

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on July 6, 2023 at the Brandon City Council Chambers.

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

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

Commissioner Heidbrink moved Commissioner Schoeneman seconded to approve the consent calendar which contained the following item: a plat of Skyberg's Addition Tract 2. Motion carried.

Commissioner Thiele moved Commissioner Schoeneman seconded to approve the minutes of the June 15, 2023 regular meeting as amended. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for the property legally described as Tract 3 Lee's Addition NE ¼ 2-101-48 Splitrock Township 101-48 (2301 E. Aspen Blvd.). Russ Atkins, 8304 S. Timber Oak Circle, Sioux Falls, was present for discussion. Russ is the developer for the Aspen Ridge Development and is proposing a mixed-use of R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, GB-General Business and IN-Institutional districts. Susan Dykes, 2300 E. Pebble Beach Lane, asked what the difference is between the GB-General Business District and NB-Neighborhood Business District. Commissioner Toates moved Commissioner Heidbrink seconded to approve the Re-Zone Application as presented, and made recommendation to City Council for approval. Motion carried.

An annexation request was received from Rockford Schreurs & Gaila Schreurs for the property legally described as Tract 3 Lee's Addition NE ¼ 2-101-48 Splitrock Township 101-48. This has been approved by City Council, therefore no action required by the Planning & Zoning Commission.

Discussion held on residential driveway regulations. Current city ordinance allows for one driveway, maximum of 40' wide as measured at the sidewalk, on residentially zoned properties. Barb Fish, 1401 S. Parkview Place, was present for discussion. Patrick Andrews, Development Director, will present a draft at a future meeting.

Discussion held on commercial recreation facilities. Brandon City Attorney suggested that the definition of "Recreation Facility, Commercial" be slightly modified by adding "for-profit." It

was the consensus of the Commission to make the change as advised and schedule for public hearing.

Building permits for June were presented: #20230199 - #20230287. No action required.

Discussion held on the NRC-Natural Resource Conservation district and allowing barb wire fencing. Current city ordinance only allows barb wire fencing the LI-Light Industrial and HI-Heavy Industrial districts. It was the consensus of the Commission to leave the ordinance as is, and re-zone properties that are currently NRC to an industrial use to allow for barb wire.

At 7:16 p.m. having no further business, Commissioner Toates moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director