

PLANNING COMMISSION
Wednesday, August 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 City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Kallroos, Yeager, Duval, Woodward, and Gorham. Commissioner Lambert attended at 6:15 p.m. Commissioner Foley was noted as absent. Community Development Director Chanski was also noted as present.

#3 Approval/Amendment of Agenda

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

#4 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS WOODWARD AND YEAGER, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON JULY 15, 2020, AND THE WORKSHOP HELD ON AUGUST 12, 2020.

#5 New Business

5a. Section 515-57-7 Variance Request Reduced Side Setback – Submitted by Eric Stangler – 515 S. 9th St., Brainerd

Community Development Director Chanski explained the details of the application, in which the applicant is requesting a reduced side yard setback from five feet to three feet on his legal non-conforming property at 515 South 9th Street. He also indicated the public hearing cannot be held at the meeting tonight, as the notice of hearing did not get posted or mailed due to technical difficulties.

The Chair recognized Mr. Eric Stangler, 7384 Lone Oak Rd., Brainerd who stated he just purchased the lot and would like to request the reduced side setback to allow for the development of a duplex. Commissioner Duval said the measurements indicated on the drawing do not compute to the overall width of 38' of the lot. Mr. Stangler clarified the sidewalk will be placed in the setback dimension, rather than in addition to.

Discussion took place with the applicant.

Community Development Director Chanski stated the public hearing will take place at the City Council meeting, September 8, 2020 at 7:30 p.m., which allows time to publish and mail the notices to surrounding neighbors.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND LAMBERT, DULY CARRIED, TO APPROVE THE VARIANCE REQUEST APPLICATION WITH THE CONDITION THAT THE STRUCTURE BE NO LESS THAN THREE (3) FEET FROM THE NORTH

PROPERTY LINE AND TO ENCOURAGE THE APPLICANT TO CONSIDER THE PLACEMENT OF THE GARAGE TO BE FURTHER FROM THE NORTH PROPERTY LINE DUE TO THE PROXIMITY OF THE NEIGHBORING GARAGE.

5b. Section 515-62-3 Text Amendment to Allow Greenhouses as an Accessory Use in B-3 District – Submitted by Steven Zelinske, owner of Yesterday’s Gone Bar and Grill, 219 S. 9th St., Brainerd

Community Development Director Chanski indicated the applicant would like the ability to construct a greenhouse on the property to enhance the quality of food served at the restaurant. He explained the code does not currently allow for this type of structure in the B-3 district.

The Chair recognized Mr. Steven Zelinske, 15965 County Rd 25, Brainerd who explained that he would like to construct a greenhouse in the back lot of the property at 219 S. 9th Street in order to provide fresh ingredients for the restaurant and extend the growing period.

Commission discussion took place regarding the materials that could be used for a greenhouse, which applies to residential districts. Commissioner Duval stated he would prefer the conditional use permit option rather than a text amendment. Community Development Director Chanski explained an interim use is another option.

Community Development Director Chanski indicated he will take all the comments gathered tonight and draft an ordinance to be considered.

5c. Review of Section 515-66: Transient Food Unit Overlay District

Community Development Director Chanski explained due to the cancelation of county and state fairs this year, there has been an increase in the interest of operating food trucks. He stated the district that is currently allowing food trucks is quite limited, and restrictive in the City. Although it is too late to make any amendments for this year, the Commission may agree to review the ordinance and draft revisions if deemed necessary for next year. The Commissioners discussed and shared ideas with further details to be brought to the meeting in October.

#6 Public Forum

The Chair opened the public forum at 7:31 p.m.

No one came forward.

The Chair closed the public forum at 7:32 p.m.

#7 Old Business

7a. Zoning Code Update RFP Review Process

Community Development Director Chanski explained there were eight (8) responses to the RFP process and would like to discuss the process for evaluating these entities. He indicated he would like to present a recommendation to the City Council at their September 21, 2020 meeting.

Commission discussion took place and it was decided to hold a special meeting on Wednesday, September 9th at 6:00 p.m. at City Hall. Community Development Director Chanski will invite all eight applicants to that meeting to present to the Planning Commission - time limits of 10 minutes for presenting and 10 minutes for questions will be allowed per applicant.

#8 Commissioner's Questions/Comments

Commissioner Duval stated his ordinance book has some outdated information. It was determined that some of the updates were not provided to the Commission and copies will be made and distributed.

Commissioner Gorham announced funding was approved to proceed to the next level for funding towards the Riverfront Project.

#9 Community Development Director's Report

Community Development Director Chanski announced work continues with installing the audio equipment in the council chambers and may have the ability to conduct hybrid meetings soon.

#10 Adjourn to Special Planning Commission meeting on September 9, 2020 at 6:00 p.m.

The Chair adjourned at 8:00 p.m.

Don Gorham, Planning Commission Chair