

BRAINERD PLANNING COMMISSION

Wednesday, April 15, 2020

6:00 p.m.

WebEx Teleconference Meeting

Call Toll-Free: 844-992-4726

Access Code: 266 166 463

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

1. Call To Order
2. Approval/Amendment Of Agenda
3. Approval Of Minutes
 1. Regular Meeting Held on February 19, 2020
 2. Workshop Held on February 19, 2020

Documents:

[2020-02-19 DRAFT.PDF](#)

[2020-02-19 - DRAFT WORKSHOP.PDF](#)

4. New Business

- 4.a. Conditional Use Permit Application - Submitted By Allison Doyle On Behalf Of Tower Motors, 624 Washington St. - To Operate An Automobile Dealership

Documents:

[TOWER MOTORS CUP.PDF](#)

- 4.b. Rezoning Request - Submitted By Becky Dryburgh On Behalf Of Trinity Lutheran Church, 1420 S. 6th St. - From An R-1 To A B-2 District

Documents:

[TRINITY LUTHERAN CHURCH REZONING .PDF](#)

- 4.c. Zoning Code Text Amendment Request - Submitted By Tom Lake On Behalf Of Gustafson Properties Of Brainerd, LLC, 424 NW 3rd St. - Amend Section 515-63 To Allow Mini-Storage

Documents:

[REZONE - GUSTAFSON PROPERTY.PDF](#)

- 4.d. Rezoning Request - Submitted By Tom Lake On Behalf Of Gustafson Properties Of Brainerd LLC, 424 NW 3rd St., To Rezone Thirteen (13) Parcels From An R-2 And R-3 To A B-4 District

Documents:

[GUSTAFSON REZONING REQUEST.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. Conditional Use Permit Application - Submitted By Becky Dryburgh On Behalf Of Trinity Children's Center (TCC), 1420 S 6th St. To Modify The Current CUP Limitations On Number Of Children Enrolled

Documents:

[TRINITY CHILDRENS CENTER CUP AMENDMENT.PDF](#)

7. Commissioner Questions/Comments

8. Community Development Director's Report

9. Adjourn

PLANNING COMMISSION
Wednesday, February 19, 2020

#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 Crow Wing County Board Room.

Noted present were Commissioners Gorham, Duval, Woodward, Kallroos, and Council Liaison Lambert. Commissioners Foley was noted as absent. Community Development Director Chanski was also noted as present.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND WOODWARD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#3 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND WOODWARD, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON JANUARY 15, 2020 AND THE MINUTES OF THE WORKSHOP HELD ON FEBRUARY 5, 2020.

#4 New Business

4a. Conditional Use Permit – Becky Dryburgh; Trinity Children’s Center – 1420 S 6th St.

Community Development Director Chanski stated Trinity Children’s Center (TCC) has submitted an application to amend their Conditional Use Permit to modify the number of students allowed to be enrolled. He explained the original Conditional Use Permit was issued in 1990, updated in 1991 which allowed for a maximum of 35 children. He stated the Department of Human Services has allowed them increased enrollment multiple times in the past but admittedly failed to notify the local government entity (City of Brainerd). He said the staff of Trinity Children’s Center were not aware of the limitations to the number of children.

He further explained a commercial childcare facility was permitted as a conditional use in the R-1 district at the time in 1991 but are no longer allowed in R-1 districts. He stated the current conditional use permit is now considered legal non-conforming and the use cannot be expanded. He said the original conditional use permit had the following conditions:

1. The permit is for a maximum of 35 children.
2. The hours of operation shall be no earlier than 6:00 a.m. and no later than 7:00 p.m.
3. A copy of the current State License shall be kept on file with the City.

Community Development Director Chanski stated his opinion is to table this discussion as he is working with City Attorney Langel regarding this amendment in order to try to have Trinity Lutheran Church be the “parent” to TCC and hold the permit.

Commissioner Duval questioned the option to rezone the property to a B-1 (Residential Office) district, which allows place of worship.

Community Development Director Chanski stated a rezoning cannot be completed tonight, due to the notification and publication of a rezoning.

Commission discussion took place.

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND LAMBERT, DULY CARRIED, TO TABLE THE CONDITIONAL USE PERMIT FOR TRINITY CHILDREN'S CENTER TO THE MARCH 18, 2020 PLANNING COMMISSION MEETING.

#5 Public Forum

The Chair opened public forum at 6:12 p.m.

No one came forward.

The Chair closed the public forum at 6:12 p.m.

#6 Old Business

6a. Response to the City Council Regarding Mini-Storage as Conditional Use in B-4 (General Business) District

Commission Chair Gorham stated this topic was first discussed in 2018 resulting in the conclusion it was not the best use of this property. He said this was revisited at the Planning Commission Workshop on February 5, 2020 with the same consensus among the commissioners.

Community Development Director Chanski explained on January 21, 2020, the City Council directed staff to respond to a memo from Breen & Person regarding a proposed amendment to Section 515-63 to allow mini-storage facilities on property located in a B-4 (General Business) district. The Planning Commission directed staff to draft a letter in response to the City Council which details the reasons why this should not be allowed in a B-4 district.

Commissioner Duval recommends replacing sentence *"No new growth results in a stagnant economy, which results in stagnant (and often rising) taxes for our residents"* with *"The proposed type of business use will not contribute to local employment options as recommended under Chapter 5; Policy 2; Goal 3."*

Commission discussion took place.

MOTION AND SECONDED BY COMMISSIONERS KALLROOS AND WOODWARD, DULY CARRIED, TO SEND THE LETTER TO THE CITY COUNCIL AS DISCUSSED.

#7 Commissioner's Questions/Comments

Commissioner Lambert suggested there be a deadline for business owners that are no longer in business to remove the signs from the building. Community Development Director Chanski indicated this would involve an ordinance amendment, as there is no current rule to remove signage. He said he would do some research on possible solutions.

#8 Community Development Director's Report

Community Development Director Chanski indicated the property from a previous canceled application submitted by Country Manor for rezoning and a preliminary plat review has been sold to a developer. He stated new applications will be submitted in the near future.

He announced James Kramvik, the new permit technician will soon be learning more about the zoning portion of the position.

He stated as the Commission works through the Trinity Children's Center conditional use permit application, to make sure to keep in mind the new zoning code update that will be taking place. He said to consider the types of uses that is currently allowed or should be permitted in each district.

#9 Adjourn to Planning Commission Workshop – February 19, 2020 at 7:00 p.m. – 6:53 p.m.

Don Gorham, Planning Commission Chair

PLANNING COMMISSION WORKSHOP

Wednesday, February 19, 2020

#1 Call to Order

Planning Commission Chair Gorham called the Planning Commission Workshop to order at 6:00 p.m.

Noted present were Commissioners Gorham, Duval, Woodward, Kallroos, and Council Liaison Lambert. Commissioners Foley was noted as absent. Community Development Director Chanski was also noted as present.

#2 Discussion of February 5, 2020 Workshop

Community Development Director Chanski gave a brief summary of the discussion that took place at the workshop regarding the revision to the zoning code. He indicated one of the first steps in implementing the Comprehensive Plan is updating the future land use map, which serves as a flexible tool to guide in planning.

He said the Commission should look at the big picture; where do you see Brainerd in the future, where are growth patterns appearing, and what do we want to see these areas become. He gave an example of the properties around NW 4th Street that were discussed for mini-storage units. These properties are now identified as R-2 and R-3 and the future land use map lists it as potential office park.

#3 Future Land Use Map Districting Activity

Community Development Director Chanski had asked the Commission to complete individual future land use maps as each member would perceive it being identified. He said this activity will help the Commission in developing the base map that will be used to create a new Future Land Use map.

Each Commissioner shared their input and the reasons for their classifications.

Commission discussion took place.

#4 Adjourn

The Chair adjourned at 8:05 p.m.

Don Gorham, Planning Commission Chair

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 9, 2020

RE: Tower Motors CUP

Allison Doyle has submitted a request on behalf of Tower Motors, 624 Washington St., Brainerd, MN 56401, for a Conditional Use Permit to operate an automobile dealership with associated mechanic shop.

Findings of Fact

1. 624 Washington St. is in the B-6 (Washington Street Commercial) District.
2. Per [Section 515-65-6.G](#) of the Code of Ordinances, automobile dealerships are considered a conditional use in the B-6 District provided that:
 - a. Outdoor sales area shall be set at least five (5) feet back from all property lines, and at least fifteen (15) feet back from any street surface.
 - i. Per the parking plan submitted by the applicant, this requirement appears to be met.
 - b. Outdoor sales shall be physically defined on the site by surfacing, curbing, landscaping, or a fence barrier.
 - i. This site is paved, has a sidewalk that separates the site from Hwy 210, an existing solid white stripe that denotes the edge of the existing parking area, and fencing is present that separates it from adjacent properties (the Historic Brainerd Water Tower, Breen and Person, Ltd, and BNSF tracks).
 - c. The boulevard portion of the street right-of-way shall not be used for parking, or storage or display of sale items.
 - d. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with Section 20 of this Ordinance.
 - i. There are no neighboring residential uses.
 - e. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with Section 18 of this Ordinance.
 - i. There are no existing light poles on the site and none are listed in the proposed plan.
 - f. All display/sales/storage areas shall be paved.
 - i. The property is fully paved.

- g. Required parking shall be segregated from the sales display. The use shall not take up parking space as required for conformity to this Ordinance.
 - i. Per [Section 515-22-8](#) of the Code of Ordinances, properties within the B-6 District are exempt from minimum off-street parking requirements.
- 3. Personal, recreational, and professional vehicle repair is a permitted use within the B-6 District.
- 4. Tower Motors has submitted a Second Hand Auto Dealer License application, which will be considered by the City Council should this CUP request be approved.

As of this writing, no entity has contacted the Community Development Department with questions or concerns about this requested CUP.

Staff Opinion

Staff recommends approval of this CUP 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

APR 03 2020

CITY OF BRAINERD
ADMINISTRATION

Receipt # _____
 Check # _____
 Date Paid: _____

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

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

PROPERTY ADDRESS: 624 Washington St.

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

Property Owner Name: Tower MotorsStreet Address: 624 Washington St. City: Brainerd State: MN Zip Code: 56401

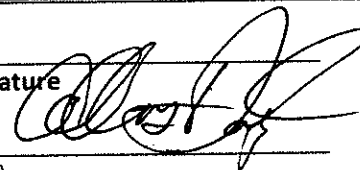
Phone Number: _____ Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) Tower Motors / Allison DoyleStreet Address: 624 Washington St. City: Brainerd State: MN Zip Code: 56401Phone Number: 218-270-2981 Fax: _____ E-mail: serv.cc@auto.mn@gmail.com

Description of Request: _____

We are opening a Used Car Dealership and
Mechanic Shop.

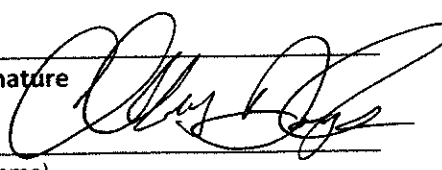
Property Owner Signature

Tower Motors 
 (Please print name)

Date

4/2/20

Applicant Signature

Allison Doyle 
 (Please print name)

Date

4/2/20

(OVER)

Certificate of Compliance Minnesota Workers' Compensation Law

PRINT IN INK or TYPE.

Minnesota Statutes, Section 176.182 requires every state and local licensing agency to withhold the issuance or renewal of a license or permit to operate a business or engage in any activity in Minnesota until the applicant presents acceptable evidence of compliance with the workers' compensation insurance coverage requirement of Minnesota Statutes, Chapter 176. The required workers' compensation insurance information is the name of the insurance company, the policy number, and the dates of coverage, or the permit to self-insure. If the required information is not provided or is falsely stated, it shall result in a \$2,000 penalty assessed against the applicant by the commissioner of the Department of Labor and Industry.

A valid workers' compensation policy must be kept in effect at all times by employers as required by law.

BUSINESS NAME (Individual name only if no company name used) <i>Tower Motors</i>	LICENSE OR PERMIT NO (if applicable)
DBA (doing business as name) (if applicable)	

BUSINESS ADDRESS (PO Box must include street address) <i>624 Washington St.</i>	CITY <i>Brainerd</i>	STATE <i>MN</i>	ZIP CODE <i>56402</i>
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YOUR LICENSE OR CERTIFICATE WILL NOT BE ISSUED WITHOUT THE FOLLOWING INFORMATION. You must complete number 1, 2 or 3 below.

NUMBER 1 COMPLETE THIS PORTION IF YOU ARE INSURED:

INSURANCE COMPANY NAME (not the insurance agent)

WORKERS' COMPENSATION INSURANCE POLICY NO.	EFFECTIVE DATE	EXPIRATION DATE
--	----------------	-----------------

NUMBER 2 COMPLETE THIS PORTION IF SELF-INSURED:

☐ I have attached a copy of the permit to self-insure.

NUMBER 3 COMPLETE THIS PORTION IF EXEMPT:

I am not required to have workers' compensation insurance coverage because:

☒ I have no employees.

☐ I have employees but they are not covered by the workers' compensation law. (See Minn. Stat. § 176.041 for a list of excluded employees.) Explain why your employees are not covered: _____

☐ Other: _____

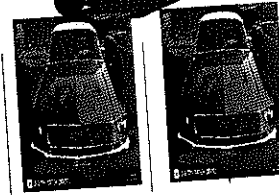
ALL APPLICANTS COMPLETE THIS PORTION:

I certify that the information provided on this form is accurate and complete. If I am signing on behalf of a business, I certify that I am authorized to sign on behalf of the business.

APPLICANT SIGNATURE (mandatory) <i>[Signature]</i>	TITLE <i>Owner</i>	DATE <i>4/2/20</i>
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NOTE: If your Workers' Compensation policy is cancelled within the license or permit period, you must notify the agency who issued the license or permit by resubmitting this form.

This material can be made available in different forms, such as large print, Braille or on a tape. To request, call 1-800-342-5354 (DIAL-DLI) Voice or TDD (651) 297-4198.



TOWER
MOTORS
SALES & SERVICE
218-270-2981

Grass Area

Sidewalk

**Tower Motors
624 Washington St.
Brainerd, MN. 56401**

218-270-2981

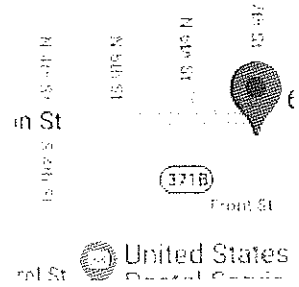


Image capture: Sep 2019 © 2020 Google

Brainerd, Minnesota

Google

Street View



Google Maps 615 MN-210

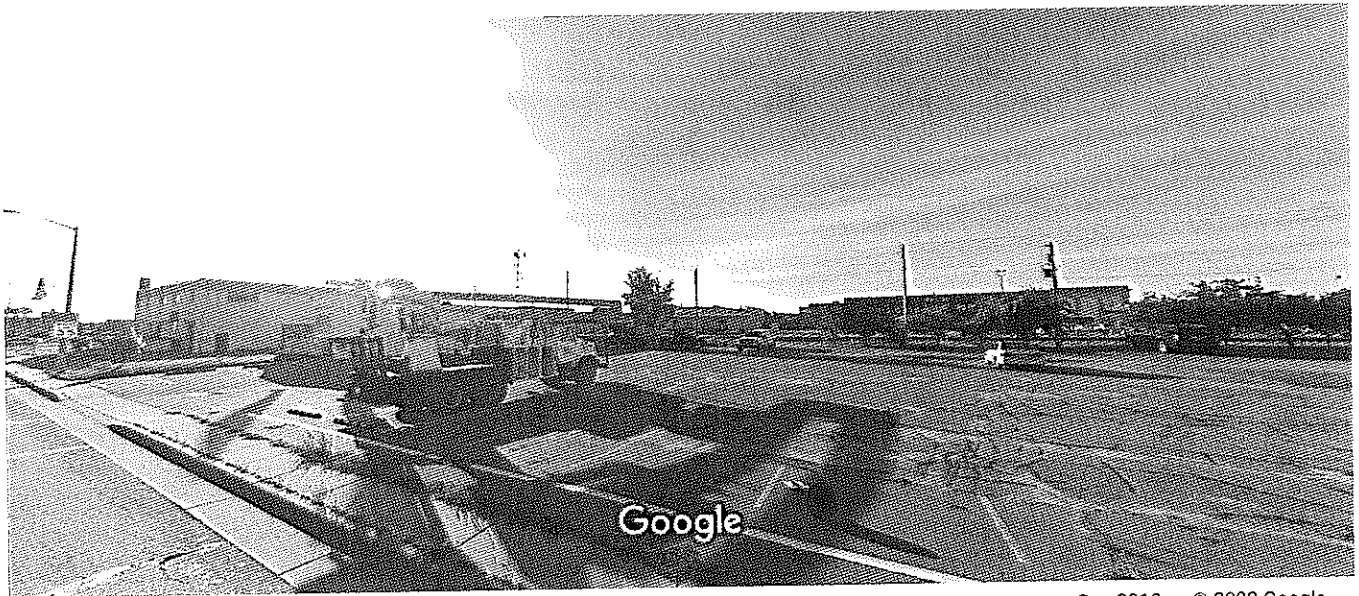
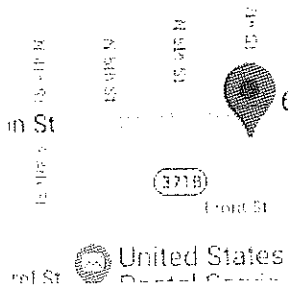


Image capture: Sep 2019 © 2020 Google

Brainerd, Minnesota

Google

Street View



Google Maps 701 MN-210

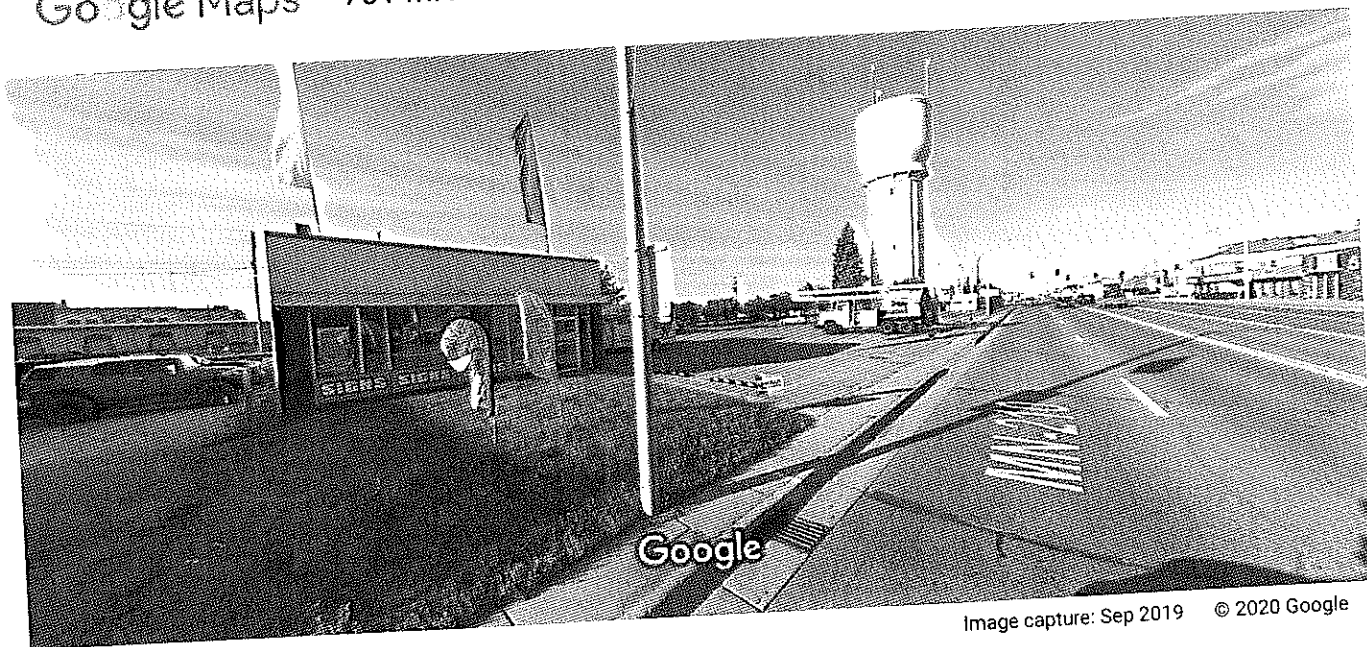
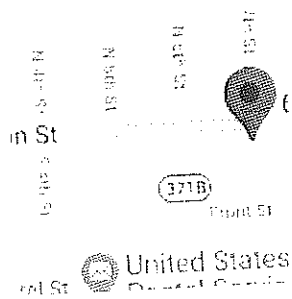


Image capture: Sep 2019 © 2020 Google

Brainerd, Minnesota

Google

Street View



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Allison Doyle has submitted a request on behalf of Tower Motors, 624 Washington St., Brainerd, MN 56401, for a Conditional Use Permit to operate an automobile dealership with associated mechanic shop. The property is legally described as:

*THAT PT OF THE NENW & THE NWNE DAF: COMM AT THE INTERS OF THE S LINE OF WASHINGTON ST & THE E LINE OF 6TH ST ORIGINAL TOWN OF BRAINERD THEN N 89D 58'15" E ASSM BEAR 150 FT ALG SD S LINE OF WASHINGTON ST THEN S 00D 00'35" W 127.20 FT THEN N 89D 01'39" E 130.02 FT TO THE POB OF THE TRACT TO BE DESC THEN N 89D 57'31" E 75 FT THEN N 00D 00'35" E 125.04 FT TO SD S LINE OF WASHINGTON ST THEN S 89D 58'15" W 75 FT ALG SD S LINE OF WASHINGTON ST TO ITS INERS WITH THE LINE WHICH BEARS N 00D 00'35" E FROM THE POB THEN S 00D 00'35" W 125.06 FT TO THE POB.
P.I.N. 41251152
Section 25, Township 45, Range 31*

The property is zoned B-6 (Washington Street Commercial) District. A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing to consider this Conditional Use Permit request will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, April 15, 2020.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible.

Because of the health pandemic, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible.

Therefore, some or all of the City Council members may be participating by telephone or other electronic means.

Members of the public may monitor the meeting via phone. Information regarding how to attend this virtual meeting will be posted to the City's website (ci.brainerd.mn.us) by 4:30pm on Friday, April 10, 2020.

Please submit comments regarding this Conditional Use Permit request to Community Development Director David Chanski at dchanski@ci.brainerd.mn.us. Comments can also be mail to City Hall at 501 Laurel St., Brainerd, MN 56401 or submitted via the dropbox located on the west side of City Hall.

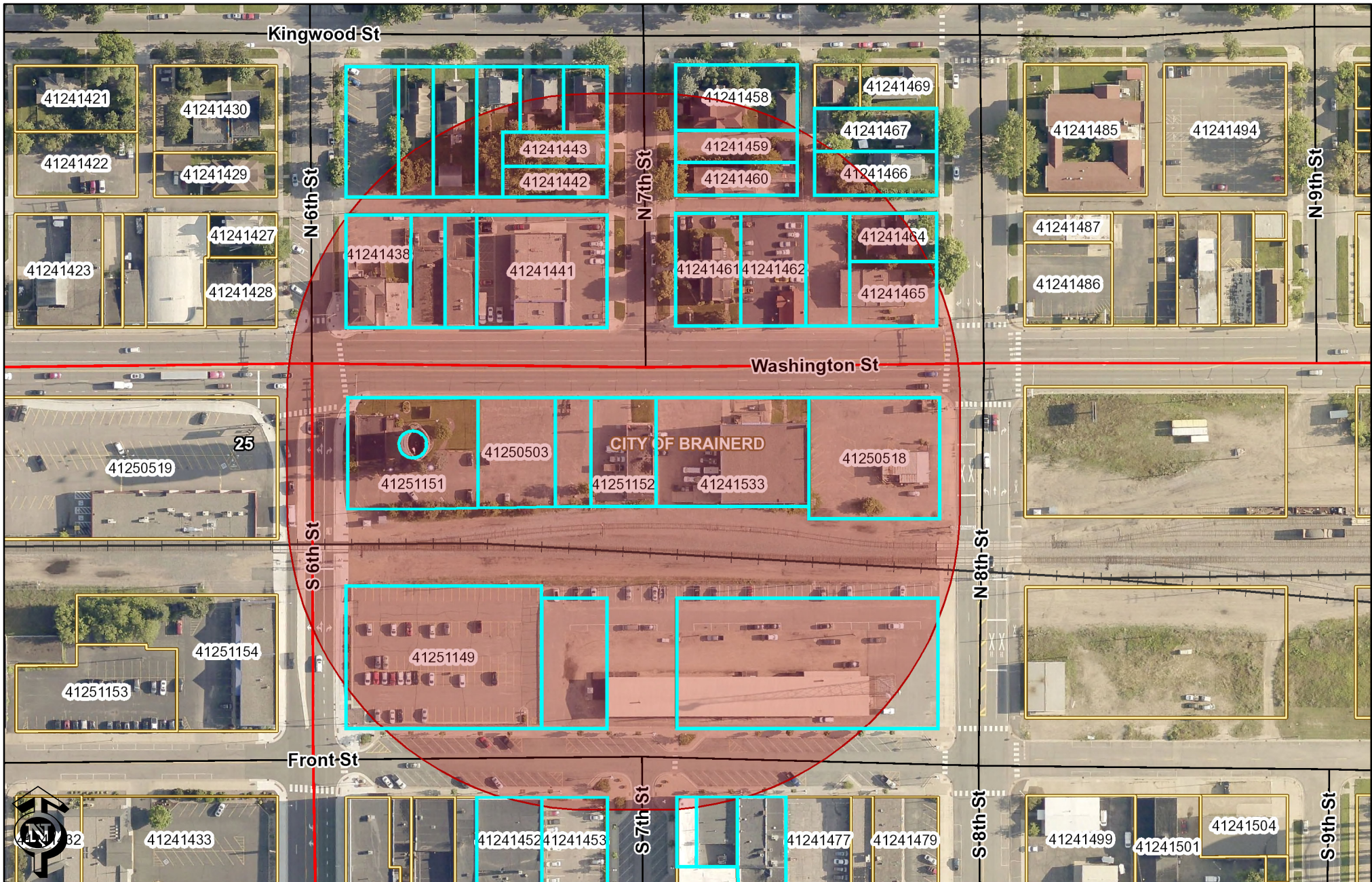
Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 3rd day of April 2020

Publication Date: April 5, 2020

David C. Chanski, MPA
Community Development Director

Parcel Number	Legacy Parcel Number	Tax Name	Tax Address	Tax Address 2	Tax Address 3	Physical Address	
41241464	09196042007Z889	BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401		211 8TH ST N	
41241437	09196044019X009	BENTHIN, MEREDITH A & DENNIS	612 KINGWOOD ST	BRAINERD MN 56401		612 KINGWOOD ST	
41241442	09196044005Z009	BGK HOLDINGS LLC	12792 PARKWOOD DR		BAXTER MN 56425	213 7TH ST N	
41241443	09196044004Z009	BGK HOLDINGS LLC	12792 PARKWOOD DR		BAXTER MN 56425	217 7TH ST N	
41241441	09196044007Z009	DLP INVESTMENTS LLC	3995 ROOSEVELT RD	ST CLOUD, MN 56301		615 WASHINGTON ST	
41241435	09196044019Z009	GMEINDER, ALFRED J & BARBARA K %SAW	601 WASHINGTON ST	BRAINERD MN 56401			0
41241438	09196044016Y889	GMEINDER, ALFRED J & BARBARA K %SAW	601 WASHINGTON ST	BRAINERD MN 56401		601 WASHINGTON ST	
41251152	060252100C00009	HAMLIN LAKES PROPERTIES LLC	18092 STATE HWY 371		BRAINERD MN 56401	624 WASHINGTON ST	
41251159	060252100DA0009	HAMLIN LAKES PROPERTIES LLC	18092 STATE HWY 371		BRAINERD MN 56401		
41241476	09196041014Z009	HANSON, CARL SIDNEY POST #255	% AMERICAN LEGION	708 FRONT ST	BRAINERD MN 56401	708 FRONT ST	
41241466	09196042005Z009	HELDT, PAIGE	215 N 8TH ST	BRAINERD, MN 56401		215 8TH ST N	
41241444	09196044001Z009	HINRICHS, WILLIAM T	614 KINGWOOD ST	BRAINERD MN 56401		614 KINGWOOD ST	
41241439	09196044014X009	HORSESHOE ENTERPRISES LLC	29468 RUSTIC LN	MERRIFIELD, MN 56465		607 WASHINGTON ST	
41241459	09196042020Z889	JACK AND HARRY INVESTMENTS LLC	206 7TH ST N	BRAINERD, MN 56401		218 7TH ST N	
41241461	09196042016Z009	JACK AND HARRY INVESTMENTS LLC	206 7TH ST N	BRAINERD, MN 56401			0
41241462	09196042013Z009	KINNEY, KAREN	711 WASHINGTON ST	BRAINERD MN 56401		711 WASHINGTON ST	
41241460	09196042019Z009	LAKE, THOMAS J & MELISSA A	102 BELLE RAE CIR	BRAINERD, MN 56401		214 7TH ST N	
41251149	060252100F00009	LIVELY AUTO BLDG REAL EST HOLDINGS	PO BOX 826		BRAINERD MN 56401		0
41250503	060252100D00009	MAROONS LLC	PO BOX 472	BRAINERD, MN 56401		124 6TH ST N	
41251151	060252100EA0009	MAROONS LLC	PO BOX 472	BRAINERD, MN 56401		124 6TH ST N	
41241533	09196016007Z009	MATTHIES FAMILY TRUST AGMT	MATTHIES, WILLIAM & EVELYN TRUSTEES	418 NORTH 3RD ST	BRAINERD, MN 56401	712 WASHINGTON ST	
41250518	09196016001Z009	MATTHIES FAMILY TRUST AGMT	MATTHIES, WILLIAM & EVELYN TRUSTEES	418 NORTH 3RD ST	BRAINERD, MN 56401	724 WASHINGTON ST	
41241463	09196042011Z009	MCLAIN, COLIN & AMY	C/O ROBERT MCLEAN & DOUG SWANSON	2331 DANCING WIND RD SW	PINE RIVER, MN 56474	713 WASHINGTON ST	
41241465	09196042007Y009	MCLAIN, COLIN & AMY	C/O ROBERT MCLEAN & DOUG SWANSON	2331 DANCING WIND RD SW	PINE RIVER, MN 56474	723 WASHINGTON ST	
41241440	09196044013Z009	NOETZEL, BRANDEN J	611 WASHINGTON ST	BRAINERD, MN 56401		611 WASHINGTON ST	
41241436	09196044019Y009	PARSONS, MARY	13204 TIMBERLANE DR	BAXTER, MN 56425-8025		608 KINGWOOD ST	
41241452	09196043010Z889	PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401		614 FRONT ST	
41241473	09196041018A889	PUERINGER, DAVID F PUERINGER INVEST	616 1/2 FRONT ST	BRAINERD, MN 56401		205 7TH ST S	
41241467	09196042003Z009	ROSENBERG, GREGORY J & MARGARET A	219 NORTH 8TH STREET	BRAINERD MN 56401		219 8TH ST N	
41241458	09196042022Z889	RUNBERG, JAMES P & DIANE E TRTEES	1205 LAKEVIEW LN N	BRAINERD, MN 56401		222 7TH ST N	
41241445	09196044001Y009	SORENSEN, PHYLLIS M	620 KINGWOOD ST	BRAINERD MN 56401		620 KINGWOOD ST	
41241446	09196044001X009	STREIFF, MARY BETH	624 KINGWOOD ST	BRAINERD MN 56401		624 KINGWOOD ST	
41241475	09196041016Z889	VANDEPUTTE INVESTMENT PROP LLC	8194 FAIRVIEW RD	BAXTER MN 56425		704 FRONT ST	
	091960150000NRE						



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.

Mailing Map

Date: 4/3/2020 Time: 12:08:30 PM



City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 9, 2020

RE: Trinity Lutheran Church Rezoning

Becky Dryburgh has submitted a request on behalf of Trinity Lutheran Church, 1420 S. 6th St., Brainerd, MN 56401, to rezone the property from R-1 (Single Family Residential) District to B-2 (Neighborhood Business) District.

The purpose of this rezoning is to bring Trinity Children's Center (TCC) into compliance with the Zoning Code. TCC's current CUP is considered legal non-conforming. While TCC may continue to operate under such a designation, it cannot expand in any way. TCC has submitted a request to the Minnesota Department of Human Service to increase its occupancy to 71 students. However, an increase in TCC's occupancy is not allowed as it is considered legal non-conforming. Additionally, MDHS will not approve such an increase until the City approves it.

The Planning Commission tabled a requested CUP amendment during their February 19 meeting because of TCC's legal non-conforming status. As a result, Trinity Lutheran Church has submitted a request to rezone their property, from which TCC operates, from R-1 to B-2 in order to bring TCC's CUP back into compliance with the Zoning Code.

Findings of Fact

1. Trinity Lutheran Church is located in a R-1 (Single Family Residential) District.
2. The operation of a church is permitted as a conditional use in a [R-1 District](#) with the following conditions:
 - a. Side yards shall be thirty (30) feet.
 - b. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 20 of this Ordinance.
 - c. Adequate off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with Section 22 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 20 of this Ordinance.
 - d. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 23 of this Ordinance.
3. The operation of a church is permitted as a conditional use in a B-2 District with the following conditions:
 - a. Side yards shall be thirty (30) feet.

- b. Screening from abutting residential uses and landscaping is provided in compliance with Section 20 of this Ordinance.
 - c. Off-street parking and access is provided on the site or on lots directly abutting or directly across a public street or alley to the principal use in compliance with Section 22 of this Ordinance and that such parking is adequately screened and landscaped from surrounding and abutting residential uses.
- 4. It is staff's opinion that the requested rezoning should not negatively affect Trinity Lutheran Church's current CUP in any way.
 - 5. The requested rezoning would bring Trinity Children's Center (a ministry of Trinity Lutheran Church) into compliance with the zoning code as commercial day care facilities are a conditional use in B-2 Districts.

As of this writing, one adjacent property owner has contacted the Community Development Department with questions or concerns about this requested rezoning. The property owner provided his full support of this request.

Staff Opinion

Staff recommends approval of this rezoning application.



NOTICE OF HEARING

Notice is hereby given that Becky Dryburgh has submitted a request on behalf of Trinity Lutheran Church, 1420 S. 6th St., Brainerd, MN 56401, to rezone the property at 1420 S. 6th St. from an R-1 (Single Family Residential) District to B-2 (Neighborhood Business) District. The purpose of this rezoning is to bring Trinity Children's Center (a ministry of Trinity Lutheran Church) into compliance with the Zoning Code.

The legal description of the property is as follows:

N 771 Ft of Lot 7 Except Part to Gilmer, and Also Except the Following Described Parcel; That Part of Lot 7, Desc as; Comm at the SE Corner of Black 317, 1st Addition to Brainerd.

P.I.N. 41361048

Section 36, Township 45, Range 031

A Public Hearing to consider this rezoning request will be conducted by the Brainerd Planning Commission at 6:00 p.m. on Wednesday, April 15, 2020.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible.

Because of the health pandemic, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible.

Therefore, some or all of the City Council members may be participating by telephone or other electronic means.

Members of the public may monitor the meeting via phone. Information regarding how to attend this virtual meeting will be posted to the City's website (ci.brainerd.mn.us) by 4:30pm on Friday, April 10, 2020.

Please submit comments regarding this rezoning request to Community Development Director David Chanski at dchanski@ci.brainerd.mn.us. Comments can also be mail to City Hall at 501 Laurel St., Brainerd, MN 56401 or submitted via the dropbox located on the west side of City Hall.

The public is invited to attend the hearing to offer input regarding the proposed rezoning. Any individual needing special accommodations please call (218) 828-2307.

Dated this 3rd day of April 2020

Publication Date: April 5, 2020

David C. Chanski, MPA
Community Development Director

David Chanski

From: Chris Hanneken <Chris@hannekeninsurance.com>
Sent: Monday, April 6, 2020 5:15 PM
To: David Chanski
Subject: {external} public hearing

I am responding with comments related to the public hearing that will be held related to the Becky Dryburgh / Trinity Lutheran Church zoning and conditional use permit changes.

As owner of the building located adjacent to this property at 1301 S 6th St, and owner of the business located in that building, I am in full support of approving their request.

Please feel free to contact me if you have additional questions or concerns.

Thank you,

Chris Hanneken
Lazy H Properties, LLC
Hanneken Insurance Agency, Inc.
Little Falls / Pierz / Brainerd / Pine River
www.hannekeninsurance.com

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 9, 2020

RE: Mini-Storage Facilities as Conditional Use in B-4 Districts

The City of Brainerd and Crow Wing County are conducting a major infrastructure improvement to NW 4th St. this summer. In preparation for this project, the City has been working with various property owners along the project area to acquire the necessary right-of-way easements. One such necessary acquisition is to fully acquire a small parcel at the intersection of NW 4th St and Jackson St. (PID 41040506).

The City made an offer to acquire the parcel, and the property owners made a counteroffer, which included allowing the construction of mini-storage facilities on property between NW 3rd St and NW 2nd St to the east and west and between James St and Jackson St to the north and south. This property is currently zoned R-2 Medium Density Residential. Currently, mini-storage units are only allowed as a conditional use in [I-1 Light Industrial Districts](#). The City Council responded to the counteroffer by stating that they support such a development, but that the property owners will need work with staff and go through the proper procedure to do so, starting with the Planning Commission.

Tom Lake has submitted a requests on behalf of Gustafson Properties of Brainerd, LLC to amend [Section 515-63](#) of the Zoning Code to allow mini-storage facilities as a conditional use and to rezone certain properties from R-2 and R-3 to B-4.

Below is draft language for amending Section 515-63.

Section 515-63-6.S Mini self-storage facilities provided that:

- 1. At least twenty-five (25) percent of the site is open green space and landscaped in accordance with a plan approved by the City Council.*
- 2. No buildings shall be located closer than twenty-five (25) feet to each other to allow for parking, loading, driveway, and fire lanes.*
- 3. No single building shall be greater than one hundred fifty (150) feet in length.*
- 4. All structures are to be within two hundred (200) feet of a fire hydrant*

5. *All driveways and parking areas are to have a bituminous or concrete surface and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to insure adequate and safe access during winter months.*
6. *All structures shall comply with the building standards outlined in Section 17 of this ordinance.*
7. *No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the self-storage, mini warehousing facility.*
8. *No outdoor storage or long-term parking is permitted, and all storage facilities shall be fully enclosed.*
9. *Outdoor lighting for any structures adjacent to a residential use shall meet the criteria for B-1 and B-2 Districts as outlined in Section 18 of this ordinance.*

NOTICE OF HEARING

Notice is hereby given that Tom Lake has submitted a request on behalf of Gustafson Properties of Brainerd, LLC, 424 NW 3rd St., Brainerd MN 56401, to rezone thirteen (13) parcels located between 2nd St. NW to the east, 3rd St. NW to the west, Jackson St. to the north, and James St. to the south from an R-2 (Medium Density Residential) District and R-3 (High Density Residential District) to B-4 (General Business) District. The applicant is also seeking a requested zoning code text amendment to allow mini-storage facilities in B-4 Districts as a conditional use. The purpose of these requests is to allow for the development of a mini-storage facility on the properties described below.

The following properties are zoned R-2 and are legally described as:

Lot 12 Block M and the Adjacent N'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040501

Section 4, Township 133, Range 028

Lot 11 Block M, West Brainerd Addition

P.I.N. 41040502

Section 4, Township 133, Range 028

Lot 10 Block M, West Brainerd Addition

P.I.N. 41040503

Section 4, Township 133, Range 028

Lots 7 Thru 9 Inclusive Block M, West Brainerd Addition

P.I.N. 41040504

Section 4, Township 133, Range 028

Lots 1 Thru 6 Inclusive Block M and the Adjacent N'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040505

Section 4, Township 133, Range 028

Lots 9 and 10 Block E, West Brainerd Addition

P.I.N. 41040805

Section 4, Township 133, Range 028

Lot 8 Block E, West Brainerd Addition

P.I.N. 41040806

Section 4, Township 133, Range 028

Lot 7 Block E and the Adjacent S'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040807

Section 4, Township 133, Range 028

Lots 5 and 6 Block E and the Adjacent S'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040808

Section 4, Township 133, Range 028

Lot 4 Block E, West Brainerd Addition

P.I.N. 41040809

Section 4, Township 133, Range 028

Lot 3 Block E, West Brainerd Addition

P.I.N. 41040810

Section 4, Township 133, Range 028

The following properties are zoned R-3 and are legally described as:

Lots 1 Thru 6 Inclusive Block S Ex. Part of Lots 4, 5, and 6 for HWY. and also Including the E. 10 FT of Vacated N-S Alley in Block S, Except That Portion for HWY, West Brainerd Addition

P.I.N. 41040511

Section 4, Township 133, Range 028

*Lot 1 Block 3, Except that Parcel Shown as Parcel 258D on MN DOT ROW Plat #18-90 Cert of Title #67399,
Arena Addition to the City of Brainerd*

P.I.N. 41040853

Section 4, Township 133, Range 028

A Public Hearing to consider this rezoning request will be conducted by the Brainerd Planning Commission at 6:00 p.m. on Wednesday, April 15, 2020.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible.

Because of the health pandemic, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible.

Therefore, some or all of the City Council members may be participating by telephone or other electronic means.

Members of the public may monitor the meeting via phone. Information regarding how to attend this virtual meeting will be posted to the City's website (ci.brainerd.mn.us) by 4:30pm on Friday, April 10, 2020.

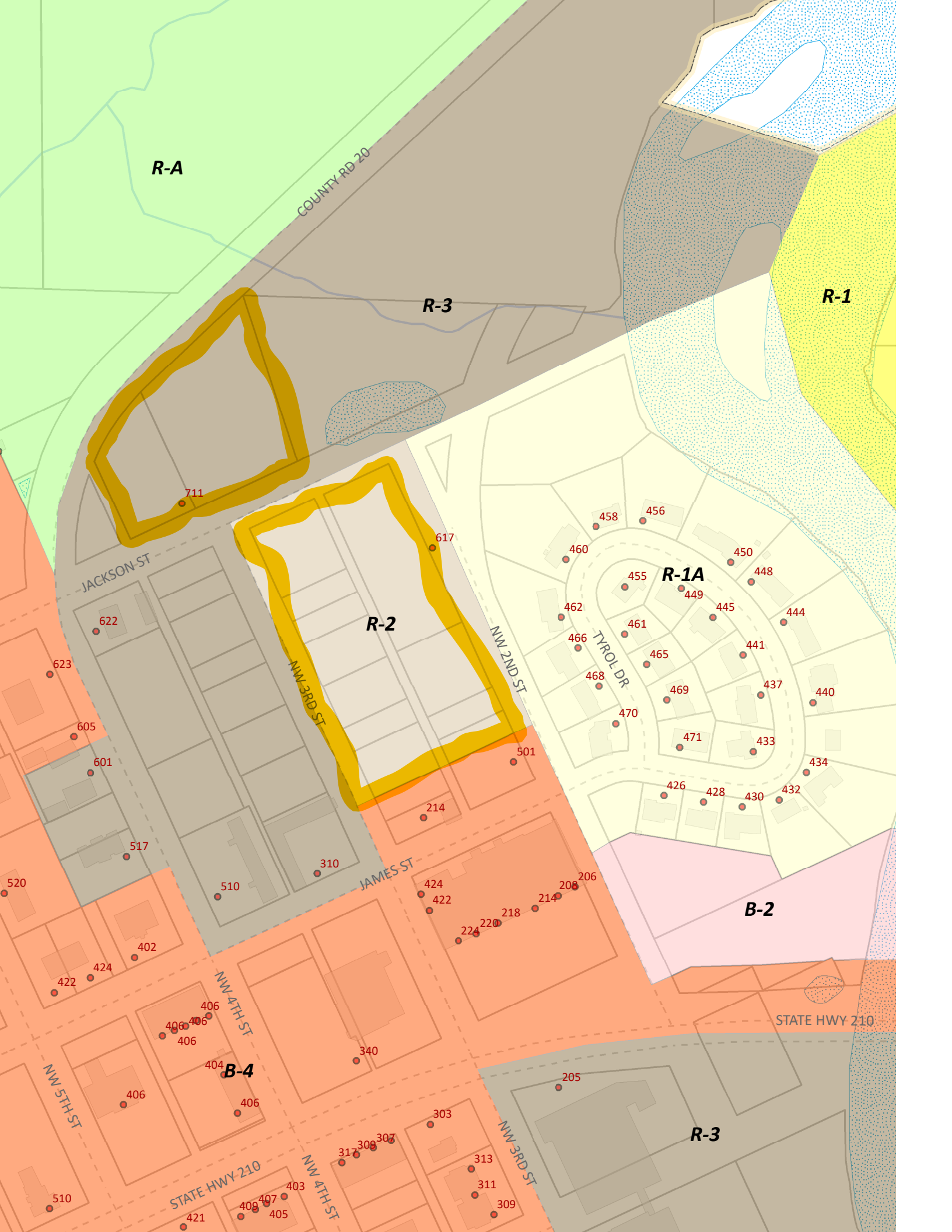
Please submit comments regarding this rezoning request to Community Development Director David Chanski at dchanski@ci.brainerd.mn.us. Comments can also be mail to City Hall at 501 Laurel St., Brainerd, MN 56401 or submitted via the dropbox located on the west side of City Hall.

Any individual needing special accommodations or would like more information about this request please call (218) 828-2307.

Dated this 3rd day of April 2020.

Publication Date: April 5, 2020

David C. Chanski, MPA
Community Development Director



City of Brainerd

Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 9, 2020

RE: Gustafson Property Rezoning

Tom Lake has submitted a request on behalf of Gustafson Properties of Brainerd, LLC, 424 NW 3rd St., Brainerd, MN 56401, to rezone thirteen (13) parcels located between 2nd St. NW to the east, 3rd St. NW to the west, Jackson St. to the north, and James St. to the south from R-2 Medium Density Residential District and R-3 (High Density Residential) District to B-4 (General Business District).

This rezoning request is in tandem with a requested text amendment allow mini-storage facilities in B-4 (General Business) Districts as a conditional use. Should both the text amendment and the rezoning be approved, the applicant intends on submitting a conditional use permit application for a mini-storage facility on the parcels associated with this rezoning request.

Findings of Fact

1. There are thirteen (13) parcels associated with this rezoning request.
 - a. The eleven (11) lots located between 3rd St. NW and 2nd St NW are zoned R-2 (Medium Density Residential) District.
 - b. The two (2) lots located on Jackson St. are zoned R-3 (High Density Residential) District.
2. All parcels associated with this rezoning request are currently undeveloped.
3. Parcels are adjacent to both residential and commercial uses.
4. 3rd St. NW and 2nd St. NW are unimproved streets.
 - a. The City of Brainerd is in the planning process for an infrastructure project that would improve 3rd St. NW.
5. The northeast corner of PID 41040583 is located in the Mississippi River shoreland management zone.
 - a. No other parcels are located in any shoreland management zone.
6. City water and sewer are in place on Jackson St., James St, 3rd St. NW, and 2nd St. NW.
7. A stormwater line is in place on Jackson St.

As of this writing, one adjacent property has contacted the Community Development Department with questions or concerns about this requested rezoning. He expressed that his is not in favor of this rezoning request.

NOTICE OF HEARING

Notice is hereby given that Tom Lake has submitted a request on behalf of Gustafson Properties of Brainerd, LLC, 424 NW 3rd St., Brainerd MN 56401, to rezone thirteen (13) parcels located between 2nd St. NW to the east, 3rd St. NW to the west, Jackson St. to the north, and James St. to the south from an R-2 (Medium Density Residential) District and R-3 (High Density Residential District) to B-4 (General Business) District. The applicant is also seeking a requested zoning code text amendment to allow mini-storage facilities in B-4 Districts as a conditional use. The purpose of these requests is to allow for the development of a mini-storage facility on the properties described below.

The following properties are zoned R-2 and are legally described as:

Lot 12 Block M and the Adjacent N'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040501

Section 4, Township 133, Range 028

Lot 11 Block M, West Brainerd Addition

P.I.N. 41040502

Section 4, Township 133, Range 028

Lot 10 Block M, West Brainerd Addition

P.I.N. 41040503

Section 4, Township 133, Range 028

Lots 7 Thru 9 Inclusive Block M, West Brainerd Addition

P.I.N. 41040504

Section 4, Township 133, Range 028

Lots 1 Thru 6 Inclusive Block M and the Adjacent N'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040505

Section 4, Township 133, Range 028

Lots 9 and 10 Block E, West Brainerd Addition

P.I.N. 41040805

Section 4, Township 133, Range 028

Lot 8 Block E, West Brainerd Addition

P.I.N. 41040806

Section 4, Township 133, Range 028

Lot 7 Block E and the Adjacent S'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040807

Section 4, Township 133, Range 028

Lots 5 and 6 Block E and the Adjacent S'ly ½ of Vacated Robert Street, West Brainerd Addition

P.I.N. 41040808

Section 4, Township 133, Range 028

Lot 4 Block E, West Brainerd Addition

P.I.N. 41040809

Section 4, Township 133, Range 028

Lot 3 Block E, West Brainerd Addition

P.I.N. 41040810

Section 4, Township 133, Range 028

The following properties are zoned R-3 and are legally described as:

Lots 1 Thru 6 Inclusive Block S Ex. Part of Lots 4, 5, and 6 for HWY. and also Including the E. 10 FT of Vacated N-S Alley in Block S, Except That Portion for HWY, West Brainerd Addition

P.I.N. 41040511

Section 4, Township 133, Range 028

*Lot 1 Block 3, Except that Parcel Shown as Parcel 258D on MN DOT ROW Plat #18-90 Cert of Title #67399,
Arena Addition to the City of Brainerd*

P.I.N. 41040853

Section 4, Township 133, Range 028

A Public Hearing to consider this rezoning request will be conducted by the Brainerd Planning Commission at 6:00 p.m. on Wednesday, April 15, 2020.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible.

Because of the health pandemic, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible.

Therefore, some or all of the City Council members may be participating by telephone or other electronic means.

Members of the public may monitor the meeting via phone. Information regarding how to attend this virtual meeting will be posted to the City's website (ci.brainerd.mn.us) by 4:30pm on Friday, April 10, 2020.

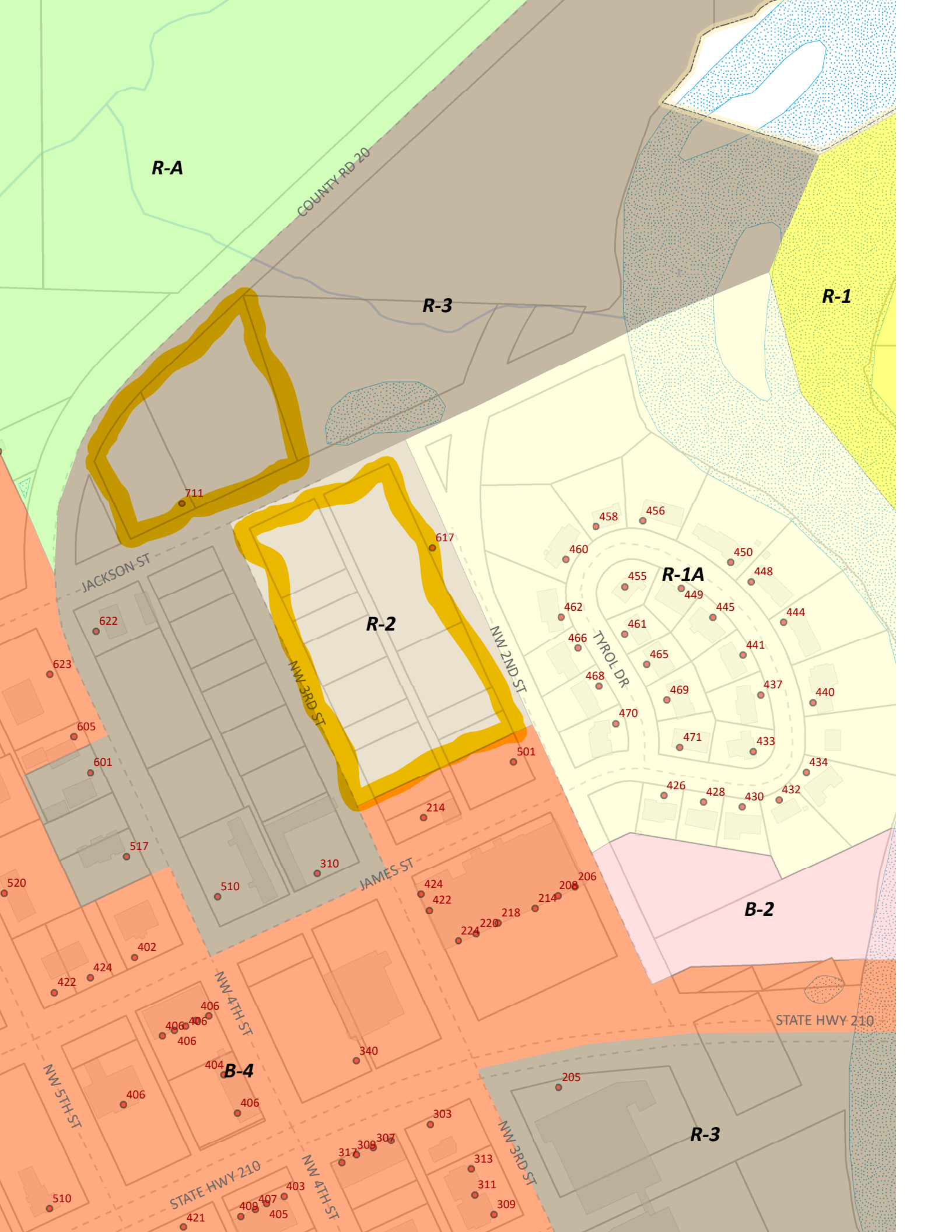
Please submit comments regarding this rezoning request to Community Development Director David Chanski at dchanski@ci.brainerd.mn.us. Comments can also be mail to City Hall at 501 Laurel St., Brainerd, MN 56401 or submitted via the dropbox located on the west side of City Hall.

Any individual needing special accommodations or would like more information about this request please call (218) 828-2307.

Dated this 3rd day of April 2020.

Publication Date: April 5, 2020

David C. Chanski, MPA
Community Development Director



David Chanski

From: dale anselment <dalelori1@yahoo.com>
Sent: Wednesday, April 8, 2020 11:36 AM
To: David Chanski
Subject: {external} Gustafson request

My name is Dale Anselment at 462 Tyrol Drive. It isn't clear what they plan on doing with the property they want to rezone. I've heard that they want storage units in there. I and a lot of the neighbors think that this would be a poor decision to take a nice wooded property that houses so many animals and tear it up for this purpose is silly. I am dead set. Leave it zoned for residential property.

Sent from [Mail](#) for Windows 10

Thank you



Virus-free. www.avast.com

City of Brainerd Community Development Department

TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: April 9, 2020

RE: Trinity Children's Center CUP Amendment

Becky Dryburgh has submitted a request on behalf of Trinity Children's Center (TCC), 1420 S. 6th St., Brainerd, MN 56401, for an amendment to TCC's Conditional Use Permit to modify the limitation on the number of students allowed to be enrolled.

TCC's current CUP, approved on April 15, 1991, allows for a maximum of 35 children. In the almost 30 years since this CUP was approved, TCC has received increases in its occupancy from the Minnesota Department Human Services. Normally, when an increase is requested from MDHS, a notification is sent to the local municipality to ensure that the requestor is in compliance with all local codes and regulations. Unfortunately, MDHS has admitted that, for whatever reason, the State failed to notify the City when TCC's occupancy was previously increased. Additionally, no members of the TCC staff were aware of the 35-student limit.

The Planning Commission tabled this item during their February 19 meeting as TCC's CUP is currently legal non-conforming. Trinity Lutheran Church has submitted a request to rezone their property, from which TCC operates, from R-1 to B-2 in order to bring TCC's CUP back into compliance with the Zoning Code.

Findings of Fact

1. Trinity Children's Center is located in a R-1 (Single Family Residential) District.
2. The operation of a commercial childcare facility was permitted as a conditional use in a R-1 District at the time of the CUP being issued in 1991.
 - a. However, commercial childcare facilities are no longer permitted in R-1 Districts.
3. A request to rezone the property from R-1 to B-2 has been submitted by Trinity Lutheran Church.
 - a. This rezoning would bring TCC's CUP back into compliance with the zoning code.
4. Commercial childcare facilities are regulated by [Section 515-29](#) of the Code of Ordinances.
5. TCC operates out of Trinity Lutheran Church located at 1420 S. 6th St.
6. TCC currently have a staff of 8.
7. TCC currently is licensed by MDHS for an occupancy of 63 students and is requesting an increase to 71 students.

8. [Section 515-22-8.I](#) of the Code of Ordinances requires commercial childcare facilities with over 14 students to have 1 off-street parking space per teacher on the largest shift, plus 1 space per 10 students/children based on maximum capacity of the facility.
 - a. With 8 staff and 63 students, TCC currently needs 14 off-street parking spaces.
 - b. With an increase to 71 students, TCC will need 15 off-street parking spaces.
 - c. The parking lot of Trinity Lutheran Church, which TCC utilizes, currently has over 75 parking spaces.
9. MDHS first notified the City regarding TCC's occupancy on January 3, 2020.

As of this writing, one adjacent property owner has contacted the Community Development Department with questions or concerns about this requested CUP amendment. He expressed his full support for this CUP amendment.

Staff Opinion

As the Minnesota Department of Human Services regulates the operations of commercial childcare facilities and as TCC currently meets all the other requirements set by City Ordinance and as staff would be provided the opportunity to conduct a full zoning code review of TCC should future occupancy increases be requested, staff recommends approval of the CUP amendment without any occupancy restrictions conditional on the rezoning for 1420 S. 6th St. from R-1 (Single Family Residential) District to B-2 (Neighborhood Business) District

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Becky Dryburgh has submitted a request on behalf of Trinity Children's Center (TCC), 1420 S. 6th St., Brainerd, MN 56401, for an amendment to TCC's Conditional Use Permit to modify the limitation on the number of students allowed to be enrolled. The property is legally described as:

N. 771 FT OF LOT 7 EXCEPT PART OF GILMER, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL; THAT PART OF LOT 7, DESC. AS; COMM AT THE SE CORNER OF BLOCK 317, 1st ADDITION TO BRAINERD

The property is zoned R-1 (Single Family Residential) District, but a request for rezoning to B-2 (Neighborhood Business) District has been submitted for this property. A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing to consider this rezoning request will be conducted by the Brainerd Planning Commission at 6:00 p.m. on Wednesday, April 15, 2020.

In accordance with the requirements of Minn. Stat. Section 13D.021, Jennifer Bergman, the City Administrator, has determined that an in-person meeting is not practical or prudent because of a health pandemic declared under Chapter 12 of the Minnesota Statutes.

Because of the health pandemic, it has been determined that attendance at the regular meeting location by members of the public is not feasible.

Because of the health pandemic, it has been determined that the physical presence at the regular meeting location by at least one member of the body, chief legal counsel or chief administrative officer is not feasible.

Therefore, some or all of the City Council members may be participating by telephone or other electronic means.

Members of the public may monitor the meeting via phone. Information regarding how to attend this virtual meeting will be posted to the City's website (ci.brainerd.mn.us) by 4:30pm on Friday, April 10, 2020.

Please submit comments regarding this Conditional Use Permit request to Community Development Director David Chanski at dchanski@ci.brainerd.mn.us. Comments can also be mail to City Hall at 501 Laurel St., Brainerd, MN 56401 or submitted via the dropbox located on the west side of City Hall.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 3rd day of April 2020

Publication Date: April 5, 2020

David C. Chanski, MPA
Community Development Director

Tax Name	Tax Address	Tax Address 2	Tax Address 3
ANDERSON, JULANN	1419 6TH ST S	BRAINERD, MN 56401	
AULIE, MARCUS C	1429 6TH ST S	BRAINERD, MN 56401	
BEHR, JEFFERY W & LILIA	321 CEDAR ST	BRAINERD MN 56401	
BEMENT, HARRY & ARLISS	11279 ASH AVE	BRAINERD, MN 56401	
BRIGHT, BARBARA L	1516 MARY ST	BRAINERD, MN 56401	
BROKAW, LLOYD LADD &	MARK HOLLIS FORD	506 CEDAR ST	BRAINERD, MN 5640
CALOS, MATTHEW P	1602 GRAYDON AVE		BRAINERD MN 56401
CLARK, JEFFREY B	1517 MARY ST	BRAINERD, MN 56401	
CLARK, TIMOTHY A	1212 S 7TH ST	BRAINERD MN 56401	
COOL, REBECCA L	1202 PARK ST	BRAINERD, MN 56401	
COOPER, JAMES D & JOAN M	1411 MARY ST	BRAINERD, MN 56401	
CRIST, BRANDON & AMY MEYER	1214 PARK ST	BRAINERD, MN 56401	
CULLEN, EDWARD J & ROSELLA J	318 CEDAR ST		BRAINERD MN 56401
CZECH, NICKLOS A & GINA	1310 PARK ST	BRAINERD, MN 56401	
DJL RENTALS LLC	16120 COUNTY RD 22		BRAINERD MN 56401
DONNELLY, JOSHUA L & MELISSA L	315 CEDAR ST	BRAINERD, MN 56401	
DORSCHNER, JANE M	1422 SOUTH 7TH ST	BRAINERD, MN 56401	
DOSHAN, BRENT	622 WILLOW ST	BRAINERD, MN 56401	
DOW, AMY G	406 CEDAR ST		BRAINERD MN 56401
ERICKSON, KIMBERLY	5064 GULL LAKE DAM RD	BRAINERD, MN 56401	
FAAS, ABIGAIL A	412 CEDAR ST	BRAINERD, MN 56401	
FEIERABEND, AUDREY C	1433 S 6TH ST	BRAINERD MN 56401	
FINDLAY, RAHN D & STEPHANIE A	10811 RIVER HILLS CIR		BRAINERD MN 56401
GOGOLIN, RUTH M	9422 HEARTHSIDE DR		TOWER MN 55790
GORDON, KARI L	1414 S 7TH ST	BRAINERD, MN 56401	
GREENHOUSES PROPERTIES LLC	4903 OJIBWA RD	BRAINERD MN 56401	
GREVILLIUS, GARY & JANET	5290 HOWARD'S POINT RD	SHOREWOOD, MN 55331	
HANSEN, BARBARA J	1506 S 7TH ST	BRAINERD MN 56401	
HARRIS, LINDA J	1206 PARK ST	BRAINERD MN 56401	
HERNER, JEFFREY	1503 PENNSYLVANIA AVE		BRAINERD MN 56401
HILL, DAVID	15798 JORDAN RD		BRAINERD MN 56401
HINES, JESSICA ANN &	RUSSELL LEE CLARK	1306 PARK ST	BRAINERD, MN 5640
HIPPERT, KIMBERLY S	1319 PARK ST	BRAINERD, MN 56401	

HUNSTAD, JORDAN J	1318 7TH ST S	BRAINERD, MN 56401	
HUNTER, IVY RAE	6078 DONALD ST		BAXTER MN 56425
JENKINS, ERICH M	PO BOX 792	BRAINERD, MN 56401	
JOHNSON, KEITH M	1420 MARY ST	BRAINERD, MN 56401	
JONES, KATELYN E	510 VINE ST		BRAINERD MN 56401
KARNOWSKI, ERIN B	1605 MARY ST		BRAINERD MN 56401
KRAEMER, ALLARD & MARCELLENE	1302 PARK ST	BRAINERD MN 56401	
KRAEMER, MARCELLENE J	1302 PARK ST	BRAINERD, MN 56401	
LARSON, JASON D &	JESSICA A LOFRANO-LARSON	324 CEDAR ST	BRAINERD, MN 5640
LAZY H PROPERTIES LLC	501 EAST BROADWAY	LITTLE FALLS, MN 56345	
LENDOBEJA, STEVEN	313 CEDAR ST	BRAINERD MN 56401	
LEWIS, ROBERTA J	1210 6TH ST S	BRAINERD, MN 56401	
LICK, DEBRA A	409 CEDAR ST	BRAINERD, MN 56401	
LINDSEY, RYAN D & MICHELLE L	1504 MARY ST	BRAINERD, MN 56401	
LONG, MICHELE A	1411 6TH ST S	BRAINERD MN 56401	
LOSCHKO, JAMES F & JUDITH	1428 S 7TH	BRAINERD MN 56401	
LOSCHKO, SARAH E	1418 S 7TH ST	BRAINERD MN 56401	
MACDONALD, JOEL	4118 PEBBLE CREEK DR	VALDOSTA GA 31605	
MAHONEY, RICHARD M & DOREEN S	4418 HARBOR DR	NISSWA, MN 56468	
MARCUSSEN, DENNIS & ERICA	415 CEDAR ST	BRAINERD, MN 56401	
MATTSON, FRANK	PO BOX 137	BRAINERD MN 56401	
MERRELL, PAMELA S	502 VINE ST	BRAINERD, MN 56401	
MERTENS, JUSTIN G	509 CEDAR ST	BRAINERD MN 56401	
MOORES PROPERTIES, INC	605 LAUREL ST	BRAINERD, MN 56401	
MORGAN, MICHAEL L & LISA	418 CEDAR ST	BRAINERD MN 56401	
NORTHERN TIER RETAIL LLC	TAX DEPT	576 BIELENBERG DR STE 200 WOODBURY, MN 55	
O'LEARY, KARI ESTHER	1325 PARK ST	BRAINERD, MN 56401	
OLSON, KEITH W & KIRSTEN R	330 CEDAR ST	BRAINERD MN 56401	
PASCHELKE, THONGYOY	1205 5TH ST S	BRAINERD, MN 56401	
PATTERSON, NANCY K	615 WILLOW ST	BRAINERD, MN 56401	
QUERY, JAMES R REVOCABLE TRUST	708 4TH ST S		PRINCETON MN 5537
REND AHL, JOYCE A	1400 S 7TH ST		BRAINERD MN 56401
REYNOLDS, DANIEL & GOLDIE	403 CEDAR ST	BRAINERD, MN 56401	
ROBERTS, DEVIN M & KELSI M	1423 MARY ST	BAXTER MN 56425	

RUBADO, KAREN E & JOSEPH J	1305 PARK ST	BRAINERD MN 56401	
SADLO, ALAN & MARISSA	1404 7TH ST S	BRAINERD MN 56401	
SCULL, TYLER	1419 MARY ST	BRAINERD MN 56401	
SIGNATURE PROPERTY SERVICES LLC	22016 STATE 210	STAPLES, MN 56479-5085	
SKOGEN, MARK A	1324 PARK ST	BRAINERD, MN 56401	
SMITH PROPERTIES GROUP LLC	C/O BRIAN L SMITH	P O BOX 391	BRAINERD, MN 5640
SORENSEN, LARRY J & JUDITH A	1207 PARK ST	BRAINERD MN 56401	
STENGEL FAMILY JOINT REVO TRUST	C/O ARNOLD M & DORIS M STENGE	1510 7TH ST S	BRAINERD, MN 5640
SWEDBERG, BERNICE A	1331 PARK ST	BRAINERD, MN 56401	
SWIFT, SHARON J	1512 MARY ST	BRAINERD, MN 56401	
SWITZER, LOY D &	NESHEIM-SWITZER, ELAINE	1502 7TH ST S	BRAINERD, MN 5640
TAX FORFEITED	CROW WING COUNTY LAND SERVIC	322 LAUREL ST STE 15	BRAINERD, MN 5640
THORKELSON, ROBERT A & THERESA	5125 CEDARDALE LN	BAXTER, MN 56425-8307	
TOWNE, STACEY TODD	1225 PARK ST	BRAINERD MN 56401	
TRETTER, TRACY	503 CEDAR ST	BRAINERD, MN 56401	
TRINITY LUTHERAN, CHURCH	1420 S 6TH ST	BRAINERD MN 56401	
TWO DOGS PROPERTY MANAGEMEN	9662 WISE RD		BRAINERD MN 56401
VLECK, DANIEL	14191 CROOKED LAKE RD	DEERWOOD, MN 56444	
VOSS, PEGGY A	1424 MARY STR	BRAINERD MN 56401	
VREELAND, JOSEPH L & JULIE	1507 S 6TH ST	BRAINERD MN 56401	
WALLIN, BRIAN K	PO BOX 272	NISSWA, MN 56468	
WIBSTAD, LELAND L	1209 PARK ST	BRAINERD MN 56401	
YEZEK, CHYLER & LECLAIRE, SAMANT	1312 7TH ST S	BRAINERD MN 56401	



David Chanski

From: Chris Hanneken <Chris@hannekeninsurance.com>
Sent: Monday, April 6, 2020 5:15 PM
To: David Chanski
Subject: {external} public hearing

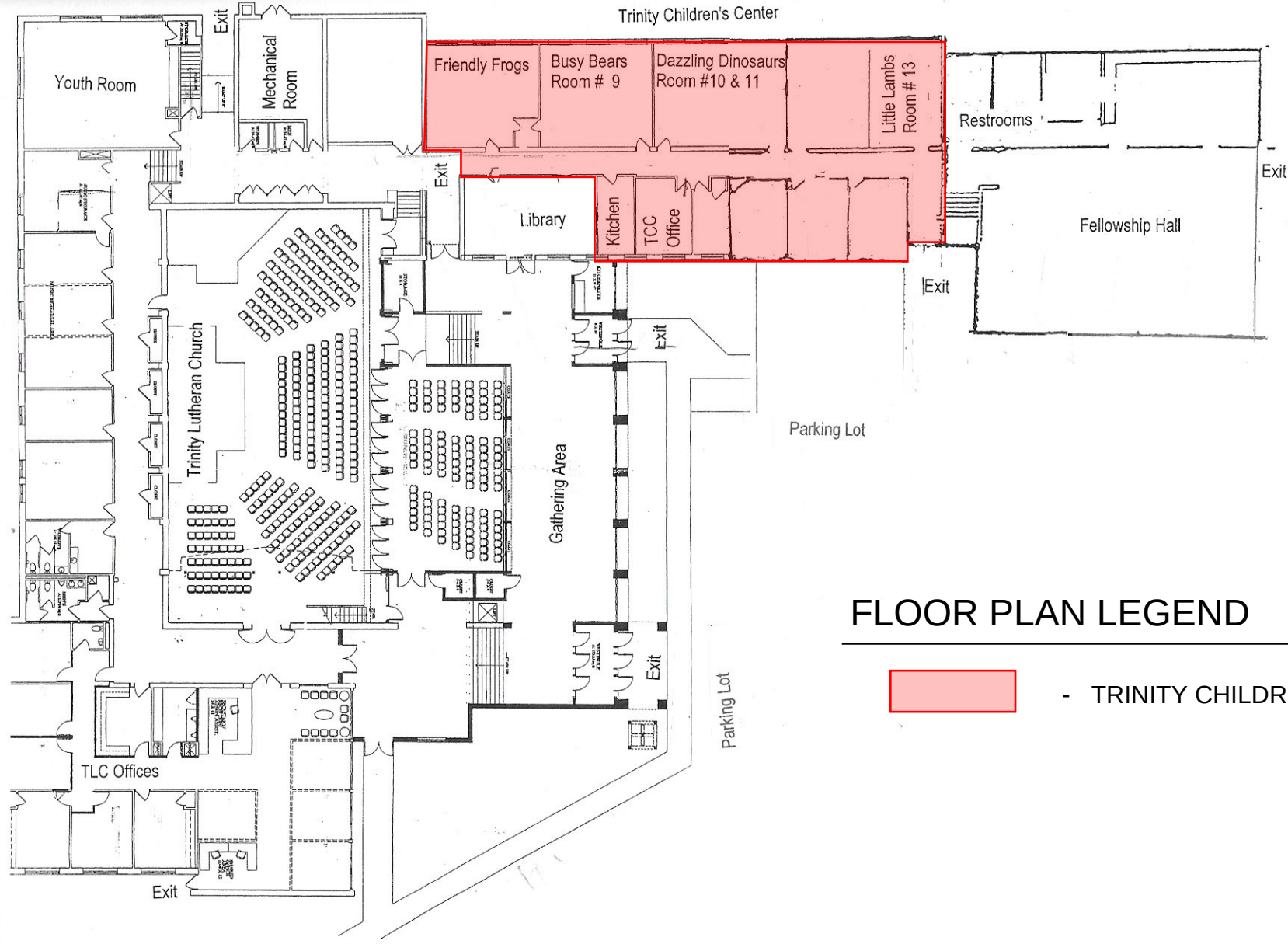
I am responding with comments related to the public hearing that will be held related to the Becky Dryburgh / Trinity Lutheran Church zoning and conditional use permit changes.

As owner of the building located adjacent to this property at 1301 S 6th St, and owner of the business located in that building, I am in full support of approving their request.

Please feel free to contact me if you have additional questions or concerns.

Thank you,

Chris Hanneken
Lazy H Properties, LLC
Hanneken Insurance Agency, Inc.
Little Falls / Pierz / Brainerd / Pine River
www.hannekeninsurance.com



FLOOR PLAN LEGEND



- TRINITY CHILDREN'S CENTER



June 14, 1991

To: Al Cottingham

From: Jeanette Rydberg, Director
Trinity Children's Center

Please find enclosed a copy of our most current license.
This reflects the latest addition of school-age children
to our enrollment.

RECEIVED

JUN 18 1991

CITY ENGINEERING DEPT.
BRainerd, MINNESOTA

STATE OF MINNESOTA
License
Department of Human Services

ISSUED TO: TRINITY LUTHERAN CHURCH

KNOWN AS: TRINITY CHILDREN'S CENTER

LOCATED AT: 1420 SOUTH 6TH STREET
BRAINERD, MINNESOTA 56401
CROW WING COUNTY

CONDITIONS OF LICENSE: 29 CHILDREN, INCLUDING:
7 TODDLERS, 22 PRESCHOOL AND SCHOOL AGE
CHILDREN, NOT TO EXCEED 20 PRESCHOOL AND
12 SCHOOL AGE, 7:00 A.M. TO 5:30 P.M.,
MONDAY THRU FRIDAY

This license shall be in force from

JUNE 3, 1991 TO AUGUST 1, 1991

This license is issued subject to the provisions of Minnesota Statutes and to the rules and regulations of the Commissioner of Human Services. It is subject to revocation for cause.


Commissioner of Human Services


Division of Licensing, Director

CERTIFICATION FOR CONDITIONAL USE PERMIT

STATE OF MINNESOTA)
) ss.
COUNTY OF CROW WING)

A Regular Meeting of the City Council of the City of Brainerd, Minnesota, was duly held at the City Hall Council Chambers on this 15th day of April, 1991, at 7:30 p.m.

The following Aldermen were noted present: Nesheim, Asplund, Charpentier, O'Day, Goedker, and Wallin.

Alderman was absent: Olander

MOVED AND SECONDED BY ALDERWOMAN NESHEIM AND ALDERMAN CHARPENTIER, DULY CARRIED, TO APPROVE THE FOLLOWING CONDITIONAL USE PERMIT.

Trinity Lutheran Church - 1420 South 6th Street - Conditional Use Permit No. 106 Approved.

Alderwoman Nesheim reported the Planning Commission, at their meeting of April 10, 1991, recommended approval of a conditional use permit for Trinity Lutheran Church, 1420 South 6th Street, to amend Conditional Use Permit No. 103 to allow for an additional 12 to 15 children which would then have a maximum of 35 children. The property for the proposed conditional use permit is legally described as:

a *36001*
The North 771 feet of Lot Seven (7) except Part to Gilmer, Auditor's Plat of the East 1/2 of the Northwest 1/4 of Section Thirty-six (36), Township Forty-five (45) North, Range 31 West.

Committee recommends approval subject to the following conditions:

1. The permit is for a maximum of 35 children.
2. The hours of operation shall be no earlier than 6:00 a.m. and no later than 7:00 p.m.
3. A copy of the current State License shall be kept on file with the City.

ADJOURNMENT.

The Chair adjourned the meeting at 10:40 p.m.



DANIEL J. VOGT
City Administrator/Clerk-Treasurer

(S E A L)

City Ward 22821
#10.00

Office of County Recorder
County of Crow Wing, Minn. } SS. MICROFILMED

I hereby certify that the within instrument was filed
in this office for record on the 6 day of May
A.D. 1991 at 3:30 o'clock P.M.
and was duly recorded as Doc. No. **422165**

[Signature]
County Recorder
by *[Signature]* Deputy

RETURN TO City Administrator
City Hall
Brainerd, MN 56401

Notices sent to the following on March 29, 1991

Ms. Jeanette Rydberg
1420 South Sixth Street
Brainerd, MN 56401

Harold & Donna Smith
4142 Pine Beach Rd.
Brainerd, MN 55401

Timothy Holtan
622 Willow Street
Brainerd, MN 56401

Leonard and Karen Oseland
409 SW Sixth Street
Brainerd, MN 55401

New Expansions, Inc.
Route 6, Box 17
Bemidji, MN 56601

Roderick & Janet Brixins
Box 17
Lastrup, MN 56334

Jeffrey Lenz
1318 South Seventh St.
Brainerd, MN 56401

Jacquelyn MacDonald
1324 South Seventh St.
Brainerd, MN 56401

Tom Thumb Food Markets
110 E. 17th Street
Hastings, MN 55033

Daniel and Susan Kuhn
1312 South Seventh Street
Brainerd, MN 56401

Inez Kaser
1523 Mary Street
Brainerd, MN 56401

Viking Hedin
1605 Mary Street
Brainerd, MN 56401

Raymond & Patricia Lindberg
1504 Mary Street
Brainerd, MN 56401

Michael & Heather Wedding
1508 Mary Street
Brainerd, MN 56401

Virginia Niemala
1512 Mary Street
Brainerd, MN 56401

Tom & Jacqueline Mehr
1516 Mary Street
Brainerd, MN 56401

Arlen Damlo
1524 Mary Street
Brainerd, MN 56401

Gordon Westgaard
1420 Mary Street
Brainerd, MN 56401

Bruce & Julie Hauck
59K Ahrens Hills
Brainerd, MN 56401

Max Rutter
506 Cedar Street
Brainerd, MN 56401

Linda Harris
1206 Park Street
Brainerd, MN 56401

Southern Oil Co. of NY
P.O. Box 14000
Lexington, KY 40512

Keith & Jan Roberts
1214 Park Street
Brainerd, MN 56401

Dennis & Janet Olson
1399 Ninth Ave., Apt. 1302
San Diego, CA 92101

North Central Comm. Dev. Corp.
1216 S. Sixth Street
Brainerd, MN 56401

Earl Athman
1210 South Sixth Street
Brainerd, MN 56401

Louis & Alice Carlson
1887 Windy Ridge Rd. N.
Brainerd, MN 56401

Ronald & Alice Trotter
Route 2
Aitkin, MN 56431

Conrad & Sabina Anderson
502 Vine Street
Brainerd, MN 56401

Vicki & Wayne Nichols
197 Michelle Circle
Baxter, Mn 56401

Robert Billman
3333 Smith Road
Brainerd, MN 56401

Gary A. Benjamin
1215 South Fifth Street
Brainerd, MN 56401

Mrs. Ben Barr
4551 Bronson Road North
Baxter, MN 56401

Clara Mellesmoen
623 Willow Street
Brainerd, MN 56401

Beverly Johansen
615 Willow Street
Brainerd, MN 56401

Gerald Miller
1212 South Seventh Street
Brainerd, MN 56401

SuperAmerica Station Inc.
P.O. Box 14000
Lexington, KY 40512

Donald & Judith Johnson
517 Cedar
Brainerd, MN 56401

Gladys & Richard Peterson
509 Cedar Street
Brainerd, MN 56401

Edwin & Helen Lash
503 Cedar Street
Brainerd, MN 56401

Arthur & Dorothy Harting
427 Cedar Street
Brainerd, MN 56401

Paul & Vida Driscoll
415 Cedar Street
Brainerd, MN 56401

Alice Hellen
409 Cedar Street
Brainerd, MN 56401

Mary Jo Herr
403 Cedar Street
Brainerd, MN 56401

Jeffrey & Lila Behr
321 Cedar Street
Brainerd, MN 56401

Roland & Annette Mills
318 Cedar Street
Brainerd, MN 56401

Walter & Joyce Fust
324 Cedar Street
Brainerd, MN 56401

Keith Olson
330 Cedar Street
Brainerd, MN 56401

Michael & Kathryn Dunn
406 Cedar Street
Brainerd, MN 56401

Evelyn Michie
412 Cedar Street
Brainerd, MN 56401

Paul & Sandra Bloom
418 Cedar Street
Brainerd, MN 56401

Wayne & Yvonne Larson
424 Cedar Street
Brainerd, MN 56401

Alan & Heidi Prah
1411 Mary Street
Brainerd, MN 56401

Erma Feriancek
1415 Mary Street
Brainerd, MN 56401

Jon & Tedi Stoe
1419 Mary Street
Brainerd, MN 56401

Mark & Carol Embretson
1423 Mary Street
Brainerd, MN 56401

Gregory Rosenberg
219 North Eighth Street
Brainerd, MN 56401

Robert & Phyllis Rossina
1517 Mary Street
Brainerd, MN 56401

Warren and Gladys Welton
1400 South Seventh Street
Brainerd, MN 56401

Donald & Patricia Howitz
1404 South Seventh Street
Brainerd, MN 56401

Richard J. & Linda Kreutzfeldt
1414 South Seventh Street
Brainerd, MN 56401

Donald & Lois Alexson
1407 South Sixth Street
Brainerd, MN 56401

William N & Evelyn Matthies
418 North Third Street
Brainerd, MN 56401

William C. Olson
1415 South Sixth Street
Brainerd, MN 56401

Vernon & Jane Dorschner
1422 South Seventh Street
Brainerd, MN 56401

James & Judith Loschko
1428 South Seventh Street
Brainerd, MN 56401

Elmer & Jennie Nordgren
1502 South Seventh Street
Brainerd, MN 56401

Richard & Delores Tromblay
1506 South Seventh Street
Brainerd, MN 56401

Arnold & Doris Stengel
1510 South Seventh Street
Brainerd, MN 56401

Jon & Debra Luhrs
1524 South Seventh Street
Brainerd, MN 56401

Josephine Mitchell
1419 South Sixth Street
Brainerd, MN 56401

Arthur & Lois Nystrom
1429 South Sixth Street
Brainerd, MN 56401

Norman Klinghagen
1433 South Sixth Street
Brainerd, MN 56401

Gladys Weisz
1507 South Sixth Street
Brainerd, MN 56401

Dale & Gaylene Parks
1418 South Seventh Street
Brainerd, MN 56401

Ronald & Donald Knoll
1302 South Sixth Street
Brainerd, MN 56401

Alice Tindell
1313 Park Street
Brainerd, MN 56401

L.R. Mielke
1702 Linden Lane
Brainerd, MN 56401

William & Linda Beasley
1706 Linden Lane
Brainerd, MN 56401

Robert Ferris
70 West Road
Circle Pines, MN 55014

Anton & Elsie Mons
315 Cedar Street
Brainerd, MN 56401

Marie Schuety
1305 Park Street
Brainerd, MN 56401

Allard & Marcellene Kraemer
1302 Park Street
Brainerd, MN 56401

Wayne & Joanne Hayes
1225 Park Street
Brainerd, MN 56401

Leonard & Lillian Rosenthal
1209 Park Street
Brainerd, MN 56401

Joseph & Dorothy Straka
1207 Park Street
Brainerd, MN 56401

Gerald & Rebecca Young
578 Narrow Lane Road SE
Brainerd, MN 56401

Susan Hollister
1208 South Fifth Street
Brainerd, MN 56401

Herbert & Harriett Christensen
1205 Park Street
Brainerd, MN 56401

Roy & Gladys Pike
Box 471
Brainerd, MN 56401

Norbert & Geraldine Ackerman
1324 Park Street
Brainerd, MN 56401

Bernice Cummins
1310 Park Street
Brainerd, MN 56401

Cheryl & Robin Clark
507 South Sixth Street
Brainerd, MN 56401

Mark & Deanna Witter
1224 Park Street
Brainerd, MN 56401

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Trinity Lutheran Church, 1420 South Sixth Street, has applied for an amendment to their Conditional Use Permit for a Day Care Center for a maximum of forty children within the R-1 (Suburban Residential) District, as regulated by Ordinance No. 812 in Brainerd City Code. The property of the proposed Conditional Use Permit is described as follows, TO WIT;

The north 771 feet of Lot 7 except part to Gilmore, Auditor's Plat of the east one-half of the northwest one-quarter of Section 36, Township 45 north, Range 31 west.

Notice is further given that the Planning Commission of the City of Brainerd will meet at Brainerd City Hall Council Chambers, 501 Laurel Street, at 7:00 p.m., April 10, 1991, to consider the request of said Conditional Use Permit.

BY ORDER OF THE PLANNING COMMISSION.

Dated this 22nd day of March, 1991.


Al Cottingham
City Planner

Publication date: March 29, 1991.

MEMORANDUM

TO: Planning Commission

FROM: Al Cottingham, City Planner

DATE: April 4, 1991

SUBJECT: Staff Recommendation for Agenda Item No. 4B, Conditional Use Permit for Day Care Center in the R-1 (Suburban Residential) District

Ordinance No. 812, Section 515.15, Subdivision 4, identifies Day Care facilities as a Conditional Use within the R-1 District. The City Council approved a Conditional Use Permit on October 15, 1990 for a Day Care facility at Trinity Lutheran Church, 1420 South Sixth Street for a maximum of 20 children. The applicant is proposing an amendment to that Conditional Use Permit to allow for an additional 12 to 15 children which would then have a maximum of 35 children as part of this Conditional Use Permit.

Section 515.09, Subdivision 7,2 identifies the requirements for granting Conditional Use Permits. I have reviewed those nine requirements and they appear to be satisfied and thus recommend approval of the Conditional Use Permit application subject to the following conditions:

1. The permit is for a maximum of 35 children.
2. The hours of operation shall be no earlier than 6:00 a.m. and no later than 7:00 p.m.
3. A copy of the State License shall be kept on file with the City.

Attachments:

Hearing Notice
Ordinance Excerpt

City Hall
501 Laurel Street
Brainerd, Minnesota 56401



March 29, 1991

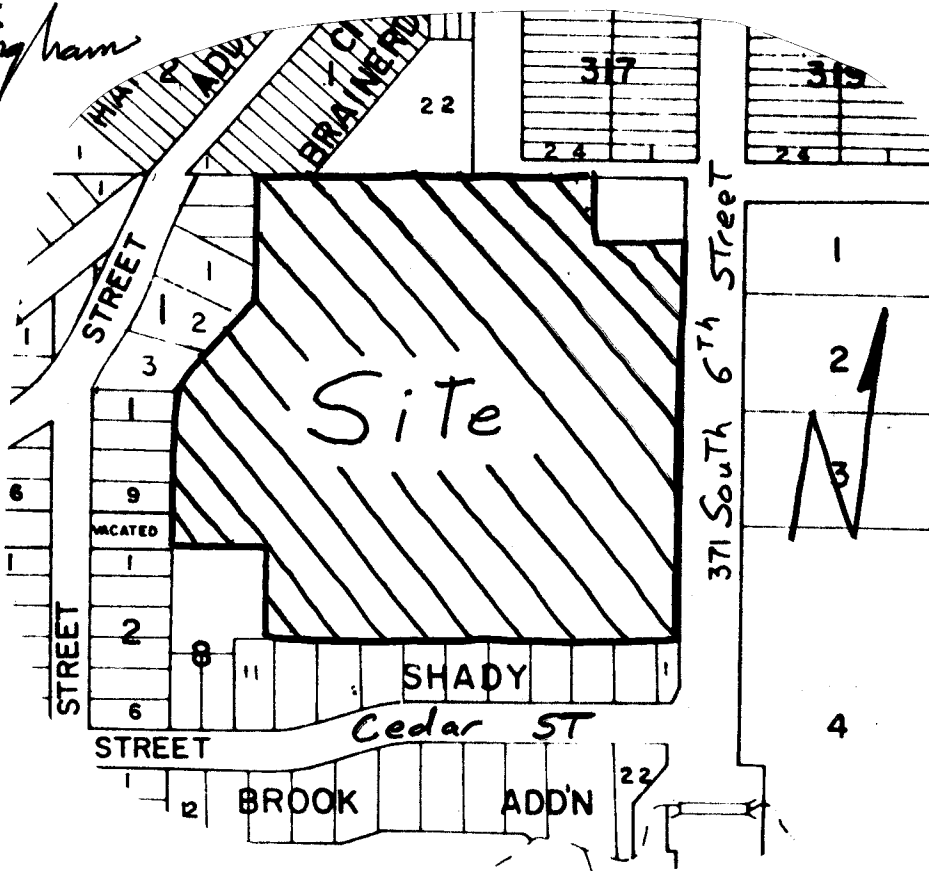
TO WHOM IT MAY CONCERN:

Pursuant to Section 515.09, Subdivision 7, 3C of Ordinance No. 812 you are hereby given notice that Trinity Lutheran Church, 1420 South Sixth Street, has applied for a Conditional Use Permit to expand their existing Day Care Center for an additional fifteen (15) school age children within the R-1 (Suburban Residential) District as regulated by Ordinance No. 812 in Brainerd City Code. The property is more legally described as the north 771 feet of Lot 7 except part of Gilmer, Auditor's Plat of the east one-half of the northwest quarter of Section 36, Township 45 north, Range 31 west.

This request will be heard by the Planning Commission at 7:00 p.m. on Wednesday, April 10, 1991 in the Council Chambers of Brainerd City Hall at 501 Laurel Street. Questions regarding this request may be directed towards me, Monday through Friday, 8:00 a.m. to 5:00 p.m., except holidays.

Sincerely,

Al Cottingham
Al Cottingham
City Planner



Mayor
(218) 828-2308

City Administrator
(218) 828-2307

City Attorney
502 Laurel Street
(218) 828-2311

City Engineer
(218) 828-2309

Chief of Police
Law Enforcement Center
304 Laurel Street
(218) 829-2805

Fire Chief
Fire Station
23 Laurel Street
(218) 828-2312

Economic Developer/Planner
(218) 828-2309

Director of Parks and Recreation
(218) 828-2320

Water & Light Secretary
(218) 829-8726

Water & Light Superintendent
101 Laurel Street
(218) 829-2193

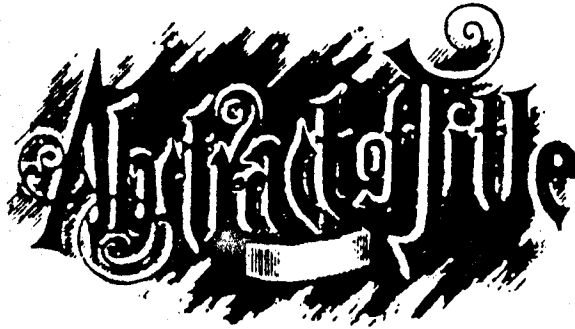
CITY OF BRAINERD
501 LAUREL STREET
BRAINERD, MN 56401
828-2309

PLANNING AND ZONING APPLICATION FORM

PLEASE READ BEFORE COMPLETING. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED! Applications must be validated by the Planning or Building Official before fees will be accepted. See appropriate information sheets for explanation of application procedures and policies.

PRINT OR TYPE

1. PROPERTY LOCATION (Street Address AND Legal Description):
1420 S. 6th St. Brainerd, MN All of the North 771 feet of Lot 7 of Auditors Plat of
the E $\frac{1}{2}$ NW $\frac{1}{4}$, Sec. 36, Twp 45, Rge 31
 2. PROPERTY FEE OWNER NAME: Trinity Lutheran Church, Rev. David Holte
ADDRESS: 1420 S. 6th St. Rev. Lynn Ronsberg
CITY: Brainerd STATE: MN ZIP: 56401
TELEPHONE: (Home) 218- 829-5147 (Business) _____
 3. APPLICANT NAME: Trinity Children's Center
CONTACT NAME: Jeanette Rydberg
ADDRESS (Mailing): 1420 S 6th St.
CITY: Brainerd STATE: MN ZIP: 56401
TELEPHONE: (Home) _____ (Business) 829-1385
 4. REQUESTED ACTION(S):
☐ REZONING
☒ CONDITIONAL USE PERMIT
☐ VARIANCE
☐ PLANNED UNIT DEVELOPMENT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ OTHER _____
 5. BRIEF DESCRIPTION OF REQUEST (Attached sepearte sheet, if necessary): Trinity Children's Center has applied for an additional
license with the State of MN to add 12-15 school-age children to be
enrolled in daycare. The school-age section would be open the same hours
as existing daycare - 7:00 a.m. - 5:30 p.m., Mon.- Fri. An additional
full-time and one part-time teachers will be hired.
- PROPERTY FEE OWNER(S) SIGNATURE(S): Rev. Lynn Ronsberg
- APPLICANT(S) SIGNATURE(S): Jeanette Rydberg
- DATE: 3/19/90



*To the following described Real Estate situated in
Crow Wing County, Minnesota*

* * * * *

All of the North 771 feet of Lot 7 of Auditor's Plat of the E $\frac{1}{2}$ NW $\frac{1}{4}$, Sec. 36, Twp. 45, Rge. 31, except the North 200 feet of the West 125 feet thereof and also except the North 100 feet of East 150 feet thereof,

EXCEPT

That part of Lot 7 of the Auditor's Plat of the E $\frac{1}{2}$ NW $\frac{1}{4}$, Sec. 36, Twp. 45, Rge. 31, described as follows: Beginning at the Southeast corner of Lot 5, Block 1, Woodland Park Addition to Brainerd, thence North assumed bearing 155.00 feet along the East line of said Block 1, thence North 89 degrees 52 minutes East 125.00 feet along the South line of the North 200 feet of said Lot 7, thence South 38 degrees 49 minutes 55 seconds West 199.35 feet to the place of beginning.

* * * * *

2

No. 106Date March 19, 1991

CONDITIONAL USE
APPLICATION FOR VARIANCE ORDINANCE NO. 812

Property Address 1420 S. 6th St., Brainerd, MN

Legal Description Lot 7

Block Sec. 36

Subdivision Auditor's Plat

Owner Address Trinity Lutheran Church
1420 S. 6th St.
Brainerd, MN 56401Request
Conditional Use PermitReason
Daycare in R-1 Zone

Applicant Signature

Janette Repberg
Daycare Director

PROPERTY OWNERS WITHIN 350 FEET:

NameAddressTimothy Holtan 622 Willow St. Brainerd, MN 56401Harold and Donna Smith 4142 Pine Beach Rd. Brd MN 56401Leonard and Karen Oseland 409 SW 6th St. Brd., MN 56401New Expansions, Inc. Rt. 6 Box 426 Bemidji, MN 56601Roderick and Janet Brixins Box 17 Lastrup, MN 56334Jeffrey Lenz 1318 S. 7th St. Brd., MN 56401Jacquelyn MacDonald 1324 S. 7th St., Brd, MN 56401Tom Thumb Food Markets 110 E. 17th St. Hastings, MN 55033Daniel and Susan Kuhn 1312 S. 7th St. Brd., MN 565401

(Continue on Page 2)

Planning Commission Findings:

Date Approved 4-10-91

City Council

Date Approved 4-15-91

Amount Paid

\$50.00

Date Paid

3/19/91

Receipt No.

A6614

Each Application Three Copies

NAMEADDRESS

✓ Inez Kaser 1523 Mary St. Brd, MN 56401

✓ Viking Hedin 1605 Mary St Brd, MN 56401

✓ Raymond & Patricia Lindberg 1504 Mary St. Brd, MN 56401

✓ Michael & Heather Wedding 1508 Mary St. Brd, MN 56401

✓ Virginia Niemala 1512 Mary St. Brd, MN 56401

✓ Tom & Jacqueline Mehr 1516 Mary ST. Brd, MN 56401

✓ Arlen Damlo 1524 Mary St. Brd, MN 56401

✓ Gordon Westgaard 1420 Mary ST. Brd, MN 56401

✓ Bruce & Julie Hauck 59K Ahrens Hill Brd, MN 56401

Max Ruttger 506 Cedar St. Brd.

Linda Harris 1206 Park St.

Southern Oil Co of Ny. P.O. Box 14000, Lexington Ky
70512

NAMEADDRESS

✓ Keith & Jan Roberts 1214 Park St. Brd, MN 56401

✓ Dennis & Janet Olson 1399 9th Ave Apt. 1302 San Diego, CA 92101

✓ North Central Comm. Dev. Corp. 1216 S. 6th St. Brd, MN 56401

✓ Earl Athman 1210 S. 6th St. Brd, MN 56401

✓ Louis & Alice Carlson 1887 Windy Ridge Rd N. Brd, MN 56401

✓ Ronald & Alice Trotter Trotter's Lakeshore Resort Rt 2 Aitkin, MN 5

✓ Conrad & Sabina Anderson 502 Vine St. Brd, MN 56401

✓ Vicki & Wayne Nichols 197 Michelle Cir Baxter, MN 56401

✓ Robert Billman 3333 Smith Rd Brd, MN 56401

~~Gary # Benjamin 1218 S. 5th St Brd~~

✓ William Grundy 133 Pine Grove St. SW Bemidji, MN 56601

✓ Mrs. Ben Barr 4551 Bronson Rd N Baxter MN 56401

✓ Clara Mellesmoen 623 Willow St Brd, MN 56401

✓ Beverly Johansen 615 Willow St. Brd MN 56401

✓ Gerald Miller 1212 S. 7th St. Brd, MN 56401

SuperAmerica Stations Inc Ashland Oil Inc PO Box 14000 Lexington, KY 40

✓ State of MN Highway Dept Brd, MN 56401

✓ Donald & Judith Johnson 517 Cedar Brd, MN 56401

✓ Gladys & Richard Peterson 509 Cedar St. Brd, MN 56401

✓ Edwin & Helen Lash 503 Cedar St. Brd, MN 56401 829-8892 ✓

✓ Arthur & Dorothy Harting 427 Cedar St. Brd, MN 56401 829-8460 ✓

✓ Paul & Vida Driscoll 415 Cedar St. Brd, MN 56401 829-1145 ✓

✓ Alice Hellen 409 Cedar St. Brd, MN 56401 829-6904 ✓

✓ May Jo Gohl 403 Cedar St. Brd, MN 56401 829-5367 ✓

✓ Jeffrey & Lilia Behr 321 Cedar St. Brd, MN 56401

✓ Roland & Annette Mills 318 Cedar St. Brd, MN 56401

✓ Walter & Joyce Fust 324 Cedar St. Brd, MN 56401

✓ ~~Keith W Olson 330 Cedar St~~

✓ Bernard & Lois Brandl PO Box 304 Brd, MN 56401

✓ Michael & Kathryn Dunn 406 Cedar St. Brd, MN 56401

✓ Evelyn Michie 412 Cedar St. Brd, MN 56401

✓ Paul & Sandra Bloom 418 Cedar St. Brd, MN 56401

✓ Wayne & Yvonne Larson 424 Cedar ST. Brd, MN 56401

✓ Alan & Heidi Prael 1411 Mary St Brd, MN 56401

✓ ERma Feriancek 1415 Mary St Brd, MN 56401

✓ Jon & Tedi Stoe 1419 Mary St. Brd, MN 56401

✓ Mark & Carol Embretson 1423 Mary St. Brd, MN 56401

✓ Gregory Rosenberg 219 N. 8th St. Brd, MN 56401

✓ Robert & Phyllis Rossina 1517 Mary St. Brd, MN 56401

NAME	ADDRESS
✓ Warren & Gladys Welton	1400 S. 7th ST. Brd, MN 56401
✓ Donald & Patricia Howitz	1404 S. 7th St. Brd, MN 56401
Richard D. & Linda Krentz Feldt Richard & Jean Lorge	1414 7th St, S. Brd, MN 56401
Donald & Lois Alexson	1407 S. 6th St. Brd, MN 56401
William N. & Evelyn Mathies Barbara Sheffield	418 N. 3rd St 1411 S. 6th St. Brd, MN 56401
William C. Olson	1415 S. 6th St. Brd, MN 56401
Vernon & Jane Dorschner	1422 S. 7th St. Brd, MN 56401
James & Judith Loschko	1428 S. 7th St. Brd, MN 56401
Elmer & Jennie Nordgren	1502 S 7th St. Brd, MN 56401
Richard & Delores Tromblay	1506 S. 7th St Brd, MN 56401
Arnold & Doris Stengel	1510 S. 7th St. Brd, MN 56401
Jon & Debra Luhrs	1524 S. 7th St. Brd, MN 56401
Josephine Mitchell	1419 S. 6th St. Brd, MN 56401
Arthur & Lois Nystrom	1429 S. 6th St. Brd, MN 56401
Norman Klinghagen	1433 S. 6th St. Brd, MN 56401
Gladys Weisz	1507 S. 6th St. Brd, MN 56401
City of Brainerd	City Hall Brd, MN 56401
Dale & Gaylene Parks	1418 S. 7th St. BRD, MN 56401
Ronald & Donald Knoll	1302 S. 6th St. Brd, MN 56401
Alice Tindell	1313 Park St. Brd, MN 56401
L. R. Mielke	1702 Linden Lane Brd, MN 56401
William & Linda Beasley	1706 Linden Lane Brd, MN 56401
✓ Robert Ferris	70 West Rd. Circle Pines, MN 55014
✓ Anton & Elsie Mons	315 Cedar St. Brd, MN 56401
✓ Marie Schuety	1305 Park St. Brd. MN 56401
✓ Allard & Marcellene Kraemer	1302 Park St. Brd, MN 56401
✓ Wayne & Joanne Hayes	1225 Park St. Brd, MN 56401
✓ Leonard & Lillian Rosenthal	1209 Park St. Brd, MN 56401
✓ Joseph & Dorothy Straka	1207 Park St. Brd, MN 56401
✓ Gerald & Rebecca Young	578 Narrow Ln Rd S.E. Brd, MN 56401
✓ Susan Hollister	1208 S. 5th ST. Brd, MN 56401
✓ Herbert & Harriett Christensen	1205 Park St. Brd, MN 56401
✓ Roy & Gladys Pike	Box 471 Brd, MN 56401
✓ Norbert & Geraldine Ackerman	1324 Park St. Brd, MN 56401
✓ Bernice Cummins	1310 Park St. Brd, MN 56401
✓ Cheryl & Robin Clark	507 S. 6th St. Brd, MN 56401
✓ Mark & Deanna Witter	1224 Park St. Brd, MN 56401