

PLANNING COMMISSION

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, February 16, 2022 @ 6:00pm

The public is invited to attend this meeting in person

Attend by phone: 1-844-992-4726 Meeting Access Code: 2491 367 9177

Meeting is also streamed live on YouTube: www.youtube.com/CityOfBrainerdMN

1. Call To Order

2. Roll Call

___ T. Erickson ___ D. Gorham ___ M. Kallroos

___ T. Woodward ___ K. Yeager ___ M. Duval ___ Vacant

3. Pledge Of Allegiance

4. Approval/Amendment Of Agenda

5. Approval Of Minutes

1. Regular Meeting Held on January 19, 2022.

Documents:

[2022-01-19 DRAFT.PDF](#)

6. Old Business

6.a. Supportive Housing Community - PUD Conceptual Review Resubmittal

Documents:

[SUPPORTING HOUSING VILLAGE PUD GENERAL CONCEPT PLAN
RESUBMITTAL.PDF](#)

6.b. Overview Of Draft Zoning Code Document

Documents:

[OVERVIEW OF DRAFT ZONING CODE DOCUMENT .PDF](#)

7. New Business

8. 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

9. Community Development Director's Report

10. Commissioner Questions/Comments

11. Adjourn

PLANNING COMMISSION
Wednesday, January 19, 2022

#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, Kallroos, Yeager, Gorham, and Duval. Also noted as present was Community Development Director Chanski. Consultants Michael Lamb and Jennifer Haskamp from Swanson Haskamp attended the meeting remotely.

#3 Pledge of Allegiance

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

#4 Election of Officers

Commissioner Gorham nominated Commissioner Duval to serve as Chair for 2022 and Commissioner Woodward to serve as Vice-Chair for 2022.

There were no other nominations.

Commissioner Duval is appointed as Chair of the Planning Commission for year 2022.

Commissioner Woodward is appointed as Vice-Chair of the Planning Commission for year 2022.

Members Woodward, Erickson, Kallroos, Yeager, Gorham and Duval voted “aye”. No member voted “nay”. The Chair declared the motion carried.

#5 Approval/Change of Agenda

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

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND WOODWARD, DULY CARRIED, TO AMEND THE MINUTES FROM THE DECEMBER 15, 2021 REGULAR MEETING BY ADDING THE RECOMMENDATION OF IMPLEMENTING COLOR STANDARDS TO THE OUTDOOR LIGHTING SECTION.

#7 Old Business

7a. Zoning Code Update – Draft Zoning Map and Table of Uses

Community Development Director Chanski gave a brief explanation of the draft zoning map and table of uses provided. He encourages the Commission to give input and any suggestions for changes or amendments.

Jennifer Haskamp stated the assigned zoning districts were matched as closely as possible to the regulations identified in the draft zoning district sections. She explained GIS analysis will bring as many parcels as possible into conformance and zoning districts assigned were matched with minimum standards.

- Certain parcels in community may be assigned with the future goals in mind.
- There were a couple changes to the zoning districts as the process continued.
- Maps on the two overlay districts are shown with a base zoning district underneath.
- Michael Lamb stated some districts are not yet mapped (TN-3).

Community Development Director Chanski explained the discussion with the City Council regarding the commercial districts and the change from three commercial districts to two.

Jennifer Haskamp explained the “gateway” concept remains and is handled through land use guidance. The makerspace/employment district will have performance standards, and these are considered a starter size business. She said the difference between makerspace and commercial/industrial is the lower customer traffic base.

Commissioner Duval questioned the definition of the makerspace/employment district. Community Development Director Chanski explained it was created for what we want it to be in the future, yet able to allow current uses while encouraging it to develop into something else. Jennifer Haskamp said the definition in the summary has not been updated to reflect changes on the map.

Jennifer Haskamp gave a review of the table of uses which has been redesigned for clarity and simplicity for the user. She explained at this point, a blank space shown within the table indicates that particular use is not permitted in that district. The “N” (not-permitted) abbreviation may be added to the table in these blank spaces for the final draft. A public/semi-public zoning district was added to the table of uses as gathering spaces ie. the college, or the hospital.

Commissioner Duval asked about the transient food unit district and where that fits in the table. Staff has been directed to research this and add it to the table of uses if applicable. He also brought up short term rentals, which is currently under an IUP (Interim Use Permit). Jennifer Haskamp stated this may be able to fall under a different category and can be discussed in more detail during the administration review portion of the rewrite. One suggestion made to the table would be to use color coding for ease of viewing.

Community Development Director Chanski requested that any recommendations or suggestions for amendments are provided to him by noon, January 28th, 2022.

#8 New Business

8a. Supportive Housing Village – PUD Conceptual Review

Community Development Director Chanski gave a brief review of the PUD (Planned Use Development) application received for a three-phase, non-profit organization to create a tiny home village. He explained tonight's purpose is to present the General Concept Plan to the Commission. He stated that a concept plan approval does not convey any development rights or privileges to the applicants. He said a public hearing is not required during the General Concept Plan stage, but upon staff's recommendation, the applicant requested the Commission conduct a public hearing to obtain feedback.

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

The Chair recognized Vicky Kinney, 8660 Fernmont Rd, Lake Shore, who is representing a 501(c) non-profit organization called "*My Neighbor To Love Coalition*" to create a supportive housing community. She explained the project will take place in three phases; the first and second phases are for a supportive housing development with small cottages, a clubhouse and one or two additional buildings. She said phase three would be to re-divide lots for seventeen (17) small homes and a park area. The development would create an environment of supportive and affordable housing for people in need.

Commissioners asked questions of the applicant. Some of the discussion topics are as follows:

- Property management – to be hired out or utilize the assistance of the residents
- Outdoor storage facilities – for storage of grills, bikes, tools
- Fenced and gated – for the protection of the residents who may be vulnerable
- Other facilities in other communities in MN – none that are known
- Resident parking – negotiating Jackson Street as a possibility
- Supportive housing, affordable rent, rules for residents
- Neighborhood harmony – cannot "create" harmony in a neighborhood, but look at solutions

The Chair recognized Sheila Haverkamp, owner of Burlington Recovery Homes, who said she has communicated with Vicky Kinney about this project.

Community Development Director Chanski reviewed the discussion he had with City Engineer Sandy regarding the streets involved with this housing project.

The Chair closed the public hearing at 7:23 p.m.

Commission discussion took place.

Community Development Director Chanski indicated the next step for the applicant is to submit a development stage plan.

MOVED AND SECONDED BY GORHAM AND WOODWARD, DULY CARRIED, INDICATING TO THE CITY COUNCIL THE PLANNING COMMISSION IS IN SUPPORT OF THE GENERAL CONCEPT PLAN, BUT DIRECTED THE APPLICANT TO RETURN TO THE COMMISSION WITH MORE INFORMATION ON THE FOLLOWING: DEFINITE SITE PLAN WITH AN EMPHASIS ON ADDRESSING CONCERNS OVER DEVELOPMENT DENSITY AND

NEIGHBORHOOD HARMONY, AND A DETAILED PHASING/DEVELOPMENT SCHEDULE PRIOR TO PROCEEDING TO THE DEVELOPMENT STAGE PLAN STAGE.

#9 Public Forum

The Chair opened the public forum at 8:08 p.m.

No one came forward.

The Chair closed the public forum at 8:09 p.m.

#10 Community Development Director's Report

Community Development Director Chanski gave the following updates:

- Zoning code – discussed this schedule going forward with the rewrite:
 - o Draft copy to the Commissioners approx. first week February
 - o Regular Planning Commission meeting February 16th
 - o Public Open House (date TBD)
 - o Public Hearing for the rewrite will be held at the Planning Commission Special Meeting February 23rd
 - o First reading to City Council March 7th – second reading March 21st (adoption)

#11 Commissioner's Questions/Comments

Commissioner Yeager commented that the ice rinks at the City parks have been widely used by the residents.

Commissioner Duval thanked the Commission for the vote to serve as Chair again this year.

#12 Adjourned at 8:21 p.m.

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

Michael Duval, Planning Commission Chair

MEMO



TO: Planning Commission

FROM: James Kramvik, Assistant Planner

DATE: February 11, 2022

RE: Supportive Housing Community – PUD Conceptual Review

Vicky Kinney has resubmitted a request for a concept review of a proposed planned unit development for a supportive housing community with up to 45 small cottage housing units, a community center building, and a garage storage building. This PUD request is for a two-phase development between the east-west boundary of NW 4th St. and NW 2nd St. and a north-south boundary of Jackson St. and James St. The applicant has submitted a new application, a new site plan, and additional requested information for this concept review.

The Planning Commission conducted a public hearing and considered the initial concept plan for this proposed development during their regular meeting on January 19th, 2022. The Commission voted unanimously to express their general support for such a development while also requesting that the applicant resubmit more specific development plans to include a definite site plan with an emphasis on addressing concerns over development density and neighborhood harmony as well as a detailed phasing/development schedule prior to proceeding to the Development Stage Plan stage.

The Brainerd City Council reviewed the initial General Concept Plan at the February 7th, 2022 City Council meeting. The agenda item was moved and seconded by council members Erickson and Pritschet to express general support for the proposed development while supporting the planning commission's request that the applicant resubmit more specific development plans to include a definite site plan with an emphasis on addressing concerns over development density and neighborhood harmony. As well as a detailed phasing/development schedule prior to proceeding to the development stage plan. Upon the roll call the motion failed by a 4 to 3 vote to not support the General Concept Plan. Council members did indicate that the developer/ applicant could come back with a more thorough Concept Review Plan.

Per [Section 515-11-1](#) of the Code of Ordinances, the purpose and intent of a Planned Unit Development is to:

1. To encourage a more creative and efficient development of land and its improvements than is possible under the more restrictive application of zoning requirements such as lot sizes and building setbacks, while at the same time meeting the standards and purposes of the Comprehensive Plan for Brainerd and preserving the health, safety, and welfare of the citizens of Brainerd.

2. To allow for a mixture of residential units in an integrated and well-planned area.
3. To ensure concentration of open space into more usable areas, and the preservation of the natural resources of the site including wetlands, woodlands, steep slopes, and scenic areas.
4. Facilitate the economical provision of streets and public utilities.
5. An efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.
6. Promotion of a desirable and creative environment that might be prevented through the strict application on zoning and subdivision regulations of the City.

Per Section 515-11-11, the purpose of the General Concept Plan is to “provide an opportunity for the applicant to submit a plan to the City showing basic intent and the general nature of the entire development before incurring substantial cost.” Additionally, “this concept plan serves as the basis for public comment so that the proposal may be publicly considered at an early stage.”

It is important to note that, per Section 515-11-11.E, “Planned Unit Development concept approval only provides direction for the applicant to proceed to Planned Unit Development (PUD), Development Stage Plan submission. The concept plan approval does not convey any development rights or privileges to the applicants.”

Therefore, review of this General Concept Plan is very high level. Per Section 515-11-11.C, the process for reviewing this General Concept Plan shall be as follows:

1. The applicant shall appear before the Planning Commission in order to answer questions concerning the proposed development.
 - a. Questions should be kept high level as technical details such as lot dimensions, right-of-way size and exact location, building elevations and design, landscaping, etc. are generally delegated to the Development Stage.
2. The Planning Commission shall review and make a recommendation to the City Council on the General Concept Plan.
 - a. Such recommendations could include (with or without suggested amendments)
 - i. Support for the proposed development in the proposed location and direct staff to work with the applicant on a Development Stage Plan, or
 - ii. Express concern over such things as the proposed development as a whole, the location of the proposed development, the potential impacts of the proposed development to surrounding neighborhoods or infrastructure, or the capability of the proposed development with the Comprehensive Plan.
3. The City Council shall review all recommendations and indicate its support or concerns about the General Concept Plan as presented or amended.

While a public hearing was held during the January 19 meeting, Section 515-11-11 does not actually require a public hearing during the General Concept Plan stage. Therefore, a public hearing will not be held during this review. There will be a required public hearing if the developer submits an application for a Development Stage Plan per Section 515-11-12 of the Code of Ordinances.

The proposed development area is currently zoned R-2 (Medium Density Residential) District and R-3 (High Density Residential District). Per the proposed zoning map for the new zoning code, the proposed development area will be zoned Traditional Neighborhood 2 (TN-2) upon adoption of the new zoning code. Consultants with Swanson Haskamp Consulting have been made aware of the proposed development and have not expressed concern over the its alignment with the new zoning code.



City Planning Department

City Hall – 501 Laurel Street
Brainerd, MN 56401
218-828-2309/Fax 218-828-2316
www.ci.brainerd.mn.us

Receipt # _____
Check # _____
Date Paid: _____

LAND USE 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)
ZONING TEXT AMENDMENT	☐ (\$250.00)	☐ (\$400.00)
PLANNED UNIT DEVELOPMENT	☒ (\$250.00 + \$1,000.00 escrow deposit)	☐ (\$400.00 + \$1,000.00 escrow deposit)

PROPERTY ADDRESS: Between 2nd and 4th Streets and 2 lots north of Jackson in NW Brnd.

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: Attached- 22 lots
(attach description if lengthy)

Property Owner Name: Gustafson Properties of Brainerd, LLC

Street Address: 424 3rd Street NW City: Brainerd State: MN Zip Code: 56401

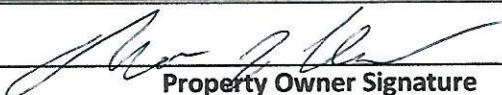
Phone Number: 218-831-6551 Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) Vicky Kinney, My Neighbor to Love Coalition

Street Address: 8660 Fernmont Road City: Lake Shore State: MN Zip Code: 56468

Phone Number: 218-821-7875 Fax: _____ E-mail: vickyjokinney@yahoo.com

Description of Request: Approval for a PUD for a supportive housing development containing up to 45 housing units, a community center building, and a garage storage building; built in two phases.



Property Owner Signature

2/10/2022

Date

Thomas (T.J.) Lake

(Please print name)



Applicant Signature

2/10/2022

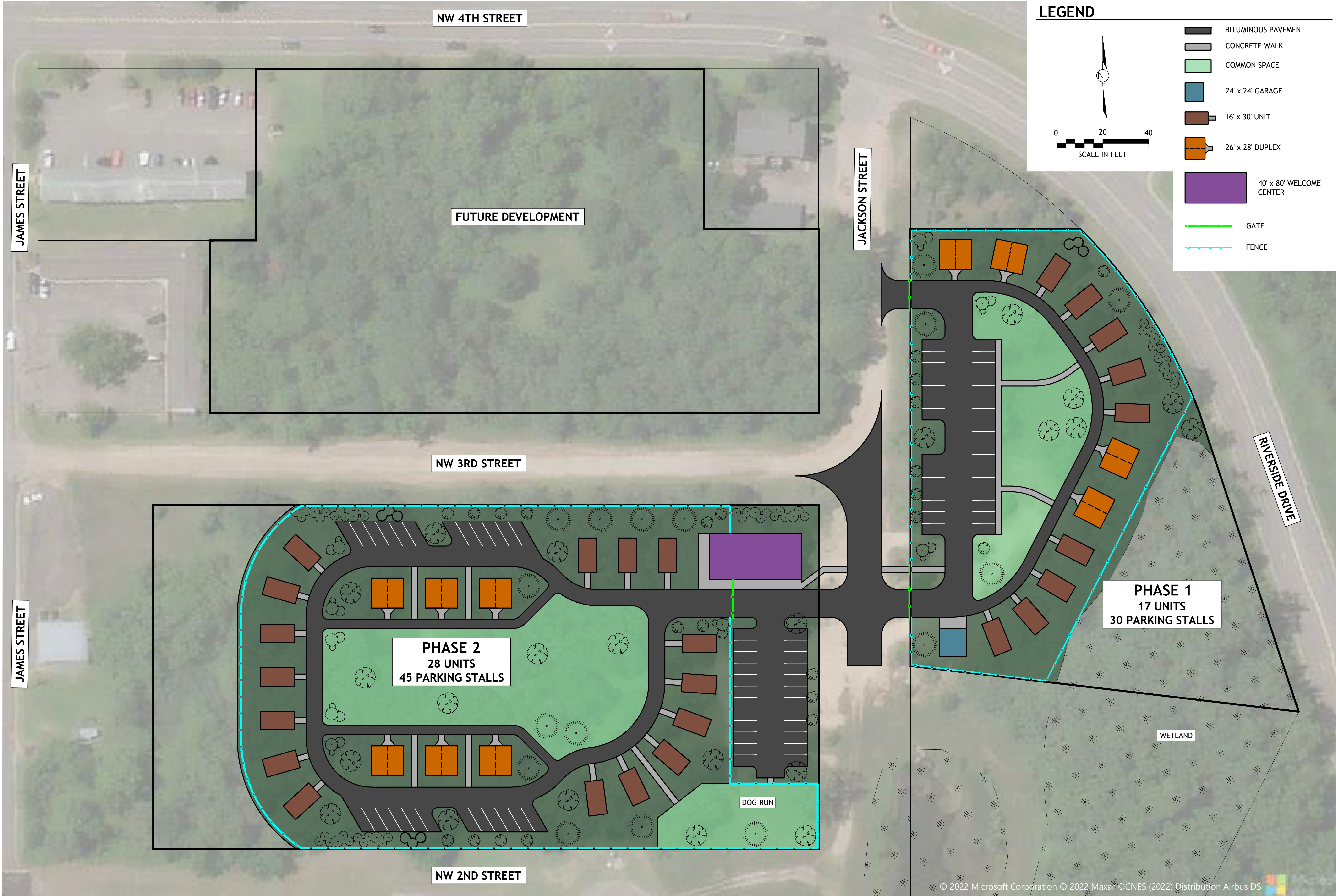
Date

Vicky Kinney

(Please print name)

(OVER)

P:\Brunner\018287133\Sec04\KINN2201\02_Engineering\CAD\Concept\CLAYOUT1-KINN2201.dwg PLOTTED BY: tony.pohl 7/27/2021 11:46:20 AM © YEAR KRAMER LEAS DELEO, PC



SUPPORTIVE HOUSING COMMUNITY
VICKEY KINNEY
SECTION 4, TOWNSHIP 133, RANGE 28
BRANNER, MINNESOTA

DATE: JANUARY, 2022
DESIGNED: TAP
CHECKED: TAP
SCALE: AS SHOWN

CONCEPT MASTER PLAN



KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: TONY POHL
L.C. NO. 56406
AWD/YY
DATE

PROJECT NO. KINN2201

NO.	REVISION SINCE INITIAL DATE	DATE	CR/AM/DD/YY

2/9/2022

Planning Commission:

Some members of the City Council felt there was confusion in response to the presentation of our initial concept plan at the previous Commission meeting. There may have been a misunderstanding on my part as to the intent of that meeting. I expected it to be an introduction of our plan, and also to get initial feedback from the Commission and from neighboring property owners about their thoughts and concerns about our housing project.

I provided a brief description of each potential phase. I also included questions from conversations I had with neighboring residents and to a few possible questions others may have. We didn't think we needed to have a site plan map ready at this early stage but I did provide examples of tiny home developments from across the country to demonstrate the viability of these communities. We appreciated the areas of concern and requests for more information from the Planning Commission to help us present our concept plan more fully. Our responses can be seen below.

Clarification on two points made by Council:

- This is a residential community and not a fit for an industrial park area; and
- The areas on the sample map sketch where it reads "park", in no way means or implies that the City of Brainerd would create or maintain a park on what would be our private property. "Park" areas in our development denote common green space areas for all of our residents to use.

Below, please find the responses to the four areas you asked us to address and also note the recent concept site map.

1. **Creating harmony with neighbors:** I wrote to each neighbor, prior to the last Planning Commission meeting, to explain our project to them and invite their feedback. I encouraged them to attend the Planning Commission meeting and I also invited them to attend informational meetings we held about our nonprofit and plans. A few neighbors attended those meetings and asked some great questions about the project. I also received two phone calls and talked with those neighbors about any concerns they had. I haven't received any negative reactions to date or felt any pushback from the neighbors (other than one disapproval of small homes between 2nd and 3rd Streets). Each neighbor was given my contact information and encouraged to reach out to me anytime they have further questions or concerns. We welcome continued input and feedback.

Our goal is to maintain as much green space as possible within our supportive housing neighborhood and preserve the natural beauty of the area for our neighbors by planting trees and vegetation along the property perimeter as a natural screening. If we can work out a plan that proves beneficial to the city and another adjacent property owner, we also hope to promote connection and a sense of community with our neighbors through a shared green space by developing a park area/bike trail accessible to the public in the future. This idea is consistent with the city's desire to preserve open space and natural beauty, and enhance recreational opportunities in the area that are within walking distance. The plan would include our one-acre lot on the Mississippi River providing river access for fishing and recreation.

Fencing will promote safety for our neighbors as well as our residents. By not allowing uninvited people to come onto the private property of the housing development, it sends the message that those who have malintent are not welcome. This assures the neighbors that our community will not draw unwelcome visitors and that safety is important to us. For our residents, we want to make sure drug dealers do not have easy access to those recovering from addictions, we want residents coming out of an abusive relationship to feel secure in their home, and we want to keep people who prey on the vulnerable away from residents who may be prone to being taken advantage of – especially around payday.

2. **Missed opportunity with housing density:** We are content with leaving Phase 3 off the table for now in order leave that area open for future development, which may include higher density housing. Our focus is on a supportive housing community and while we cannot commit to developing the property between 4th and 3rd Streets, we are open to that possibility in the future if funding allows. We would prefer to see opportunities for home ownership on that lot which could be in the form of duplexes and/or condominiums, etc. and would keep in the style of our project and preserve as much green space as possible.

Our proposed development expands the types of housing available in Brainerd, and provides high quality rental homes for 45 households, including some duplex units, in the most recent concept site plan. It fits within the goals of Brainerd's Comprehensive Plan, by providing housing for lower incomes, developing underutilized properties, and developing properties that have access to existing infrastructure. Building higher density apartment units does not fit in with our supportive community goals. The opportunity has existed to build higher density apartments in this location, and yet it hasn't happened. Perhaps constructing affordable units isn't a profitable enough venture for most developers, which is why a nonprofit project like ours is desirable.

On a side note, it has been made very clear to us that some within the Planning Commission and City Council would like this property to be perhaps "put on hold" in hopes that it will be eventually developed with denser housing projects. We respect the city leadership positions and the tasks to promote the city's goals and growth. The Commission and Council can decide what projects they will allow for the betterment of the city. Gustafson's Properties, however, may never choose to sell their land to someone wanting to build apartments or 4-plexes, and it is their land and their decision. To possibly deny our project because there could be a missed opportunity for denser housing is speculative.

3. **Reasonable time frame for project phases:** We have a team of people highly committed to see this project through. We are actively pursuing grant money and have started organizing our fundraising plans which will be implemented once we gain city approval. Our goal is to work with suppliers to reduce costs of materials and furnishings, and reduce labor costs by primarily working with volunteers for construction and landscaping. A team from the Chamber of Commerce Blue Ox Leadership program has volunteered to build our model home which will be used for fundraising. We have received a favorable response from Food Forest Abundance who may design the permaculture gardens, and we are also submitting our project to the UMN Central Regional Sustainable Development Partnership to potentially work with them on garden plans.

We are exploring opportunities to work with local students and young adults to assist with construction while also gaining exposure to the trades. Currently there are 3 high schools

interested in working with us. We will be meeting with Habitat for Humanity to discuss efficient construction methods and training of crews. The expectation is to raise enough funds by summer of 2022 to begin building and anticipate completing Phase One by the end of the year.

The start of Phase Two will partly be determined by the success of Phase One. Our plan is to continue with grant writing and fundraising efforts throughout the construction of Phase One in order to start Phase Two immediately, in the spring of 2023, with an expectation to complete Phase Two by the end of 2023. There is no risk to the city if for some unexpected reason the funding isn't available to complete Phase Two. The land would remain undeveloped and available for other projects. We believe, however that this supportive housing project has the backing of the people in the Brainerd Lakes Area. More importantly, we believe this entire project is being directed by God and we trust Him to complete it. A list of project costs and plans for funding is below. We are aware that we will not get the Final Site Plan approved in order to start this housing project until we have secured proof of funding.

4. **More detailed concept site plan:** A site plan is included. It features an entrance and exit through a parking area in Phase One, along with 17 housing units, 30 parking stalls, common green space for a park and gardens, and a garage. Our plan is to include the community center (labeled "Welcome Center") and adjacent parking in Phase One.

Phase Two will provide an additional 28 housing units and 45 parking stalls with a one-way street looping through the Development with parking areas. The central green space area will contain gardens, a playground, and a park. A dog run will be added on the northeast corner if requested by the residents.

Project Expenses for Phase One (including the Community Center)

Land acquisition - \$400,000 (with approximately \$100,000 assessments on taxes)
Land preparation/excavation - \$ 150,000
Site plans, engineering and design - \$20,000
Community Center building expenses - \$300,000
17 homes @\$60,000 each - \$1,020,000
Roads, parking lots, sidewalks - \$80,000
Fencing, security - \$20,000
Turf restoration, Erosion Control, Landscaping - \$50,000
Signage - \$3,000
Appliances/furnishings - \$30,000
Utilities/water/sewer to homes - \$110,000 (includes Phase 2 stub/ community center service)
Liability and property insurance - \$8,400

Total Phase One Project Expenses: \$ 2,191,400

Plans for Funding

Loans: MNTLC has a loan from a private party for the purchase of the land for \$300,000. The remaining \$100,000 will be put on a contract for deed until paid. Lender for this amount is willing to defer principal payments until 2024 if necessary. A total of another \$400,000 is promised from other private lenders if and when needed, again with principal payments deferred.

Cost Reductions: Our plan is to work with local businesses and offer them the opportunity to partner with us by either donating materials or allowing us to purchase at cost or for a reduced amount. Additionally, we will invite contractors to offer their services similarly. The majority of the labor to build the homes and landscape the property will be done by volunteers. We anticipate a combine cost reduction in materials and labor close to \$500,000 or more.

Fundraising: Our largest anticipated fundraiser will be in home sponsorship. This has proven to be highly successful in other supportive housing projects in other states. Our goal is to have each home sponsored by a business, organization, group of people, family, etc. and they will have their name on a plaque of their sponsored home. Considering a reduced cost of materials and labor on each, home sponsorships will include a portion of land costs and sewer/water hook-up expenses which will total approximately \$45,000 for each home. This will reduce costs by \$765,000. We will also pursue other fundraising opportunities including sponsorships of housing supplies and furnishings, landscaping, and community center costs.

Grants: We are actively pursuing grants and will continue to research grant opportunities.

Public Financing Assistance: We have not researched what is available and what we would qualify for so we're unable to confirm that this could be a resource.

Other Areas to Address

Q. What is a supportive housing community?

A. It is like a 3-legged stool where each leg is necessary. We describe each leg as "home", "health", and "harmony". **Home** is a safe place to live and stay. It needs to be affordable and feel secure. **Health** is well-being in mind and body and this is where the support comes in. Services to help a resident become healthier with their relationships, with their finances, with their bodies, with their mind, etc. can be offered on site or referred out. **Harmony** is living in peace with others and that involves healthy, supportive relationships within a community of acceptance and belonging.

The United States Interagency Council on Homelessness describes supportive housing as:

"Supportive housing links decent, safe, affordable, community-based housing with flexible, voluntary support services designed to help the individual or family stay housed and live a more productive life in the community. There is no time limitation, and tenants may live in their homes

as long as they meet the basic obligations of tenancy. While participation in services is encouraged, it is not a condition of living in the housing. Housing affordability is ensured either through a rent subsidy or by setting rents at affordable levels.”

Another common definition:

Supportive housing means housing that is linked with on- or off-site services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community. There is no limit on the length of stay and such facilities are occupied by a target population that includes, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Q. Who will be eligible to live in this supportive housing development?

A. At least 80% of those eligible to live in this development will be below the federal poverty line. We may opt to reserve up to 20% of the homes for missional residents who are willing to live in intentional community and assist with the needs of the community. Our highest priority will be those who pose the greatest tax burden to county residents - the chronically homeless. We would be considered low barrier as we will not deny anyone due to currently struggling with addictions or who have felonies on their records. We won't be able to accept those with records of violent criminal acts, including violent sex-offenses, however. We also will welcome those with housing insecurity, who demonstrate a need for affordable, supportive housing. We anticipate housing single adults, couples, families with children, veterans, and young adults, perhaps aging out of the foster care system or who have lost the support of their families. Each potential resident must understand and agree to “living intentionally” within the community and abide by the rules. As long as residents meet the basic obligations (follow rules, pay rent, etc.) they can live there permanently. Some may choose to use their time in the community to “get on their feet” and eventually find housing elsewhere.

Q. Why is this location the best location for this development?

A. This location is ideal in that it is within walking distance to stores and other services, and yet it is also at the edge of town so offers more of a country feel conducive to the healing environment we hope to create. Our development is residential though denser than what it would be if each lot sold separately. This location is between a single-family home neighborhood and apartments, so fits in between both. We have looked for property since August 2021 and it has been difficult to find 5 to 10 acres, zoned appropriately and close to town. The owner of this property is willing to sell to us and work with us. Also, we have not had any resistance from the neighbors and have had only one disapproving comment about not wanting small homes in this location.

Q. Why does this development as proposed suit the needs of the Brainerd community better than a market rate multi-family development?

A. Our proposed development suits the needs of a particular portion of the population who have been underserved and invisible for the most part. We are not housing developers looking to solve the housing crisis in Brainerd. We are a **nonprofit organization** and our mission is to attempt to end homelessness and extreme poverty. Housing our very poor in tightly packed apartment style living, especially those with disabilities or who would thrive better in a supportive community environment, is reminiscent of the projects which have not proven to be successful. We recognize and support the need for developers who would be willing to build a market rate multi-family complex (and better yet, an affordable housing complex) but that is not our goal or business.

Q. Why are the proposed tiny homes more advantageous than standard sized units of 750-1000 square feet?

A. Smaller homes are more affordable to build thus allow for lower rent. Homes, as opposed to apartment style living, are more conducive to reducing isolation and encouraging connection between neighbors.

Q. What is the market demand for the proposed development?

A. More need than we will have homes for. From a recent conversation from LSS alone, from their coordinated entry data, there were close to 40 households (singles and families) who were in need of housing and this didn't count young adults aging out of foster care. Many of the homeless in our area have not signed up with coordinated entry so the number is greater. We wish we could afford to build as many homes as are needed, but at least it is a start and once Phase 2 is completed, we expect to have a total of 45 homes.

ARENA ADDITION TO THE CITY OF BRAINERD

- LOT 1 BLOCK 3, EXCEPT THAT PARCEL SHOWN AS
PARCEL 258D ON MN DOT ROW PLAT #18-90 CERT OF TITLE #67399

WEST BRAINERD

- 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.
- LOT 6 BLOCK N
- LOT 5 BLOCK N
- LOTS 3 AND 4 BLOCK N
- LOT 2 BLOCK N
- LOT 1 BLOCK N AND THE ADJACENT N'LY 1/2 OF
VACATED ROBERT STREET
- LOT 6 BLOCK F AND THE ADJACENT S'LY 1/2 OF VACATED ROBERT STREET
- LOTS 4 AND 5 BLOCK F
- LOTS 9 THRU 12 INCLUSIVE BLOCK N AND THE ADJACENT N'LY 1/2 OF VACATED
ROBERT STREET
- LOTS 7 THRU 9 INCLUSIVE BLOCK M
- LOT 10 BLOCK M
- LOT 11 BLOCK M
- LOT 12 BLOCK M AND THE ADJACENT N'LY 1/2 OF VACATED ROBERT STREET
- LOT 7 BLOCK E AND THE ADJACENT S'LY 1/2 OF VACATED ROBERT STREET.
- LOT 8 BLOCK E
- LOTS 9 AND 10 BLOCK E
- LOTS 1 THRU 6 INCLUSIVE BLOCK M AND THE
• ADJACENT N'LY 1/2 OF VACATED ROBERT STREET.
- LOTS 5 AND 6 BLOCK E AND THE ADJACENT S'LY
1/2 OF VACATED ROBERT STREET.
- LOT 4 BLOCK E
- LOT 3 BLOCK E

TYROL HILLS ADDITION

- OUTLOT 2

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: February 12, 2022

RE: Overview of Draft Zoning Code Document

Staff received the first draft of a 90% zoning code document on Thursday, February 10. After reviewing the document, staff met with Jennifer Haskamp to review their initial findings, and Ms. Haskamp is now making the recommended edits and polishing up and finalizing the last few sections of the proposed zoning code. A revised full draft should be delivered to the Planning Commission and City Council no later than Wednesday, February 16.

During the February 16 meeting, staff will conduct a high-level walkthrough of the draft zoning code document. This walkthrough is not intended to be an in-depth discussion and analysis session but is intended to set a foundation for the Commissioners to work off as they conduct their review of the document.

On Wednesday, February 23, an open house on the proposed zoning code will be conducted at 4:00pm and will be followed by a work session at 6pm, which will be a thorough discussion and analysis session of the draft zoning code document.