

PLANNING COMMISSION
Wednesday, February 18, 2026

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

#3 Pledge of Allegiance

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

#4 Approval of Agenda

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

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JANUARY 21ST, 2026 REGULAR MEETING.

#6 Public Forum

The Chair opened the public forum at 6:01 pm.

No one came forward.

The Chair closed the public forum at 6:01 pm.

#7 New Business

7a. Conditional Use Permit Request – Dermatology Clinic – 1410 & 1424 Thiesse Drive

Community Development Director Kramvik gave a review of the proposal to increase the amount of parking spaces allowed for the size of the building. The proposed building will be two stories and exceeds the maximum parking space calculation. He also noted that the applicant may expand to a third parcel adjacent in the future for potential growth of the dermatology clinic. This application does not include that parcel.

Commissioner discussion took place. It was asked about the potential for leasing space that was noted in the building.

The Chair opened the public hearing at 6:09 pm.

The Chair recognized Kristina Britton, 12545 County Road 139, Brainerd, who is the applicant and the dermatologist for the clinic. She stated the practice has outgrown their current space and they are very excited for the opportunity to expand in Brainerd. They need at least 3 parking spaces per provider for patients being seen. She stated the basement area may be used for a third-party rental or may be used for their own office or clinic space. The third parcel of land may be needed in the future for expansion if the business grows past their needs.

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

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT THAT ALLOWS FOR 65 OFF STREET PARKING SPACES AT 1410 AND 1424 THIESSE DRIVE BRAINERD AS PRESENTED.

Community Development Director Kramvik indicated this will be heard at the City Council meeting March 2nd at 7:30 pm for final decision.

7b. Variance Request from Setback Requirements – 2602 11th St SE

Community Development Director Kramvik explained the applicant approached the property owner about constructing mini storage on the east side of the property. The proposal is to subdivide the property, and the variance is from the setback requirements from the existing storage structures.

The Chair opened the public hearing at 6:18 pm.

The Chair recognized Kathy Thompson, owner of Brainerd Garages 1212 Industrial Park, who is applying for the variance to construct two mini storage buildings at 2602 11th St SE, Brainerd. She indicated she has owned Brainerd Garages for approximately 12 years, and the opportunity arose with Superior Fuel to split the lot to utilize existing buildings and add more mini storage.

The Chair closed the public hearing at 6:20 pm.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND GRECUA, DULY CARRIED, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST FROM REAR YARD SETBACKS FROM EXISTING STRUCTURES AS PRESENTED.

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

#8 New Business

8a. Review Comprehensive Plan Update Proposals

Community Development Director Kramvik explained there are three proposals that were received to choose from to evaluate. The companies or individuals were based upon, but not limited to, the following:

- The consultant’s approach to and understanding of the Scope of Work.
- The consultant’s experience with similar contracts and clients and provide a representative document.
- The experience and qualifications of the proposed staff in providing similar services and what their roles would be on the update.
- The extent to which previous client’s projects have been delivered on schedule and in budget.

Commissioners voted for their choice of first, second, and third as noted in the table.

Client	Duval	Grecula	Peterson	Erickson	Gorham
WSB	2	3	3	1	3
Swanson Haskamp	1	1	1	3	1
Bolton & Menk	3	2	2	2	2

MOVED AND SECONDED BY COMMISSIONERS GRECULA AND DUVAL, DULY CARRIED, TO CONVEY THE PLANNING COMMISSION RESULTS TO THE CITY COUNCIL FOR THEIR FINAL DECISION.

#9 Staff Reports

Community Development Director Kramvik made the following updates:

- Staff met with the MN DNR regarding the Shoreland Ordinance for updates to be considered at the March meeting (questions were asked re: the shoreland regulations we are proposing vs. Crow Wing County’s regulations)
- City Council is considering an Orderly Annexation agreement for properties along Riverside Drive

#10 Commission Member Reports

Commissioner Duval is attending the GreenStep Data Center presentation remotely Thursday February 26th and asked about any quorum regulations.

Commissioner Erickson indicated there were good questions raised at the Council meeting last night regarding the proposed annexation.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO ADJORN AT 6:40 PM.

Don Gorham, Planning Commission Chair