

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on March 21, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Brian Heidbrink, Thomas Nichols, Rob Schoeneman, Alica Thiele and Michael Toates. Also present were Alderman Tim Jorgenson, Building Official Paul Clarke and Development Director Patrick Andrews. Absent: Commissioner Brookes Noem, Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

Commissioner Toates moved Commissioner Nichols seconded to approve the agenda as amended. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the March 7, 2024 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 1321 E. Ash Place. Applicant, Dominic Hewitt, 950 W. Venture Place, Sioux Falls, SD was present for discussion. Dominic would like to open a wine bar at 1321 E. Ash Place, which requires a conditional use permit per City Ordinance. Justin Selken, 1408 E. Liberty Street, was present for discussion. Justin discussed the need for screening from the GB-General Business District to the R-1 Single Family Residential District. Approximate hours of 8am-11pm. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the application upon the condition that there is no serving of wine in the rear yard adjacent to the R-1. Motion carried.

A public hearing was held, as advertised, to consider a Zoning Ordinance change for Chapter 15-15-11(L) – Home Occupations. Commissioner Heidbrink moved Commissioner Thiele seconded to make recommendation of approval to City Council. Motion carried.

A public hearing was held, as advertised, to consider a Zoning Ordinance change for Chapter 15-2-5(E). Commissioner Nichols moved Commissioner Toates seconded to make recommendation of approval to City Council. Motion carried.

Discussion held on single-family attached side yard setbacks. Patrick Andrews, Brandon Development Director, presented a draft ordinance. A public hearing will be scheduled, as discussed.

Discussion held on allowing a body shop in a GB-General Business District. Vehicle body shops are currently only allowed in LI-Light Industrial & HI-Heavy Industrial Districts. It was the consensus of the Commission to leave the ordinance as is. No further action was taken.

At 7:03 p.m. having no further business, Commissioner Nichols moved Commissioner Toates seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director