

**MINUTES**  
**PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on January 19, 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, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck and City Administrator Bryan Read.

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

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the January 5, 2023 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Home Occupation Permit Application for 1504 W. River Bend Circle. Applicant Kaitlin Ode, 1504 W. River Bend Circle, was present for discussion. Kaitlin is wanting to open an in-home daycare, using mostly the basement of her home, which is a walk-out. Commissioner Heidbrink moved Commissioner Parsons seconded to approve the application as presented, with the condition that no kids be outside until a fence is installed. Motion carried.

Preliminary plans were presented for Chestnut Ridge Addition. Nick VanOverschelde, 2604 W. Bitterroot Street, Sioux Falls, was present for discussion. Concerns with the Brandon Comprehensive Plan future land use map showing business on the southeast corner of N. Chestnut Blvd. and E. Redwood Blvd. Jim David, 2809 E. Sunflower Circle, was present for discussion. Jim has concerns with Sunshine Avenue becoming a collector street as part of this future development and also the location of the high density residential lots. Randy Nelson, 1624 W. Liberty Circle, was present for discussion. Randy has concerns with approving developments like this and not having the infrastructure to support them. Vickie David, 2809 E. Sunflower Circle, was present for discussion. Vickie has concerns with Sunshine Avenue seeing an increase in traffic due to this future development. Chad Huwe, Stockwell Engineers, was present for discussion. Commissioner Parsons moved Commissioner Heidbrink seconded to deny the preliminary plans as presented. Nick will make some changes and add GB-General Business in the northwest corner of the proposed development and present at the next regular Planning & Zoning Commission meeting. Motion carried.

Discussion held on the proposed Neighborhood Business District. Patrick Andrews, Development Director, presented a draft ordinance. Shawn Schipper, 601 N. Tamarac Avenue, was present for discussion. Shawna has concerns with the lack of green space. It was the consensus of the Commission to schedule public hearings based on the draft provided.

Discussion held on Off-Street Parking definitions. It was the consensus of the Commission to

schedule public hearings based on the draft provided.

At 7:59 p.m. having no further business, Commissioner Parsons moved Commissioner Heidbrink seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

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Melissa Labahn  
Recording Clerk

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Patrick Andrews  
Development Director