

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on February 15, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Brian Heidbrink, Thomas Nichols, Brookes Noem, 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: Member Michael Toates, Mayor Harry Buck and City Administrator Bryan Read.

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

Commissioner Nichols moved Commissioner Thiele seconded to approve the minutes of the February 1, 2024 regular meeting as amended. Motion carried.

Wade Mossett, 26220 S. McHardy Road, was present for discussion. Wade gave an update on his discussions with Minnehaha County and the possibility of de-annexing the portion of his property that is currently within the city limits of Brandon. He will provide further updates at a future meeting.

A Re-Zone Application was presented for 400 N. Chestnut Blvd. The owners of Chestnut Ridge Development are wanting to re-zone a portion of their development, legally described as Tracts 1A, 2 & 3 of Chestnut Ridge Addition, to R-2 Medium Density Residential, R-3 High Density Residential and NRC. Member Heidbrink moved Member Thiele seconded to approve the re-zone application as presented and made recommendation of approval to City Council. Motion carried.

A Re-Zone Application was presented for 2501 E. Augusta Street. The City of Brandon is in the process of re-zoning all their properties to IN-Institutional. Member Nichols moved Member Heidbrink seconded to approve the re-zone application as presented and made recommendation of approval to City Council. Motion carried.

Preliminary plans were presented for Riverpark Addition. Brian Jackson, VanBuskirk Companies, was present for discussion. Concerns with a large portion of this development being proposed for R-2 Medium Density Residential zoning, which allows for a 5' side yard setback. Member Heidbrink moved Member Nichols seconded to approve the preliminary plans with the revised exhibit D-1as presented. Motion carried.

Discussion held on Home Occupations as it relates to gardens. Eric Paulsen, 1600 E. Aspen Blvd., was present for discussion. Current ordinance requires the home occupation to be less than the footprint of the lot's principal structure. Patrick Andrews, Brandon Development Director, presented a draft ordinance. It was the consensus of the Commission to schedule the public hearing.

At 7:33 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