

PLANNING COMMISSION

Wednesday, July 17, 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 Duval, Francis, Norwood, Peterson, Stenglein, and Gorham. Commissioner Grunenwald was noted as absent. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Approval of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND DUVAL, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JUNE 20, 2024 MEETING.

#6 Unfinished Business

None

#7 New Business

7a. Consider Interim Use Permit for a Short-Term Rental at 1123 15th Ave NE

Community Development Director Kramvik gave the details of the application for an Interim Use Permit to operate a short-term rental at 1123 15th Ave NE. He read through the house rules, which will include a change from eleven (11) to nine (9) occupants due to the sizes of rooms.

Commissioners discussed and asked questions to Community Development Director Kramvik.

The Chair opened the public hearing at 6:05 pm.

The Chair recognized Mike Fish, MN Real Estate and Property Management, who is managing this property for the property owner. He gave a full explanation of the property and requirements of the tenants using the property.

The Chair recognized Marty Johnson, 1104 15th Ave NE, who asked questions regarding the approval process and how many have been denied. He made comments regarding the sale of the home and completing this application prior to being approved. It appears that the purchaser assumed it would be approved before the sale was final.

The Chair recognized Cheryl Caitland, 1208 15th Ave NE, who had concerns regarding the previous owners with parties, bright outdoor lighting, and excessive noise. She was assured that the City would do what they could to regulate problems and concerns can be called in to the PD or City staff.

The Chair recognized Virginia Kopp, 1119 15th Ave NE, who indicated there have been issues with cars blocking her driveway and on-street parking. Her other concern is the large dock area in the lake for multiple watercrafts that block other property owner's lakeshore space.

The Chair recognized Mike Fish, who responded to some of the questions asked. He said he will be sure to provide contact information and the complete house rules to all neighboring properties.

Discussion took place.

The Chair closed the public hearing at 6.33 pm.

MOVED AND SECONDED BY COMMISSIONERS FRANCIS AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF ONE SHORT-TERM RENTAL AT 1123 15TH AVE NE AS PRESENTED WITH THE FOLLOWING CONDITIONS ADDED 1) NO PARKING ON THE STREET 2) NO AMPLIFIED SOUND 3) FOLLOW ALL WATERCRAFT REGULATIONS AND DOCK SIZE ADMINISTERED BY THE DNR AND FOLLOW ALL CITY SHORELAND ORDINANCE REQUIREMENTS.

Community Development Director Kramvik indicated this will be on the August 5, 2024 City Council agenda for approval or denial.

7b. Consider Conditional Use Permit for a Childcare Center Expansion at 418 8th Ave NE

Community Development Director Kramvik stated this application is to amend the conditional use permit by expanding the fenced play area that was originally approved. It was discovered by Mn DOH that the size was not satisfactory for the number of children attending the center. The request is also to add another classroom within the year.

The Chair opened the public hearing at 6:48 pm.

The Chair recognized Erin Karnowski, 2410 Oak St., who said the fenced area needs expansion for the play area and will be expanding an existing room into another classroom.

The Chair closed the public hearing at 6:50 pm.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND NORWOOD, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT TO EXPAND THE SIZE OF THE CURRENT FENCED AREA AND TO ALLOW FOR THE EXPANSION OF ANY ADDITIONAL CLASSROOMS WITH THE CONDITIONS PRESENTED.

Community Development Director Kramvik stated this topic will be on the August 5, 2024 City Council meeting agenda for final approval or denial.

7c. Review Comprehensive Plan Implementation Strategy Progress

Community Development Director Kramvik went through the items provided in the packet relating to the implementation of the Comprehensive Plan.

Commission discussion took place.

#8 Public Forum

The Chair opened the public forum at 7:23 pm.

The Chair recognized Sarah Thiesse, 11687 Oakridge Rd., who requested staff consider an ordinance that will not permit crypto mining as an option in outdoor storage. She indicated it would eliminate a lot of noise issues, and another company could apply for the same thing.

The Chair closed the public forum at 7:25 pm.

Community Development Director Kramvik indicated this topic is on the itinerary for future discussion.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- City Council denied the Interim Use Permit for 1918 Thiesse Drive. There is a workshop being scheduled with BPU and the EDA to discuss future options for this site.
- City Council held the first reading of an ordinance to prohibit camping in the City.
- City Council passed an expansion of the current River to Rail Incentive Program to include 6th Street South to Buffalo Hills Lane and Washington Street.
- BLADEC authorized a façade improvement grant.

#10 Commission Member Report

Commissioner Gorham questioned the camping ordinance, and it was clarified by Community Development Director Kramvik the purpose of the ordinance.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND STENGLEIN, DULY CARRIED, TO ADJORN AT 7:30 PM.

Don Gorham, Planning Commission Chair