

PLANNING COMMISSION
Wednesday, November 15, 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 Duval, Gorham, Grunenwald, Norwood, Stenglein, and Yeager. Also noted as present were Community Development Director Kramvik and Assistant Planner Edwards. Commissioner Marohn was noted as absent.

#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 GORHAM, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS GRUNENWALD AND DUVAL, DULY CARRIED, TO APPROVE THE MINUTES FROM THE OCTOBER 18, 2023 MEETING.

#6 Unfinished Business

6a. Consider Short-Term Rental Ordinance and Hold Public Hearing

Community Development Director Kramvik gave a brief summary of the ordinance and the changes suggested at the October meeting. He indicated a letter has been provided to the Commission that was submitted by property owner Rick Badeaux.

The Chair opened the public hearing at 6:05 p.m.

The Chair recognized Rick Badeaux, owner of rental properties at 712 6th Street and 1005 6th Street S, who stated he wrote the letter regarding his short-term rentals. He said he understands the need for regulations. He stated he is using a slightly different business model than normal; all short-term rentals he has include a long-term rental. He is interested in future projects in Brainerd that include short-term with long-term in the same building if he is allowed to continue to do so. But said he may have to reconsider this plan if there are limits made to the number of allowed rental ownership.

The Chair recognized Mike Fish, MN Real Estate & Management, who manages the short-term rental at 502 Juniper Street for property owner Brian Knoll. He stated that capping the number at twenty is a fair amount, as most people desire lakeshore properties for vacation and

do not see it becoming a problem in the City. He also indicated short-term rentals are maintained at a higher quality as they do not want to receive a bad review.

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

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GORHAM, DULY CARRIED, TO RECOMMEND APPROVAL OF THE SHORT-TERM RENTAL ORDINANCE WITH THE FOLLOWING CHANGES. 1) AMEND THE DATE IN C14 TO DECEMBER 31, 2025 2) AMEND D3d. TO ADD THAT ALL CONDITIONS OF THE RENTAL CODE MUST BE MET.

#7 New Business

7a. Consider Variance and Conditional Use Permit Amendment at 1202 S 6th St.

Assistant Planner Edwards summarized the variance application and conditional use permit amendment proposed by the property owner at 1202 S. 6th Street.

The Chair opened the public hearing at 7:02 pm.

The Chair recognized Todd Sutton, owner of the property, who called in via Webex to the meeting tonight. Mr. Sutton explained the warranty issue on the machine and requested a variance to not require 25% other materials rather than metal siding. He explained the amendment to the CUP would simply include additional landscaping.

Discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GORHAM TO RECOMMEND DENIAL OF THE VARIANCE FOR 1202 S 6TH STREET BASED ON IT DOES NOT MEET THE REQUIREMENTS FOR A PRACTICAL DIFFICULTY.

Upon roll call, Commissioners Duval, Gorham, Stenglein, and Yeager voted “aye”. Commissioners Grunenwald and Norwood voted “nay”. The Chair declared the motion carried.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE CONDITIONAL USE PERMIT AS PRESENTED.

7b. Planning Commission Itinerary Update

Community Development Director Kramvik reviewed the itinerary of staff and Planning Commission projects. Discussion took place and it was decided to adjust the itinerary and move the cannabis item up in priority to #4, or as information becomes available.

#8 Public Forum

The Chair opened the public forum at 7:44 pm.

No one came forward.

The Chair closed the public forum at 7:44 pm.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- City staff is reviewing the fee schedule which will go to the City Council
- A review of the tree ordinance is taking place
- Vacant buildings in the City are being reviewed

#11 Commission Member Report

Commissioner Gorham asked if the tree ordinance review can be shared with the Planning Commission.

Commissioner Duval commented about the tree removal taking place at the My Neighbor to Love property.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRUNENWALD, DULY CARRIED, TO ADJORN AT 7:50 PM.

Kevin Yeager, Planning Commission Chair