

**MINUTES**  
**PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on June 2, 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 and Development Director Patrick Andrews. Absent were Building Official Paul Clarke, Mayor Harry Buck, City Administrator Bryan Read and City Engineer, Tami Jansma.

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

Commissioner Nichols moved Commissioner Schoeneman seconded to approve the consent calendar which contained the following items: a plat of The Bluffs Addition Lots 9-13 Block 11 and Lots 10-14 Block 12 and a plat of Stone Ridge Estates Lots 10-12 Block 13. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the May 19, 2022 regular meeting, as amended. Motion carried.

Preliminary plans were presented for E. Redwood Blvd. and N. Pasque Flower Trail. Jake Morris, DGR Engineering, was present for discussion. Developer is proposing to construct 10 twin-homes in this new development. A Conditional Use was approved at the April 21, 2022 Planning & Zoning Commission meeting. Commissioner Parsons moved Commissioner Heidbrink seconded to approve the preliminary plans as presented. Motion carried.

Discussion held on “Group Home” and “Family Definition” was held. Should R-4 be included? Mike Nadolski, with Jackson, Schultz, Lebrun, was present on behalf of Volunteers of America. Additional discussion on the NRC District. Further discussion will be held at future meeting.

Discussion held on allowing septic tanks in the R-1 zoning district as a Conditional Use or under specified criteria. Patrick Andrews, Development Director, will gather additional information for a future meeting.

Discussion on allowing driveways/parking pads in the side yard setbacks. It was the consensus of the Commission to keep the Ordinance as is, which requires a 7’ side yard setback for driveways/parking pads.

Building permits for May were presented: #20220128 – #20220219. No action required.

At 7:53 p.m. having no further business, Commissioner Parsons moved Commissioner Heidbrink seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

---

Melissa Labahn  
Recording Clerk

---

Patrick Andrews  
Development Director