

**PLANNING COMMISSION**  
Wednesday, April 15<sup>th</sup>, 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 Duval, Grecula, Peterson, Erickson, and Gorham. Also noted as present were City Administrator Broyles and 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 GRECULA AND ERICKSON, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

**#5     Approval of Minutes**

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRECULA, DULY CARRIED, TO APPROVE THE MINUTES FROM THE MARCH 18<sup>TH</sup>, 2026 REGULAR MEETING.

**#6     New Business**

**6a.     Consider Variance Request for Expanded Parking Lot Entrance – 411 Laurel Street**

Community Development Director Kramvik explained the applicant owns the property at 411 Laurel Street and will soon open an athletic studio. They are concerned with the parking lot traffic flow and available space for turning in and out of spaces. The entrance currently is narrow, and they would like to be able to expand it to allow ease of access to their facility. The allowed distance to the intersection is 60' and the applicant is asking for a reduced distance of 40'.

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

The Chair recognized Emily Fairbanks, who is the owner and applicant of 411 Laurel Street. She stated that she and her husband purchased this building to expand their personal training business. The entrance to the parking lot will be 20' wide and will improve the movement of traffic in and out.

The Chair closed the public hearing at 6:07 pm.

Commissioner Grecula suggested the addition of 10' of green space to add interest to the property and for the storage of snow in the winter.

Commissioner Erickson stated the loss of that one parking space near the corner of Laurel and South 4<sup>th</sup> Street would actually be good to enhance sight lines at that intersection.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND DUVAL, DULY CARRIED, TO RECOMMEND APPROVAL OF THE VARIANCE TO EXPAND THE PARKING LOT ENTRANCE AT 411 LAUREL STREET AS PRESENTED.

## **#7     Unfinished Business**

### **7a.     Review Shoreland Ordinance**

Community Development Director Kramvik introduced Jake Frie, the Area Hydrologist for the MN DNR who is here to answer any questions on the recent revisions.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO APPROVE THE SHORELAND ORDINANCE AS PRESENTED AND HOLD A PUBLIC HEARING AT THE NEXT MEETING MAY 20TH.

## **#8     Public Forum**

The Chair opened the public forum at 6:20 pm.

No one came forward.

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

## **#9     Staff Reports**

Community Development Director Kramvik made the following updates:

- The building permit for the Voyageur Heights apartment development on Hwy 371 South has been issued to Kueper's Construction
- The HWY 210 reconstruction project will be starting soon

## **#10    Commission Member Reports**

Commissioner Grecula is excited to see the 210 highway reconstruction get started.

## **#11    Adjournment**

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO ADJORN AT 6:22 PM.

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Don Gorham, Planning Commission Chair