

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on March 3, 2022 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, Mayor Jim Heinitz, City Administrator Bryan Read and City Engineer Tami Jansma. Absent: None.

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

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the February 17, 2022 regular meeting. Motion carried.

Lynn & Steve Doppenberg, 317 S. Kirkwood Blvd. were present for discussion. Lynn was present for the discussion on commercial kennels and possible distance requirements. Lynn has concerns with a potential dog kennel business having the ability to open at the property located next to her house. Lynn would like distance requirements between a dog kennel and residential districts added back to the ordinance.

Dana Clark, 417 E. Switch Grass Trail, was present for discussion. Dana is a current member of the Brandon City Council. Dana was present to discuss distance requirements for dog kennels. Dana wants to see a distance requirement between a dog kennel and certain zoning districts added back to the ordinance.

Jack Parliament, 521 E. Lakeview Drive, was present for discussion. Jack is a current member of the Brandon City Council. Jack was present to discuss requirements for dog kennels.

A Conditional Use Application was presented for 801 N. 9th Avenue Building 3 Unit C. Applicant Quiana Greaves, 605 S. Stephen Avenue, Sioux Falls, was present for discussion. Quiana is wanting to open a medical cannabis cultivation establishment at 801 N. 9th Avenue Building 3 Unit C. Commissioner Noem moved Commissioner Nichols seconded to approve the application as presented. Motion carried.

Discussion held on the proposed Dairy Queen to be constructed at 201 S. Splitrock Blvd. City Ordinance requires 32 parking spaces, based on square footage of the gross floor area of the building. One of the proposed parking spaces is located in the drive-thru lane. It was the consensus of the Commission to not count this space as a parking space, and have the owners find another location for the remaining parking space needed.

Discussion held on cell phone towers. A request was received by a resident to have all cell phone towers in the City of Brandon removed and eliminated from the city limits, based on studies he has researched that indicate they harm or do damage to humans and animals. Patrick Andrews, SECOG, was present for discussion. Patrick explained that cell towers are highly regulated and controlled by the Federal government. Cell towers cannot be banned according to the FCC.

Discussion held on commercial kennels and distance requirements from other zoning districts. Dana Clark and Jack Parliament spoke in favor of adding distance requirements back to the City Ordinance, as they pertain to commercial kennels. Mayor Jim Heinitz was present for discussion. Commissioner Parsons said that he is comfortable with the Ordinance as is, with Commercial Kennels requiring a Conditional Use Permit and use the current setbacks in place for structures, etc. Council Members Dana Clark and Jack Parliament would like the Planning & Zoning Commission to reconsider distance requirements for commercial kennels.

Building Permits for February were presented: #20220008 - #20220020. No action required.

At 8:45 p.m. having no further business, Commissioner Thiele moved Commissioner Parsons seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Bryan Read
City Administrator