

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on March 7, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Brian Heidbrink, Thomas Nichols, Brookes Noem, Rob Schoeneman, Alica Thiele and Michael Toates. 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 Nichols moved Commissioner Toates seconded to approve the agenda as amended. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the February 15, 2024 regular meeting as amended. Motion carried.

Discussion was held on the consent calendar items. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the following consent calendar items: a plat of Bosch Addition Tracts 1 & 2 and a plat of Bosch 2nd Addition Tract 3. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 924 E. Redwood Blvd. Applicant Cory Kuhnert, 924 E. Redwood Blvd. was present for discussion. Cory is requesting to re-zone from GB-General Business to HI-Heavy Industrial so he can construct more storage units. Current City Ordinance does not allow storage units in a GB-General Business district. Roger VanNoort, Redwood Plaza, was present for discussion. Roger was questioning the mutual access easement for 924 E. Redwood Blvd. and the neighboring properties. Commissioner Heidbrink moved Commissioner Noem seconded to make recommendation of approval to the City Council. Motion carried.

A petition for exclusion from the City of Brandon was received. Wade Mossett, 26220 S. McHardy Road, was present for discussion. Wade is requesting that Lot 1 Block 1 Howey Addition be excluded from the City of Brandon. Commissioner Toates moved Commissioner Nichols seconded to make recommendation of approval of the petition for exclusion as presented. Motion carried.

Commissioner Thomas Nichols has submitted his letter of resignation from the Planning & Zoning Commission. Commissioner Thiele moved Commissioner Heidbrink seconded to approve the resignation of Thomas Nichols effective March 23, 2024. Motion carried.

Discussion held on R-1 vs R-2 single-family attached side yard setbacks. Current ordinance requires a 7' side yard setback in the R-1 and a 10' side yard setback in the R-2 for single-family attached structures. Brian Jackson, VanBuskirk Companies, was present for discussion. Patrick Andrews, Brandon Development Director, will draft an ordinance change and present at the next regular meeting.

Building permits for February were presented: #20240011 - #20240033. No action required.

At 7:18 p.m. having no further business, Commissioner Heidbrink moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director