

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on January 5, 2023 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Brian Heidbrink, Thomas Nichols, Brookes Noem, Chuck Parsons, Rob Schoeneman and Alica Thiele. Also present were Alderman Tim Jorgenson, Building Official Paul Clarke and Development Director Patrick Andrews. Absent: Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

Commissioner Nichols moved Commissioner Parsons seconded to approve the agenda. Motion carried.

Commissioner Parsons moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following items: a plat of Aspen Park Addition Tract 2; a plat of The Original town of Brandon Lot 2A Block 7; a plat of Rovang Industrial Park Addition Lots 1 & 2 Block 3; a plat of Tallgrass Park Addition Tract 1 and a plat of Williams Addition Tract 2. Motion carried.

Commissioner Thiele moved Commissioner Noem seconded to approve the minutes of the December 1, 2022 regular meeting as amended. Motion carried.

Discussion was held on dwelling units in the GB-General Business District. Current City Ordinance allows dwelling units above the first floor by Conditional Use only. Patrick Andrews, Development Director, had received a request from a resident to allow dwelling units on first floor in the General Business District. Patrick Andrews presented a draft ordinance. It was the consensus of the Commission to schedule a public hearing based on the draft as presented.

Discussion held on the proposed Neighborhood Business District. Patrick Andrews, Development Director, presented a draft ordinance. Barb Fish, 1401 S. Parkview Place, member of Brandon City Council, was present for discussion. Lee Schelling, 204 W. Elm Circle, was present for discussion. Lee discussed parking, setbacks, parking lot buffers. TJ Barthman, 1016 S. Nicholas Avenue, was present for discussion. Don DeJager, 504 E. Mayberry RFD Street, was present for discussion. Riley Walz, 609 N. Tamarac Avenue, was present for discussion. Shawna Schipper, 601 N. Tamarac Avenue, was present for discussion. Shawna has concerns with snow melt and drainage. Patrick will present an updated draft at the next regular meeting.

Discussion held on R-2 Medium Density Residential Districts as it relates to lot & yard regulations. Brian Jackson, VanBuskirk Companies, was present for discussion. Brian asked the Commission to consider changing the side yard setbacks in the R-2 Zoning District from 7' to 5' for single-family homes. It was consensus of the Commission to make the changes as presented and to schedule public hearing.

Discussion held on Off-Street Parking definitions. It was the consensus of the Commission to get input from Tami Jansma, Brandon City Engineer, on how to approve plans involving access aisles, etc.

Building Permits for December were presented: #20220624 - #20220627. No action required.

Year end building permits were presented. No action required.

At 8:15 p.m. having no further business, Commissioner Nichols moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director