



City of
BRAHAM

"Building A Better Tomorrow"

201 Broadway Avenue South

PO Box 521

Braham, MN 55006

Phone: 320.396.3383

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**Planning Commission Meeting
April 22, 2024, 4:00 pm
Braham City Hall Council Chambers**

AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call/Introductions
3. Approve Planning Commission Meeting minutes from August 22, 2023
4. Josh Wicklund, owner of Inbound Construction would like to address the Planning Commission to discuss a parcel he purchased and ideas he may have for the parcel.
5. Discussion on the Comprehensive Plan Update.
6. Adjournment

Braham Planning Commission Minutes
August 22, 2023

Members present: Loren Davis, Cheryl Fike, Melinda LaQuier, Sam Stigen, Jay Mankie, and Jeremy Kunshier (Ex-Officio)

Members absent: None

Staff present: Linda Woulfe, Interim City Administrator

Chair Davis called the meeting to order at 5:30 pm and led the Commission in the Pledge of Allegiance.

Approval of Minutes

Motion by Mankie, seconded by Stigen, to approve the July 12, 2023, Planning Commission minutes as presented. Motion carried with all present voting aye.

Public Hearing – 500 Cherry Avenue North

Chair Davis opened the public hearing at 5:32 pm. Woulfe stated the city received a conditional use permit application on July 12, 2023 from Terry Turnquist, Braham Barber Stylist, to move his barber shop business to his home residence at 500 Cherry Ave. N. Under the city's zoning code, home occupation businesses are allowed in the residential zoning districts through a conditional use permit.

Turnquist operates his business by appointments only and has more than adequate parking on his private property for his customers. There will not be any signage associated with this business. Street parking will not be impacted by this business. Attached is a site plan submitted by Turnquist.

All the public hearing notice requirements have been met and all property owners within 350 feet were notified.

The governing City Ordinance is *§154.043 Accessory Uses (J)* which states "Home occupations consistent with §154.280(G) which states:

(G) *Home occupations.* Home occupations must be conducted entirely within a building.

- (1) Offices, barber shops, beauty parlors, dress shops, millinery shops, tourist homes, music and dance schools, or similar uses, any business with an employee other than the homeowner shall require conditional use permits.
- (2) The occupations as architects, artists, writers, clergymen, lawyers, teachers, dressmaking, and similar domestic crafts shall be permitted.
- (3) When deemed appropriate, the Zoning Administrator may bring the home occupation to the attention of the Planning Commission, at which time the Planning Commission may hold the public hearings, request the information, or require the conditions as deemed necessary to

bring the home occupation in compliance with the performance criteria. The Planning Commission shall make a recommendation to the City Council for final consideration.

Woulfe noted the Planning Commission should consider the following when reviewing this use:

1. Is it a reasonable use of the property?
2. Will this use alter the essential character of the neighborhood?
3. Is this request to have a home occupation unique to the City or have other home occupations for barber shop, salon services been granted in the past?
4. Is the proposed use permitted by the City's zoning code (home occupation – accessory use)?

No one appeared to speak in opposition to the conditional use home occupation for 500 Cherry Avenue North.

Mankie moved, seconded by Stigen, that the Planning Commission finds the following:

- the use of the property is reasonable,
- it will not alter the essential character of the neighborhood since his services are by scheduled appointment and this limits the number of people coming at one time,
- this type of home occupation request is not unique to this property, and
- the proposed use is in concert with City Code §154.280(G).

and approves the conditional use permit as requested for Terry Turnquist at 500 Cherry Avenue North. The motion carried unanimously.

Adjournment

Motion by Mankie, seconded by Davis, to adjourn the meeting at 5:37 pm. Motion carried with all present voting aye.

Loren Davis, Planning Commission Chair

Attest:

Tyler Treichel, City Administrator



14:011:0100

11.011:3000

14:011.0101



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Comprehensive Plan Steering Committee

We had tremendous interest to fill the 2 at large positions. We were able to fill the positions with individuals with high interest of wanting to participate and do what is best for Braham.

Members of the committee:

Name	
Nate George	City Council/EDA
Nicole Peltz	City Council
Loren Davis	Planning Commission/Business Owner/EDA
Sam Stigen	Planning Commission/Business Owner
Ken Gagner	Chamber/School Superintendent
ECE Rep	East Central Energy
Keith Lusk	Resident
Beth Eisenbraun	Resident

First Meeting was April 11, 2024 at 3:00pm.