

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

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on June 20, 2024 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Megan Bassett, Brian Heidbrink, Brookes Noem, 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: Commissioner Rob Schoeneman, Mayor Harry Buck and City Administrator Bryan Read.

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

Commissioner Toates moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following item: a plat of Lot 7 Block 4 Twin Rivers Crossing Addition. Motion carried.

Commissioner Thiele moved Commissioner Bassett seconded to approve the minutes of the June 6, 2024 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 2500-2506 E. Augusta Street (legally described as Lot 1 Block 6 Sunrise Estates Addition). Eric, Douglas Street Investments, 7317 E. Twin Pines Court, Sioux Falls, was present for discussion. Eric is requesting a PD-Planned Development for this property, which will allow slightly reduced rear yard setbacks on the three north units. Commissioner Heidbrink moved Commissioner Toates seconded to make recommendation of approval to City Council, as presented. Motion carried.

At 7:05 p.m. having no further business, Chairperson Fish adjourned the Planning & Zoning Commission meeting. Motion carried.

At 7:05 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, 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: Commissioner Rob Schoeneman, Mayor Harry Buck and City Administrator Bryan Read.

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

A public hearing was held, as advertised, to consider a Variance Application for 520 N. Sunday Drive. Applicants Casey & Lindsey Swenson, 520 N. Sunday Drive, were present for discussion. Lindsey explained that they are wanting to construct a detached garage off the alley,

with an additional driveway measuring 20' wide. Their current driveway is 28'. There is an electrical transformer that inhibits their ability to add onto the current attached garage. Eric Lenz, 512 N. Sunday Drive, was present for discussion. Eric is in support of this detached garage and has no problems with it. Commissioner Noem moved Commissioner Heidbrink seconded to approve the variance application with the condition that the driveway of the detached garage be no wider than 12' at the property line and the hardship being the location of the electrical transformer and the alley not being a street frontage. Motion carried.

At 7:32 p.m. having no further business, Commissioner Thiele moved Commissioner Toates seconded to adjourn the Board of Adjustment meeting. Motion carried.

Respectfully Submitted,

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Melissa Labahn  
Recording Clerk

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Patrick Andrews  
Development Director