

PLANNING COMMISSION
Wednesday, November 17, 2021

#1 Call to Order

Planning Commission Chair Duval called the meeting of the Brainerd Planning Commission to order at 6:00 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Woodward, Erickson, Gorham, and Duval. Commissioners Kallroos, and Foley were noted as absent. Assistant Planner Kramvik was also noted as present. Community Development Director Chanski attended the meeting remotely.

#3 Pledge of Allegiance

Commissioner Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval/Change of Agenda

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND GORHAM, DULY CARRIED, TO APPROVE THE AGENDA.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND ERICKSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE OCTOBER 20, 2021 REGULAR MEETING, AND THE OCTOBER 26, 2021 SPECIAL MEETING.

#6 Old Business

None

#7 New Business

7a. Interim Use Permit – 1919 S. 6th St.

Community Development Director Chanski gave an overview of the details of the interim use permit to operate a warming shelter at the 1919 S. 6th Street location. It was clarified that the actual address of the facility proposed is 1926 S. 7th Street, as this is the entrance into this section of the building. He indicated that 1919 S. 6th Street is the address of the main building that is sectioned into different office spaces.

Commissioner Erickson asked about the conditions listed in the ordinance and the additional two conditions being recommended.

Community Development Director Chanski stated that the ordinance is being recommended for adoption at the November 15th City Council meeting. The ordinance includes the minimum requirements, but the two conditions are recommended for this specific interim use permit. Upon the June 1, 2022 expiration, the applicant would need to reapply if they would like to continue operating the shelter. He clarified the purpose of an interim use permit is to provide

a temporary allowance for a specified use, as a conditional use permit would be a permanent allowed use that would stay with the property address.

The Chair opened the public hearing at 6:13 p.m.

The Chair recognized Ms. Jana Shogren, representing Bridges of Hope, who thanked the Commission for all the hard work and urgency set forth in this request. She stated a “*sleep outside*” event took place to raise awareness and funding for this project, which has raised a total of \$151,000 within two and a half weeks. She indicated most responses have been positive and urged those with questions or concerns to reach out to them. She gave a brief review of the floor plan layout and the security measures that will be in place.

Commissioners asked questions of the applicant and discussion took place.

The Chair recognized Ms. Dawn Graff, 1836 S. 8th St., who is concerned about loitering taking place in the neighborhood, possible vandalism and if having this type of facility would devalue her property.

The Chair recognized Ms. Emma Crust 133 Kelly Rae Rd., who has been volunteering to help with this project. She stated the people in need are already here and she said she herself has experienced homelessness. She said there is a housing crisis in the area and this resource can help those in need get back on their feet.

The Chair recognized Ms. Jan Burton, 1017 Terrace Ave., who asked about staffing experience, where the people are coming from and where are they going during the day.

The Chair recognized Mr. Nathan Bertram, 13342 Nokasippi Rd., who works at Crow Wing County and provided statistics of homeless individuals. He stated during COVID, there were an average of 22 ½ people week in/week out that needed shelter. He explained since 2017, Crow Wing County averaged 103 walk ins per year, and the closest services are in St. Cloud. He said this shows a local need for a warming shelter facility.

The Chair recognized Ms. Danelle Eggert, 20859 N. Sorenson Lake Trail, Merrifield, who stated the hurt and need is already in our community, and we need to acknowledge it. She shared a story of an acquaintance who fell into despair with alcohol and lost everything. She said everyone is just one bad decision away from being homeless and some people do not have a support network.

The Chair recognized Ms. Ann Hunnicutt, 1822 CR 2, Ft. Ripley, who was hired to manage the facility. She explained they have a great team with an extensive knowledge base in law enforcement, and mental health. She said she will work very hard to operate this facility with everyone’s safety in mind.

The Chair recognized Ms. Jana Shogren, who gave the history of her career and knowledge that would benefit this program. She explained the program will be a team effort that collaborates and shares individual strengths and experiences. She said this program will model existing successful programs that are located in other areas of the state.

The Chair closed the public hearing at 6:39 p.m.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND ERICKSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT FOR 1926 S. 7TH ST. AS PRESENTED WITH THESE ADDITIONAL TWO CONDITIONS: (1) THE INTERIM USE PERMIT WILL EXPIRE ON JUNE 1, 2022 (2) IF THE BRAINERD POLICE DEPARTMENT DETERMINES THAT THE FACILITY HAS BEEN USED IN A DISORDERLY MANNER AND UPON THE RECOMMENDATION OF THE POLICE CHIEF, THE INTERIM USE PERMIT SHALL BE BROUGHT BEFORE THE CITY COUNCIL FOR REVIEW AND CONSIDERATION FOR SUSPENDING OR REVOKING THE PERMIT AT THE NEXT AVAILABLE CITY COUNCIL MEETING.

Ms. Shogren clarified that although the facility will lock up at 11:00 pm each night with no one allowed entry after that time, they cannot restrict someone from leaving. However, they will not be allowed to collect their belongings until 6:00 am the next morning.

#8 Public Forum

The Chair opened the public forum at 6:45 p.m.

No one came forward.

The Chair closed the public forum at 6:46 p.m.

#9 Community Development Director's Report

Community Development Director Chanski made the following announcements:

- City Council agreed with the commercial standards of the zoning code rewrite at the workshop held on November 8, 2021. The next step will be discussion on miscellaneous items and design standards at the December 15th Planning Commission meeting.
- Country Manor project has submitted a finance assistance request to the City that will go before the EDA in December. The Commission should see progress after the first of the year.
- The Eight05 Laurel project has run into some issues, as the developer was not chosen for low-income housing tax credits. However, they are now pursuing a market rate project.
- The Parking Commission submitted a parking plan to the City Council at the October 25th workshop, and it will be up for consideration at the December 6th Council meeting.

#10 Commissioner's Questions/Comments

The Commissioners congratulated Community Development Director Chanski on the birth of his baby girl.

#11 Adjourned at 6:53 p.m.

MOVED AND SECONDED BY COMMISSIONERS WOODWARD AND ERICKSON, DULY CARRIED, TO ADJORN.

Michael Duval, Planning Commission Chair