

PLANNING COMMISSION
Wednesday, January 21, 2026

#1 Call to Order

Planning Commission Vice 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 Gorham, Grecula, Peterson, Powell, Duval, and Erickson. Also noted as present was Community Development Director Kramvik.

#3 Pledge of Allegiance

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

#4 Oath of Office

4a. Don Gorham

Community Development Director Kramvik administered the Oath of Office to Commissioner Gorham.

#5 Election of Officers

Commissioner Peterson, seconded by Commissioner Duval, nominated Commissioner Gorham to serve as Chair for 2026.

There were no other nominations.

Members Gorham, Grecula, Peterson, Powell, Duval, and Erickson voted "aye". No member voted "nay". The Chair declared the appointment of Commissioner Gorham as Chair carried.

Commissioner Duval, seconded by Commissioner Erickson, nominated Commissioner Grecula to serve as Vice Chair for 2026.

There were no other nominations.

Members Gorham, Grecula, Peterson, Powell, Duval, and Erickson voted "aye". No member voted "nay". The Chair declared the appointment of Commissioner Grecula as Vice Chair carried.

#6 Approval of Agenda

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

#7 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS GRECULA AND DUVAL, DULY CARRIED, TO AMEND AND APPROVE THE MINUTES FROM THE DECEMBER 17TH, 2025 REGULAR MEETING BY CORRECTING DISCUSSION ON A POTENTIAL TRAIL IN THE KUEPERS TOPIC FROM COMMISSIONER DUVAL TO COMMISSIONER GORHAM.

#8 Public Forum

The Chair opened the public forum at 6:03 pm.

No one came forward.

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

#9 Unfinished Business

9a. Final Plat and Final Planned Unit Development – Voyageur Heights

Community Development Director Kramvik reviewed the details of the final plat and the final PUD for the Voyageur Heights project. The original design was amended to move the stormwater infiltration ponds outside of the Drinking Water Supply Management Area (DWSMA). He stated Outlot B will be given to the City and will be the location of the lift station as the outlot is a wetland and cannot be developed. Outlot B will provide a tree buffer to the north. The remaining property has been divided into Outlots that would require future approvals from the City in order to develop.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE FINAL PLAT AS PRESENTED.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE PLANNED UNIT DEVELOPMENT FINAL PLAN AS PRESENTED.

CDD Kramvik indicated this will be heard at the City Council meeting February 2nd at 7:30 pm.

9b. Review Shoreland Ordinance

Community Development Director Kramvik reviewed the shoreland ordinance and indicated he has been working with the MN DNR to inquire if lot widths and sizes are negotiable. It was recommended to provide a survey of properties prior to making that request. Staff have analyzed properties in the shoreland district of Rice Lake and determined the impervious surface of each lot.

Commission discussion took place and determined the ordinance is ready to go to the DNR for final negotiations.

#10 New Business

10a. Review Planning Commission Bylaws

Community Development Director Kramvik stated the bylaws are reviewed annually.

10b. 2026 Planning Commission Meetings Calendar

Community Development Director Kramvik indicated the meeting calendar is attached. Commissioner Duval pointed out the October meeting date was entered erroneously. This date will be corrected.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND POWELL, DULY CARRIED, TO AMEND AND APPROVE THE CALENDAR BY CORRECTING THE OCTOBER MEETING TO OCTOBER 21ST.

#11 Staff Reports

Community Development Director Kramvik made the following updates:

- Staff have received some responses to the RFP for consulting services for the Comprehensive Plan update
- Staff have been contacted regarding Green Steps cities to review some changes made in the requirements as they are now less stringent

#12 Commission Member Reports

Commissioner Grecula thanked the commission for electing him the Vice Chair.

Commissioner Duval would like to thank the street department and MnDOT for the sidewalk maintenance and bridge upkeep.

Commissioner Gorham stated the Laurel Street bridge needs attention, as the snow and ice has been pushed up against the fence. The sun melts the ice and it re-freezes to create very slippery conditions. CDD Kramvik will pass this on.

#13 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRECULA, DULY CARRIED, TO ADJORN AT 6:28 PM.

Don Gorham, Planning Commission Chair