

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on May 4, 2023 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 Thiele seconded to approve the agenda. Motion carried.

Commissioner Heidbrink moved Commissioner Nichols seconded to approve the consent calendar which contained the following items: a plat of Brandon 90 Plaza Addition Lot 7 Block 2 and a plat of Stone Ridge Estates Tract 1. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the April 20, 2023 regular meeting as amended. Motion carried.

Barb Fish, 1401 S. Parkview Place, was present on behalf of the Water Conservation Committee. Barb reminded residents of the odd/even lawn watering ordinance that is in place.

A Conditional Use Application was presented for 1316 E. Martin Place. This was tabled at the April 20, 2023 Planning & Zoning Commission meeting. Rob. Heartland Appliance, 1316 E. Martin Place, was present for discussion. Rob is planning to open an appliance store at the above stated address, and is requesting a second driveway as per City Ordinance, which requires a conditional use. Rob wants this second driveway for truck traffic. John, JSA Engineers, was also present for discussion. Concerns with delivery trucks blocking parking spaces, Commissioner Noem moved Commissioner Nichols seconded to approve the conditional use application as presented. A roll call vote showed Nichols, Noem, Schoeneman, Thiele, Toates aye; Heidbrink nay. Motion carried.

A Home Occupation Permit Application was presented for 909 E. Keystone Circle. Applicants Andy, Stacy & Emily Sample, 909 E. Keystone Circle, were present for discussion. Stacy explained their plans to construct racks for the shooting of fireworks. Will be no fireworks, etc. on the premises. Jim Pruett, 912 E. Keystone Circle, was present for discussion. Jim spoke in favor of the application. Ryan Bailey, 905 E. Keystone Circle, was present for discussion. Ryan spoke in favor of the application. Commissioner Nichols moved Commissioner Heidbrink seconded to approve the application as presented. Motion carried.

A Re-Zone Application was presented for Stone Ridge Estates Tract 1. Greg Lacey, 108 W. Granite Street, was present for discussion. Greg is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Greg has concerns with

increased traffic, potential for multi-family dwelling units to be constructed next to his property. Brian Jackson, VanBuskirk Companies, was present for discussion. VanBuskirk Companies is the applicant requesting the change in zoning. Concerns with R-2 lots on the cul-de-sac. David Smook, 1005 N. Granite Circle, was present for discussion. David is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Dustin Gebur, 104 W. Granite Street, was present for discussion. Dustin is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Dustin has concerns with increased traffic, closer setbacks in the R-2 districts. Kelle Zabih, 112 W. Granite Street, was present for discussion. Kelle is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Kevin Johnson, 700 N. Copper Avenue, was present for discussion. Kevin is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Kevin has concerns with increased traffic and the potential for an 8-plex (by conditional use) to be constructed on this parcel. Tony Diedrich, 701 N. Quartz Avenue, was present for discussion. Tony is opposed to the re-zoning of this parcel from R-1 Low Density Residential to R-2 Medium Density Residential. Tony has concerns with increased traffic, and would like it to stay R-1. Commissioner Noem moved Commissioner Nichols seconded to make recommendation of approval to the City Council. A roll call vote showed Noem, Nichols, Thiele, Schoeneman aye; Toates, Heidbrink nay. Motion carried.

Discussion held on “owner occupied” dwelling units. Lee Schelling, 204 W. Elm Circle, was present for discussion. Lee presented a scenario in a GB-General Business District where an employee of a business would be staying overnight at a location – would this be allowed?

Discussion held on IN-Institutional District as it pertains to Best Management Practice Facilities (BMP). Patrick Andrews, Development Director, presented a draft ordinance. An updated draft will be presented at the next regular meeting.

Building permits for April were presented: #20230026 - #20230094. No action required.

At 8:26 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