

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on February 2, 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 Heidbrink seconded to approve the agenda as amended and moved items #1 & #3 from the consent calendar to discussion items. Motion carried.

Commissioner Noem moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following items: a plat of Burkman Industrial Park Addition Lot S in Tract 2 and a plat of McHardy Addition Tracts 6 & 7. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the January 19, 2023 regular meeting. Motion carried.

Robert Dykstra, Brandon Valley Volunteer Fire Department Fire Chief, was present for discussion. Robert has concerns with the public hearing for the setback changes in the R-2 Medium Density Residential. The fire department has concerns with changing the side yard setback from 7' to 5'.

Discussion held on Non-Conforming Structures/Uses. Garrett Callahan, Ambush Apparel, 1517 W. Holly Blvd. was present for discussion. Garrett wants to enlarge the two structures located at 1309 E. Cedar Street. The current buildings do not meet the required setbacks. It was the consensus of the Commission to allow the expansion, since the new addition would meet the required setbacks.

Discussion held on the plat of Brandon Park Addition Tract C in Block 5. This is land owned by the City of Brandon. Commissioner Heidbrink moved Commissioner Parsons seconded to approve the plat as presented. Motion carried.

Discussion held on the plat of Country Club Heights Addition Tract 1 of Lot 9 and Tract 2 of Lot 10. This is land owned by the City of Brandon. Commissioner Heidbrink moved Commissioner Parsons seconded to approve the plat as presented. Motion carried.

A public hearing was held, as advertised, to consider changes to the Zoning Ordinance as it pertains to Chapter 15-5-11, R-2: Medium Density Residential, Lot & Yard Regulations. This proposed update to the ordinance would change the side yard setbacks from 7' to 5'. Kristi Eggebraaten, VanBuskirk Companies, was present for discussion. Brian Jackson, VanBuskirk

Companies, was present via conference call. Nick VanOverschelde, 2604 W. Bitterroot Street, Sioux Falls, was present for discussion. Commissioner Parsons moved Commissioner Heidbrink seconded to approve the ordinance change as presented and made recommendation to City Council for approval. Motion carried.

A public hearing was held, as advertised, to consider changes to the Zoning Ordinance as it relates to Chapter 15-9-3, GB: General Business, Conditional Uses. This proposed update to the ordinance would allow owner-occupied dwelling units on the first floor by conditional use in the General Business District. Commissioner Parsons moved Commissioner Nichols seconded to approve the ordinance change as presented and made recommendation to City Council for approval. Motion carried.

Preliminary plans were presented for Chestnut Ridge Addition. Nick VanOverschelde, Chestnut Ridge Addition Development, 2604 W. Bitterroot Street, Sioux Falls, was present for discussion. Jarrod Larson, 2000 W. River Bluff Drive, was present for discussion representing the Brandon Valley School District. Commissioner Parsons moved Commissioner Heidbrink seconded to approve the preliminary plans as presented and made recommendation to City Council for approval. Motion carried.

Building permits for January were presented: #20230001 - #20230008. No action required.

At 7:16 p.m. having no further business, Commissioner Parsons moved Commissioner Noem seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director