



PLANNING COMMISSION AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, August 19, 2026 @ 6:00 PM

The public is invited to attend these meetings in person.

Attend by Phone: 1-844-992-4726 Meeting Access Code: 501 049 499#

Per MN Statutes 13D.02 Subd 1 Commissioners may participate by interactive technology.

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

1. **Call To Order**

2. **Roll Call**

___ M. Duval ___ D. Gorham ___ J. Grecula ___ J. Kramer ___ D. Peterson ___ VACANT ___ T. Erickson

3. **Pledge of Allegiance**

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

5. **Approval Of Minutes**

A. **Draft Minutes from the July 15th Workshop and Regular 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. **ORD - Food Trucks in the TN-2 District and Additional Requirements**

8. **New Business**

A. **CUP - 1200 Madison Street - Bulk Fuel Propane Tank**

9. **Staff Reports**

(Verbal: Any Updates since Packet)

10. **Commission Member Reports**

11. **Adjourn**

Visit the City's Website at www.brainerdmn.gov

MISSION

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

PLANNING COMMISSION WORKSHOP

Wednesday, July 15th, 2026

5:00 pm

#1 Call to Order

Planning Commission Chair Gorham called the meeting of the Brainerd Planning Commission Workshop to order at 5:00 pm in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Duval, Kramer, Grecula, Peterson, and Gorham. Commissioner Erickson was noted as absent. Also noted 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 New Business

4a. Comprehensive Plan Update – Bolton & Menk Presentation

Sarah Swedburg and Morgan Salo from Bolton & Menk presented on the progress that has been accomplished so far with updating the Comprehensive Plan.

Ms. Swedburg spoke about the public input that was gathered from the online survey that was posted on several social media outlets. Some of the main interests of the public were quality living conditions, supporting the workforce, and protecting the safety and welfare of residents. She indicated strong feedback was received regarding enhancement of the city as a walkable and bikeable community.

Ms. Swedburg asked for opinions on the Land Use Chapter Update regarding pictures and descriptions. She went through some of the map updates and discussed the mobility section of the plan. Commissioner Gorham stated the non-motorized uses of the comp plan, and the transportation maps need to be more enhanced. Further Commission discussion took place.

Mr. Salo gave a presentation of the Infrastructure Updates. He gave an excellent review of sewer treatment systems as well as the water treatment plant and stormwater management. The Commissioners had a question-and-answer session with Mr. Salo.

#5 Adjournment

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND GRECULA, DULY CARRIED, TO ADJORN AT 6:00 PM.

Don Gorham, Planning Commission Chair

PLANNING COMMISSION
Wednesday, July 15th, 2026
6:00 pm

#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, Kramer, 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 Approval of Agenda

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND GRECULA, DULY CARRIED, TO AMEND AND APPROVE THE AGENDA BY MOVING ITEM 8B ZONING TEXT AMENDMENT TO 8A.

#5 Approval of Minutes

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND KRAMER, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JUNE 17TH, 2026 REGULAR MEETING.

#6 Public Forum

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

No one came forward.

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

#7 Unfinished Business

None

#8 New Business

8a. Consider Zoning Text Amendment to Allow Food Trucks in the Traditional Neighborhood 2 District

Community Development Director Kramvik gave a review of the request to allow food trucks in the TN-2 District. The property owner of 215 3rd St N., located in the TN-2 district, owns a restaurant and would like the ability to park a food truck at this mixed-use property. The TN-2

district currently allows for restaurants, and food trucks are allowed in City parks which are in neighborhoods. He stated he researched other communities and many have allowed food trucks in mixed use neighborhoods.

The Chair opened the public forum at 6:14 pm.

The Chair recognized Carter Kuehn, 302 Juniper St., who stated he is not in favor of this text amendment. He asked for a map view of the location being proposed in relation to his house.

The Chair recognized Steve Armstrong, 305 Juniper St., who was concerned that if this were approved, it would cause precedent for future applications. He said he is not in favor of having food trucks being able to park in this residential area.

The Chair closed the public forum at 6:19 pm.

Commissioner discussion took place and options deliberated.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND ERICKSON, DULY CARRIED, TO EXTEND THE APPLICATION FOR 60-DAYS TO ALLOW FOR DISCUSSION RELATED TO THE HOURS OF OPERATION THAT WOULD BE RELEVANT TO THE TN-2 DISTRICT.

8b. Consider Preliminary Plat and a Development Stage Planned Unit Development (PUD) – Parcels 41290604 & 41290605 Brainerd Oaks Outlot E & F

Community Development Director Kramvik indicated Level Contracting has submitted applications for a preliminary plat and development stage PUD on two outlots in the Brainerd Oaks development. The plan includes the construction of ten duplexes. He stated these parcels have been vacant for some time and this is a great proposal to develop the property.

The Chair opened the public forum at 6:36 pm.

The Chair recognized Monty Jensen, developer and owner of Level Contracting, who gave the history of these outlots and the desire to utilize them for constructing housing. He assumed the project in 2018 and has been working on the development of these outlots with the HRA and City staff for a few years. He said prior to his company taking over, it was used for mining dirt and created problems with the infrastructure that needs work. This will cost money which is not feasible to build a park that does not create tax revenue.

The Chair recognized Mary Douthit, 812 Holton Ave., who said this property was supposed to be a park. She stated when she purchased her home it was told to her that the property would be a city park. She also added that this street is very dangerous with numerous speeders and there are always cars parking on the street. She indicated that the kids in the neighborhood need a place to play.

The Chair recognized Catherine Nelson, 978 Holton Ave., who asked about the street they are adding to the new development. She stated it looks too narrow for the amount of traffic that travels along Holton.

The Chair closed the public forum at 6:46 pm.

Commissioner discussion took place.

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

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

8c. Consider Conditional Use Permit to Operate an Auto Repair and Re-Conditioning Service – 715 Charles St

Community Development Director Kramvik stated the property owner would like to operate an auto repair and re-conditioning service at 715 Charles Street. The zoning code for the ME (Makers & Employment) district indicates this use is allowed with an approved Conditional Use Permit.

Discussion took place on the need to screen the lot from the trail located behind the building.

The Chair opened the public hearing at 6:56 pm.

The Chair recognized Josh Miles, who is the owner and applicant of the project. He indicated the surrounding businesses operate the same type of use. He owns Lakes Area Auto Solutions a few blocks away and would like to utilize this property to re-condition and repair autos to sell at his other site in Baxter. He did state that the other businesses abutting his do not have screening on their lots, but he is willing to do screen his if required.

The Chair closed the public hearing at 7:01 pm.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND PETERSON, DULY CARRIED, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT TO OPERATE AN AUTO REPAIR AND RE-CONDITIONING SERVICE AT 715 CHARLES ST., BRAINERD WITH THE CONDITION FOR SCREENING THE LOT AS REQUIRED IN SECTION 515-3-7 OF THE ZONING CODE.

#9 Staff Reports

Community Development Director Kramvik said the Shoreland Ordinance was approved by the City Council at their last meeting. The required letter of approval from the MnDNR will be the last item needed before it is in effect.

#10 Commission Member Reports

Commissioner Peterson expressed that he is not a fan of design standards but feels the need to explore the solar energy topic at an upcoming meeting. He also had the idea of extending an incentive to projects installing solar power panels.

#11 Adjournment

MOVED AND SECONDED BY COMMISSIONERS GRECULA AND ERICKSON, DULY
CARRIED, TO ADJORN AT 7:09 PM.

Don Gorham, Planning Commission Chair

DRAFT

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: August 19th, 2026

RE: Consider Zoning Text Amendment to Allow Food Trucks in the Traditional Neighborhood 2 Zoning District.

INTRODUCTION

Thamrong Dechawuth, on behalf of Parami Holdings LLC has applied for a Zoning Text Amendment to allow for food trucks to operate in the Traditional Neighborhood 2 (TN-2) Zoning District. The applicant would like to operate a food truck on his property at 215 N 3rd St. The request is not specific to the property; however, if approved, transient food units would be allowed for all non-residential properties in the TN-2 District. Mr. Thamrong is the owner of the Blue Oyster located at 612 Front Street.

At the July 15th Planning Commission meeting, the Commission directed staff to extend the review period by an additional 60 days to further consider transient food units in the TN-2 District. The Planning Commission specifically discussed reducing the hours of operation for the TN-2 District.

Parcel Number: 41241386

Zoning District: Traditional Neighborhood 2 (TN-2) District

Property Area: 14,550 sqft

Adjacent Uses: North: Residential
East: Residential
South: Commercial Retail
West: Residential

Adjacent Zoning: North: Traditional Neighborhood 2 (TN-2) District
East: Traditional Neighborhood 2 (TN-2) District
South: Commercial Corridor (CC) Zoning District
West: Traditional Neighborhood 2 (TN-2) District

AERIAL MAP



FINDINGS OF FACT

1. The property at 215 3rd Street N Brainerd, MN 56401 is in a Traditional Neighborhood 2 (TN-2) Zoning District.
 - A. According to Section [515-3-Appendix-A-Table-of-Uses](#) Food Trucks are not allowed in the TN-2 Zoning District.
 - i. *The request is to allow for the operation of food trucks in the TN-2 District and not for specific use on the property. If approved, food trucks would be allowed to operate on any TN-2 property.*
 1. *Staff recommend that food trucks shall be permitted only for commercial or mixed-use properties within the TN-2 District.*
 - ii. *Food trucks are allowed in the General Commercial, Commercial Corridor, Town Center, Main Street, Makers and Employment, Public Semi-Public, and Park Districts.*
 - B. The City Council and the Planning Commission shall consider possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:
 - i. The proposed action's consistency with the specific policies and provisions of the official City Comprehensive Plan.
 1. The request is supported by the following Goals and Policies of the Comprehensive Plan:

- a. *Land Use Goal 3: Support and invest in the incremental enhancements of quality of life. Policy 2: Encourage and attract stores and services for the daily needs of our community.*
 - b. *Economic Development Goal 2: Support our workforce and help them thrive. Policy 3: Support the ability to enable residents to work within close walking and biking distances from where they live.*
 - ii. The proposed uses are compatible with present and future land uses of the area.
 - 1. According to [Section 515-2-9](#) The TN-2 Zoning District is intended to provide for compact, pedestrian-oriented mix of residential and neighborhood-serving commercial uses. This District reinforces the existing pattern of small, connected lots, blocks and street and supports development and redevelopment consistent with this pattern.
 - a. *The TN-2 District allows for a mix of commercial and residential uses that serve the neighborhood.*
 - b. *According to Section 515-2 Appendix A: Table of Uses restaurants are allowed in the TN-2 District as they serve the surrounding neighborhood.*
 - c. *Transient food units operate similar to restaurants and can provide a service to the neighborhood within walking distance of residential homes.*
 - iii. The proposed use's effect upon the area in which it is proposed.
 - 1. *Transient food units would have a similar traffic impact to restaurants which are already permitted in the TN-2 District.*
 - 2. *Food trucks are also allowed in City Parks which are located within residential neighborhoods.*
 - 3. *Staff recommend reducing the hours of operation in the TN-2 District and allow transient food units to operate from 8:00 am to 8:00 pm due to the proximity of residential uses.*
 - 4. *Staff recommend that generators shall not operate more than one half (1/2) hour outside of the allowed hours of operation.*
 - iv. Traffic generation of the proposed use in relation to capabilities of streets serving the property.
 - 1. *Additional traffic may be generated from food trucks, but the traffic would be consistent with other commercial uses in the TN-2 District.*
 - 2. *The City removed minimum parking requirements for commercial uses in 2023. Staff does not recommend requiring off street parking facilities for food trucks in the TN-2 District as other commercial uses, similar to transient food units, do not require off-street parking.*
 - v. The proposed uses impact upon existing public services and facilities including parks, schools, streets, and utilities, and its potential to overburden the City's service capacity.

1. *The proposed use will not have an impact on existing public services and facilities including parks, schools, streets, and utilities.*

As of this writing, one party has contacted the Community Development Department for more information on the zoning text amendment application for the Traditional Neighborhood 2 Zoning District. The resident did not indicate if he was for or against the proposed text amendment. Two residents spoke at the public hearing on July 15th opposed to the proposed ordinance.

STAFF RECOMENDATION

Staff recommend the following:

- 1) Motion to hold a public hearing.
- 2) Motion to recommend approval of the attached ordinance as presented.

**ORDINANCE
NO. 1608**

AN ORDINANCE AMENDING SECTION 515-3 OF THE ZONING CODE

WHEREAS, a public hearing was held by the Planning Commission as required by the Zoning Code, on August 19th, 2026.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Brainerd, Minnesota, as follows:

SECTION ONE: Section 515-3 Appendix A Table of Uses (Commercial/ General Business Uses) is hereby amended with the following new underlined language added to the table:

ZONING DISTRICT	RL-1	RL-2	GL	CN-1	CN-2	TN-1	TN-2	TN-3	GC	CC	TC	MS	ME	GI	PSP	P
Food Trucks (Transient food unit)							<u>AP</u>		AP	AP	AP	AP	AP	AP	AP	AP

SECTION TWO: Section 515-3-42.A Allowed Uses (Transient Food Unit) is hereby amended with the following new underlined language added:

2. Transient food units hours of operation in the TN-2 District shall be limited to 8:00 am to 8:00 pm.

SECTION THREE: Section 515-3-42.C Allowed Uses (Transient Food Unit) is hereby amended with the following new underlined language added:

8. Generators shall not operate more than one half (1/2) hour outside of the allowed hours of operation and must be self-contained and fully screened from view and not exceed 70 dbs.

14. Units cannot be left unattended nor remain at an authorized operating location outside allowed hours of operation unless the property is owned by the operator.

22. Transient food units shall not operate on properties occupied exclusively by a residential use.

23. Transient food units shall be inspected by the Fire Department prior to operation.

SECTION FOUR: This ordinance shall take effect and be in full force one week from and after its publication.

Adopted this _____ day of _____, 2026

MIKE O'DAY
President of the Council

Approved this _____ day of _____, 2026

DAVE BADEAUX
Mayor

ATTEST: _____
NICHOLAS W. BROYLES
City Administrator

Published: One Time – _____

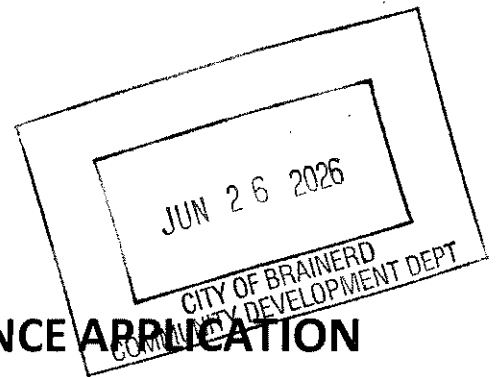


Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401

218-828-2307 planning@brainerdmn.gov

www.brainerdmn.gov



CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
REZONING	☐ (\$350.00)	☐ (\$500.00)
VARIANCE	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
ZONING TEXT AMENDMENT	☐ (\$350.00)	☒ (\$500.00) <i>NO fee per James</i>

PROPERTY ADDRESS: 215 N 3rd St Brainerd, MN 56401

LEGAL DESCRIPTION: Lot(s): _____ Block: _____ Addition: _____
(attach description if lengthy)

Property Owner Name: Parami Holdings LLC

Street Address: 16529 Riverdale Ln City: Brainerd State: MN Zip Code: 56401

Phone Number: 701-219-1423 Fax: _____ E-mail: _____

Applicant Name: (If different than Property Owner) _____

Street Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax: _____ E-mail: _____

Description of Request: I would like to have a food truck to
be permanently parked at my property

Thamrong Dechawuth

Property Owner Signature

THAMRONG DECHAWUTH

(Please print name)

6/26/26

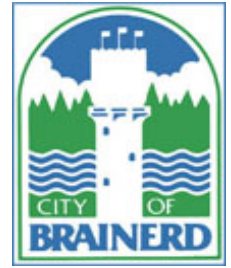
Date

Applicant Signature

Date

(Please print name)

(OVER)



July 20, 2026

Thamrong Dechawuth
16529 Riverdale Ln
BRAINERD, MN 56401

Dear Mr. Dechawuth,

Your application for a Zoning Text Amendment to allow for Food Trucks in the Traditional Neighborhood 2 (TN-2) District was received by staff on June 26th, 2026. The Planning Commission reviewed the request on July 15th and motioned for staff to extend the review period by an additional 60 days. Municipalities are required to approve or deny an application for a Zoning Text Amendment within 60 days of the application submittal, which is August 24th, 2026, for your application.

Minnesota State Statute allows municipalities to extend this review period by another 60 days for approval or denial of Zoning Text Amendments. The City of Brainerd is extending the time limit by an additional 60 days to act on your request for a Zoning Text Amendment, which moves the deadline to October 23rd, 2026. The City of Brainerd is extending the time limit due to concerns about Food Trucks operating in the TN-2 District, which includes several single-family residential properties. The Planning Commission would like to further review the proposed ordinance and potentially apply more restrictive regulations to Food Trucks in the TN-2 District because of the mixture of residential and commercial uses. The Planning Commission will hold a public hearing and reconsider the proposed ordinance at the August 19th meeting.

Sincerely,

James Kramvik
Community Development Director
City of Brainerd

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Thamrong Dechawuth on behalf of Parami Holdings LLC has submitted a request for a Zoning Text Amendment to allow a Food Truck to be permanently parked on his property at 215 N 3rd St., Brainerd, MN 56401. Mr. Dechawuth is the owner of the Blue Oyster Restaurant at 612 Front Street. The property included in this application is described as:

LOT 1 BLOCK 052

Parcel #:41241386

Section 24, Township 045, Range 031

*TOWN OF BRAINERD FIRST ADDITION TO BRAINERD E. 100 FT OF LOTS 1 THRU 3
INCLUSIVE BLOCK 52 & ALL OF LOTS 4 & 5 BLOCK 52*

The property is zoned as TN-2 (Traditional Neighborhood -2) Zoning District, and Zoning Ordinance Section 513-3 [Appendix A: Table of Uses](#) does not currently allow food trucks to be operated in this district. If approved food trucks would be allowed for all properties in the TN-2 District. The TN-2 District is a mixture of light commercial and residential uses. A copy of the application is on file for review at the Community Development Department.

A Public Hearing will be conducted by the Brainerd Planning Commission at 6:00 p.m. Wednesday, August 19th, 2026, in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Conditional Use Permit request.

Any individual needing special accommodation or would like more information about this request, please call (218) 828-2307.

Dated this 5th day of August, 2026



James L. Kramvik
Community Development Director

Publication Date: August 8th, 2026

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: August 19th, 2026

RE: Conditional Use Permit to Set Up a 30k Propane Tank at 1200 Madison St

Introduction:

Best Oil LLC Company has applied for a Conditional Use Permit (CUP) for setting up a 30k propane tank on the bulk plant property at 1200 Madison Street.

Parcel Number: 41361028

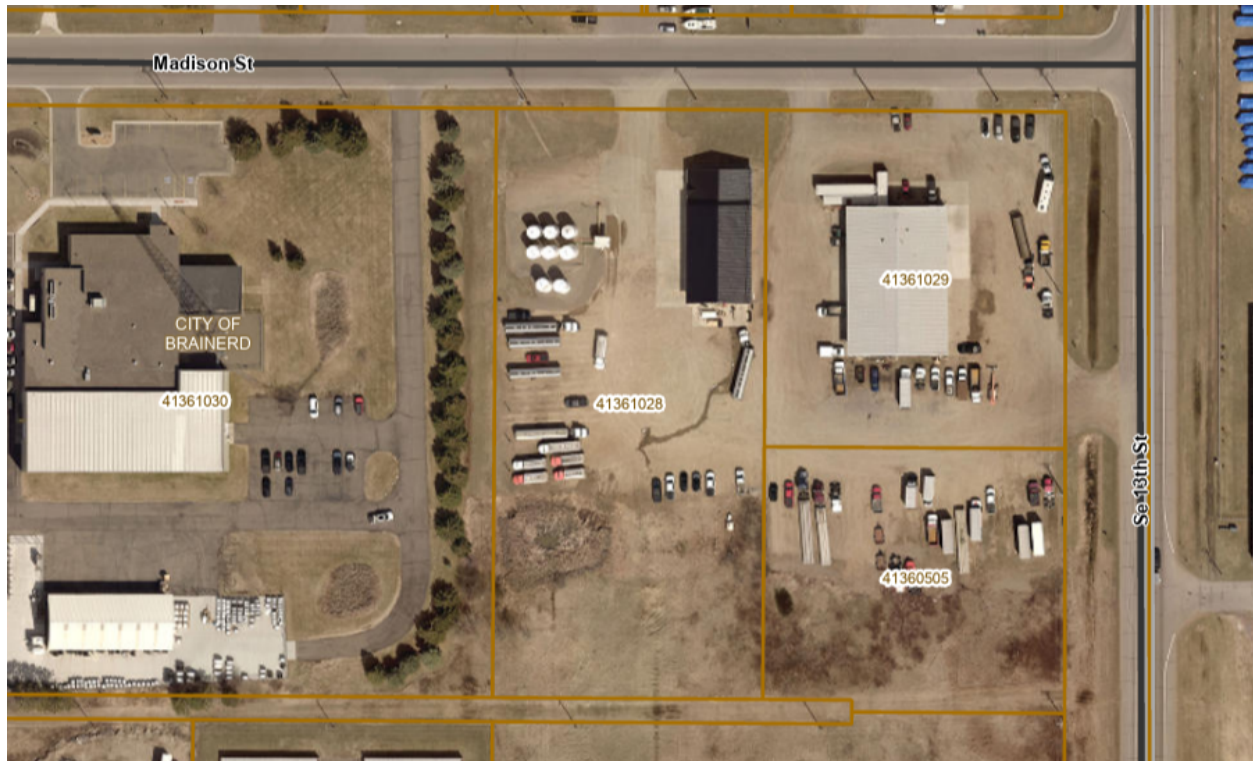
Zoning District: General Industrial (GI) District

Property Area: 2.54 Acres

Adjacent Uses: North: Precision SUBIworks Auto Parts
East: Lund Properties LLC – Best Oil Co
South: Pepsi Bottling Co
West: CTC

Adjacent Zoning: North: General Industrial (GI) District
East: General Industrial (GI) District
South: General Industrial (GI) District
West: General Industrial (GI) District

AERIAL MAP



Findings of Fact:

1. The property at 1200 Madison St., Brainerd, MN 56401 is in a General Industrial (GI) zoning district. Zoning Ordinance [515-3 Allowed Uses. Appendix A: Table of Uses](#) allows for the use of bulk liquid propane storage as a Conditional Use in the GI District.
 - A. *The property is currently utilized as a bulk fuel plant.*
2. According to [Section 515-3-11 Bulk Liquid Storage](#). Any Bulk Liquid Storage use must comply with the following minimum standards:
 - A. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met.
 - i. *All MPCA requirements will be met.*
 - B. A drainage system subject to the approval of the City Engineer shall be installed.
 - i. *The applicant is not proposing any changes to the existing storage, parking, and turnaround areas. The engineering department has no concerns at this time.*
 - C. Storage areas are landscaped, fenced, and screened from view of neighboring uses, abutting Residential Zoning Districts and public rights-of-way.
 - i. *The applicant does not propose the storage of residential propane tanks, which would require screening.*
 - ii. *The property does not abut a residentially zoned district and the bulk fuel tank will be placed in the rear yard.*

- D. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer.
 - i. *There will be no impacts to the entrance to the property as a result of the expanded use.*
- E. All storage tanks shall be located in the rear yard not less than 25 feet from any property boundary lines and setback 150 feet from any adjoining residential zoning districts. No tanks shall be permitted in the front yard or side yard abutting public rights-of-way.
 - i. *As proposed, the bulk storage tanks will meet all setbacks and is located in the rear yard.*
- F. Storage tanks shall be surrounded by 25 feet of open area. Storage of any kind is prohibited in said open area, except equipment incidental to the storage tank. Approved parking must be set back ten (10) feet from any storage tank.
 - i. *As proposed, the bulk storage tank is surrounded by 25 feet of open area. The applicant has not proposed parking near the storage tank.*
- G. Storage tanks shall be set back from existing structures, as outlined in the Fire Code, based on tank size.
 - i. *The proposed location has been reviewed by the Fire Department and meets structure setbacks. The Fire Department has no concerns at this time.*
- H. All bulk storage plans and processes shall be subject to review and approval from the Fire Department.
 - i. *The Fire Department has reviewed the site plan and has no issues at this time. The Fire Department is included in the final permit approval process.*
- I. Storage tanks shall not interfere with site circulation, including but not limited to, parking, driveway, curb cuts, and loading areas.
 - i. *The bulk storage tank does not interfere with site circulation. The site maintains proper circulation for vehicles, distribution trucks, and emergency vehicles.*
- J. A wire weave / chain link security fence shall be required around all storage tanks. The location of said fence shall be as per the Uniform Fire Code.
 - i. *The applicant proposes a chain link security fence around the bulk storage tank filling station, which meets the Uniform Fire Code and has been reviewed by the Fire Department.*
- K. Storage sites shall be accessible by service and emergency vehicles.
 - i. *The Fire Department has reviewed the site plan and has no issues with accessibility to the property.*
- L. All filling valves of the storage tanks shall be enclosed and have locking devices.
 - i. *The filling valves of the storage tanks will be enclosed with locking devices.*
- M. A warning sign shall be required for every tank and shall be placed in a conspicuous location, directly on the tank indicating a supplier's name, address, phone number, that highly flammable and dangerous material is stored therein, and that no smoking requirements must be observed or a sufficient warning to that effect. Said signage may not exceed four (4) square feet.

- i. *Prior to the final inspection, staff will ensure that the proper warning signs have been placed.*
 - N. Provisions are made to control and minimize noise, air, and water pollution.
 - i. *The property is next to a larger bulk fuel distribution facility and is surrounded by other industrial uses. Staff have no concern regarding noise, air, and water pollution for the proposed use.*
- 3. **Criteria for Granting Conditional Use Permits.** In granting a Conditional Use Permit, the City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety, morals and general welfare of occupants or surrounding lands. Among other things, the City Council shall make the following findings where applicable.
 - A. The proposed use conforms to the Zoning District and is a permitted Conditional Use identified on Appendix A: Table of Uses.
 - i. *Bulk fuel storage is allowed in the General Industrial (GI) Zoning District with an approved conditional use permit.*
 - B. The proposed use meets the regulations and standards established in this Ordinance.
 - i. *The proposed site plan meets all the requirements of [Section 515-3-11 Bulk Liquid Storage](#) which regulates bulk liquid fuel storage facilities. The applicant does not propose any changes to the parking lot or buildings.*
 - C. The proposed use shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons.
 - i. *The Building Official and Fire Marshal have reviewed the site plan and have no issues at this time. The facility as proposed meets all requirements of the Fire Code.*
 - D. The proposed use shall be sited, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
 - i. *The proposed bulk fuel storage facility is harmonious with the adjacent industrial properties. The bulk fuel storage tank will be located in the rear yard.*
 - E. The proposed use shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
 - i. *The applicant proposes no other changes to the property besides the additional fencing, which is required by the Fire Code.*
 - F. The proposed use shall organize vehicular access and parking to minimize traffic congestion in a residential neighborhood.
 - i. *This property is not located in a residential neighborhood.*
 - G. The proposed use shall preserve the objectives of this Ordinance and shall be consistent with the [Comprehensive Plan](#).
 - i. Economic Development Goal 1: Support infill and redevelopment throughout Brainerd as a strategic component of growth.

1. *Policy 1: Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exist.*

4. **Section 515-2.B.7 Conditions.** In reviewing applications for conditional use permits, the City may attach whatever reasonable conditions are deemed necessary to mitigate anticipated adverse impacts associated with the proposed use, to protect the value of property within the Zoning District, and to achieve the goals of the City's Comprehensive Plan. In determining such conditions, special consideration shall be given to protecting nearby properties from objectionable views, noise, traffic, and other characteristics associated with such uses. Such conditions may include, but are not limited to, the following:
 - A. Increasing the required lot size or yard setback dimension.
 - B. Limiting the height, size, or location of buildings.
 - C. Regulating ingress and egress to the property and the proposed structures thereon with particular references to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or another catastrophe.
 - D. Regulating the street width.
 - E. Increasing the number of required off-street parking spaces.
 - F. Limiting the number, size, location, or lighting of signs.
 - G. Requiring a berm, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property.
 - H. Requiring dedication of some open or green space.
 - I. Regulating the appearance of the facilities or site so that they are harmonious with the neighborhood and City.

As of this writing, no parties have contacted the Community Development Department for more information on the Conditional Use Permit application for the proposed propane storage at 1200 Madison St., Brainerd.

Staff Recommendations:

Motion to approve the Conditional Use Permit for 1200 Madison St as proposed.



Community Development Department

City Hall – 501 Laurel Street Brainerd, MN 56401
218-828-2307 planning@brainerdmn.gov
www.brainerdmn.gov

CONDITIONAL USE/REZONING/VARIANCE APPLICATION

	RESIDENTIAL	COMMERCIAL
CONDITIONAL USE PERMIT	☐ (\$350.00)	☒ (\$500.00 + \$500.00 escrow deposit)
REZONING	☐ (\$350.00)	☐ (\$500.00)
VARIANCE	☐ (\$350.00)	☐ (\$500.00 + \$500.00 escrow deposit)
ZONING TEXT AMENDMENT	☐ (\$350.00)	☐ (\$500.00)

PROPERTY ADDRESS: 1200 MADISON ST

LEGAL DESCRIPTION: Lot(s): 3 Block: 1 Addition: THAT PART OF LOT 3 BLOCK 1 DESCRIBED AS FOLLOWS; COMM. AT THE NE CORNER OF LOT 3 BLOCK 1 BRAINERD INDUSTRIAL PARK

Property Owner Name: BEST OIL LLC

Street Address: 1200 MADISON ST City: BRAINERD State: MN Zip Code: 56401

Phone Number: 320-282-3187 Fax: E-mail: nathend@jackscompanies.com

Applicant Name: (If different than Property Owner) NATHEN DERICHES

Street Address: 420 Logeais st City: Eden Valley State: MN Zip Code: 55329

Phone Number: 320-282-3187 Fax: E-mail: nathend@jackscompanies.com

Description of Request: application for conditional use permit to set a 30k propane tank on the bulk plant property

Property Owner Signature
Brent Staples
(Please print name)

Date

Applicant Signature
NATHEN DERICHES
(Please print name)

Date

BEST OIL CONDITIONAL USE PERMIT



NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that Nathen Derichs on behalf of Best Oil LLC has submitted a request for a Conditional Use Permit to place a 30k propane tank on the bulk plant property at 1200 Madison Street, Brainerd, MN 56401. The property included in this application is described as:

BRAINERD INDUSTRIAL PARK

Parcel #: 41361028

That part of Lot 3 Block 1 described as follows: Comm. at the NE corner of Lot 3 Block 1 Brainerd Industrial Park, Then S. 90

The property is zoned GI (General Industrial) District, and Zoning Ordinance Section 513-3 Appendix A Table of Uses allows bulk liquid storage as a conditional use in the GI District. A copy of the proposed site plan is on file for review at the Community Development Department.

A Public Hearing will be conducted at the Planning Commission Meeting at 6:00 pm Wednesday, August 19th, 2026 in the Council Chambers at Brainerd City Hall, 501 Laurel Street, to consider the Conditional Use Permit request.

Any individual needing special accommodations or would like more information about this request, please call (218) 828-2307.

Dated this 4th day of August, 2026



James L. Kramvik
Community Development Director

Publication Date: August 8th, 2026