

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on May 19, 2022 at the Brandon City Council Chambers.

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

Vice-Chairperson Alica Thiele chaired the meeting.

Commissioner Parsons moved Commissioner Schoeneman seconded to approve the agenda with the removal of item #10. Motion carried.

Commissioner Nichols moved Commissioner Noem seconded to approve the consent calendar which contained the following items: a plat of Hurney-Lien Addition Tracts 2A & 3; a plat of Sunrise Estates Addition Lot 4A Block 9; a plat of Tallgrass Addition Lot 4 Block 6; a plat of Tallgrass Addition Lot 15 Block 6; a plat of Tuntland's Tract 1 Lots 5A & 7 and a plat of Westview Estates Lots 1, 2, 3 & 4 Block 4. Motion carried.

Commissioner Nichols moved Commissioner Schoeneman seconded to approve the minutes of the April 21, 2022 regular meeting. Motion carried.

Commissioner Parsons moved Commissioner Nichols seconded to nominate Commissioner Alica Thiele as Vice-Chairperson. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for Tract 3 Hurney-Lien Addition, property to be addressed as 1808 S. Splitrock Blvd. Lanny Oringer, 2700 W. 3rd Street, Suite 3, Sioux Falls, SD was present representing the applicant. Property is currently owned by Huset's Speedway, they are requesting a re-zone to GB-General Business to construct an office building and possibly a race shop. Plans to put in a holding tank since there is currently no city sewer to the property. Commissioner Parsons moved Commissioner Nichols seconded to approve the Re-Zone Application as presented and made recommendation to City Council for approval. Motion carried.

A public hearing was held, as advertised, to consider an update to the Brandon Zoning Ordinance as it relates to Fence Regulations. Patrick Andrews, Development Director, discussed the updates being proposed. Commissioner Schoeneman moved Commissioner Nichols seconded to approve the changes as presented and made recommendation to City Council for approval. Motion carried.

Discussion held on “Family” definition. Patrick Andrews, Development Director, discussed the updates being proposed. Mallie Kludt, Managing Director at Volunteers of America Dakotas, 604 N. Oak Ridge Road, Brandon was present for discussion. An updated draft will be presented at a future Planning & Zoning Commission meeting.

Discussion held on “Fences” as it pertains to the definition. A public hearing will be scheduled to adopt the changes discussed.

Discussion held on allowing zero lot line option for individually owned duplex style contractor shops in the HI-Heavy Industrial District. Patrick Andrews, Development Director, provided a draft ordinance. A public hearing will be scheduled to adopt the changes discussed.

Building permits for April were presented: #20220064 – #20220127. No action required.

At 7:14 p.m. having no further business, Commissioner Parsons moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director