

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on June 15, 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 Administrator Bryan Read, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck.

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

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the June 1, 2023 regular meeting as amended. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 117 E. Holly Blvd. Applicant Scott Wehrkamp was present for discussion. Scott is requesting to re-zone from R-2 Special Exception to GB-General Business. The building was originally built and re-zoned in 1978. Current city ordinance does now allow a dental business in a R-2 Zoning District, so if the building was destroyed by more than 51% it could not be re-built since it is a non-conforming use. Commissioner Toates asked why NB-Neighborhood Business District is not being considered for this property. Commissioner Heidbrink moved Commissioner Nichols seconded to make recommendation of approval, as presented, to City Council. Motion carried.

At 6:40 p.m. Commissioner Toates moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Chairperson Jorgenson called the meeting of the Board of Adjustment to order.

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 Administrator Bryan Read, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck.

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

A public hearing was held, as advertised, to consider a Variance Application for 1709 S. Dawley Court. Applicants Brent & Pam Hubers, 1709 S. Dawley Court, were present for discussion. Applicants are wanting to replace and expand & cover/screen their rear yard deck which will not meet the required 25' rear yard setback. The current deck does not meet the required 25' rear yard setback, which is from the original build of the home in 2003. The deck needs to be

replaced due to age and to make it safe for use. Janna Kloth, 114 N. Country Club Avenue, was present for discussion. Commissioner Heidbrink moved Commissioner Thiele seconded to deny the variance application due to no hardship being presented. Motion carried.

At 7:14 p.m., having no further business, Commissioner Nichols moved Commissioner Heidbrink seconded to adjourn the Board of Adjustment meeting. Motion carried.

Chairperson Jorgenson reconvened the Planning & Zoning Commission meeting.

Preliminary plans for Aspen Ridge Development were presented. Russell Adkins, 8304 S Timber Oak Circle, was present for discussion. Russell is the developer for Aspen Ridge Development. They held a neighborhood meeting at the Brandon Municipal Golf Course on Tuesday, June 14. Proposing a mixed use development consisting of R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, GB-General Business and IN-Institutional. Will construct a private lift station to serve this development, working on storm sewer drainage. Commissioner Heidbrink had concerns with E. Alexa Lane dead-ending at the R-3 zoning district and no turn around for larger vehicles/snow plows. TJ Cameron, 2821 E. Daybreak Circle, was present for discussion. TJ mentioned this does not follow the Comprehensive Plan completely, has concerns with the density mostly being medium & high.

Joe & Lisa Hjermsstad, 512 S. Country Club Avenue, were present for discussion. Lisa does not want a gas station and apartments across the street from their home. Concerns with increased traffic, water & sewer concerns.

Larry McPherson, 101 S. Country Club Avenues, was present for discussion. Larry has concerns with liquor sales in this proposed development, a 24/7 gas station across from residential, a daycare center, infrastructure concerns.

Greg Madetzke, 2501 E. Aspen Blvd, was present for discussion. Greg lives directly east of this proposed development and has concerns with the commercial & apartments, his existing well is in the proposed right of way of S. Chestnut Blvd and is questioning the location of current property lines. Greg also has concerns with quality as a result of this development.

Emile Paradis, 2117 E. Pebble Beach Lane, was present for discussion. Emile has concerns with the apartments being proposed, feels they should be closer to jobs.

David & Karen Pich, 508 S. Country Club Avenue, were present for discussion. Karen has concerns with this development affecting her view while sitting on her deck to watch the sunrise, increased crime and kids having access to liquor, increased traffic, no bike path.

Nathan Smith, 316 S. Country Club Avenue, was present for discussion. Nathan has concerns with increased traffic, no water pressure, doesn't want this junk around his kids.

Janna Kloth, 114 N. Country Club Avenue, was present for discussion. Janna has concerns with increased traffic at E. Aspen Blvd. & S. Splitrock Blvd., safety at the bridge along E. Aspen Blvd., concerns with not using the current restaurant at the Golf Course, drainage concerns, states that there are water concerns in Brandon.

Scott & Laura Carbonneau, 201 S. Country Club Avenue, were present for discussion. Laura has concerns with increased traffic, water and will anyone want to build an expensive home near railroad tracks.

Scott Benson, 2260 E. Byrum Circle, was present for discussion. Scott has concerns with the multi-family and general business being proposed, need to improve/expand Chestnut Blvd. and Redwood Blvd., increased traffic, need improvements to E. Aspen Blvd./pedestrian bridge. Larry McPherson asked which development would happen first – Aspen Ridge Development or Chestnut Ridge?

Janna Kloth asked who would be paying for the lift station? It was confirmed that the developer would be paying for the lift station for this proposed development.

Lisa Hjermstad asked if the preliminary plans are approved tonight, could the plans still change? Alderman Jorgenson explained, if approved tonight, the preliminary plans as presented are what they are approving, and if approved a Re-Zone Application would be the next step which requires a public hearing.

TJ Cameron stated they are proposing about 50% as multi-family.

Lisa Hjermstad would prefer nicer homes on the north end, closer to the golf course.

Ray Schnabel, 2201 E. Pebble Beach Lane, was present for discussion. Ray has concerns with the proposed apartments, increased traffic.

Russell Adkins, developer, does not know the exact number of apartments that would be built here, until the lots are sold.

Janna Kloth brought up the property at 600 N. Pasque Flower Trail and that it was denied when attempted to be re-zoned for apartments. Doesn't want apartments next to a golf course.

William Gast, 504 S. Country Club Avenue, was present for discussion. William has concerns with increased traffic, truck traffic along E. Aspen Blvd.

Susan Dykes, 2300 E. Pebble Beach Lane, was present for discussion. Susan mentioned there is an apartment building on Prairie Green Golf Course in Sioux Falls and that it is very nice.

Susan asked what kind of apartments would be built in this proposed development.

Russell Adkins, developer, mentioned they are in talks with potential companies and that they would not be low-income apartments.

Commissioner Heidbrink moved Commissioner Nichols seconded to approve the preliminary plan as presented with the condition that the dead-end at E. Alexa Lane is addressed with either a cul-de-sac or access easement. Motion carried.

Item #13 will be discussed at the next regular meeting.

Discussion held on detached deck regulations. A request was received to add a deck to an existing pool, the deck will not be attached to the house. Staff wanted clarification for setback purposes.

At 8:55 p.m. having no further business, Commissioner Toates moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director