborhood.**
 - a. Enhance and expand sports facilities and/or programming.
 - b. Enhance and expand year-round recreation activities including active and passive options for all ages and abilities.
 - c. Seek ways to enhance or expand health and wellness initiatives for families and residents of all ages.

HOUSING

- 1. Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences**
 - a. Complement Brainerd's entry level and affordable housing options by encouraging other move up and, mid to upper-end, market rate housing options.
 - b. Expand home ownership and rental opportunities through rehabilitation and new construction.
 - c. Rehabilitate and/or replace substandard housing with units that are decent, safe, healthy and affordable and of appropriate size to meet the city's current and future housing needs.
 - d. Facilitate the maintenance of existing housing and rental units to ensure they are in decent, safe, and healthy condition.
 - e. Ensure an adequate supply of quality and affordable housing units for current and future residents.
- 2. Encourage the preservation and historical significance of existing neighborhoods.**

- a. Identify the historic neighborhoods and homes throughout the city.
- b. Encourage the creation of neighborhood associations.
- c. Encourage energy efficiency and sustainability in home renovation and new construction.
- d. Support development and infrastructure improvements that complement the unique architectural styles and development patterns that define individual neighborhoods.
- e. Develop friendly, safe, and welcoming neighborhoods that encourage interaction through all stages of life.
- f. Seek ways to encourage mixed-use development/redevelopment in and around the downtown area.

3. Ensure quality living conditions for all residents.

- a. Encourage continued and timely enforcement of all maintenance codes and continue to monitor and inspect all properties.
- b. Promote the maintenance and rehabilitation of all properties.
- c. Monitor properties in foreclosure and keep an inventory of tax forfeited parcels.
- d. Engage residents (owners and renters) to become engaged in their neighborhood which can lead to retention.

TRANSPORTATION

1. Maintain, develop, and adapt a dynamic multimodal transportation system within Brainerd that seamlessly accommodates all users.

- a. Balance the competing needs and safety of local traffic, bicycles and pedestrians, and ensure the efficient transfer of freight through the City of Brainerd.
- b. Consider innovative designs, signage, technologies, and access management to ensure mobility and reduce congestion.
- c. Continue to maintain and celebrate Brainerd's expansive trail network and consider opportunities to expand the network through logical local, regional, or statewide connections.
- d. Utilize the airport to provide a convenient global gateway that safely and efficiently generates economic vitality in a sustainable and responsible manner.

2. Continue to work collaboratively with MnDOT, Federal and State agencies, neighboring cities, the private sector, residents, and other agency partners to improve the mobility network in the region.

- a. Expand the local road system thoughtfully, strategically, and sustainably where growth and demand dictates.
- b. In consideration of fiscal constraints and long-term maintenance, prioritize the maintenance of the existing transportation network, and only expand thoughtfully and strategically.

3. Increase the prioritization of the needs of all modes such as public transit, bicyclists and pedestrians to the same level of automobile users.

- a. Recognize, respond to, and prioritize the increased demand for public transit.
- b. Implement the top 2-3 goals and strategies of the 5-year Transit Plan.
- c. Consider ways to leverage the Regional Transportation Coordinating Council (RTCC) to maximize ridership and efficiency.
- d. Identify the most pressing challenges facing Brainerd/Crow Wing Public Transit and take steps to address them.

4. Commit to creating remarkable bike and pedestrian connections from neighborhoods to the downtown that are safe, efficient, and aesthetically pleasing.

- a. Thoughtfully consider opportunities for additional bicycle and pedestrian friendly infrastructure.
- b. Invest in wayfinding (Universally compliant).
- c. Invest in placemaking.

5. Utilize the airport to provide a convenient global gateway that safely and efficiently generates economic vitality in a sustainable and responsible manner.

- a. Determine ways to maximize the customer experience within the Passenger Terminal Building through arts, entertainment, and improved communication devices.
- b. Continue relationships with expanding airlines and seek air service through another hub city.
- c. Work with area economic developers to attract new aeronautical businesses and airport tenants for the development of additional land along the extended taxiway.
- d. Extend a new taxiway from the east end of the general aviation ramp to the intersection of Taxiway A and C.

FACILITIES AND INFRASTRUCTURE

1. Improve the overall image of the city.

- a. Maintain public infrastructure and facilities to attract and maintain residents.
- b. Increase connectivity to adequate and affordable broadband and other infrastructure development throughout the community.

2. Preserve the history and small-town feel of Brainerd.

- a. Support orderly, efficient growth while protecting historical areas.
- b. Support façade improvements while keeping the historic look of infrastructure.
- c. Preserve, enhance and integrate greenscapes into the built environment.

3. Provide quality water/power and wastewater systems that support new and existing development and redevelopment.

- a. Coordinate infrastructure replacement projects with other road and infrastructure improvement projects.

- b. Encourage the use of stormwater best management practices to improve local and regional water quality.
- c. Promote education and incentive programs to conserve water quantity and quality
- d. Ensure adequate water/power supply to meet the long term needs of the community.

PUBLIC SAFETY

1. Brainerd will protect and provide for the safety of residents and visitors.

- a. Make efficient use of existing facilities to ensure access to emergency services for all residents and visitors.
- b. Strategically plan for and implement maintenance and expansion in a fiscally and environmentally responsible manner.
- c. Continuously seek to eradicate crime through innovative and contemporary strategies including preventative, proactive, and responsive measures.
- d. Sustain fire protection through a combination of up-to-date facilities and fleet vehicles, technology, outreach and community engagement initiatives.
- e. Build, secure, and maintain efficient public facilities that enhances the character and priorities of Brainerd and its neighborhoods

2. Evaluate and improve Brainerd's emergency management.

- a. Ensure equal access to emergency services throughout the city.
- b. Seek new or emergent emergency management initiatives or opportunities.
- c. Continuously seek education opportunities for emergency personnel, key city staff, to ensure emergencies are dealt with expertly when (not if) they happen.

3. Continue to seek out and foster partnerships to better prepare the public and city staff for emergencies and natural disasters.

- a. Actively participate in the Crow Wing County Hazard Mitigation 5-year planning process.
- b. Seek resources and opportunities available through Homeland Security and Emergency Management (HSEM).
- c. Seek resources and opportunities available through Federal Emergency Management Agency (FEMA).

ECONOMIC DEVELOPMENT

1. Support infill and redevelopment throughout Brainerd as a strategic component of growth.

- a. Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exists.
- b. Invest in community improvements that will spur and support revitalization or redevelopment.
- c. Evaluate the near and long-term fiscal impacts of annexation and development proposals.
- d. Reclaim underutilized infrastructure within the city (industrial sites, rail lines, parking lots, blighted structures, vacant blocks).

2. Support our workforce and help them thrive.

- a. Collaborate with local partners and stakeholders to address industry workforce needs, creating a career and education pathway for residents of all ages.
- b. Encourage access to advanced education or certification programs, workforce development, and job training opportunities.
- c. Support the ability to enable residents to work within close walking and biking distances from where they live.
- d. Expand transit opportunities to the various business clusters, or concentrated areas with high business density, throughout the community.
- e. Support the expansion of transit hours of operation in an effort to support our workforce during all shift times.

3. Help local businesses grow and attract new businesses in our neighborhoods, along our main corridors, and in our downtown.

- a. Support current businesses through a variety of programs, resources, and offerings.
- b. Attract new businesses best suited for the community's assets, increasing local employment options and building the city's tax base.
- c. Encourage entrepreneurs to start their own business.

NATURAL RESOURCES

1. Protect and preserve our waterways, wetlands, and wooded areas within and around the city.

- a. Identify corridors along the Mississippi river and other streams or wetlands that could accommodate low impact developments such as trails or greenspaces, in order to preserve these natural resources for future generations.
- b. Utilize greenways to connect residents and neighborhoods to open spaces and natural areas.
- c. Preserve natural open spaces for habitat and scenic recreational qualities of the city.

2. Protect and enhance water quality.

- a. Encourage best management practices for managing runoff.

3. Increase access to open space.

- a. In concert with surrounding communities and county government, become a world-class destination by connecting trails, the Mississippi River, history, and culture.
- b. Provide access for residents and visitors to walk and enjoy a variety of open and natural spaces found within Brainerd.
- c. Engage in partnerships with local stakeholders and champions that build on the value of the natural resource system.
- d. Develop education and outreach programs that teaches residents the importance of preserving our natural resources.

- e. Collaborate with all layers of government on the restoration and management of natural resources.

COMMUNITY DESIGN

1. Preserve and repurpose historic assets.

- a. Seek small-scale opportunities to reinforce local history and identity through incentives and programs.
- b. Develop local preservation initiatives.
- c. Make downtown a destination within the community.
- d. Transform historic sites to serve today's contemporary needs through adaptive re-use.
- e. Support the transition of businesses in the community and provide new business owners the tools and programs necessary to rehabilitate old structures.
- f. Strike a balance between preserving historic structures and building new within all land uses.

2. Enliven the community through intentional community design.

- a. Provide flexible spaces for programming and events.
- b. Transform downtown as the social hub of the community and the region.
- c. Enhance community connections making Brainerd the hub of the region.
- d. Become a year-round, 24/7 community; a place where you can live, work, play, stay, and learn.
- e. Become the hub for cultural events, experiences, public art, and music.

3. Enhance the city's unique identity where the appropriate blend of historic and modern structures co-exists.

- a. Communicate a design vision through guidelines or standards for the built form, site design, building materials, and other requirements meant to accentuate the community image.
- b. Collaborate with developers and builders on future development and/or redevelopment proposals to ensure high-quality design.
- c. Identify historic structures and strongly encourage preservation through incentives and programs.
- d. Seek small-scale ways to integrate community identity, fused with local history.
- e. Encourage the adaptation of declining historic sites to serve modern-day contemporary needs.

LAND USE

1. Support mixed-use development that is focused on integration instead of the separation of land uses.

- a. Deploy smart growth principles to achieve economic, environmental, and community aspirations:

- i. Mix land uses.
- ii. Take advantage of compact design.
- iii. Create a range of housing opportunities and choices.
- iv. Create walkable and bikeable communities.
- v. Foster distinctive, attractive communities with a strong sense of place.
- vi. Preserve open space, farmland, natural beauty, and critical environmental areas.
- vii. Strengthen and direct development toward existing communities.
- viii. Provide a variety of transportation options.
- ix. Make development decisions predictable, fair, and cost-effective.
- x. Encourage community and stakeholder collaboration in development decisions.
- b. Develop complete neighborhoods that meet the needs of all people within a comfortable walking or bicycling distance.
- c. Allow a mix of land uses in appropriate locations, leading to lively neighborhoods.

2. Through thoughtful planning, maintain the unique identity of the city and all the appropriate land uses that support it.

- a. Support development that enhances the identity and community character of Brainerd.
- b. Ensure appropriate transitions between rural and urban areas through appropriate land use practices.
- c. Promote reinvestment in the city's main highway corridors and downtown.
- d. Help existing places thrive.
- e. Encourage mixed-use neighborhoods that are walkable and bikeable, ones that provide the daily services that residents need within walking distances of their homes.
- f. Maintain the appropriate blend of historical and modern structures.
- g. Encourage development proposals that seek to rehabilitate historic structures through adaptive re-use.

3. Support and invest in the incremental enhancements of quality of life.

- a. Endorse a vibrant downtown and support investment within our corridors.
- b. Encourage and attract stores and services for the daily needs of our community.
- c. Ensure a wide range of housing types for all income levels.
- d. Provide equitable access to parks, open spaces, and recreation opportunities.
- e. Take strides to become a pedestrian friendly community.
- f. Preserve our natural resources and spaces, specifically the Mississippi River.

COMMUNITY DESIGN SESSION FEEDBACK

City of Brainerd – Comprehensive Plan Update

Two Community Design Sessions were held on November 14th at 617 Laurel Street in Downtown Brainerd. The purpose of these session was to share with community members the public input that has been collected to date, verify that our project team has indeed heard their recommendations correctly, work to identify project and/or initiative locations within the city, and to generally education guests on the purpose and schedule for the Comprehensive update process. The following information was logged at the event(s).

“BIG IDEA” – STATION

***Purpose:** to identify project-related needs and ideas and where they can be built or implemented throughout the community. lastly, to proactively plan (or invest) for these ideas.*



Click the icon for the station boards.

Right Now (0-2 years)

- Address daycare
- New zoning ordinance (more flexible for business owners & residents)
- Children's Museum – Add on to our current library
 - Put it downtown, we have great spaces available
- Broadband Expansion (2)
 - Live, Work, Play
 - Here vs metro area
 - More affordable
 - More recreation
 - Sell to businesses

Short Term (3-5 years)

- Create neighborhood identities (1)
 - Focus on neighborhood scaled projects
- Downtown Streetscaping/ Planters (3)
 - General aesthetics – community brand
 - Make community pay- not just downtown owners (bigger impact)
- More murals- can do on downtown mall alleyway
- Take advantage of the Mississippi River (5)

Long Term (6-9 years)

- In concert with Baxter, Crow Wing County and other stakeholders, become a world-class destination by connecting trails, the river, history and culture. (7 dots, 2 stars)
 - Focus on the Mississippi as the backbone of that destination
- Public Library expansion (2)

IDENTIFYING OUR VALUES – STATION

Purpose: to learn about your core values. these values will determine how the plan is shaped and written.

- 10—Be the hub for cultural events, experiences, public art and music
- 10—We recognize the importance of the Mississippi River
- 8—To be a walkable and bikeable community
- 6—A place with economic opportunity
- 6—We're a community where you can live, work, play and stay
- 5—Celebrating a strong, diverse and growing downtown
- 4—Become the recreation destination
- 4—A community that is continuously improving
- 4—A community for all ages
- 3—We pursue technology advancements
- 2—A city rooted in a deep, rich history
- 2—We develop in harmony with our environment
- 2—Our residents make government work effectively
- 1—We aren't just a gateway city
- 1—We're centrally located and plan to have an impact

What other values should be considered?

- Community pride—upkeep of property
- Teaching and learning of Crow Wing, Brainerd Lakes, past, present, future to community

DID WE HEAR YOU CORRECTLY? – STATION

Purpose: to illustrate the common themes we have heard through the variety of input we have received as a part of the comprehensive plan update process. also, to gather feedback to make sure we interpreted your comments correctly.

What We Heard Housing	Did we hear you correctly?		
	YES	No	Priority
Additional housing options for all different housing types, needs and incomes	8		7
Improved rental housing maintenance	4		2
Increased number of large lot, single family homes	3	4	1
Respond to the demand for senior and millennial housing options	3		
Improve housing conditions, neighborhood blight and exterior maintenance	7		2
Code enforcement and maintenance of housing stock	3		1

What We Heard Parks & Natural Resources	Did we hear you correctly?		
	YES	No	Priority
Cherish our natural resources and increase access	8		3
We love our trail network, but improve walkability within our neighborhoods and to downtown	12		5
Improve our trail network and wayfinding	11		5
Extensive park system but can always strive to improve	3		1

What We Heard Community Design	Did we hear you correctly?		
	YES	No	Priority
Improve the overall community image and attractiveness of Brainerd	11		3
Transform downtown into the cultural and social hub of Brainerd and the region	13		6
Build on our vibrant history and the cultural aspects of our city	10		2
Ensure that our neighborhoods are safe	10		2
Capitalize on our reputation and name recognition	8		

What We Heard Economic Development	Did we hear you correctly?		
	YES	No	Priority
Need for adequate employment for a variety of income levels	5		2
Increase the median annual income for Brainerd	7		
Need to capitalize on and improve Brainerd's brand	7		1
Invest and revitalize downtown Brainerd	7	1	3
Work with existing businesses to expand employment opportunities	5		
Attract new businesses to the city	10		5

What We Heard Transportation	Did we hear you correctly?		
	Yes	No	Priority
Need for increased walkability	17		5
Connect our neighborhoods, downtown and the Mississippi River	18		7
Address the barriers that separate us from our destinations (TH HWY 210, South 6 th Street)	8		4
Improve public transit opportunities	5	1	1
The City of Brainerd's transportation needs differ from the transportation needs of the Brainerd lakes area	1		
Improve the aesthetics of our gateway corridors	10		4

What were we missing?

- Development—large convention/hotel/restaurant on river

NO, here's what you should add:

- Connect Cuyuna Lakes State Trail to Brainerd from Cuyuna Country State Recreation Area (2)
- Find a way to engage young high school graduates to keep them in the community (18-24 years) (2)
- Support and enhance objectives of school referendum (1)
- Reduce ACEs (2)
- Bicycle friendly community (national rating) with several bicycle friendly businesses (1)
- No more parking lots

MAPPING FOR THE FUTURE – STATION

Purpose: to illustrate areas throughout the city where change can occur to improve the quality of life of residents. also, to learn where opportunities exist through **your lens**. How should we design our city?



Click the icon for the mapping responses.

A series of three maps were available for interaction and comment. Each map addressed a specific question pertaining to development. The following three questions were answered:

- Can your “big idea” be constructed?
- Is there an area in town where you would like to see improvement?
- Are there areas where you want to see growth?

A corresponding chart was available for residents to write their comments and correspond with their dot that was placed on each map. Responses have been logged in a separate document. Click the icon to review the content.

IMAGINEbrainerd

The responses and feedback gathered from the community design session will be used to influence the goals, policies, and actions within the Comprehensive Plan. The community design session(s) were viewed as the last step for “part I” of the comprehensive plan update process. The feedback from this session will be added to the prior input gathered as a part of this project. These recommendations can be read at the project’s landing page at www.IMAGINEbrainerd.org.

A group of people, including children and adults, are sitting on a grassy field. The image is viewed from behind, showing the backs of several individuals. A blue overlay is applied to the entire image, and the text is in white.

FOCUS GROUP RESPONSES

CITY OF BRAINERD
COMPREHENSIVE PLAN UPDATE

Central Lakes College Student Senate April 10, 2018

General notes: Approximately 21 in attendance. Most of the students were from someplace else and 2 of the attendee's plan to stay.

1. What are your favorite things about living in Brainerd? Baxter?

- Broomball
- Its not just an industrial town and not just a business town it's both
- Internships like Lakeland News
- Madden's
- The people are nice
- The size is just right
- Tourist and vacation home owners
- Live music scene
- Breweries
- A student from Ohio that there is a strong sense community.

2. What are the things you don't like about Brainerd? Baxter?

- Not enough indoor activities
- Not a lot of high paying jobs
- The marketing of available jobs is poor
- Safety on the roads, awareness at the roundabouts
- Youth stuff to do like the Cross lake has a teen center
- Need a recreation center
- More indoor gyms
- Parks and Recreation needs to expand its offering with activities such as volleyball and basketball
- Need more home-grown businesses
- Plasma donation center
- Lack of cultural opportunities... CLC has Cultural Thursdays
- An underutilized Franklin Art center

5. The City of Brainerd is planning to add events to the downtown this summer. What types of event would you be most likely to visit and/or would like to see Downtown?

- Events
- A mix of Live music
- People and children with disabilities
- Open caption movies

Millennial Focus Group Meeting October 11, 2016

1) How does the City of Brainerd suit the lifestyle of the 21-35 year old population?

- Lack of Enjoyable “heart of the city
- Not enough to do not including alcohol (II)
- CLC is a good educational opportunity
- Good elementary schools
- Good high school
- Only place to go after 10 pm is the bar
- Poorly defined downtown area
- No draw to spend time in Brainerd except for work
- “Bar scene” by the college, little else (II)
- The YMCA
- The mall
- Low cost housing/living
- Good churches
- 4th of July
- Lots of Potential (II)
- Clinic and Hospital
- Starter Career area
- Natural Resources, Trails-active lifestyles-arb/outdoor activities (II)
- Good parks and rec
- Using the resources available (FB)
- Miracle Field
- No kids, more activities
- W/ kids-tough-not enough events/ places

2) How does living in the City of Brainerd present challenges for your generation?

- Meeting others around your age group
- Activities for small children
- Competition with Surrounding cities/lakes the essence of the Brainerd Lakes Area(lakes and woods) (II)
- Apathy in older generation
- Bypass
- Difficult to gain traction
- Single scene (dating, clubs, ETC...)
- “older” mindset
- Lack of new/quality housing (II)
- Lack of quality/safe neighborhoods for kids-sec offenders
- Feeling safe in our homes- not enough police support

3) What do you look for in a place to live, work, and play?

- Friends (II)
- Outdoors/outdoor activities (IIII)
- Fun (II)
- Caring, altruistic community (II)
- Less hustle and stress
- Quality standard of living-financial, housing
- Walkable/bikeable (II)
- Community events/social opportunities/festivals (V)
- Good schools
- Sports
- Career opportunities
- Affordability
- Connectivity to solid opportunities
- Good schools/college (II)
- Safety
- Aesthetically pleasing
- Response to what we have & need
- Active parks and recreation dept
- Places to eat

4) What are your thoughts about the current state of the City of Brainerd?

- Needs more activities
- Renewal-Duluth?
- Starting to gain momentum
- Sad/bad/poor (III)
- Needs better quality nightlife (downtown)
- Need to draw people in from other communities
- Not very positive
- Bad Roads
- Not much entertainment
- Not many trails/not very walkable/bikable (II)
- Lacks appeal
- Old/decrepit stigma (II)
- Lack of professional employment (except hospital, schools, government)
- Challenged by bypass
- Ugly
- Horrible politics preventing progress
- Lack of river access

5) What concerns do you have about the City of Brainerd's ability to provide for the needs of your generation?

- Council doesn't seem concerned with needs of younger generations

- Can we attract high quality work?
- Lack of funds
- Regressive mindset, development
- Closed to feedback
- Fees too high for small businesses
- Communication
- Council shake up
- Growth and expansion
- Landlocked
- Get rid of self serving get youth involved
- Get youth involved
- Job opportunities

6) Is retirement living an issue for you yet? If so, what are you looking for in a place to retire?

- No (III)
- Resort Style
- Active Living
- Walkability/transportation (IIII)
- Space
- Rules/regulations
- TAXES
- Healthcare
- Surrounding communities
- Shopping
- Embrace the old
- Wants the same things they want now
- Quality of life
- Proximity of services

7) How should Downtown be part of the City of Brainerd's Future and what role should the City of Brainerd play in the future?

- Key role-strong downtown=strong cities
- Incorporate dining experience into a downtown nightlife-restaurants with dinner menus
- Matching restoration grants revamped
- Cleaner housing
- Hub
- Community Center
- Add more shops & Restaurants
- Riverwalk

8) If there is one thing you think most important for our future that the City of Brainerd needs to make happen what would that be?

- Focus on Downtown-more that bars and second hand stores
- Attract small businesses
- Unique/fun stores
- Cultural Restaurants
- Music festivals
- Food
- Change
- Open-mindedness
- Reinvest back into the city
- Education
- *Perception*
- Property tax refunds
- Waived sac/wac
- Get jobs back in the city
- Live/work
- Riverwalk (II)
- Instill a sense of belief that ours is a shared experience
- Invest in community development Director to work on Downtown & greater community issues
- Purchase & renovate a building downtown
- Make it easier for new businesses/redevelopment
- Less red tape/restriction

Large sheets

1) How does the City of Brainerd suit the lifestyle of the 21-35-year-old population?

- a. Doesn't (3)
- b. Good schools (3)
- c. Lack of safety/security (2)
- d. Potential –trails, open space, active/living (2)
- e. Inadequate Downtown (3)
- f. YMCA/Mall (1)
- g. Entry level professional opportunities (2)
- h. College (2)
- i. Educational programs for young ECCE (2)

2) How does living in the City of Brainerd present challenges for your generation?

- a. Difficult to meet people (2)
- b. Competition from surrounding cities (1)
- c. Lack of fun things to do (1)
- d. Lack of quality housing (2)
- h. Not feeling safe

- i. High taxes
- e. Lack of new housing (1)
- f. Activities are not always family friendly-alcohol (1)
- g. Apathy (2)
- h. Older Mind set (3)
- i. Lack of access in the city to water (1)
- j. Need to develop Riverwalk (3)

3) What do you look for in a place to live, work, and play?

- a. More options for activity & eating (3)
- b. Schools (2)
- c. Parks/Recreation (2)
- d. Activity/things to do (3)
- e. Caring people (2)
- f. Quality of Life-Good (2)
- g. Walkability (3)
- h. Better quality jobs with room for advancement
- i. Aesthetically pleasing (2)
- j. Affordability (1)

4) What are your thoughts about the current state of the City of Brainerd?

- a. Sad (2)
- b. Decrepit/rundown (2)
- c. Need to accept or left in dust (4)
- d. Regressive politics (2)
- e. More walk/bike (3)
- f. Public transportation after hours (2)
- g. Rejuvenate council/Downtown
- h. Model after Duluth
- i. Poor (1)

5) What concerns do you have about the City of Brainerd's ability to provide for the needs of your generation?

- a. Older mindset/lack of progressiveness (includes council)
- b. Acceptance of project/ideas (2)
- c. Lack of desire to change (4)
- d. Limits of city budget
- e. Business fees are high (2) & red tape
- f. Past self serve to greater good youth involvement in community

6) Is retirement living an issue for you yet? If so, what are you looking for in a place to retire?

- a. Resort style active living-walkability
- b. Low maint. /access to healthcare

- c. Nice area communities.... don't emulate Baxter
- d. Access to UBER
- e. Low taxes
- f. Safe 1 level living, flexible regulations

7) How should Downtown be part of the City of Brainerd's Future and what role should the City of Brainerd play in the future?

- a. Hub, community center, not just bars, good food (12)
- b. Roof top patios (9)
- c. Cleaner revamped housing (13)
- d. Identity needed-unique shops (13)
- e. Misperceptions/lack of communication (6)
- f. Need Downtown festival (10)
- g. Advertise ones that are there now on Sou Med.
- h. Destination

8) If there is one thing you think most important for our future that the City of Brainerd needs to make happen what would that be?

- a. Get out of the way (2) facilitate the process to make it happen
- b. Belief that we are a community
- c. FUN!
- d. Community Development Director
- e. Engage all generations
- f. More good jobs
- g. Riverwalk
- h. Communication
- i. Waive SAC/WAC for restoration and permit fees
- j. Community Center for Kids-Teens
- k. Reinvest in community
- l. More hospitality
- m. Create incentives
- n. Change perceptions of what we have now

Realtor Focus Group | Brainerd Lakes Realtors Office

February 16, 2017

- 1. When you are showing a house in Brainerd, what do people ask about?**
 - The condition of the house.
 - What is the neighborhood like?
 - Are there many rentals?
 - Is the neighborhood kid friendly?
 - What is crime like?
 - Utility costs, which can be difficult to get.
- 2. There are lots of stories about the condition of Brainerd properties. From a realtors' perspective, what is the overall condition of Brainerd properties?**
 - Aged.
 - Financing issues that many prospective buyers face.
 - The aging population's ability to "keep up" their property.
 - There is a "wolves to sheep" mentality. **Needs follow-up for clarification.**
 - Accidental landlords.
 - Owners need to be willing to provide decent maintenance.
 - Maybe the cost of business needs to go up a little.
 - Rent affordability vs housing price.
 - A \$50,000 house will get \$500 rent and a \$130,000 house will get \$1,300 rent. Who in Brainerd can afford \$1,300 rent?
- 3. If it's not as bad as perceived, what can be done to change that image? If it is, what should the community (public and private sector) do to improve the situation?**
- 4. What housing trends are you noticing and what indicators are there about the trend?**
 - There is an inventory shortage of "affordable" housing.
 - Interest rates going up and process going up.
- 5. There is so much made of the 50% rental housing rate.**
 - a. Is that bad for Brainerd? If not, why? If so, why?
 - b. If bad, why hasn't something been done. If it's good, why is there such a bad perception?
 - There is a bad perception and it's on the landlords to make it better.
 - THE PROBLEM MAY NOT BE FIXABLE DUE TO THE AFFORDABILITY ISSUE.
 - Renters need to be held accountable.
 - Landlords should not be fined, the tenant should be fined.
 - The foreclosure process is too cumbersome and costly.
- 6. So much is said about the need for work force housing.**

- a. What is the definition of work force housing as it relates to just the City of Brainerd?
 - b. If the definition of workforce housing is less than \$125,000, isn't there a lot of these houses available in the City of Brainerd? If not, how do we get them?
 - If \$140K is considered "workforce housing" only 25% of the houses on the market meet that definition. Only 28 homes on the market are in this price range, which is not enough. **Need to follow up for clarification.**
 - Seller's market.
 - Workforce grants and employers need to participate.
- 7. Are there programs or policies being utilized in other municipalities that may be beneficial in the City of Brainerd?**
- Tax breaks,
 - Neighborhood grants.
 - Incentives to come to Brainerd,
 - Manufacturing jobs, incentives for current/new owners.
 - Look to see if condemnation process can be improved.
 - Incentives for banks to "gift" a foreclosure.
- 8. Based upon your experiences, what does Brainerd need to do to improve upon in order to better position itself for the future?**
- Educate young people on financial issues.
 - "County seat syndrome". Buying in the county seat because even in an economic downturn a county seat still has more activity because it is the government center.
 - Tougher on crime.
 - Be creative in bringing families/neighborhood together.
 - Neighborhoods coming together for improvements.
 - Grow Downtown small businesses.
 - Need more amenities like the splash pad.
 - Look to grow not just physically, invest in our leaders.
 - Tools needed for our elected officials to think outside the box.
- 9. From your perspective what is the future of the City of Brainerd real estate in the next 10 years?**
- Real estate is cyclical.
 - Housing stock will continue to deteriorate.
 - What will happen to the economy?

Senior Focus Group | The Center

April 19, 2016

1. How does Brainerd suit the lifestyle of the senior population?

- Dispatch good for publicizing events.
- Medical facilities are great
- Possible to still own a home
- Airport
- Trails still work in progress
- YMCA
- Would like more arts. Afternoon matinees
- More afternoon Genital Frolic performances.

2. How does living in Brainerd present challenges to the senior population?

- Traffic is difficult for people who come from a smaller town
- Many buildings don't have adequate handicapped facilities. Unisex bathrooms
- The bus system has drawn backs and benefits
- Knowledge about what is happening (other than events)
- Sales tax

3. What concerns do you have about Brainerd's ability to provide for the needs of the senior population?

- There are many low income seniors
- The will to get something done
- Don't tax new services
- Difficult for middle incomes people
- Not many places for people on Medicare to live
- Do we have enough volunteers? Visitation services are lacking.

4. What does the senior population look for in a welcoming place to live and retire?

- Friendliness
- Offers run
- An attractive community with greenery
- Good medical care
- Opportunities for worship
- Cleanliness

5. How should Downtown be part of the city's future and what role should the city play in that future?

- Don't go it's too scary
- Sore spot for many
- Needs appearance standards
- Few needs for seniors
- Promote activities for seniors. Clubs have activities but not promoted.
- Encourage more businesses to come here.

6. If there is one thing you think most important for our future what would that be?

- More apartments

- A management team that coordinates senior events
- Look nice
- Get businesses
- Fewer rules on businesses
- Fine dining
- Cultural art center
- Nationally recognized store
- Public arts
- Reuse closed schools
- Community Swimming pool

WARD MEETING REPORT

CITY OF BRAINERD

Comprehensive Plan Update Process

Ward Meeting Overview

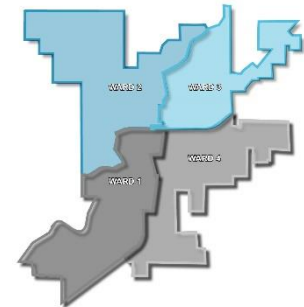
A Community Engagement Plan Study

Summer 2018

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The community ward meetings were made possible by a grant from Crow Wing Energize. The following content was compiled as a part of the larger Community Engagement Plan (CEP). The responses within will help form the foundation of the Comprehensive Plan, aiding in the development of goals, policies and action items. Our planning team believes that the content within has been appropriately summarized, tallied, and logged.



COMPLETED BY:
City of Brainerd Planning Staff
Sourcewell
Region Five Development Commission

Overview

The Comprehensive Plan is the leading policy tool that guides the physical growth of a city. The City of Brainerd is in the process of updating its 2004 Comprehensive Plan. A key part of a Comprehensive Plan update process is **public engagement**. It's through the voices of Brainerd residents we will learn of our priorities, weaknesses, opportunities, strengths and obstacles – all helping craft a plan that fits the needs of Brainerd residents with a scalable plan for the future.

Various ongoing initiatives are spurring excitement across the city. Feedback from these events and engagement opportunities will be used to help craft the vision for 2035. This report outlines the feedback gathered from four neighborhood (ward) meetings that were held in the Spring of 2018. Feedback received from the neighborhood meetings will be integrated into the following plan elements:

- › Land use
- › Housing
- › Transportation
- › Economic development
- › Environment and Natural Resources
- › Parks and Open Space
- › Active Living
- › Community Facilities and Infrastructure
- › Others as identified

In spring of 2018, a series of ward meetings were held to address the important issues that face Brainerd's neighborhoods. These ward meetings were made possible through a grant from Crow Wing Energized to advance community engagement efforts as part of the Comprehensive Plan update process. The ward meetings were an effort to address future development at a neighborhood scale. The project team engaged with the four wards in the community for the initial phase of community engagement.

WARD 1	WARD 2	WARD 3	WARD 4
March 27, 2018, 6:00-7:30 p.m.	March 28, 2018, 6:00-7:30 p.m.	April 3, 2018, 6:00-7:30 p.m.	April 5, 2018, 6:00-7:30 p.m.
First Congressional Church	Harrison Elementary School	Bethlehem Lutheran Church	Trinity Lutheran Church
415 Juniper Street, Brainerd MN	1515 Oak Street, Brainerd MN	418 8th Avenue NE	1420 S 6th Street



Ward Meeting Overview

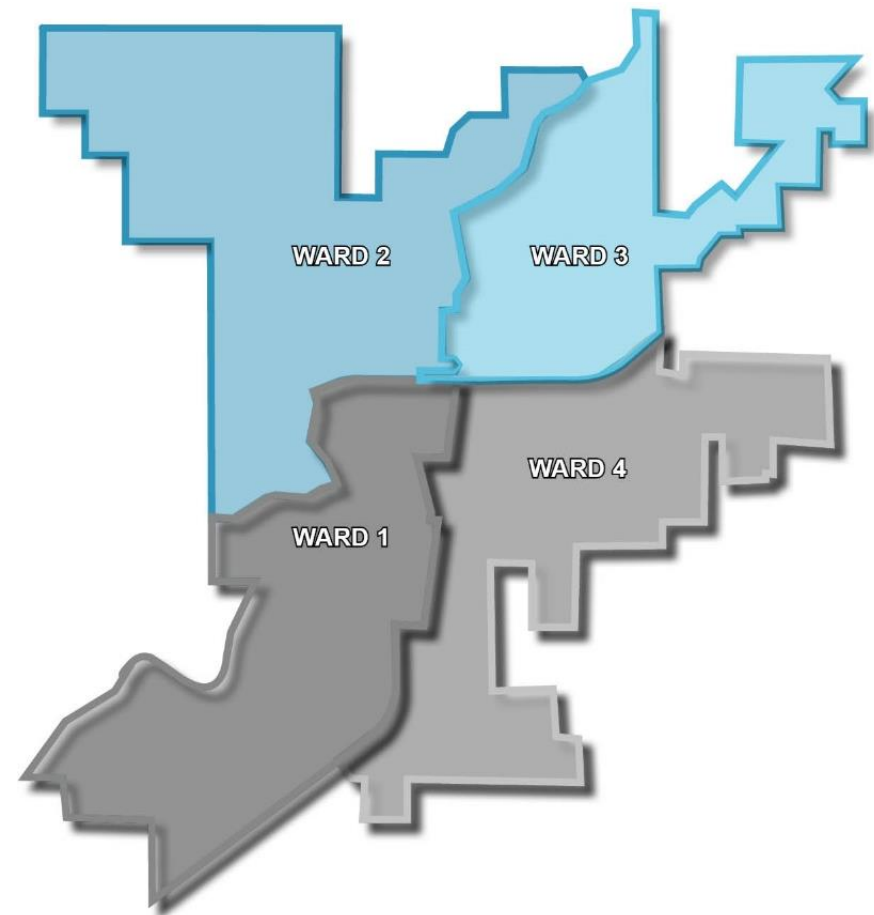
The neighborhood workshop consisted of four (4) parts. The first portion included a short presentation by City Planning Department staff and project consultants. This presentation gave participants an overview of the process and purpose of the plan. The second portion of the meeting consisted of a game called “Brainerd Bucks.” Brainerd “dollars” were provided to participants totaling ten dollars each. The game was designed to gather input on what issues were most important to their neighborhood. Residents were asked to distribute the dollars as they see fit into a series of “buckets.” Specific planning elements and supporting concepts were provided in hope to facilitate conversation and to better equip residents as they participated in this exercise. Planning elements and concepts can be viewed on figure 1-1.

The third portion of the meeting consisted of a mapping exercise where residents placed dots where areas of change were needed, identified place that should stay the same, and enhancement areas.

The final portion of the meeting included group discussion around a series of neighborhood questions

- 1) When you tell someone you live in (your ward) Brainerd and they ask what it is like, what do you tell them?
- 2) What will it take to keep/attract future residents to your neighborhood?
- 3) Life in a community is better when neighbors interact and look out for one another. What work to enhance this sense of community in your neighborhood? Share examples that can be used to help residents to get to know, care for, and celebrate with one another.

NOTE: The mapping portion will be included as a separate document with further analysis on “place-based” solutions.



Brainerd Buck Activity – Planning Elements and Topics Figure 1-1

Land Use

[tell us where!]

Low density housing	1	
Medium density	2	
High density	3	
Downtown Commercial	4	
Commercial	5	
Industrial (light and heavy)	6	
Mix of land use is sufficient	7	
Preserve or enhance green space	8	

Transportation

[tell us where!]

Highway 210	1	
Additional trails	2	
Additional sidewalks	3	
Maintenance	4	

OTHER

[tell us where!]

[tell us what!]

Where should we invest?

Parks, Open Space, Natural Resources and Recreation

[tell us where!]

Riverfront	1	
Park Maintenance	2	
Additional Parks	3	
Mature Trees	4	

Housing

[tell us where!]

Improve Housing Quality	1	
Improve Rentals (both interior quality and exterior)	2	
Provide diverse housing types for all ages and buyers	3	

Active & Healthy Living

[tell us where!]

Improved trail networks	1	
Improve community health	2	
Farmers markets and access to healthy food options	3	

Utilities and Community Facilities

[tell us where!]

Overall maintenance of the city	1	
Fire and Police	2	
Water Tower	3	
Public Buildings	4	
Media Quality	5	

Economic Development

[tell us where!]

Downtown Development	1	
Community Appearance and Code Enforcement	2	

Leading Themes

As the main purpose of these outreach meetings was to gather the specific stories within the different areas of the community, we noticed similar responses throughout this public engagement process. These neighborhood meetings outlined a series of themes and visions that will be integrated into the overall content of the plan. The following are generalities that were gathered through the various conversations, mapping exercises and exercises:

OUR NEIGHBORHOODS MATTER

During each ward meeting, residents noted their love and appreciation for their neighborhood. Whether it be the social or physical traits, history, family heritage, or location to amenities, residents voiced their opinions on ways to improve their neighborhoods to help bring new residents to town and maintain the community character.

CODE ENFORCEMENT

Participants discussed the importance of code enforcement within each ward and their specific neighborhoods. Complaints around building exterior, housing or more specifically “rental” property condition, property maintenance and the urge to clean-up rental properties were evident. Residents are looking to the city to enforce city codes and seek ways to improve the visual image of their neighborhoods.

EXTERIOR RESIDENTIAL FAÇADE IMPROVEMENTS NEEDED

Residents championed the history of Brainerd and the need to improve the exterior facades of the neighborhoods in which they live. Numerous mentions of the quality of rental units often times led conversations. Residents have a passion to improve the aesthetics and appearance of housing units; in turn will build stronger neighborhoods and a sense of place.

WALKABILITY

Residents noted the existing walking and biking opportunities that exist within their wards. These networks either connect them to nature and area green spaces or to the downtown. Barriers such as Washington Street/Highway 210, sidewalk maintenance, or lack of sidewalks, and snow removal were identified.

OVERALL MAINTENANCE AND STREET CONDITIONS

Street and sidewalk quality concerns were brought forth as well as additional conversation around lack of street lighting. Residents support a concerted effort to improve snow removal. There is support for overall maintenance of the city, not specifically around street and sidewalk, but overall image, utilities and housing stock.

Ward Overview Highlight

WARD 1

Participants invested money in the **two highest categories: economic development and housing**. Residents specifically noted a concern over rentals, enjoyment of nature and habitat close to the edges, existing affordable housing options, proximity to downtown and the need to capture residents and visitors as they travel to the Brainerd lakes Area.

ECONOMIC DEVELOPMENT	HOUSING
Appearance and code enforcement (12)	Improve rentals (13)

WARD 2

Residents invested money in the **two highest categories: utilities and community facilities, and parks and open space**. Participants noted their tight-knit neighborhoods and enjoy the abundance of green space. Residents are specifically proud of the neighborhood schools. People are looking to improve street maintenance, which in the long term will improve walkability. Looking to improve the appearance of existing homes and improve (and provide) park and open space opportunities.

UTILITIES AND COMMUNITY FACILITIES	PARKS AND OPEN SPACE
Police and fire (8)	Riverfront (4)
Water tower (9)	Park maintenance (4)
	Mature trees (4)

WARD 3

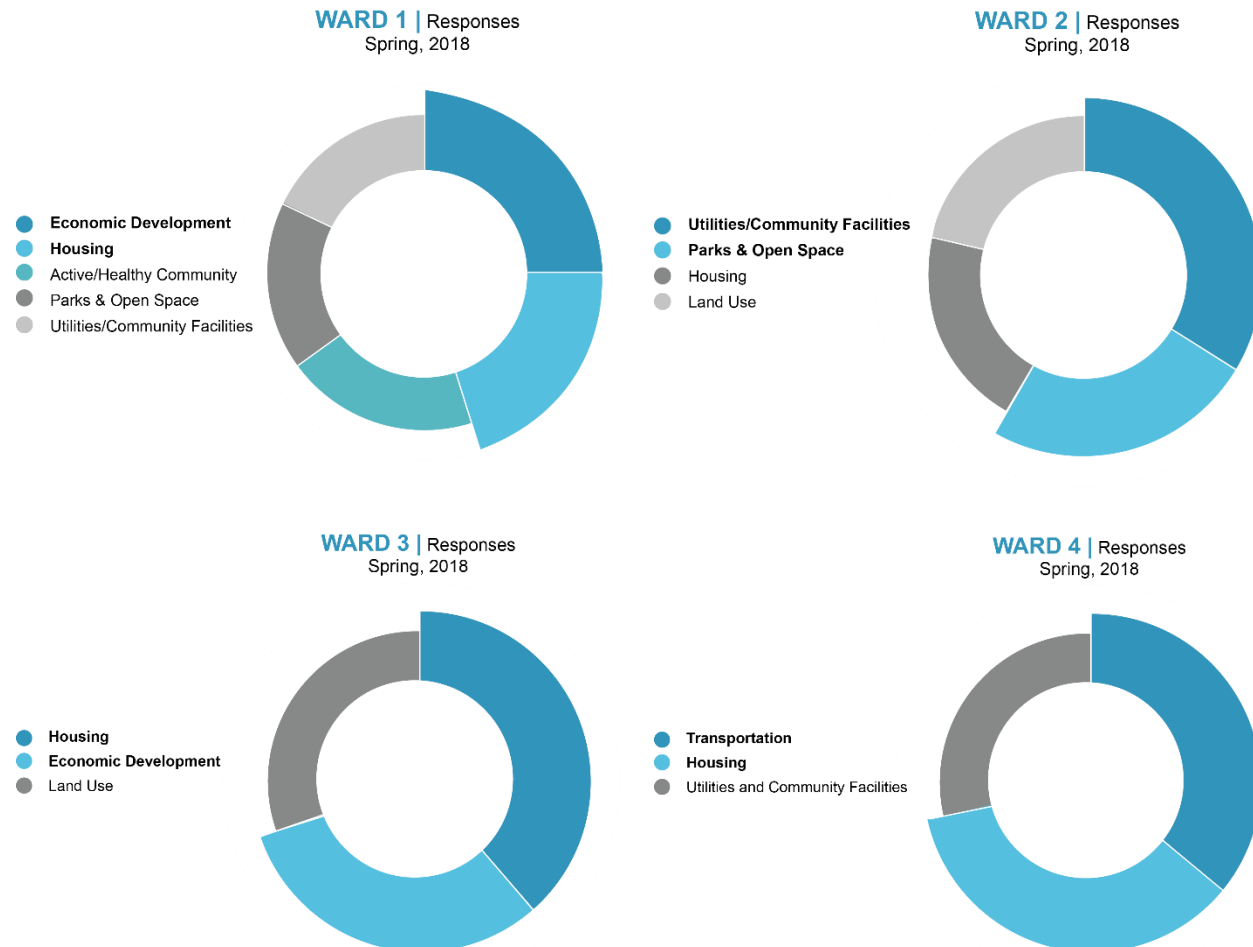
Residents invested money in the **two highest categories: housing and economic development**. Participants are proud of neighborhood history and the positive change that has occurred. Home to generations of families. People are looking to improve rental conditions and code enforcement, improve walkability, recruit more industry to provide quality jobs, and provide housing options for baby boomers.

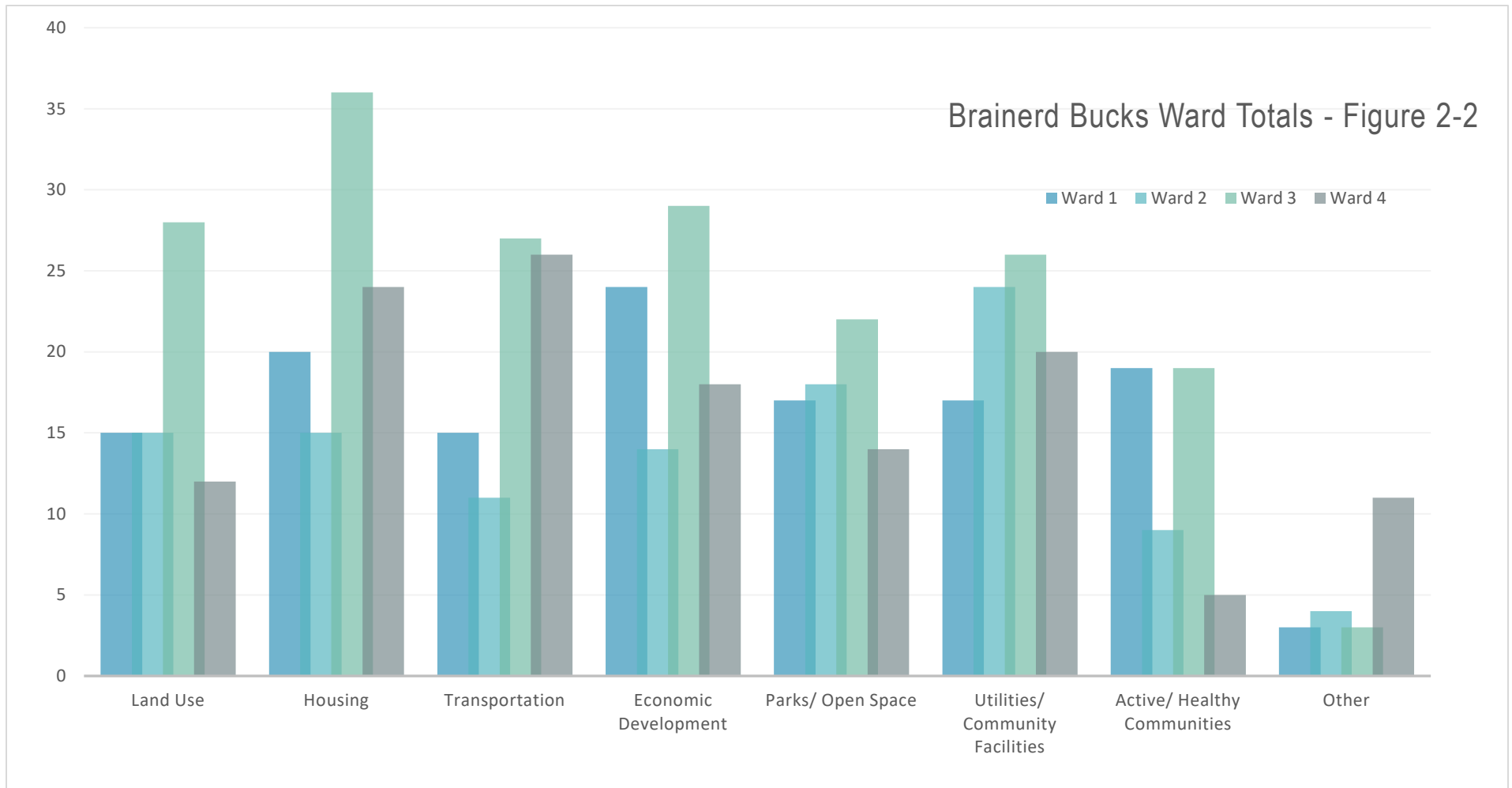
ECONOMIC DEVELOPMENT	HOUSING
Appearance and code enforcement (14)	Improve rentals (12)
Downtown development (14)	

WARD 4

Residents invested money in the **two highest categories: transportation and housing**. Residents would like improved code compliance, property maintenance and rental façade improvements and looking to increase home ownership. Seek to improve street conditions and improve snow removal.

TRANSPORTATION	HOUSING
Maintenance	Private investments
	Affordable, quality housing





This exercise was designed to identify priority topics that were most important to residents in their neighborhoods. Guests were provided “dollars” which represented their investment and were asked to invest their money in the categories that were most important to them.

Ward 1

Ward 1 is generally comprised as the **southwest** quadrant of Brainerd. Nearly 15 people attended this neighborhood meeting. Residents invested in the **top two categories: economic development and downtown**. Below is a summary of the leading planning elements and tracks the responses that were written on the back of the dollar that was submitted.



ECONOMIC DEVELOPMENT	\$24	HOUSING	\$20
Appearance and code enforcement (14)		Improve rentals (13)	
Downtown development (5)		Provide diverse housing (6)	
Offer better jobs so people can stay here (2)		Improve housing quality (2)	
Recycling industry by Thompson concrete			

ACTIVE/HEALTHY COMMUNITIES	\$19	PARKS & OPEN SPACE	\$17	UTILITIES/COMMUNITY FACILITIES	\$17
Improved trail networks (6)		Mature trees (2)		Overall maintenance of city (7)	
Farmer's market/healthy food (5)		Riverfront (2)		Fire and police (5)	
Improve community health (2)		Park maintenance		Public buildings (2)	
More community gardens				Water tower	
Trail from Buffalo Hills to Bridge at HWY 371 S				Fix the alleys	
Trail along riverfront connecting city parks					

TRANSPORTATION	\$15	LAND USE	\$15	OTHER	\$3
Additional sidewalks (4)		Downtown Commercial (3)		Better paying jobs (2)	
Maintenance (4)		Good jobs (3)		Focus more on the people who live here	
Better public transportation, vans instead of buses (2)		Enhance green space (3)			
Highway 210		Commercial (2)			
Additional trails		Medium density			
Slower speed in town		Industrial			
		Senior housing close to downtown			
		Look at possible rezoning areas			

When you tell someone that you live in southwest Brainerd, and they ask what it is like? What do you tell them?

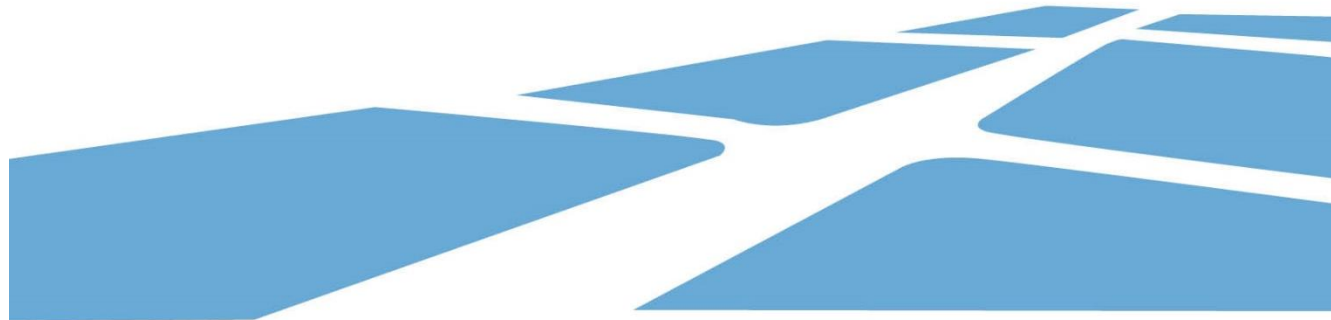
- › Too noisy/ noise pollution
- › Industrial recycling place, smells
- › Need to rezone
- › Friendly community with regular activities
- › Use of trails and biking, bike friendly
- › 30+ year resident and happy where they live
- › Attraction of Brainerd Lakes Area
- › Methadone clinic (negative)
- › Holiday Inn and teen challenge concern
- › Loss of golf course and green space
- › Concern over rental units
- › Maintain residential areas to keep out rentals
- › Single family residential needs to stay that way
- › Relatively quiet, well kept
- › South 6th street can be busy and noisy
- › Rural on edges with wildlife
- › Crestview development
- › Walkability is good
- › Close to downtown
- › Kids walk to school
- › Older part of town
- › Affordable housing

What will it take to keep/attract future residents in your neighborhood?

- › Sense of place in neighborhood
- › Limit rentals to specific zones
- › Better code enforcement
- › Follow policies better
- › Confidence in comprehensive plan
- › Scared of investments into home
- › South 6th Street - many neighbors do not want a sidewalk
- › Parking problems, no sidewalk
- › Decide if we are an aging population or a young population
- › More housing to attract new residence
- › Neighborhood watch

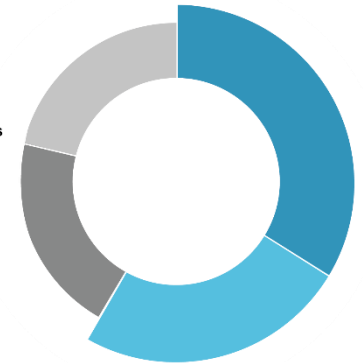
Life in a community is better when neighbors interact and look out for one another. What works to enhance this sense of community in your neighborhood. Share examples that can be used in your neighborhood to help residents to get to know, care for and celebrate with one another.

- › Block parties
- › Neighbors don't know each other
- › Mowing your neighbor's lawns
- › Engaging neighbors
- › South 6th street sidewalk might bring neighborhoods/ neighbors together



Ward 2

Ward 2 is generally comprised as the **northwest** quadrant of Brainerd. Nearly 15 people attended this neighborhood meeting. Residents invested in the top **two categories: utilities and facilities, and parks and open spaces**. Below is a summary of the leading planning elements and tracks the responses that were written on the back of the dollar that was submitted.



UTILITIES AND COMMUNITY FACILITIES		\$24	PARKS AND OPEN SPACE		\$18
Water tower (9)			Riverfront (4)		
Police and fire (8)			Park maintenance (4)		
Overall maintenance (3)			Mature trees (4)		
Too much filth (2)			Additional parks (2)		

HOUSING		\$15	LAND USE		\$15	ECONOMIC DEVELOPMENT		\$14
Improve rentals (9)			Preserve/enhance green space (6)			Downtown development (7)		
Improve housing quality (3)			Commercial (2)			Community appearance/code enforcement (4)		
Provide diverse housing (2)			Medium density			Job creation		
			High-density downtown			Help elderly or handicapped with yard appearances		
			Downtown commercial					
			Industrial					

TRANSPORTATION		\$11	ACTIVE/HEALTHY COMMUNITIES		\$9	OTHER		\$4
Additional trails/maps (4)			Improved trail networks (4)			SJMC parking (3)		
Better city transportation (2)			Improve community health (2)			Community center		
Maintenance (2)			Farmers market/healthy food (2)					
Highway 210 (2)								
Additional sidewalks on riverside and excelsior road								

When you tell someone that you live in northwest, and they ask what it is like? What do you tell them?

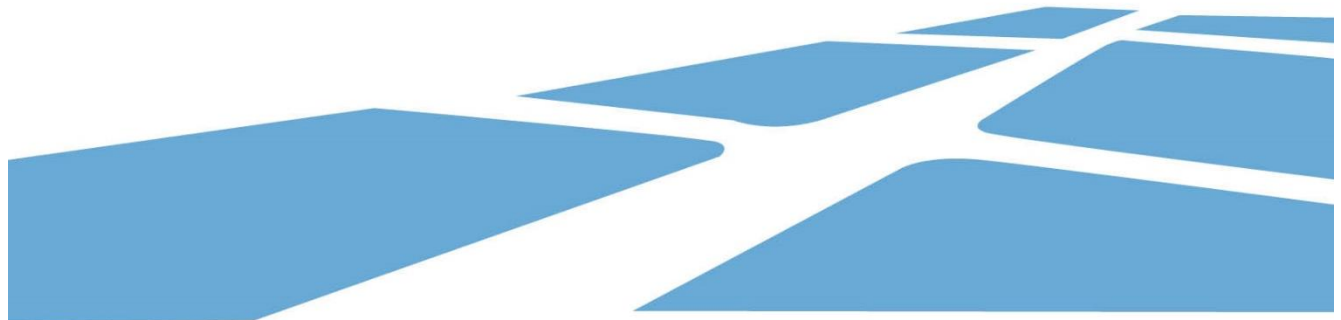
- › Tight knit community
- › Great green space
- › Neighborhood schools
 - *Northwest*
- › Neighborhood has 3 streets
- › Neighborhood get together/email lists
 - *Southwest*
- › Lots of kids, no sidewalks, no street lights
- › Street maintenance, snow plowing can be improved
- › Lost neighborhood (3 blocks from Baxter line)
- › A lot of public housing
- › Don't get the cohesion
- › Small houses (600- 1,000 SF)
- › Things change with season
- › Walkable/ Highway 210 bridge
 - *Tyrol Drive*
- › City within city
- › Have street lights but have started removing
- › Have garage sales and centrally located

What will it take to keep/attract future residents in your neighborhood?

- › Development is full/self-attractive
- › Upkeep of homes
- › Respectful neighbors, including public
- › Sidewalks (College Drive rebuild)
- › Some type of city park – at College?
- › Houses in neighborhood sell well
- › Big age spread
- › No park
- › Public access to a park
- › Some people move out but most stay for decades
- › Invest in infrastructure (sewer/water)

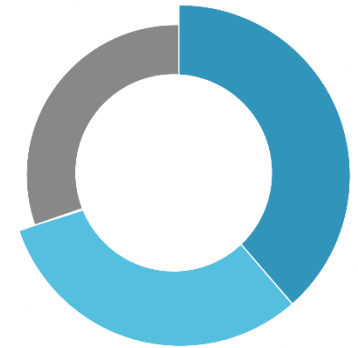
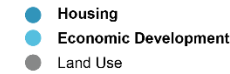
Life in a community is better when neighbors interact and look out for one another. What works to enhance this sense of community in your neighborhood. Share examples that can be used in your neighborhood to help residents to get to know, care for and celebrate with one another.

- › Community Liaison
- › Nights out/ healthy neighborhood
- › Concerts in park
- › Arts in park
- › One or two homeowners you can be friends with



Ward 3

Ward 3 is generally comprised as the **northeast** quadrant of Brainerd. Nearly 20 people attended this neighborhood meeting. Residents invested in the **top two categories: housing and economic development**. Below is a summary of the leading planning elements and tracks the responses that were written on the back of the dollar that was submitted.



HOUSING	\$36	ECONOMIC DEVELOPMENT	\$29
Improve rentals (14)		Downtown development (12)	
Improve housing quality (8)		Appearance/code enforcement (12)	
Provide diverse housing (6)		Develop outside of downtown, too	

LAND USE	\$28	TRANSPORTATION	\$27	UTILITIES/COMMUNITY FACILITIES	\$26
Preserve/enhance green space (10)		Maintenance (9)		Fire and police (8)	
Industrial (6)		Additional sidewalks (6)		Overall maintenance (7)	
Low density housing (2)		Additional trails (4)		Water tower (5)	
Medium density (2)		Highway 210		Do not take down historical buildings (3)	
High density		Slow down speeds		Maintain existing landmarks	
Mix of land uses					
No more downtown parking lots					

PARK AND OPEN SPACE	\$28	ACTIVE/HEALTHY COMMUNITIES	\$19	OTHER	\$3
Riverfront (6)		Improved trail networks (6)		Schools that are clean and safe (2)	
Mature trees (6)		Improve community health (5)		Education	
Park maintenance (4)		Farmers market/healthy food			
Draw kids and families (4)		In-town trails			
Additional parks		More community facilities			

When you tell someone that you live in northeast Brainerd, and they ask what it is like? What do you tell them?

- › Lots of history
- › Proud of their neighborhood
- › Long term residents
- › Good sense of community
- › A lot of good change over the years
- › Smaller neighborhood where neighbors know each other
- › Home to generations of families
- › Rental units have become a problem

What will it take to keep/attract future residents in your neighborhood?

- › Recruit more industry to the area
- › Good paying jobs
- › More code enforcement
- › Keeping neighborhood schools
- › Focus on sidewalks
- › Taking better care of properties
- › Ease up on permit costs
- › More gatherings
- › Townhomes for baby boomers

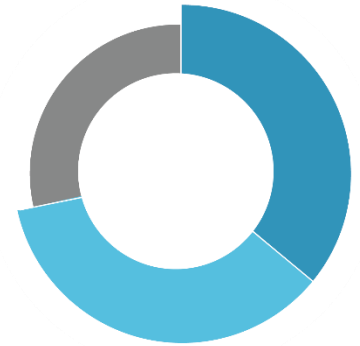
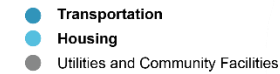
Life in a community is better when neighbors interact and look out for one another. What works to enhance this sense of community in your neighborhood. Share examples that can be used in your neighborhood to help residents to get to know, care for and celebrate with one another.

- › Annual get together at parks
- › Church is open to the community
- › Community garden
- › Community picnic
- › Increase volunteer force
- › Help a senior weekend



Ward 4

Ward 4 is generally comprised as the **southeast** quadrant of Brainerd. Nearly 15 people attended this neighborhood meeting. Residents invested in the **top two categories: transportation and housing**. Below is a summary of the leading planning elements and tracks the responses that were written on the back of the dollar that was submitted.



TRANSPORTATION	\$26	HOUSING	\$24
Maintenance (4)		Affordable, quality housing (2)	
More sidewalks (2)		Private investments (2)	
Transit		For people with minor offenses you do not qualify for HRA or Section 8 housing as a result	
Norwood street			

UTILITIES/COMMUNITY FACILITIES	\$20	ECONOMIC DEVELOPMENT	\$18	PARKS AND OPEN SPACE	\$14
Water tower (3)		Community appearance/code enforcement (3)		Park maintenance (4)	
Police and fire (3)		Preserve classic old buildings and homes (2)		Splash parks (4)	
Overall maintenance of the city		Become less strict on property maintenance requirements		Mature trees (3)	
				Riverfront (2)	
				Additional parks	

LAND USE	\$12	OTHER	\$18	ACTIVE/HEALTHY COMMUNITIES	\$5
Preserve/enhance green space (2)		Preserve the Mississippi (2)		Complete Cuyuna Lakes Trail connection	
Mixed use		Private investments, not city taxes			
Low-density housing		Save money			
Industrial					

When you tell someone that you live in southeast Brainerd, and they ask what it is like? What do you tell them?

- › Not like it used to be
- › Stay off Pine Street
- › Avoid Rentals
- › Scary, but going to get better
- › Keep an eye on rentals, wish landlords were held accountable
- › Need more controlled intersections
- › Like the character and architecture
- › Need more home owners
- › Needs better traffic flow
- › Dislikes rental home maintenance
- › Not happy- transient neighbor
- › Neighborhood is not bad, streets are in shambles
- › Walking distances to small business, schools, YMCA

What will it take to keep/attract future residents in your neighborhood?

- › Protect residential zoning
- › Turn on street lights
- › Code enforcement
- › Help homeowners fix problems



BRAINERD COMPREHENSIVE PLAN COMMUNITY SURVEY MEMO



Date: September 17, 2018
To: City Staff, Steering Committee Members, Planning Commission and City Council
From: A.Kaisershot; Planning Team
Re: Survey Responses from Community Survey #1

A community survey was available for approximately six weeks between July 3, 2018 and September 17, 2018. **A total of 633 people completed the online survey.** The survey was available in electronic format and hard copy. The e-survey was available through the project's website, City of Brainerd website, as well as a variety of partner and stakeholder platforms. The hard copies were available at city hall and a variety of other partner locations. The community survey studied who primary areas: *community character* and *livability*. The following is a summary of key themes identified from the responses received.

General definitions:

Community character refers to the distinct identity of a place. It is the collective impression a neighborhood or town makes on residents and visitors.

A **livable community** is one that is safe and secure, has affordable and appropriate housing and transportation options, and has supportive community features and services.

The purpose of identifying elements of *livability* and *community character* was to study the physical and social aspects of the city through the eyes of the residents. These components will be used to advance the work of the city's vision and provide the necessary feedback to inform the outcomes of our community visioning session.

Evaluation and assessment of the community survey reveals a common set of themes where residents would like to maintain the following characteristics:

- **RECREATION OPPORTUNITIES**
Residents value their location to area lakes, trail networks, and natural features. Survey respondents see "access" to these amenities as one of the most important aspects of their community.
- **NATURAL RESOURCES**
Survey respondents noted their passion for improving the natural resources within the city, championing the Mississippi River, and supporting opportunities and expansion of amenities in the general area.
- **EDUCATIONAL OPPORTUNITIES**
ISD 181 and Central Lakes College were noted as significant community assets.
- **DOWNTOWN REVITALIZATION**
Respondents noted their support for ongoing efforts to improve the social, physical, and economic components of the downtown.
- **COMMUNITY BRANDING AND BRAINERD HISTORY**
Survey respondents seek celebrate Brainerd's history specifically when it comes to historic buildings and neighborhoods.

Survey respondents identified a list of areas where change is desired:

BLIGHT AND VACANCIES

Blighted houses and vacant storefronts play a role in the image of the community. Respondents support efforts to enhance and revitalize neighborhoods, fill or occupy vacant storefronts, and improve the gateway corridors and main arterials into (and throughout) the city.

PROVIDE ADEQUATE JOB OPPORTUNITIES

Noted as the leading area where improvement is needed, 48 percent of survey respondents voiced the importance of improving “high-quality/high-income employment opportunities.” Respondents seek ways to improve and provide adequate employment offerings for a variety of income levels. A diverse economy provides a wealth of investments and employment opportunities. Survey respondents support a concerted effort to support existing businesses to expand employment opportunities and attract new businesses to the city.

PROVIDE A SUITABLE RANGE OF HOUSING OPTIONS

Survey participants seek an array of housing options that meet their income, size, and quality needs. Various concerns were voiced on the quality of rental units and concerns with the inventory of available units within the city. Safe, well-maintained housing is critical for Brainerd’s community character. Survey participants support a coordinated effort to address blight, improve housing conditions, and increase availability.

SAFE NEIGHBORHOODS

Public safety is an essential component of the health and prosperity of Brainerd residents. Survey respondents noted that improved safety and lowering crime rates are the utmost important. Traditionally a comprehensive plan does not serve as a crime prevention plan, the contents can address socio and economic conditions behind crime and chemical dependency.

REHABILITATE DOWNTOWN

Brainerd’s downtown plays an important role in the economic and social aspect of Brainerd’s identity. Survey respondents identified “rehabilitating the downtown” as one of the greatest concerns when it comes time to growth and development (46 percent). Respondents seek a collaborative approach to improving the physical, social, and economic condition of the downtown.

ATTRACTIVENESS

Overall maintenance and community image play a large role in the community character of the city. Survey respondents see a collaborative effort to enforce city codes, address property maintenance violations, improve city gateways and visual appeal of the main corridors.

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Nonconforming Rentals

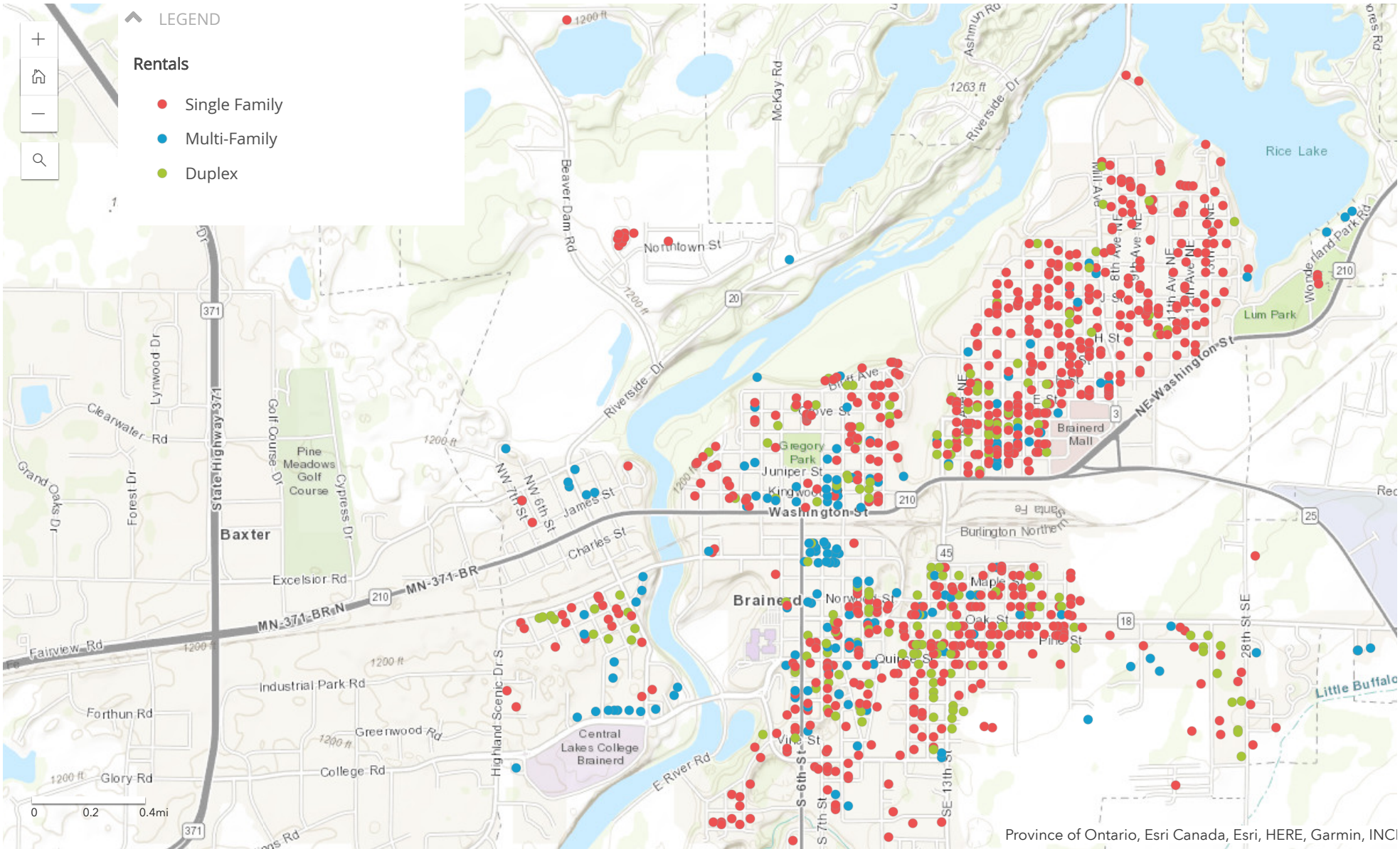
Attached to this memo, you will find a map of the registered residential rental structures throughout the City of Brainerd, excluding HRA properties. If you compare this map to the City's zoning map, you will see that there are many duplex and multi-family rentals in single family residential districts. These duplex or multi-family (three or more rentals in one structure) rentals in a single-family residential district are considered legal nonconforming as long as they existed prior to the zoning designation and remain registered with the City.

Unfortunately, there are many duplex and multi-family structures that, for one reason or another, have units whose licenses have lapsed more than 365 days. By [Section 515-15-6.B](#) of the Code of Ordinances, the rental licenses for these units cannot be reestablished as the structure is a nonconforming use. Additionally, should a duplex or multi-family "ghost rental" (a structure that has operated as a rental but not registered with the City) in a single family residential district apply for a rental license out of either compliance or a change in ownership, the structure similarly cannot be established as a legal rental as it was previously considered illegal nonconforming. As a result, unsuspecting buyers will unintentionally purchase a property they intent to use as a rental that they cannot, in fact, legally license as a rental.

Staff requests that the Planning Commission consider this issue and work with staff to investigate options for mitigating the problem.

Rental Properties

Brainerd, MN



City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Nonconformance Discussion - 701 7th St. N.W.

Commissioners Lambert and Marohn have requested time during the June 19 Planning Commission meeting to discuss the property at 701 7th St. N.W.

At the regular Planning Commission meeting on April 17, the Planning Commission considered a variance request from Mitch Toumi to construct an addition onto his home at 701 7th St. N.W. The proposed addition included a garage, bedroom, and bathroom. A variance was required as the property is zoned B-4 General Commercial District, making Mr. Toumi's residential use legal nonconforming.

After much deliberation, the Planning Commission split a vote 2-2 on the motion that the residential use was not being expanded, and, therefore, a variance was not required. The Commission then unanimously voted 4-0 to deny the variance as a residential use does not meet the spirit of a B-4 General Commercial District. The City Council did not consider the Planning Commission's 2-2 vote and upheld the Commission's vote to deny the variance.

Commissioners Lambert and Marohn would like the Planning Commission to consider conducting a Commission initiated rezoning for the property back to a residential use.

City of Brainerd
Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Kingwood Walking Tour Recap

On Wednesday, May 29, Thursday, May 30, and Friday, May 31, Commissioner Marohn led walking tours of Kingwood Street. The purpose of these walking tours was to survey the residents who live on or near Kingwood as to they perceive the mixture of residential and commercial in the area.

Commissioner Marohn will provide his report to the Planning Commission. Attached are notes staff took during the walking tours.

Kingwood Walk

Parking Lots

- Despise parking lots, especially Thrifty
 - Hardee's parking lot needs manicure/if it was well maintained people would be more okay with it. Still don't love it, but are appreciative
- Essentia's parking lot was less of an eyesore in their eyes, they liked that it was tucked behind the building
- Parking lot on Third Street was ill-received as well.
- Parking lot on 6th Street was equally ill-received.
- Parking lot at Zion Lutheran was unanimous in dislike. Too big, open, kills any sense of neighborhood character.

On-Street Parking

- On-street parking is good compared to parking lots, but also feels congested when too many people park on the street.
- Several people commented that on-street parking on 3rd street tends to get backed up due to businesses on Washington (one commenter referenced when classes are going on at kick boxing place).

Trees/Landscape

- Love Boulevard trees and canopy
- Loss of trees at Third Street along Kingwood makes the space feel empty, less protected/quaint. Aesthetically unappealing
- There was a worry that trees near corners pose a visibility hazard.

Apartments

- Apartments
 - Very mixed opinions
 - A majority (may be stretching here) are okay with apartments, if they are well-kept and keep traffic levels low.
- No one in the group liked or felt comfortable near the apartment on the West side of 4th and Kingwood.
- Don't want 6th St. apartments replicated, feels barren, big and empty. "Doesn't fit in with the surrounding neighborhood."
- Apartment on 7th and Kingwood is good because of the setback, trees, and low-traffic.
- There were very negative feelings about the apartment on 8th St and Kingwood.
- *Splitting single family into multifamily units was very contentious. One couple were fine with it, the rest were irked. Used ideas such as more traffic and ruining the neighborhood feel as reasons why they were against it.*

Businesses

- People were okay with the businesses with on Washington side, depending on the design/aesthetic.
- Essentia business is alright, but would not like it to be replicated
 - One woman pointed out that she it was off-putting that it was one story vs. two, changes the sightline of the neighborhood.
- Toss-up on businesses coming into the neighborhood, several people are firmly against commercial, others are okay with low-traffic commercial.
- People love Fine Line, would love to have that business picked up and put anywhere in the neighborhood (hard to do considering that house is on the national historic registry and would be a pain to replicate).
- Truth Lutheran is good, blends in well, well maintained
- The house/business on again off again on 5th and Kingwood would be alright if it was a business, fits in with the neighborhood and is well maintained.
- *Everyone was chill with the granny flat in the back of property* EVEN If it was an Airbnb.
- Farmers Insurance is good because it's a house and fits in the neighborhood.
- Signs are a major worry about businesses being in the area. Even the Farmers insurance sign was pushing it for some in the group.
- The Center was a bit of a conversation piece. Some like it because it fits in with the surrounding area (being right off of Washington, larger buildings surrounding it). Others don't like how big it is, feel it's out of character. No one supported the idea of something similar being built in another part of the neighborhood.
- Unanimous love of the small corner building that The Center apparently owns. Everyone would love for that to be replicated across the neighborhood.

Fences

- A consensus was formed that privacy fences are fine, as long as they are well maintained. No one cared what material (wood, vinyl, chain link) again, as long as they are well maintained.

Alleys

- No one was fond of alleys, said that they feel it leaves the area open and exposed, less comfortable walking by alleys.
- There was talk however of an alley further down on Kingwood (just past 7th street), not the one just before 5th street, where people were more okay with it because there were houses packed along it and it felt less open.

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Zoning Ordinance Review Subcommittee Report

The Zoning Ordinance Review Subcommittee (Commissioners Marohn, Duval, and Lambert) along with staff met on Wednesday, June 12 to begin the process of integrating the Uses Matrix into the City's current Zoning Code. In our first meeting, the Committee worked through the B zones by creating overarching categories for the various uses currently listed within the Zoning Code. A summary is attached.

The Committee would like to review this with the full Planning Commission to gain consensus as to direction moving forward before continuing with the project.

Zoning Use Matrix: Use Categories

Accessory Use

- Examples
 - Garages
 - Storage Sheds

Walls, Fences, Barriers

- To Be Discussed

Agriculture

- Examples:
 - Farms
 - Farm Equipment Sales
 - Farm Feed Sales

Adult Uses

- Examples:
 - Adult Specialty Shops
 - Strip Clubs
 - Night Clubs

Public & Civic Use

- Examples:
 - Armory
 - Schools
 - Art Centers
 - Municipal Buildings

Parks, Recreation, and Open Space

- Examples;
 - Public Parks
 - Cemeteries
 - Monuments

Residential Uses

- To Be Discussed

Essential Services

- Examples:
 - Lift Stations
 - Power Boxes

Commercial Use (small)

- Examples:
 - Barber Shop
 - Insurance Office

Commercial Use (medium)

- Examples:
 - Coffee Shop
 - Sub Shop
 - Specialty Boutique

Commercial Use (large)

- Examples:
 - Movie Theatre
 - Box Stores

*Criteria to determine commercial use category

- Lot Size
- Building Size
- Parking Needs
- Signage Needs
- Hours of Operation
- Number of Employees at peak shift
- Outdoor Storage
- Loading/Unloading

Commercial Recreation

- Examples:
 - YMCA
 - Planet Fitness
 - Bounce House
 - Go Cart
 - Mini Golf

Transitional Use

- Examples:
 - Rumbly Hall to Knotty Pine Bakery

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: June 13, 2019

RE: Continuation of Lighting Standards Discussion

The Planning Commission began its discussion on lighting standards during the May 17 meeting.

Since that meeting, the City Council ruled on the Planning Commission's recommendation for approval of the Brainerd High School CUP. The City Council ruled to allow ISD #181 to continue with their proposed lighting plan of 23-foot light poles, disagreeing with the Commission's recommendation for 13-foot light poles. Additionally, the City Council made a 5-2 motion stating an understanding that 23-foot light poles are acceptable for Brainerd High School Parking lots.

At the end of the discussion, the City Council did state that, should the Planning Commission believe our lighting ordinance inadequate, the Council would like the Planning Commission to address lighting standards through ordinance changes.

Staff requests that the Planning Commission discuss the direction in which they would like to go in addressing the issue of lighting standards.