

PLANNING COMMISSION
Wednesday, March 20, 2024
6:00 pm

#1 Call to Order

Planning Commission Chair Gorham 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 Francis, Peterson, Gorham, and Stenglein. Commissioners Duval and Grunenwald were noted as absent. Commissioner Norwood arrived at 6:24 pm. Also noted as present were City Administrator Broyles, and Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Approval of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE FEBRUARY 21, 2024 MEETING.

#6 New Business

6a. Conduct Conditional Use Permit for a 12-plex Apartment at PID 41040889

Community Development Director Kramvik gave a brief review of the proposed project by My Neighbor to Love Coalition to construct a 12-plex apartment building. He clarified the PID number was erroneously assigned as 41040887 under the aerial map and will be corrected in the files.

The Chair opened the public hearing at 6:04 pm.

The Chair recognized Vicky Kinney, who is the applicant on behalf of My Neighbor to Love Coalition. She explained this project is similar to the one at PID 41040887.

The Chair closed the public hearing at 6:09 pm.

MOVED AND SECONDED BY COMMISSIONERS STENGELIN AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR PID 41040889 WITH THE CONDITIONS AS PRESENTED.

6b. Consider Conditional Use Permit Amendment for a Boarding House at PID 41040888

Community Development Director Kramvik explained the request to amend the Conditional Use Permit for the boarding house proposed at PID 41040888. The amendment includes eliminating the health center on the first floor, changing the floor plan to include one studio apartment on the second floor, with three studios, office, kitchen, laundry, and meeting rooms on the first floor.

The Chair opened the public hearing at 6:13 pm.

The Chair recognized Vicky Kinney, who is the applicant on behalf of My Neighbor to Love Coalition. She explained for financial reasons regarding grant funding, they decided to eliminate the health center and modify the floor plan in order to continue with the project. She is hoping the grant funding is approved to proceed.

The Chair closed the public hearing at 6:17 pm.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AMENDMENT FOR PID 41040888 FOR A BOARDING HOUSE WITH THE CONDITIONS AS PRESENTED.

6c. Consider Interim Use Permit for a Short-Term Rental at 714 S 7th Street

Community Development Director Kramvik stated the property was reported as a rental to Brainerd Public Utilities in May of 2023. Staff reached out to the owner to obtain a rental license, but discovered shortly thereafter that it was being advertised as a short-term rental online. The owner was unaware of the requirements for rental housing, as well as being different for short-term rentals.

The Chair opened the public hearing at 6:22 pm.

The Chair recognized Mark Reisdorf, St. Paul, who is the applicant on behalf of Mighty Homes LLC. He said he owns a cleaning company in the Twin Cities and has been involved with the cleaning of short-term rentals. He said he has recently purchased a couple properties and converted them to short-term rentals since the success rate shows to be very good.

The Chair closed the public hearing at 6:25 pm.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT 714 S 7TH STREET WITH THE CONDITIONS AS PRESENTED.

6d. Review Letter of Opposition to the Minnesota Senate Housing and Homeless Prevention Committee's Bill to Bypass Local Government Zoning Regulations

Community Development Director Kramvik announced the senate is proposing a new bill that would bypass local governmental decisions for zoning regulations. He stated staff has drafted

a letter in opposition to be sent to the Minnesota Senate Housing and Homeless Prevention Committee.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND NORWOOD, DULY CARRIED, TO RECOMMEND APPROVAL OF SENDING THE LETTER TO THE MINNESOTA SENATE FROM THE CITY OF BRAINERD AS PRESENTED.

#7 Unfinished Business

7a. Update on Short-Term Rental Ordinance

Community Development Director Kramvik informed the Commission that the request to hold a workshop with the City Council to discuss the proposed short-term rental ordinance failed. The next step would need to come from the Council back to the Commission to make any adjustments or changes.

The Chair recognized Council Member Terry, who stated she was absent from the meeting that this topic was voted on. She indicated she will make a recommendation to the Council to add it to a future agenda to review the proposed ordinance when a full council is present.

7b. Discussion on Cannabis Ordinance

Community Development Director Kramvik stated staff recently attended a roundtable discussion for updates in the recent legalization of cannabis in Minnesota. He reviewed some of the information with the Commission that he has learned.

Commission discussion took place. Staff have been directed to research other states for details as to how they handled the opening of dispensaries in their cities and the creation of ordinances.

#8 Public Forum

The Chair opened the public forum at 7:09 pm.

No one came forward.

The Chair closed the public forum at 7:09 pm.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- The 805 Laurel project is progressing and will be appearing before the Commission in April with their CUP applications.

City Administrator Broyles introduced himself to the Commission and is excited to be involved and looks forward to getting to know everyone on the Commission. Commissioners welcomed him to the City of Brainerd.

#10 Commission Member Report

Commissioner Gorham asked for an update on the crypto mining project by VCV Digital.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO ADJORN AT 7:15 PM.

Don Gorham, Planning Commission Chair