

PLANNING COMMISSION
Wednesday, December 18, 2024
6:00 pm

#1 Call to Order

Planning Commission Vice Chair Duval 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, Stenglein, Peterson, Grecula and Gorham. Commissioner Norwood joined the meeting at 6:27 pm. Also noted as present were City Administrator Broyles and Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Oath of Office

City Administrator Broyles administered the Oath of Office to new Member Grecula and welcomed him to the commission.

#5 Approval of Agenda

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

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GORHAM, DULY CARRIED, TO APPROVE THE MINUTES FROM THE NOVEMBER 20, 2024 REGULAR MEETING.

#7 Unfinished Business

7a. Consider Proposed Building Design Standards Ordinance

Community Development Director Kramvik gave a brief review of the proposed ordinance. He clarified a typo in section five that showed lot dimensions range of 5,000 – 1,500SF, whereas the 1,500SF should have been 10,500SF.

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

No one came forward.

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

Discussion took place and ideas shared.

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND GRECULA, DULY CARRIED, TO RECOMMEND APPROVAL OF THE DESIGN STANDARDS ORDINANCE WITH ONE CHANGE AS FOLLOWS: SECTION FIVE LOT DIMENSIONS A – CHANGE LOT SIZE RANGE TO 5,000SF – 11,250SF.

#8 New Business

8a. Consider Variance from Fence Height Requirements at 303 J St NE

Community Development Director Kramvik gave a brief review of the history of the property and the fence that was constructed at 303 J St NE.

The Chair opened the public hearing at 6:15 pm.

No one came forward.

The Chair closed the public hearing at 6:15 pm.

The Commissioners discussed the situation and offered their input.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND GRECULA TO RECOMMEND APPROVAL OF THE VARIANCE AT 303 J ST NE AS PRESENTED.

Members Peterson and Grecula voted “aye”. Members Duval, Gorham, and Stenglein voted “nay”. The Chair declared the motion failed. No other motion was presented.

Commissioner Gorham departed the meeting at 6:40 pm.

8b. Review Proposed Crypto Mining Ordinance

Community Development Director Kramvik indicated the City Council directed staff to draft a crypto mining and data storage ordinance. He gave a brief review of the items for discussion and stated he suggests a change to a Conditional Use Permit rather than an Interim Use Permit.

The attendees in the audience that spoke about the proposed ordinance are as follows:

- Bret Mattheisen, who is representing Just for Krypto, Brainerd
- Megan Bock, 11633 Oakridge Rd, Brainerd
- Ro Shirole, representing BlockMetrix attended remotely
- Sarah Thiesse, 11775 Oakridge Rd, Brainerd

The Commission directed Community Development Director Kramvik to make the changes to the ordinance based on the conversations tonight and return to the Planning Commission at a future meeting with an ordinance.

#9 Public Forum

The Chair opened the public forum at 7:58 pm.

No one came forward.

The Chair closed the public forum at 7:58 pm.

#10 Staff Reports

Community Development Director Kramvik made the following updates:

- The Country Manor project has applied for additional tax abatement from the EDA, which will go to the City Council in February. They will also need to apply for a PUD amendment to address some minor modifications to their project.
- City Council has approved staff to advertise for the 2024 SAHA (State Affordable Housing Aid) Funds available to developers for housing projects, with some standards to be met.

CDD Kramvik thanked Commissioner Stenglein for her service as a Council liaison.

#11 Commission Member Reports

The Commissioners thanked Commissioner Stenglein for her hard work on the Planning Commission.

Commissioner Grecula is looking forward to serving on the committee.

Commissioner Stenglein thanked everyone for the knowledge, and she has learned a lot during her tenure.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS STENGLEIN AND PETERSON,
DULY CARRIED, TO ADJORN AT 8:03 PM.

Michael Duval, Planning Commission Vice Chair