

PLANNING COMMISSION
Wednesday, October 15th, 2025

#1 Call to Order

Planning Commission Chair Norwood called the meeting of the Brainerd Planning Commission to order at 6:02 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Grecula, Duval, Erickson, and Norwood. Noted absent were Commissioners Gorham, Powell and Peterson. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Approval of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND ERICKSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE SEPTEMBER 17TH, 2025 REGULAR MEETING AS PRESENTED.

#6 Public Forum

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

No one came forward.

The Chair closed the public forum at 6:04 pm.

#7 New Business

7a. Discuss Comprehensive Plan Update

Community Development Director Kramvik explained the elements needed to increase the threshold to file a Comprehensive Plan with the EQB chair that are shown in the packet. Staff are recommending approval to go out for an RFP to update the Comprehensive Plan.

Discussion took place.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND GRECULA, DULY CARRIED, TO PROCEED WITH DRAFTING AN RFP TO UPDATE THE COMPREHENSIVE PLAN.

7b. Consider Rezoning, Future Land Use Map Amendment and a Conditional Use Permit from CN-2 (Contemporary Neighborhood 2) to GC (General Commercial) to Allow for an Animal Clinic on Parcels 41290683 and 41290503 (NE Corner of Oak Street and 28th St E) (WITHDRAWN)

#8 Unfinished Business

8a. Review Shoreland Ordinance

Community Development Director Kramvik indicated Commissioner Duval assisted in the review of the ordinance and offered great knowledge to the topics involved.

Commissioners discussed the areas of interest and recommended changes. However, any recommendations need to follow the DNR regulations.

MOVED AND SECONDED BY COMMISSIONER DUVAL TO DIRECT STAFF TO NEGOTIATE WITH THE DNR TO IMPLEMENT THE STANDARD FOR EXTRACTIVE USE OF INTERIM USE PERMITS ACROSS ALL WATER BODY TYPES.

There was no second to the above motion.

MOVED AND SECONDED BY COMMISSIONER DUVAL AND ERICKSON TO ACCEPT STAFFS RECOMMENDATION OF TABLE 515-2-22.3 AND DOES NOT INCLUDE THE PROHIBITION OF FORESTED RIVERS AND TRIBUTARY STREAMS.

Members Duval, Grecula, and Norwood voted "aye". Member Erickson voted "nay". The Chair declared the motion carried.

Member Duval indicated he was surprised the land use item mining of metallic minerals and peat included in the list, as mining in the city limits is probably not a reasonable use. Member Erickson said he would not like to see it restricted as mining may be possible in RL districts. Member Grecula suggested allowing it as an IUP process.

MOVED AND SECONDED BY COMMISSIONER GRECULA AND DUVAL TO RECOMMEND CHANGING MINING OF METALLIC MINERALS AND PEAT FROM A PERMITTED USE TO AN INTERIM USE PERMIT FOR ALL LAKE AND RIVER CLASSIFICATIONS.

Members Duval, Grecula, and Norwood voted "aye". Member Erickson voted "nay". The Chair declared the motion carried.

8b. Review Planning Commission Itinerary

Community Development Director Kramvik gave the Commission an update of the itinerary and asked if any changes are needed.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- The City Council approved the preliminary plat, and the PUD development stage plan for the Kuepers apartment complex
- The Environmental Assessment Worksheet (EAW) has also been received for the Kuepers apartment complex, and the link is posted on the city website
- Short Elliott Hendrickson (SEH) completed the sewer study for the project and the existing sewer on Crestview will be able to handle the project

#10 Commission Member Reports

None

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRECULA, DULY CARRIED, TO ADJORN AT 6:54 PM.

James Norwood, Planning Commission Chair