

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on April 7, 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, City Administrator Bryan Read, City Engineer Tami Jansma, Development Director Patrick Andrews and Mayor Jim Heintz.

Commissioner Nichols moved Commissioner Heidbrink seconded to approve the agenda as amended, moving items #4 & #7 on the Consent Calendar to discussion items. Motion carried.

Commissioner Heidbrink moved Commissioner Parsons seconded to approve the consent calendar which contained the following items: a plat of The Bluffs Addition Drainage Tract 3; a plat of Brandon Elementary School Addition Lots 1 & 2 Block 1; a plat of Brandon Pump House Addition Tract 2; a plat of Larson's Tract 1 Lots 2A & 8 and a plat of Shafer's Second Addition Tract 2. Motion carried.

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

A public hearing was held, as advertised, to consider a Conditional Use Application for 2000 W. Frontier Street. Applicant Wade Behm, Hegg Construction, was present for discussion. Wade is requesting a conditional use to construct multi-family dwelling units which would consist of more than 36 dwelling units. Plans are to construct 300+ dwelling units on this property. Commissioner Heidbrink asked what the future plans are for the extension of N. Lancer Avenue along the west side of this property. Commissioner Heidbrink moved Commissioner Parsons seconded to defer any action until the applicant can provide a preliminary plan. Motion carried.

Commissioner Parsons moved Commissioner Nichols seconded to approve the plat of Encore Park Addition Lots 1-3 Block 1; Lots 1-4 Block 2; Lots 1-3 Block 3; Lots 1-2 Block 4 and Tract A. A roll call vote showed Nichols, Noem, Parsons, Schoenemen, Thiele aye; Heidbrink nay. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for Lot 6 Block 2 Brandon 90 Plaza Addition. Nick Moser, Attorney for Owner, was present for discussion. Owner, MISD Property Holdings 1 LLC. is requesting to operate a medical cannabis dispensary on the above described property. Commissioner Parsons moved Commissioner Nichols seconded to approve the conditional use application as presented, with the conditions that the property be purchased and platted by the applicant. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 201 S. Splitrock Blvd. Applicant Fourteen Foods was not present for discussion. Applicant is requesting a conditional use for a loading area to be located within the front and side yard setbacks, as required by the Brandon Zoning Ordinance. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the conditional use, as presented. Motion carried.

Discussion held on the definition of “Family.” Patrick Andrews, Development Director, presented information pertaining to the definition of “Family” and “Group Homes.” Mallie Kludt, 604 N. Oak Ridge Road, Managing Director for Volunteers of America was present for discussion. It was the consensus of the Commission to proceed with scheduling a public hearing for May 5, 2022.

Discussion held on definition of “Kennel, Commercial.” Patrick Andrews, Development Director, presented information on potential updates to the Zoning Ordinance as they pertain to Kennel, Commercial. Additional information will be presented at a future meeting.

Discussion held on the Off-Street Parking Ordinance – Chapter 15-14-3 (5) as it pertains to “CB, GB and LI: Access aisles and maneuvering and drive areas primarily utilized by loading areas may be located within setbacks only by conditional use and shall be hard surfaced.” Patrick Andrews, Development Director, presented a draft ordinance for review. Will discuss further at a future meeting.

Discussion held on the plat presented for Westview Estates Tracts 5B & 8. Commissioner Heidbrink moved Commissioner Noem seconded to approve the plat as presented, based on the access easement extending back to Tract 8 along N. Woodland Court. Motion carried.

Discussion held on Re-Zone Applications and sending notices to neighboring properties. Patrick Andrews, Development Director, presented a draft ordinance for review.

Building permit for March were presented: #20220027 - #20220063. No action required.

At 8:17 p.m. having no further business, Commissioner Nichols moved Commissioner Parsons seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director