

**PLANNING COMMISSION**  
Wednesday, May 20<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 was Community Development Director Kramvik.

**#3 Pledge of Allegiance**

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

**#4 Oath of Office**

Community Development Director Kramvik administered the Oath of Office to Commissioner Kramer. Commission members welcomed Mr. Kramer to the Commission.

**#5 Approval of Agenda**

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRECULA, DULY CARRIED, TO AMEND THE AGENDA TO RECUSE COMMISSIONERS DUVAL, GRECULA AND KRAMER FROM VOTING ON ITEM #8C, DUE TO CONFLICT OF INTEREST.

**#6 Approval of Minutes**

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND GRECULA, DULY CARRIED, TO APPROVE THE MINUTES FROM THE APRIL 15<sup>TH</sup>, 2026 SPECIAL MEETING AND THE APRIL 15<sup>TH</sup>, 2026 REGULAR MEETING.

**#7 Public Forum**

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

No one came forward.

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

**#8 New Business**

**8a. Consider Interim Use Permit Renewal for Short Term Rental – 1123 15<sup>th</sup> Ave NE**

Community Development Director Kramvik gave a brief review of this renewal for an Interim Use Permit for a short-term rental. There have been no complaints or calls regarding this

property to the department this year. Community Development Director Kramvik indicated a letter from a neighbor was received and distributed to the Commission objecting to the approval of this renewal. In response to this letter, Community Development Director Kramvik contacted the Police Department for any records of calls to the property and was informed there was one unsubstantiated call for noise within the past two years. He suggests no other changes to what was originally submitted.

Commissioners' questions were asked regarding ordinances, conduct on premises, and local responsible agents.

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

The Chair recognized Mike Fish, who is the property manager and resides in Pierz. He indicated there is a noise meter installed near the hot tub area and deck. This noise meter had never gone off and stated he was on the phone with the guests when the police showed up to the one call received. The guests were in the hot tub talking and the neighbor complained about noise. He stated he has done everything he can to accommodate the neighbor's requests - there have been no substantiated issues, and all house rules have been followed.

The Chair recognized Cheryl Caitland, 1208 15<sup>th</sup> Ave NE, who read a letter representing the property owners in the neighborhood. She indicated the neighbors do not want a VRBO as their privacy, peace and quiet are being violated. She said every weekend is a party weekend with multiple cars and activity taking place. She wants the committee to vote no and terminate the

The Chair closed the public hearing at 6:13 pm.

Commissioner Duval stated a lot of thought and time went into the creation of the short-term rental ordinance and there are steps in place to address any issues that may arise.

Commissioner Erickson requested that staff clarify the requirement of having a local property manager, which was determined an agent must be within 50 miles of the property. Mr. Fish is approximately 30 miles from the location.

Commissioner Gorham indicated living in a neighborhood in the city has noise and activity; he said he lives in town, and would sometimes enjoy less noise, but you can't get away from that. He felt we have a good process that can take care of the concerns.

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT RENEWAL TO OPERATE A SHORT-TERM RENTAL AT 1123 15<sup>TH</sup> AVE NE WITH THE CONDITIONS AS PRESENTED.

CDD Kramvik indicated this will be heard at the City Council meeting June 1<sup>st</sup>, 2026 at 7:30 pm for a final decision.

**8b. Consider Interim Use Permit for Short Term Rental – 1526 14<sup>th</sup> Ave NE**

Community Development Director Kramvik explained the details of this new application for an Interim Use Permit to operate a short-term rental. The applicant indicated this will be operated as a Vacation Dwelling Unit (VDU): a rental where the property owner is not permanent resident of the unit, and the entire unit is rented without the property owner present.

The Chair opened the public hearing at 6:19 pm.

The Chair recognized Hunter Pinke, who owns the property with his parents and has applied for the IUP to operate a short-term rental. He explained he was injured in 2019 and now needs to use a wheelchair full time. He has noticed the lack of handicapped accessible VRBO's and the low number of rooms available in hotels. It is a passion of his to expand the availability to all occupants in VRBO's and this is his first one located in Brainerd. The home has recently gone through a complete remodel to allow for handicapped accessible accommodation. All the conditions will be met that are expected of them.

The Chair recognized Mike Fish who stated it is true that handicapped accessible units are very rare, as he would like to see an increase in offerings.

The Chair closed the public hearing at 6:22 pm.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND GRECUA, DULY CARRIED, TO RECOMMEND APPROVAL OF THE INTERIM USE PERMIT TO OPERATE A SHORT-TERM RENTAL AT 1526 14<sup>TH</sup> AVE NE WITH THE CONDITIONS AS PRESENTED.

CDD Kramvik indicated this will be heard at the City Council meeting June 1<sup>st</sup>, 2026 at 7:30 pm for a final decision.

**8c. Consider Rezoning, Conditional Use Permits, and Variance Requests for 50-Unit Multi-Family Apartment – Wright Street**

Community Development Director Kramvik stated the Central Minnesota Housing Partnership and the HRA have applied for several zoning permits to be able to construct a 50-unit multifamily apartment building on Wright Street. The property is zoned as General Industrial and would need to be rezoned as a Contemporary Neighborhood 2, along with a future land use map amendment, conditional use permit, and variance requests to proceed. Each permit process was explained to the Commission.

The Chair opened the public hearing at 6:37 pm.

The Chair recognized Jason Krebsbach, Director of Community Development, who stated the company is an affordable housing corporation. He indicated they have property in Baxter and Brainerd that they currently manage and work with many properties in less than desirable locations due to the need for affordable housing. He explained the process that they will take if these permits are recommended for approval. He said the building is designed and built to be energy saving and noise mitigating and there should be no issues with noise complaints.

The Chair recognized Bret Mattheisen, Director of Technology at Just for Krypto, which is located next to the potential parcel this development would be built on. He brought a sound meter to the property line, and it measured 69 decibels and it measured 65 decibels at Kitty Hawk Court. He does not see how that can be mitigated to meet the requirements of residential use. He submitted a letter of opposition earlier and listed the negative effects this would have on the industrial park. He stated the City is just asking for complaints if approved because there will be complaints.

The Chair recognized Gary Thiesse, 12437 Oakridge Rd, who said he owns the property to the north. He stated this is industrial property and should remain industrial. He has had problems with people trespassing on to his property and he believes this would add to the issues.

The Chair recognized Luke Shipman, 4191 CR 45 and his business is located at the edge of the property. He stated this would increase the theft problems at the business.

The Chair recognized Eric Charpentier, Brainerd HRA Director, who detailed why this property was chosen and the procedures followed in order to get to this point.

The Chair recognized Samantha, 14872 Nokay Hall Rd., who owns Brian's Welding that abuts this parcel. She had questions on the sound study and knows it is very loud during the summer. She also stated they have had issues with theft and have seen people at the Shipman's property as well.

The Chair recognized Gary Thiesse, 12437 Oakridge Rd, who said years ago, he used to farm that site and is surprised that they would want to build there. It used to be a large swamp hole east of the Just for Krypto and he would get his tractor stuck.

The Chair closed the public hearing at 6:50 pm.

Commissioner Peterson stated this is not the right location to construct housing. It will take away the future limits on what type of businesses can build there. This property is zoned industrial to create industrial uses with jobs, manufacturing, etc. He said if housing is constructed in this industrial area, it will create issues later.

Commissioner Erickson indicated all future applicants for the other parcels will then be required to perform a sound study as well as any existing business that may want to expand. The applicant said it was near other residential uses, meaning the two mobile home parks (Stoneybrook and Meadowview). They are still quite a distance from this parcel and should not be considered as nearby. He feels that we would be creating zoning and use conflicts by approving these applications.

Commissioner Gorham made clear that this is indeed spot zoning. He feels this project is being driven due to the cheap price of the land. This is an industrial area with barbwire fencing, and industrial noise. He stressed there is no place for families or children to walk or play outdoors and there would be a constant hum created by Just for Krypto. This project would mock the future land use map if approved.

MOVED AND SECONDED BY COMMISSIONERS PETERSON AND ERICKSON, DULY CARRIED, TO RECOMMEND DENIAL OF THE REZONING, THE FUTURE LAND USE MAP AMENDMENT, CONDITIONAL USE PERMIT REQUESTS FOR A MULTIFAMILY APARTMENT AND TO EXCEED THE LOT SIZE AND LOT WIDTH IN THE CN-2 DISTRICT, AND THE VARIANCE REQUEST TO NOT MEET THE OFF-STREET PARKING REQUIRMENTS BASED ON THE COMMENTS AND THE FINDINGS PROVIDED BY THE PLANNING COMMISSION.

CDD Kramvik indicated this will be heard at the City Council meeting June 1<sup>st</sup>, 2026 at 7:30 pm for a final decision.

**8d. Review Section 515-2-24 – Floodplain Overlay District**

Community Development Director Kramvik reviewed the proposed ordinance staff has been working on with the MnDNR. He stated this is open for discussion to review and to be ready for a public hearing at the June 17<sup>th</sup> Planning Commission meeting.

Discussion took place. It was determined to proceed with a public hearing at the next meeting.

## **#9 Unfinished Business**

### **9a. Public Hearing - Shoreland Ordinance**

Community Development Director Kramvik indicated the Commission has been working on this ordinance for several months. He stated the ordinance is ready to hold the public hearing and adopt the ordinance as presented.

Discussion took place.

The Chair opened the public hearing at 7:14 pm.

No one came forward.

The Chair closed the public hearing at 7:14 pm.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND ERICKSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE SHORELAND ORDINANCE AS PRESENTED.

## **#10 Staff Reports**

Community Development Director Kramvik made the following updates:

- Staff and Commissioner Duval have been meeting remotely every month with Bolton & Menk on the Comprehensive Plan update. There will be a presentation to the Commission at the July meeting.

## **#11 Commission Member Reports**

Commissioner Kramer appreciates the opportunity to serve and help the Commission.

Commissioner Erickson participates in a planning team regarding the HWY 210 reconstruction and will give updates as needed.

## **#12 Adjournment**

MOVED AND SECONDED BY COMMISSIONERS GRECUA AND ERICKSON, DULY CARRIED, TO ADJORN AT 7:18 PM.

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Don Gorham, Planning Commission Chair