



City of
BRAHAM

"Building A Better Tomorrow"

201 Broadway Avenue South

PO Box 521

Braham, MN 55006

Phone: 320.396.3383

Fax: 320.396.3478

**Planning Commission Meeting
July 12, 2023, 5:30 pm
Braham City Hall Council Chambers**

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approve Planning Commission Meeting minutes from May 17, 2023
3. Hold public hearing to consider conditional use permit request for Gary Klingner at 112 Main Ave. S. (the location of Braham Tobacco & More) to put in another apartment on the same level as the retail space. Carri Levitski from Rum River Consultants will be in attendance to answer specific questions. If applicable, approve Resolution 23-33, granting the conditional use permit.
4. Adjournment

Braham Planning Commission Minutes
May 17, 2023

Members present: Loren Davis, Cheryl Fike, Melinda LaQuier and Jay Mankie

Members absent: Sam Stigen and Ex-Officio member Jeremy Kunshier

Staff present: Rachel Kytonen, City Administrator; Andy Schreder, Rum River Consultants

Chair Davis called the meeting to order at 4:10 pm and led the Commission in the Pledge of Allegiance.

Approval of Agenda

Kytonen explained item 4C needs to be added to the agenda which is a discussion on barndominiums. A motion was made by Davis, seconded by Mankie, to approve the amended agenda. The motion carried unanimously.

Approval of Minutes

A motion was made by Fike, seconded by LaQuier, to approve the April 24, 2023 Planning Commission minutes as presented. The motion carried unanimously.

Consider Ordinance 304: Amending Title XV Land Usage, Chapter 150: Building Regulations; Construction

In order to amend the ordinance a public hearing needs to be held. Davis opened the public hearing at 4:11 p.m.

Davis explained currently plumbing plans for projects within the city need to be sent to the State for approval. He said speaking from personal experience on a project last summer, it took eight to nine weeks to receive approval and it held up construction. He said instead of starting in June like he hoped, the project did not get started until August.

Davis explained the city's building official, Rum River Consultants, now has someone on staff certified to administer state plumbing inspections. He said this ordinance change will allow Rum River to conduct plumbing inspections for projects within the city of Braham which will move projects along much quicker than having to wait on the State of Minnesota.

Schreder mentioned Rum River has begun to administer plumbing inspections for other cities as well. He said there will not be any cost difference to the client regarding the fees; Rum River's fees are the same fees as would be charged by the State.

LaQuier said if having Rum River review the plumbing inspection will speed things up and the fees are all the same, what does amending the ordinance really achieve. Kytonen explained amending the ordinance gives Rum River the authority to administer the plumbing inspections

on behalf of the city of Braham. Schreder said all jurisdictions wanting Rum River to do these plumbing inspections instead of the State must amend their ordinance and explained it really is just a formality.

Seeing no other public comment, Davis closed the public hearing at 4:16 p.m.

A motion was made by Mankie, seconded by Davis, to recommend approval to the Braham City Council of Ordinance 304: Amending Title XV Land Usage, Chapter 150: Building Regulations; Construction. The motion carried unanimously.

Discussion on barndominiums

Davis said the discussion on barndominiums was just added to the agenda and the Planning Commission really has not had time to review the materials. He explained a lot within the city near the Catholic church has recently been listed for sale and the City has had a lot of calls regarding this lot; specifically, people looking to build a barndominium.

Kytonen said she has been speaking with Carri Levitski from Rum River Consultants on the barndominium issue and Carri requested the item be added to the Planning Commission agenda this evening. Kytonen said she does not expect any decision to be made at this meeting; the intent was to make the Planning Commission aware of the barndominium concept.

Davis mentioned for this particular lot, water hook-up would not be an issue; however, sewer would require a grinder pump or an individual lift station. There was also some discussion amongst Planning Commission members regarding access to city sewer and water.

LaQuier asked if building a barndominium is a more sustainable option for people. Schreder said that is a hard question to answer, but most recently people are viewing barndominiums as a more efficient option because they use less lumber. He said his office is getting a lot of calls about barndominiums and he asks the callers what does the barndominium concept look like to them because it can mean different things to different people.

Davis said he was dealing with a company last summer who builds barndominiums and he was told they could not build a barndominium for less than \$375,000, and that was last summer's price. Schreder said barndominiums can also be hard to insulate and there are a lot of energy codes that need to be met so they are energy efficient.

Kytonen clarified there is nothing currently in the city code that would prevent barndominiums in the R-1 Residential District, but the City can regulate the design materials and the size. Schreder said the City can regulate the size and height of the garage and the design materials.

Kytonen asked the Planning Commission to think more about the barndominium concept and further discussion would take place at a future Planning Commission meeting.

Adjournment

Davis moved, seconded by Mankie, to adjourn the meeting at 4:30 pm. The motion carried unanimously.

Loren Davis, Chair

Attest:

Rachel Kytonen, City Administrator



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201 Broadway Avenue South
PO Box 521
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June 29, 2023

Dear Residents and Business Owners,

The Braham Planning Commission will be holding a public hearing on Wednesday, July 12, 2023 at approximately 5:30 pm. The hearing will be held at City Hall in the Council Chambers. City Hall is located at 201 Broadway Ave. S., Braham.

The purpose of this public hearing is to consider a conditional use permit request for Gary Klingner, owner of the property located at 112 Main Ave. S., the location of Braham Tobacco & More. Mr. Klingner would like to add another apartment to his property, with this apartment being located on the same level as the retail space. Since your property is located within 350 feet of this property, this public notice is required under the state statute.

If you would like to comment on this issue, please attend the public hearing on July 12 or email administrator@braham.com.

Sincerely,

Rachel Kytonen
City Administrator
administrator@braham.com
320-396-3383

Mayor Nate George * Councilmember Robert Knowles * Councilmember Jeremy Kunshier
Councilmember Nicole Peltz * Councilmember Seth Zeltinger



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APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made for a Conditional Use Permit for (description):

Add another apartment to my building.

Space already has kitchen, bath Rm. Just need minimal rehab to finish space.

* This is needed due to increase rates and insurance.

Address of Property: 112 Main St., Braham, Mn. 55006

Owner: Cross Pine Holdings LLC

Owner Address: [REDACTED]

Pine City, Mn. 55063

Owner Phone No.: [REDACTED]

Applicant (if different than owner): Gary Klingner

Applicant Address: [REDACTED]

Pine City, Mn. 55063

Applicant Phone No.: [REDACTED]

Tax ID 14.056.0500

Apt. Hallway to 2 & 3 Floor

Fire System

Apt. Doors

Window
Glass

Bed Rm
Existing

Bed Closet

Mech. Room

Living Rm
Existing

closet

Refrig.

Existing

Sink

Off. commercial
Space

New Opening

New Apartment

Sink

Shower

New

New Fire Wall

Existing

New fire wall

Sink

New Fire wall

Fire

→ 112 Main St. →

Window

Retail Space

Approx. 1100 sq. ft

Electric Panel

Storage

Bath Rm.

AFFIDAVIT OF MAILING

STATE OF MINNESOTA)
)
COUNCIL OF BRAHAM)

Rachel Kytonen, being first duly sworn, deposes and says:

I am a United States citizen, and the City Administrator for the City of Braham. On behalf of said City, I deposited in the United States Post Office in Braham, Minnesota, the attached letter, enclosed in a sealed envelope with postage thereon fully prepaid addressed to the following person(s) at the address(es) appearing opposite their respective name(s):

NAME:	ADDRESS:
BRF HOLDINGS	1441 RAINBOW ST GRASSTON MN 55030
PREMIER PROPERTIES OF MN LLC	1305 MOUND TR HUGO MN 55038
FRIENDSHIP ASSEMBLY OF GOD	PO BOX 45 BRAHAM MN 55006
CUDA HOLDINGS LLC	421 ELMHURST AVE N BRAHAM MN 55006
DAVID DEVITO	1941 113TH AVE MORA MN 55051
TUSEN TACK	PO BOX 214 BRAHAM MN 55006
CITY OF BRAHAM	PO BOX 521 BRAHAM MN 55006
ECONOMIC DEVELOPMENT AUTHORITY	PO BOX 521 BRAHAM MN 55006
NMW PROPERTY MANAGEMENT LLC	PO BOX 125 BRAHAM MN 55006
A&A INVESTMENT LLC	16073 70TH PLACE N MAPLE GROVE MN 55311
CROSS PINE HOLDINGS LLC	17040 EDGEWATER RD PINE CITY MN 55063
KATHLEEN M HALEY	PO BOX 273 BRAHAM MN 55006
CORNERSTONE APARTMENTS & RETAIL LLC	PO BOX 578 BRAHAM MN 55006
THE AMBLE GROUP PROPERTIES LLC	46 33RD AVE N ST CLOUD MN 56303
BRAHAM MONUMENT COMPANY	PO BOX 226 BRAHAM MN 55006
MICHAEL & CONNIE REILLY	50955 ACACIA TRL STANCHFIELD MN 55080
JOHN STALOCH 1715 BADGER BLVD W STANCHFIELD MN 55080	
EVAN PINKSTON	208 2ND ST SW BRAHAM MN 55006
HAMILTON HOLDINGS LLC	825 UNION ST S MORA MN 55051
FORTY THREE ACRES LLC	315 522ND ST W STANCHFIELD MN 55080
JACK & REBECCA ALLEN	30054 WILDWOOD RD BROOK PARK MN 55007
KAREN RAPACKE	PO BOX 306 BRAHAM MN 55006
DOUGLAS JOHNSON	42937 MINNIE LAKE DR EMILY MN 56447
SOS PROPERTY MANAGEMENT LLC	1387 HIGHWAY 107 GRASSTON MN 55030
DANIEL ETHEN	PO BOX 325 BRAHAM MN 55006
SHARON K SCHMIDT	114 DOUGLAS AVE N BRAHAM MN 55006
BRAHAM CUSTOM MEAT & RETAIL LLC	PO BOX 100 ISANTI MN 55040
MMM PROPERTIES LLC	PO BOX 402 BECKER MN 55308
REBECCA HEHN	109 CHERRY AVE N BRAHAM MN 55006
FRANSEN BANK & TRUST	PO BOX 9 BRAHAM MN 55006
DAVID SEGL	PO BOX 486 BRAHAM MN 55006
KTG PROPERTIES LLC	PO BOX 87 BRAHAM MN 55006
DAVID & JILL BLOM	116 BEECHWOOD AVE N BRAHAM MN 55006
JAY L STANCE LLC	PO BOX 31 BRAHAM MN 55006
KENNETH ETHEN	PO BOX 116 BRAHAM MN 55006

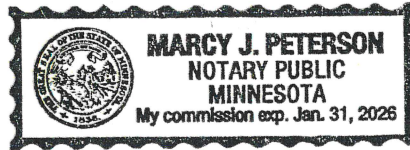
There is a mail delivery service by the United States Post Office between the place of mailing and the places addressed.

Machel Keytonen
City Administrator

Subscribed and sworn before me this

29th day of June, 2023.

Marcy Peterson
Notary Public



RESOLUTION 23-33

A Resolution Approving a Conditional Use Permit for Cross Pine Holdings LLC at 112 Main Ave. S

WHEREAS, Cross Pine Holdings LLC, 112 Main Ave. S., Braham, MN, 55006, owner of the property located at:

SubdivisionName ORIGINAL TOWNSITE BRAHAM Lot 002 Block 007
SubdivisionCd 14056 PT LOTS 2-3-4 BOUNDED ON THE N BY LINE RUNNING II WITH & 48' 6" S OF NLY LINE OF LOT 1; BEG AT PT OF INTERSECT OF THIS LINE WITH W LINE OF LOT 3; SLY ALONG W LINE OF LOTS 3 & 4 TO PT 10' 9" S OF NW CNR OF LOT 4; ELY TO PT ON E LINE OF LOT 3 BEING 1' 6" N OF SE CNR OF LOT 3; NLY ALONG E LINE OF LOTS 3 & 2 TO WHERE N BDY LINE INTERSECTS WITH E LINE OF LOT 2.

has applied for a conditional use permit to allow for an additional apartment in the building;
and

WHEREAS, the Planning Agency of the City, on the 12th day of July, 2023, following proper notice, held a public hearing to review the Conditional Use Permit request and made a recommendation to approve the request as long as the conditions can be met; and

WHEREAS, the Planning Agency of the City, on the 12th day of July, 2023, reviewed the Conditional Use Application and found that the Conditional Use to allow for an additional apartment is compatible with the City's Zoning Code and Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BRAHAM, MINNESOTA approves the Conditional Use Permit to allow for an additional apartment at the above forementioned property, as long as the conditions below can be met:

1. Follows all Minnesota State Statutes and the City of Braham's Zoning Code as it relates to this conditional use.
2. A final inspection must be completed prior to occupancy.
3. Secure a change of occupancy permit (if needed) or any other building permits as required through Rum River Consultants.
4. Follows all city parking regulations.
5. Meets any other conditions set forth by the city's Building Official and Zoning Administrator.

Passed by the Planning Commission of Braham, Minnesota, this 12th day of July, 2023.

Loren Davis, Chair

Attested:

Rachel Kytonen, City Administrator