



PLANNING COMMISSION AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, December 17, 2025 @ 6:00 PM

The public is invited to attend these meetings in person
Attend by Phone: 1-844-992-4726 Meeting Access Code: 2484 446 5718

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. **Call To Order**

2. **Roll Call**

___ D. Gorham ___ J. Grecula ___ M. Duval ___ D. Peterson ___ J. Powell ___ T. Erickson ___ J.
Norwood

3. **Pledge of Allegiance**

4. **Approval Of Agenda - Voice Vote**

5. **Approval Of Minutes**

A. **Draft Minutes of November 19th, 2025 Meeting**

6. **Public Forum**

Time allocated for citizens to bring matters not on the agenda to the attention of the Commission -
Time limits may be imposed

7. **Unfinished Business**

A. **Consider a Preliminary Plat Amendment and a Development Stage Planned Unit
Development (PUD) Amendment from Kuepers Construction for Parcels 41020691 and
41020682 for a Proposed 176-unit Apartment Complex/Development**

B. **Consider RFP for Comprehensive Plan Update**

8. **New Business**

A. **Consider Conditional Use Permit Amendment for St. Francis Catholic Church to allow for a
Third Garage Stall to be Constructed on the Rectory - 908 Ivy Street**

9. **Staff Reports**

(Verbal: Any Updates since Packet)

10. **Commission Member Reports**

11. **Adjourn**

Visit the City's Website at www.ci.brainerd.mn.us

MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"