

PLANNING COMMISSION
Wednesday, August 21, 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 Norwood, Peterson, Stenglein, and Gorham. Commissioners Duval, Francis, and Grunenwald were 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 STENGLEIN AND NORWOOD, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND STENGLEIN, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JULY 17, 2024 MEETING.

#6 Unfinished Business

6a. Hold Public Hearing for Proposed Ordinance Regulating Garage Requirements for Residential Housing Units

Community Development Director Kramvik explained that the ordinance includes the suggestions for changes brought forth from the previous Commission meeting.

The Chair opened the public hearing at 6:02 pm.

No one came forward.

The Chair closed the public hearing at 6:03 pm.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND STENGLEIN, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE REGULATING GARAGE REQUIREMENTS FOR RESIDENTIAL HOUSING UNITS.

#7 New Business

7a. Consider Conditional Use Permit Amendment at 703 Oak Street to Construct an Outdoor Playground at the Current Childcare Facility

Community Development Director Kramvik gave the details of the request to construct a playground at the 703 Oak Street childcare facility. The playground will be 50' x 50' with a privacy fence along the residential side and chain link with slats around the remainder of the area. A permanent play structure along with weatherproof storage boxes will be in the play area.

The Chair opened the public hearing at 6:06 pm.

The Chair recognized Maci Barrett, Childcare Director at the YMCA, spoke about the need to add a play area to avoid crossing the street to the main facility playground. She also explained the parking and drop off/pick up plan.

The Chair closed the public hearing at 6:10 pm.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND NORWOOD TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT AMENDMENT FOR 703 OAK STREET AS PRESENTED.

Members Norwood, Peterson, and Gorham voted "aye". No member voted "nay". Member Stenglein abstained from voting. The Chair declared the motion carried.

7b. Hold Public Hearing for Proposed Ordinance Prohibiting Outdoor Storage for Crypto Mining and Similar Uses

Community Development Director Kramvik gave a brief review of the proposed ordinance to prohibit outdoor storage for crypto mining and similar uses. He explained some general cleanup of section 515-3-30 was also needed to amend some incorrect code references.

The Chair opened the public hearing at 6:12 pm.

The Chair recognized Sarah Thiesse, 11687 Oakridge Rd., who thanked the Commission and staff for the work put into this ordinance. She indicated she has been approached by other cities to help them for the same situation.

The Chair recognized Karen Thiesse, 12437 Oakridge Rd., who stated the Just for Krypto site that is currently operating does emit noise from the cooling fans and are heard at her home, which is only $\frac{3}{4}$ of a mile away.

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

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE PROHIBITING OUTDOOR STORAGE FOR CRYPTO MINING AND SIMILAR USES AS PRESENTED.

7c. Review and Provide Direction for Building Design Standards

Community Development Director Kramvik went through the topics regarding design standards. Commission discussion took place on each item.

Some of the proposed changes are as follows:

- Possibly allow ADU's for rental properties
- Less design requirements for the front façade/front entrance façade
- The minimum unit size of 400 SF seems too small; remain at 500 SF
- Increase the number of multifamily units from 5+ to 10+ to require the incorporation of balconies, covered porches, staggered wall patterns
- Item 2d. and 4a. shown in the packet should have been red lined to show areas deleted

Staff will draft an ordinance to be reviewed at the September meeting.

#8 Public Forum

The Chair opened the public forum at 7:10 pm.

No one came forward.

The Chair closed the public forum at 7:10 pm.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- City Council approved the award of the state funding for affordable housing to Habitat for Humanity for the construction of three new homes in Brainerd.
- City Council passed the ordinance to prohibit camping in the City.
- City Council approved the extension of the River to Rail incentive policy to include more properties along Washington Street and South 6th Street; now known as the Central Business District

#10 Commission Member Report

Commissioner Stenglein announced MnDOT will be holding a workshop to discuss the Highway 210 project on September 10th. She also stated the next Rosenmeier Forum will be discussing homelessness, which is taking place September 17th. Commissioner Stenglein attended the groundbreaking at the Creekside Community 12-plex.

Commissioner Norwood would like to have more discussion regarding AI, crypto mining, and similar uses.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON,
DULY CARRIED, TO ADJORN AT 7:20 PM.

Don Gorham, Planning Commission Chair