

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on July 21, 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, Building Official Paul Clarke and Development Director Patrick Andrews. Absent: Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

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

Commissioner Parsons moved Commissioner Noem seconded to approve the minutes of the July 7, 2022 regular meeting. Motion carried.

A continuation public hearing was held, to consider a Conditional Use Application for the property to be platted as Lot 3 Block 2 Brandon 90 Plaza Addition. Applicant has asked for a continuance to provide further information. Commissioner Heidbrink moved Commissioner Nichols seconded to continue discussion once further information is received from the applicant. Motion carried.

A public hearing was held, as advertised, to consider a Conditional Use Application for 204 E. Holly Blvd. Josh Snyder, 2605 E. Yorkshire Street, Sioux Falls, was present for discussion. Josh wants to open a video lottery casino, approximate hours of 11:00am-10:00pm. City ordinance requires a conditional use for an on-sale alcoholic beverage establishment. Nicholas Lanners, 308 E. Tabor Court, was present for discussion. Nicholas has concerns with the proximity of this business to his home and does not support the proposed location. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the Conditional Use Application, as presented. Motion carried.

At 6:48 p.m. Commissioner Heidbrink moved Commissioner Parsons 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, Chuck Parsons, Rob Schoeneman and Alica Thiele. Also present were Alderman Tim Jorgenson, Building Official Paul Clarke and Development Director Patrick Andrews. Absent: Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

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

A public hearing was held, as advertised, to consider a Variance Application for 106 S. Sandstone Avenue. Applicant was not present for discussion. Per the application, applicant is requesting to permanently remove the fence from the south side of their property. Steven Kremer, 1324 W. Meadowbrook Trail, was present for discussion. Steven wants the fence to stay, and be repaired. Josh Cohoon, 1412 W. Meadowbrook Trail, was present for discussion. Josh stated a portion of the fence has been down since November 21, 2021. Josh wants the fence to stay. Mark Burau, 1401 W. Meadowbrook Trail, was present for discussion. Commissioner Parsons moved Commissioner Heidbrink seconded to deny the Variance Application. Motion carried.

At 7:04 p.m., having no further business, Commissioner Parsons moved Commissioner Thiele seconded to adjourn the Board of Adjustment meeting. Motion carried.

Chairperson Jorgenson reconvened the Planning & Zoning Commission meeting.

Discussion held on allowing septic tanks in the R-1 zoning district as a Conditional Use or under specified criteria. Patrick Andrews, Brandon Development Director, presented information. A draft will be presented at the next meeting.

At 7:19 p.m. having no further business, Commissioner Heidbrink moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director