

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on May 16, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Megan Bassett, Brian Heidbrink, Brookes Noem, Rob Schoeneman, Alica Thiele and Michael Toates. Also present were Alderwoman Barb Fish, Building Official Paul Clarke, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck and City Administrator Bryan Read.

Commissioner Noem moved Commissioner Schoeneman seconded to approve the agenda. Motion carried.

Commissioner Thiele moved Commissioner Heidbrink seconded to approve the minutes of the May 2, 2024 regular meeting. Motion carried.

Commissioner Heidbrink moved Commissioner Toates seconded to nominate Commissioner Alica Thiele as Vice-Chairperson. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 100 E. Holly Boulevard. Applicants Kris Thielen and Eric, Domino's Pizza, were present via conference call. Applicant is requesting a conditional use to allow for shared parking on the lot legally described as Lot 2 Block 7 Thad-Tabor Estates (100 E. Holly Blvd.). Approximate hours would be 10:30am-12:00am(midnight) Sunday-Thursday and 10:30am-1:00am Friday & Saturday. Discussion held to determine if Domino's would be classified as a restaurant or retail, as based on the definitions in the Zoning Ordinance. Commissioner Heidbrink moved Commissioner Noem seconded to deny the Conditional Use Application. A roll call vote showed Heidbrink, Noem, Thiele, Toates aye; Bassett, Schoneman nay. Motion carried

At 7:24 p.m. having no further business, Chairperson Fish adjourned the Planning & Zoning Commission meeting. Motion carried.

At 7:24 p.m. Chairperson Fish called the Board of Adjustment meeting to order.

Roll call was taken. Members present were Commissioners Megan Bassett, Brian Heidbrink, Brookes Noem, Rob Schoeneman, Alica Thiele and Michael Toates. Also present were Alderwoman Barb Fish, Building Official Paul Clarke, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck and City Administrator Bryan Read.

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

A public hearing was held, as advertised, to consider a Variance Application for 924 E. Redwood Blvd. Applicant was not present but is requesting a reduction in the building setback on the southside of this property to construct additional storage units. Dan Anderson, Redwood Plaza, was present for discussion. Dan spoke on behalf of the Redwood Plaza Association and that they would support a 10' setback. Commissioner Thiele moved Commissioner Heidbrink seconded to table the application until the applicant can be present. Will bring back to the June 6, 2024 Planning & Zoning Commission meeting. Motion carried.

At 7:55 p.m. having no further business, Commissioner Toates moved Commissioner Heidbrink seconded to adjourn the Board of Adjustment meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director