

PLANNING COMMISSION

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, July 19, 2023 @ 6:00pm

The public is invited to attend this meeting in person
Attend by phone: 1-844-992-4726 Meeting Access Code: 2493 693 4340

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. Call To Order

2. Roll Call

____ C. Marohn ____ D. Gorham ____ M. Duval ____ J. Norwood

____ J. Grunenwald ____ T. Stenglein ____ K. Yeager

3. Pledge Of Allegiance

4. Approval Of Agenda

5. Approval Of Minutes

1. Regular Meeting Held on June 21, 2023

2. Special Meeting Held on July 12, 2023

Documents:

[2023-06-21 DRAFT.PDF](#)

[2023-07-12 SPEC MEETING.PDF](#)

6. Unfinished Business

6.a. Review Letter For DW Jones Requesting Public Art For The Eight05 Laurel Project

Documents:

[PUBLIC ART LETTER.PDF](#)

7. New Business

7.a. Consider Interim Use Permit For Short Term Rental - 515 9th St. S.

a.) Hold Public Hearing

b.) Consider Testimony and Alternatives

c.) Recommend to Approve / Deny

Documents:

[IUP SHORT-TERM RENTAL.PDF](#)

7.b. Consider Allowing Mixed-Use Buildings In The Commercial Corridor District

Documents:

[CC DISTRICT.PDF](#)

7.c. Consider Variance Request For Accessory Structure - 219 W Laurel St (Canceled)
Postponed to August 16th Planning Commission Meeting

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. Staff Reports

10. Commission Member Reports

11. Adjournment

PLANNING COMMISSION
Wednesday, June 21, 2023
6:00 pm

#1 Call to Order

Planning Commission Chair Yeager 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 Gorham, Duval, Stenglein, Norwood, Grunenwald, and Yeager. Commissioner Marohn was noted as absent. Also noted as present were Community Development Director Kramvik and Assistant Planner Edwards.

#3 Pledge of Allegiance

Commission Chair Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Oath of Office

Community Development Director Kramvik administered the Oath of Office to new members James Norwood and Jeff Grunenwald.

Commissioners welcomed them to the Planning Commission.

#5 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO AMEND AND APPROVE THE AGENDA BY ADDING #7C. COMMUNITY ART FEATURE SPACE.

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND DUVAL, DULY CARRIED, TO APPROVE THE MINUTES FROM THE MAY 17, 2023 REGULAR MEETING.

#7 New Business

7a. Consider Conditional Use Permit for a Daycare Facility at 703 Oak St.

Assistant Planner Edwards gave a summary of the application for a Conditional Use Permit to operate a daycare center at 703 Oak Street. He explained the YMCA recently purchased this property with the intent of adding on to their childcare services.

The Chair opened the public hearing at 6:14 pm.

No one came forward during the public hearing.

The Chair closed the public hearing at 6:16 pm.

Commissioner Duval asked about the safety measures in place for the children when crossing Oak Street to get to the YMCA facility playground.

The Chair recognized Shane Riffle, CEO of the YMCA, who indicated staff has orange traffic flags to halt traffic and they will accompany them across. He is interested in exploring the possibility of having a flashing light system installed at that crosswalk.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT APPLICATION FOR A DAYCARE FACILITY AT 703 OAK STREET AS PRESENTED.

7b. Consideration for Country Manor Rezoning, Plat, and Planned Unit Development

Community Development Director Kramvik stated there are three applications for this project: rezoning, Preliminary & Final Plat, and Planned Unit Development. The applicant is requesting rezoning three parcels along Beaver Dam Road from a CN-2 (Contemporary Neighborhood 2) District to a PUD (Planned Unit Development Overlay District). The preliminary and final plats are to establish two lots and three outlots. The purpose of the creation the CM-PUD overlay district is to allow for the development and redevelopment of the property with a mix of uses and dimensional standards. He continued to review the findings of fact involved with the project and recommends the following:

1. Recommend approval for the rezoning request from CN-2 (Contemporary Neighborhood 2) to CM-PUD (Country Manor-Planned Unit Development) Overlay District subject to the findings of fact
2. Recommend approval of the Preliminary and Final Plat subject to the findings of fact with the following conditions
 - a. Approval of the Preliminary and Final Plat are subject to City Council approval of the rezoning request.
3. Recommend approval of the PUD General Concept Plan and Development Stage Plan subject to the findings of fact with the following conditions
 - a. Approval of the PUD General Concept Plan and Development Stage Plan are subject to City Council approval of the rezoning request and approval of the Preliminary and Final Plat.
 - b. Final Lighting Plan conforms to Section 515-4-8 of the Zoning Code and the CN-2 District Standards.

The Chair opened the public hearing at 6:38 pm.

The Chair recognized the applicant, Brian Kelm, CEO of Country Manor, who gave a summary of the Country Manor project plans and the history of other Country Manor facilities located in Minnesota.

Commissioner Duval expressed concern about the DNR designated wetlands on the property.

The Chair recognized Evan Larson, GLT Architects, who indicated they have not yet reached out to the DNR regarding the wetlands but will make sure to do so. He also described the onsite water infiltration features.

The Chair recognized Troy Nelson, 9208 Twins St., who asked questions regarding the road access and about the mature trees on the site.

The Chair recognized Cathy Domeier, 15277 Clearview Lane, who asked how close the development is to Twins Street and if there will be road access connected to Twins Street. It was determined that the development will have its own private road access created off Beaver Dam Road.

The Chair closed the public hearing at 6:52 pm.

Commission discussion took place. It was clarified that the 75% impervious covers the entire CM-PUD – with the shoreland area configured it would result in an approximate 60% total allowable surface.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE REZONING, PRELIMINARY AND FINAL PLAT AND PLANNED UNIT DEVELOPMENT WITH COUNTRY MANOR AS PRESENTED WITH THE FINDINGS OF FACT AND THE THREE CONDITIONS LISTED AND BY ADDING THE IMPERVIOUS SURFACE CALCULATIONS TO THE TABLE.

7c. (added item) Community Art Feature Space

Commissioner Duval requested this item be added to the agenda for discussion. He explained his interest in encouraging applicants of redevelopment projects on historic downtown buildings to seek murals or other art displays through local artists. There may be potential grants available to do so.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND NORWOOD, DULY CARRIED, TO DIRECT STAFF TO DRAFT A LETTER FOR REVIEW TO BE SENT FOR GRANT FUNDING OPPORTUNITES.

#8 Unfinished Business

8a. Off-Street Parking Ordinance Summary

Assistant Planner Edwards explained the findings from research completed for the off-street parking ordinance draft.

Commissioners discussed and had these concerns:

- Section 3, 5a., ii – *“Parking is permitted on an unimproved surface in the rear yard up to 30 feet from the property line.”*
 - Commissioner Gorham stated the access to the rear yard should be more specific, as well as the number of allowed vehicles.
 - Commissioner Yeager suggested a screening requirement.
 - Staff will review adding a screening recommendation and consult with the parking commission on their thoughts.

#9 Public Forum

The Chair opened the public forum at 8:02 pm.

No one came forward.

The Chair closed the public forum at 8:02 pm.

#10 Staff Reports

Community Development Director Kramvik gave the following updates:

- There were five new single family home permit applications submitted recently from a developer.
- There is an EDA Workshop being held next week to discuss potential incentives in other areas of Brainerd, similar to the River to Rail program. The EDA will also discuss the future of the Westwood mobile home park.

#11 Commission Member Report

Commission Duval asked for an update on the local controls for the legalization of marijuana. Community Development Director Kramvik stated the state controls will probably be similar to alcohol and tobacco. Locally, this process will be at least a year before there will be dispensaries and the topic will be brought to the Planning Commission when information is available.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND GRUNENWALD,
DULY CARRIED, TO ADJORN AT 8:07 PM.

Kevin Yeager, Planning Commission Chair

PLANNING COMMISSION SPECIAL MEETING

Wednesday, July 12, 2023

6:00 pm

#1 Call to Order

Planning Commission Chair Yeager 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 Gorham, Duval, Norwood, Grunenwald, Stenglein, and Yeager. Commissioner Marohn was noted as absent. Also noted as present were Community Development Director Kramvik and Assistant Planner Edwards.

#3 Pledge of Allegiance

Commission Chair Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 New Business

5a. Consider Support for the Eight05 Laurel Project in Relation to Comprehensive Plan

Community Development Director Kramvik explained the purpose of tonight's meeting which focuses on how the project fits in with the downtown area and how it supports the comprehensive plan.

The Chair recognized Mikaela Huot with Baker Tilly and Skip Duchesneau with DW Jones. Ms. Huot spoke about the financial details of the TIF District; Mr. Duchesneau spoke about the redevelopment project. They both answered questions of the Commission.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PROPOSAL BY THE HRA TO ESTABLISH REDEVELOPMENT PROJECT NO. 2 AND ADOPT A REDEVELOPMENT PLAN AND ESTABLISH TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT NO. 2-1; TO ADOPT A TIF PLAN RELATING THERETO AND THE PROPOSED PROJECT TO BE CONSTRUCTED WITHIN THE REDEVELOPMENT TIF DISTRICT AND REDEVELOPMENT PROJECT AREA IS SUPPORTED BY THE GOALS AND POLICIES OF THE BRAINERD COMPREHENSIVE PLAN.

#6 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND DUVAL, DULY CARRIED, TO ADJORN AT 6:40 PM.

Kevin Yeager, Planning Commission Chair

DRAFT

July 19, 2023

D.W. Jones, Inc.
Mr. Skip Duchesneau
P.O. Box 340
Walker, MN 56484

Dear Mr. Duchesneau,

Planning Commission reviewed your proposed project and redevelopment TIF district located at 805 Laurel Street at the July 12th Special Planning Commission Meeting. The Commission recommended approval of the proposal by the HRA to establish a redevelopment project area and establish a redevelopment TIF district based on the proposed project conforming to the Brainerd Comprehensive Plan and General Development Plans for the City of Brainerd.

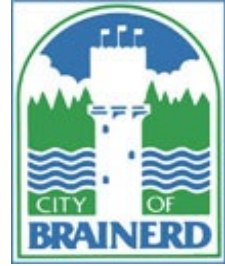
The Planning Commission is requesting consideration from DW Jones for the installation of a public art piece as part of the Eight05 Laurel Project. Public art includes but is not limited to the following: building murals, sculptures, memorials, integrated landscape architectural work, community art, pavement art, mosaics, etc.

This proposed project is supported by many goals and policies of the Comprehensive Plan and the Planning Commission is excited that your company is considering investing in Downtown Brainerd. Public Art is also an important goal of the Comprehensive Plan and is currently represented by a building mural located on the North side of one of the proposed buildings scheduled for removal. Community Character, Goal 2 states "Enliven the community through intentional community design and become the hub for cultural events, experiences, public art, and music." The proposed development provides an excellent opportunity to add public art to the proposed property or adjacent right-of-way. Thank you for your consideration.

Respectfully,

Kevin Yeager
Planning Commission Chair

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director
Dylan Edwards, Assistant Planner

DATE: July 19, 2022

RE: Consider Interim Use Permit for Short-Term Rental – 515 9th St S.

REQUEST

PUBLIC HEARING. Interim Use Permit for a Short-Term Rental

APPLICANT: Stangler Properties LLC.

Mr. Stangler has submitted an application with accompanying documents for one short-term rental in a duplex located at 515 9th St S. Brainerd, MN.

CONTEXT

Parcel Numbers: 41240988

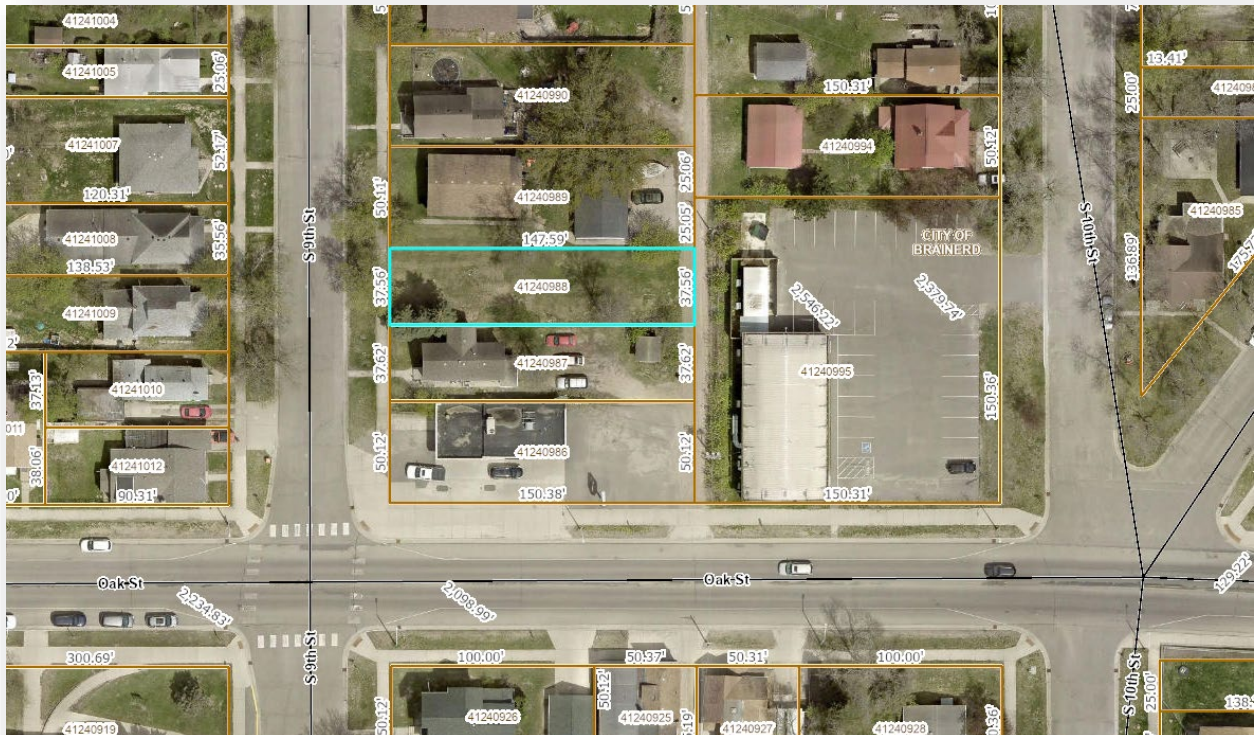
Zoning District: Traditional Neighborhood (TN-2) District

Property Area: 5648 SQFT

Adjacent Uses: North: Residential – Duplex Rental
East: Sharing Bread Soup Kitchen
South: Residential – Duplex Rental
West: Single Family Residential (Rentals & Non-Rentals)

Adjacent Zoning: North: Traditional Neighborhood (TN-2) District
East: Traditional Neighborhood (TN-2) District
South: Traditional Neighborhood (TN-2) District
West: Traditional Neighborhood (TN-2) District

AERIAL MAP



FINDINGS OF FACT

1. 515 9th St S. is located in a TN-2 (Traditional Neighborhood 2) District. The TN-2 District allows short-term rentals as an Interim Use according to Zoning Code [Appendix A: Table of Uses](#).
2. Short-term rentals must comply with the following minimum standards as required by the [Section 515-3-34](#) of the Zoning Code:
 - a. The maximum rental period shall not be more than 28 consecutive nights.
 - i. *The applicant proposes unit one as a short-term rental and will not exceed 28 consecutive nights for a rental period.*
 - b. The permit holder (owner) of a short-term rental must apply for and receive an interim use permit.
 - i. *This application and process constitutes the applicants attempt to apply for the Interim Use Permit for the operation of a short-term rental.*
 - c. The application for an interim use permit shall include:
 - i. The number of bedrooms with dimensions and all other sleeping accommodations
 1. *The proposed short rental unit is 900 SQFT. in size and has two bedrooms.*

2. *The dimensions of each of these respective bedrooms are 13' x 12'6" and 10' x 12'3".*
 - ii. The number of off-street parking spaces available to guests.
 1. *There are two off street parking space allocated to guests, one in the driveway and one in the alley loaded garage.*
 - iii. All accessory structures and outdoor recreational features available for guest use
 1. *The only accessory structure available for guest usage is the garage.*
 - iv. A pet, garbage, and noise policy.
 1. *There are no pets allowed in the short-term rental property.*
 2. *Garbage and Recycling bins for use are located at the rear of the property and picked up every seven days by Waste Partners.*
 3. *There is a rule imposing quiet hours between 10:00 PM and 8:00 AM.*
 - v. The permit holder shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term rental unit.
 1. *The housing inspector will confirm this upon inspection of the rental unit.*
- d. A permit holder must disclose in writing to their renters the following information regarding property policies and City codes:
- i. Contact Information. The managing agent or local contact's name, address, and phone number. The agent shall be available 24 hours a day, seven days a week, whenever the property is being rented. Property contact information will be always accessible to the public on the City of Brainerd website.
 1. *Mr. Stangler is the responsible party for both rental units as he resides within 50 miles of the premises.*
 - ii. Occupancy The maximum number of guests allowed at the property.
 1. *The posted rules for the short-term rental allow a maximum of 4 guests.*
 - iii. Vehicles. The maximum number of vehicles, recreational vehicles, and trailers allowed on the property and where they are to be parked. Parking in a yard that fronts a street as well as along an interior side of a house is required to be on an improved surface. Recreational vehicles shall not be parked in any right-of-way or utility easement. No vehicle or trailer shall be parked on a street for a period of time in excess of forty-eight (48) continuous hours.
 1. *The rules state the renters are not allowed to park more than two vehicles on the premises at any one time in designated parking areas off-street. This would include recreational vehicles or trailers.*

- iv. Garbage. Garbage and refuse containers shall be placed out for collection no earlier than 6:00 P.M. the day before collection and removed by the end of the day of collection. Garbage shall be placed in fly tight containers sufficient to receive all garbage which may accumulate between times of collection.
 - 1. *The weekly garbage schedule is provided for renters on Wednesday per the provided rules.*
- v. Noise. No person shall, between the hours of 10:00 P.M. and 7:00 A.M. congregate at, or participate in the any party or gathering of two or more people from which noise emanates of a sufficient volume so as to disturb the peace, quiet, or repose of another person.
 - 1. *The short-term rental rules impose quiet hours between 10:00 PM and 8:00 AM.*
- vi. Pets. No person shall keep, maintain, or otherwise house more than a total of four cats or dogs within any household in the City of Brainerd. It shall be unlawful for any person to allow a dog or cat to run at large and to keep or harbor a dog that habitually barks, yelps, howls, cries, or whimpers so as to unreasonably disturb the peace and quiet of any person in the vicinity. The owner of any animal shall be responsible for cleaning up any feces of the animal and disposing of such feces in a sanitary manner.
 - 1. *The rental rules state that there are no pets allowed except for registered service animals.*
- e. The occupancy of a short-term rental shall be limited to not more than 3 people per bedroom or the occupancy set by the Building Official,
 - i. *According to [Section 404.4.1 of the Property Maintenance Code](#), every bedroom shall contain not less than 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof, whichever is less.*
 - ii. *The limit on guests to the property is four total guests – two per bedroom.*
 - iii. *Bedroom one is 162 SQFT which exceeds the 100 SQFT requirement to room two guests.*
 - iv. *Bedroom two is 122 SQFT which exceeds the 100 SQFT requirement to room two guests.*
- f. Rooms used for sleeping shall be provided with egress windows and smoke detectors in locations that comply with the Minnesota State Building Code or the requirements of the Building Department, whichever is stricter.
 - i. *The rooms used for sleeping have egress windows and smoke detectors that comply with the Minnesota State Building Code and were inspected by the Housing Inspector on 3/24/2023.*
- g. The short-term rental shall be connected to city sewer and water or an approved septic system. A valid septic system certificate of compliance is required at the

time of rental license issuance and annual renewal. A short-term rental shall have a full bathroom (sink, toilet, and tub or shower).

- i. The short-term rental is connected to the city sewer and water system. The building plans show a full bathroom with a toilet, tub/shower, and sink.*
- h. Additional occupancy by use of recreational vehicles, tents, accessory structures, or fish houses is not permitted.
 - i. The applicant is not proposing occupancy by use of recreational vehicles, tents, accessory structures, or fish houses.*
- i. The permit holder shall keep a report, detailing use of the short-term rental by recording the full name, address, phone number and vehicle license number of the guest reserving the rental. A copy of the report shall be provided to the Zoning Administrator upon request.
- j. A short-term rental shall be a licensed rental unit by the city and shall meet the requirements of all statutes, rules, regulations, and ordinances including, but not limited to the City of Brainerd's rental housing maintenance code. Each unit shall be inspected annually by the rental housing inspector and the Fire Marshal.
 - i. The premises has been inspected by the Housing Inspector and will be required to be inspected by the Fire Marshal as a condition of the granting the Interim Use Permit.*
- k. The Planning Commission may impose conditions that will reduce the impacts of the proposed use on neighboring properties, public services, nearby water bodies, public safety, and safety of renters. Said conditions may include but not be limited to – fencing or vegetative screening, native buffer along the shoreline, noise standards, duration of permit, restrictions as to the docking of watercraft, and number of renters.
 - i. Staff does not recommend that any additional conditions are imposed to the property.*
- l. A permit holder must post their rental license permit number on all print, poster, or web advertisements.
- m. It is the owner's responsibility to apply for state and local sales tax numbers, including hotel and motel use sales tax. It is the owner's responsibility to contact the Minnesota Department of Health about lodging license requirements.
 - i. As these duties are the owner's responsibility to the State, staff recognize this as the responsibility of the owner to contact the Minnesota Department of Health. The application for short-term rentals includes an application for local sales tax that must be submitted to the City's Finance Department.*

As of this writing, no parties have contacted the Community Development Department with concerns about the Interim Use Permit.

STAFF RECOMMENDATION

Staff recommends approval of the Interim Use Permit for one short term rental unit at 515 9th St S. with the following conditions:

- 1) An approved inspection by the Fire Marshal.
- 2) Submittal of the local option sales tax form to the Finance Department.
- 3) Upon sale of the property by Stangler Properties LLC., the Interim Use Permit for a short-term rental at 515 9th St S. Brainerd, MN is no longer valid.
 - a. Note: any new owner of the property would be required to reapply for an Interim Use Permit for a short-term rental unit.

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Stangler Properties LLC. has submitted a request for an Interim Use Permit to operate one short term rental at 515 S 9th St. The property included in this application is described as:

*LOT 20 BLOCK 135 AND N. 1/2 LOT 21 BLOCK 135
TOWN OF BRAINERD & FIRST ADDITION TO BRAINERD
P.I.N. 41240988
Section 24, Township 45, Range 31*

The property is zoned TN-2 (Traditional Neighborhood-2) District, [Appendix A: Table of Uses](#) of the Zoning Code requires an Interim Use Permit for the operation of a short-term rental in a TN-2 District as regulated by Section 515-3-34 Short-Term Rentals. Information on the proposed short-term rental is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, July 19th 2023, in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Interim Use Permit request.

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

Dated this 5th Day of July 2023



James L. Kramvik,
Community Development Director

Publication Date: July 8th, 2023



Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401

218/828-2309/Fax 218-828-2316 www.ci.brainerd.mn.us

INTERIM USE PERMIT for SHORT-TERM RENTAL

Application Form (residential - \$250.00 / commercial - \$500.00 + \$500.00 escrow deposit)

(This form must be filled out completely before your application will be accepted)

Property Address for this Interim Use Permit: 515 South 9th Street

I (We) the undersigned, do hereby respectfully request the Brainerd City Council to grant an Interim Use Permit to allow Short Term Rental

_____ at the property address listed above until the date of Jan 31 2030

Legal Description (attach, if lengthy): Lot 20 Block 135 Addition 09106 - Town of
Brainerd - First Addition to Brainerd

Property Owner: Stangler Properties LLL (Eric Stangler)

Address: 7384 Lorch @ K Rd Brainerd MN 56401
(Street) (City) (State) (Zip)

Contact Information #: 218 820 3309
(Home)

(Business)

(Fax)

eric.stangler@gmail.com
(E-mail)

Applicant: (if different than Property Owner) SAA

Address: _____
(Street) (City) (State) (Zip)

Contact Information #: _____
(Home)

(Business)

(Fax)

(E-mail)

Contact Person: (if different than Property Owner) SAA

Address: _____
(Street) (City) (State) (Zip)

Contact Information #: _____
(Home)

(Business)

(Fax)

(E-mail)

515 South 9th Street Short term rental Rules

1. Max number of guests allowed is 4
2. Max number of vehicles is 2
3. No rules related to exterior use
4. Quiet hours are between 10 pm and 8 am.
5. There are three parking spaces 1 on the street 1 in the garage and 1 in front of the garage
6. No pets are allowed in the unit however registered service animals will be reasonably accommodated.
7. Garbage and recycling are located in the ally by the garage and are picked up by waste partners once per week.



2.5

Not To
Scale

test

Street Parking

②

Street Parking

A hand-drawn map showing a street layout. A vertical line is labeled "off" on the left and "street" on the right. A horizontal line intersects it, with an arrow pointing up labeled "25'" and an arrow pointing down labeled "parking". A circle with the number "1" is on the left side of the horizontal line, and a circle with the number "2" is on the right side.

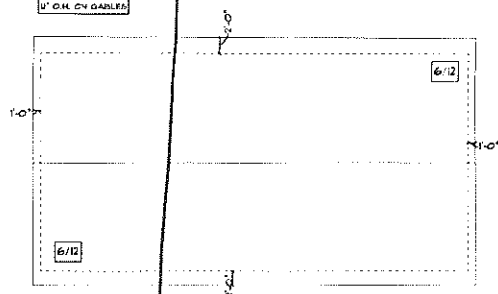
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37.56

514

Stangler Properties LLC.

PI D# 41240988

24" O.C. CHAIRS
1" O.C. CHAIRS

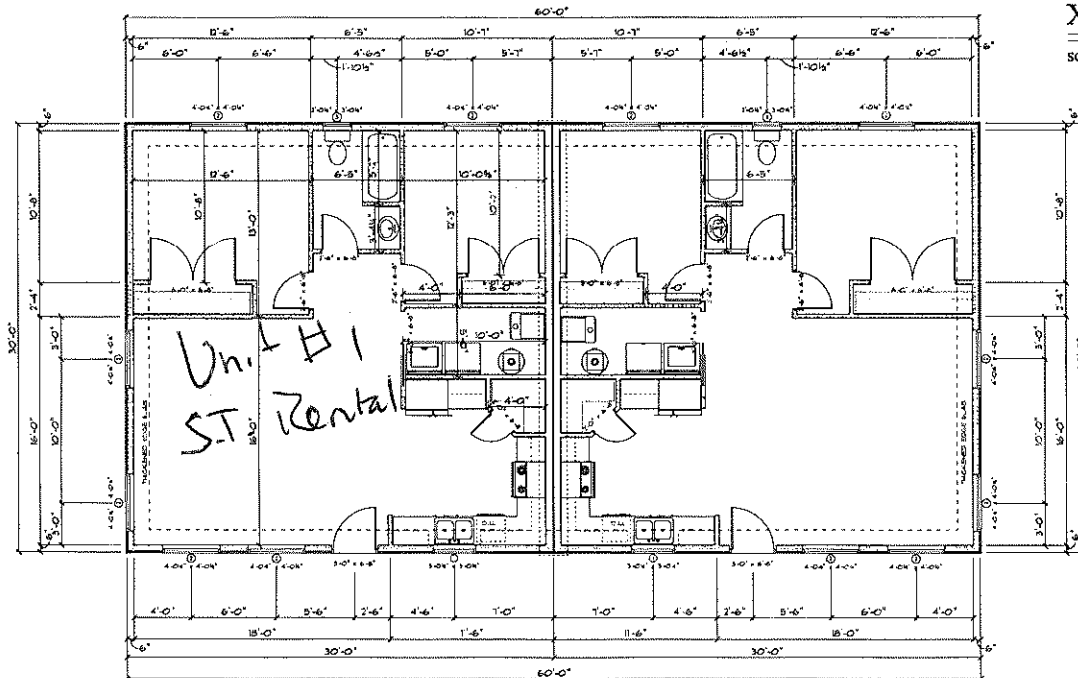


BIRDSEYE

SCALE: 1/8" = 1'-0"

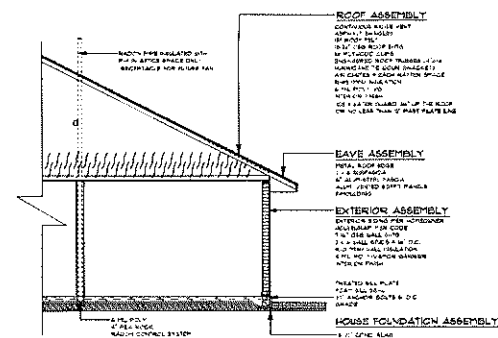
ALL EXTERIOR FRAMING DIMENSIONS
ARE FROM OUTSIDE OF SHEETING

WINDOW SCHEDULE					
OPENING ID	PRODUCT CODE	COUNT	TYPE	S.I. SIZE	GLASS / TINTED GLASS
1	721438	2	WINDOW	6'-0" x 4'-0"	NO
2	724442	12	SLIDING WINDOW	4'-0" x 4'-0"	NO
3	724442	2	WINDOW	4'-0" x 4'-0"	NO



FLOOR PLAN

SCALE: 1/4" = 1'-0"



X SECTION

SCALE: 1/8" = 1'-0"

BOB'S LUMBER
& SUPPLY

ORIGINAL
9-10-20

REVISION

DATE

NO. REVISION

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PROJECT NAME
ERIC STANGLER
LOCATION

PAGE:
2/2

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: July 19th, 2023

RE: Consider Mixed-Use Development in the Commercial Corridor District

SUMMARY

BLAEDC staff presented the findings and comments from their 2022 BR&E interviews at the April 6th, 2023 EDA meeting. The EDA Board of Commissioners directed staff to schedule a workshop to further review the comments from businesses interviewed in 2022 by BLAEDC and begin discussion on other programs or incentives to attract new business and help existing businesses thrive and expand in Brainerd.

Staff proposed allowing mixed-use development in the Commercial Corridor District to incentivize redevelopment in the district and to maximize housing opportunities for potential developers. Staff envisions mixed-use development regulations in the CC District to mirror the requirements of the Mainstreet District in which first floor residential units are prohibited. In conjunction with allowing mixed-use development, the EDA was interested in creating an incentive program along Washington Street which would be comparable to the River to Rails program that waives building permit fees up to a \$150,000 construction valuation and waives all SAC & WAC charges.

EXISTING USES

Washington Street is currently comprised of a mixture of one-story and two-story commercial buildings and parking lots. Recently constructed buildings in the Commercial Corridor District include Taco Johns, Jimmy Johns, and Starbucks. There are currently five-mixed use buildings in the CC District which are considered legal non-conforming.

STAFF RECOMMENDATION

Direct staff to revise the Zoning Code to allow for mixed-use development in the Commercial Corridor District with restrictions on first floor residential units.

This recommendation is supported by Land Use Goal 1: Support mixed-use development that is focused on integration instead of the separation of land uses.

CORRIDOR REDEVELOPMENT EXAMPLE – MOORHEAD – 1ST AVE N

2008 PICTURE



2022 PICTURE

