

**PLANNING COMMISSION**  
Wednesday, October 21, 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 Yeager, Duval, Woodward, Foley, Lambert, and Gorham. Commissioner Kallroos was noted as absent. Community Development Director Chanski was also noted as present. Also in attendance were Ashley Kaisershot, planner from Region 5, and Swanson Haskamp Consultants, Michael Lamb and Jennifer Haskamp.

**#3     Approval/Amendment of Agenda**

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

**#4     Approval of Minutes**

MOTION AND SECONDED BY COMMISSIONERS LAMBERT AND WOODWARD, DULY CARRIED, TO APPROVE THE MINUTES OF THE SPECIAL MEETING HELD ON SEPTEMBER 9, 2020 AND TO AMEND THE MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 16, 2020 TO CORRECT THE TERM EXPIRATION OF COMMISSIONER FOLEY TO 12/31/21.

**#5     New Business**

**5a.     Zoning Code Update – Swanson Haskamp Consulting**

The Chair welcomed Ms. Jennifer Haskamp and Mr. Michael Lamb from Swanson Haskamp Consulting. Ms. Haskamp stated they came to the meeting tonight to kick-off the project and thank the Commission for choosing them to complete the zoning code update. They said they had the opportunity to be a part of a walking and driving tour of the community on October 7th with Community Development Director Chanski and two Planning Commission members. They gave a brief review of their thoughts on the buildings and the neighborhoods.

Ms. Haskamp explained they are asking the Commission to complete a preliminary Issue Identification Questionnaire, which will be provided electronically and as a hard copy.

**#6     Public Forum**

The Chair opened the public forum at 6:18 p.m.

No one came forward.

The Chair closed the public forum at 6:19 p.m.

**#7     Old Business**

## **7a. Discussion – Future Land Use Map**

The Chair welcomed Ms. Ashley Kaisershot, who explained the four goals of tonight's meeting: 1) discuss future growth boundaries citywide 2) work on each focus area 3) discuss future land use beyond city limits 4) work through the next steps with a schedule.

The following sections were discussed individually:

- 01. NW Residential – mixed residential low to medium density
- 02. West Brainerd – mixed 60% commercial 40% residential master plan with a sub-area plan
- 03. HWY 210 Corridor – main commercial gateway into the city
- 04. Kingwood Street – neighborhood mix – older historic homes with character
- 05. Downtown District – determine boundaries of downtown – possibly create areas named Central Downtown/Historic Downtown/Cultural – mixed uses
- 06. Mississippi Corridor – majority public facilities CLC, DNR – need to improve access to the river for recreation
- 07. NP Center – neighborhood mix / commercial mix – this is the one mixed use district in the City
- 08. Oak and 13<sup>th</sup> Street – the boundaries shown are too small – recommend it extend from 6<sup>th</sup> Street to 19<sup>th</sup> Street
- 09. Highway Commercial – NE area Highway 210 – switch from industrial to commercial. Undevelopable land to the east
- 10. East Brainerd – State Hwy 25 a gateway into the City – requested state hospital property be specified as mixed residential – currently a Planned Unit Development (PUD) zone
- 11. Business 371 – mixed residential – does not want a duplicate of Washington St – a gateway into town
- 12. South of Airport – Anderson Brothers Construction property – medium density residential transition to high density residential

Ms. Ashley Kaisershot suggested expansion boundaries be discussed at the next meeting and explained the comprehensive plan does not include outward growth past the city limits. She spoke with Crow Wing township and they have asked not to include them in any potential outside growth shown on a future land use map. She gave a review of the next steps in the FLU (Future Land Use) map amendment process, which include obtaining feedback from surrounding townships and community members.

## **#8 Commissioner's Questions/Comments**

Commissioner Duval stated he noticed on his walk to City Hall tonight the ramp sections were not cleared for walkability. He also indicated he would like to resume talk and discussion about the outdoor lighting ordinance.

Commissioner Yeager announced the City Council recently approved creating an interim public works department. He indicated this creation will improve the services to the residents regarding snow clearing.

Commissioner Woodward stated Mr. Chuck Marohn has volunteered to work on a potential committee to address the Oak Street traffic concerns to go along with our future land use map and comp plan implementation.

**#9     Community Development Director's Report**

Community Development Director Chanski stated the November Planning Commission meeting will have a conditional use permit application for ISD181 on the agenda.

**#10    Adjourn**

The Chair adjourned at 9:05 p.m.

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Don Gorham, Planning Commission Chair