

PLANNING COMMISSION
Wednesday, January 15, 2025

#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, Peterson, Norwood, Grecula and Gorham. Also noted as present were City Administrator Broyles and Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Election of Officers

Commissioner Norwood nominated Commissioner Duval to serve as Chair for 2025. This nomination is contingent on the City Council appointing Mike Duval to the Planning Commission at the January 21st, 2025 meeting.

There were no other nominations.

Members Duval, Peterson, Norwood, Grecula, and Gorham voted “aye”. No member voted “nay”. The Chair declared the appointment of Commissioner Duval as Chair carried.

Commissioner Peterson nominated Commissioner Gorham to serve as Vice Chair for 2025.

There were no other nominations.

Members Duval, Peterson, Norwood, Grecula, and Gorham voted “aye”. No member voted “nay”. The Chair declared the appointment of Commissioner Gorham to serve as Vice Chair carried.

The Commission briefly reviewed the bylaws. Commissioner Gorham indicated he would like to explore the Commission being included in the budgeting process.

#5 Approval of Agenda

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

#6 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND GRECUA, DULY CARRIED, TO APPROVE THE MINUTES FROM THE DECEMBER 18TH, 2024 REGULAR MEETING.

#7 New Business

7a. Consider Foundation for Health Care Continuums (Country Manor) Amendment to Planned Unit Development (PUD)

Community Development Director Kramvik explained the changes to the PUD by expanding the southwest memory care building to accommodate additional memory care units, removing a portion of the main parking lot, reducing the size of the northwest building, and removing a detached garage.

The Chair opened the public hearing at 6:08 pm.

The Chair recognized Anthony Fensted, CEO of Country Manor, who indicated many of the changes revolved around financing and the increased costs of materials. He stated any expansions that may be needed can be explored in the future.

The Chair closed the public hearing at 6:11 pm.

MOVED AND SECONDED BY COMMISSIONERS NORWOOD AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PUD AMENDMENT FOR FOUNDATION FOR HEALTH CONTINUUMS (COUNTRY MANOR) AS PRESENTED WITH THE CONDITION OF THE APPROVAL OF THE DEVELOPMENT AGREEMENT.

CDD Kramvik stated this topic will go to the City Council at the February 3rd, 2025 meeting.

7b. Approve Planning Commission 2025 Calendar

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND NORWOOD, DULY CARRIED, TO APPROVE THE PLANNING COMMISSION 2025 CALENDAR AS PRESENTED.

#8 Unfinished Business

8a. Review Proposed Data Center Ordinance

Community Development Director Kramvik explained that many of the items discussed at the previous meeting were updated in this draft. One modification will be made to correct a term in section four, item F. to state "Data Centers operations..." and not Cryptocurrency mining operations.

Commission discussion took place on utility usage and other items in the draft.

The Chair recognized Mike Higgins, 1801 Mill Ave., owner of BIC and The NP Center, who spoke about allowing new industry to come to the City and there are sometimes too many restrictions. He also added that power and water are federally monitored and should not be included in planning and zoning requirements, as it is handled by Brainerd Public Utilities.

Commissioner Gorham requested Public Utilities Director Evans be present at the February meeting.

8b. Approve Planning Commission Itinerary

Community Development Director Kramvik reviewed the itinerary of items that have been completed, those in process and others for future discussion. One future topic to be added may be a collaboration with the EDA to tour local daycare centers for input on needs, either in zoning or possible grant funding.

Commission discussion took place, and a suggestion was to include the allowed use table review with the comprehensive plan update.

#9 Public Forum

The Chair opened the public forum at 6:59 pm.

No one came forward.

The Chair closed the public forum at 6:59 pm.

#10 Staff Reports

Community Development Director Kramvik made the following updates:

- The City Council will be reviewing several items for the Country Manor project, including the PUD, Tax Abatement and a request for the deferral of SAC/WAC fees at the February 3rd, 2025 meeting.
- DW Jones project continues on 805 Laurel – the old building has been removed from the site.

#11 Commission Member Reports

Commissioner Gorham respects the comments from Mr. Higgins but feels that a lot of work has been done to be flexible in our code.

Commissioner Duval applauds the work of MNDot regarding the condition of the Laurel Street bridge for pedestrians.

#12 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GORHAM AND PETERSON, DULY CARRIED, TO ADJORN AT 7:03 PM.

Tad Erickson, Planning Commission Liaison