

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on April 18, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Megan Bassett, Brian Heidbrink, Brookes Noem, 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: Commissioner Rob Schoeneman, Mayor Harry Buck and City Administrator Bryan Read.

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

Commissioner Noem moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following items: a plat of Encore Park Addition Lot 4 Block 3; a plat of The Original Town of Brandon Lot 9B Block 5 and a plat of River Park Addition Tracts 1, 2, 3, 4, 5, 6, 7 & 8. Motion carried.

Commissioner Toates moved Commissioner Noem seconded to approve the minutes of the April 4, 2024 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 204 E. Holly Blvd.. Applicant was not present. City Ordinance requires a conditional use for businesses that have video lottery. This property abuts R-1 Low Density Residential to the north. Neighbor concerned with customers standing outside in the back of the building late into the evening. Commissioner Heidbrink Commissioner Member Noem seconded to approve the Conditional Use application with the condition that they do not allow video lottery customers on the rear of the property. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 300 S. Heritage Road. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Charles Witt, W. Burton Drive, was present for discussion. Commissioner Toates moved Commissioner Heidbrink seconded to make recommendation of approval to City Council. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 208 W. Stone Street. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Commissioner Toates moved Commissioner Thiele seconded to make recommendation of approval to City Council. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 721 S. McHardy Road. The City of Brandon is currently in the process of re-zoning all City owned properties to IN-Institutional. Terry Froseth, 600 S. Splitrock Blvd., was present for discussion.

Commissioner Heidbrink moved Commissioner Noem seconded to make recommendation of approval to City Council. Motion carried.

Discussion was held on pollinator gardens. Tami Jansma, City Engineer, presented information on pollinator gardens and encouraging water conservation. No action required.

Discussion held on townhouses vs. multi-family dwellings. Patrick Andrews, Development Director, presented information and asked for clarification on the definitions of each as they relate to the R-3 High Density Residential District. Patrick Andrews will present an ordinance update for public hearing at a future Planning & Zoning Commission meeting.

At 7:17 p.m. having no further business, Commissioner Thiele moved Commissioner Toates seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director