

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on August 3, 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 and City Engineer Tami Jansma. Absent: Mayor Harry Buck and Development Director Patrick Andrews.

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

Commissioner Heidbrink moved Commissioner Nichols seconded to approve the consent calendar which contained the following items: a plat of Original Town of Brandon Lot 7A Block 6; a plat of Rovang Industrial Park Addition Lot 4 Block 1 and a plat of Tallgrass Addition Lot 2 Block 6. Motion carried.

Commissioner Nichols moved Commissioner Heidbrink seconded to approve the minutes of the July 20, 2023 regular meeting as amended. Motion carried.

Mike Rykhus, 508 E. Lakeview Drive, was present for discussion. Mike wanted to know what the City has planned for the property located at 501 E. Aspen Blvd. based on the upcoming Re-Zone Application changing from R-1/NRC to IN- Institutional. This parcel will continue to be used as a detention pond, the City is working on re-zoning all their properties to IN-Institutional.

TIF District #8 was presented. Tobin Morris, Colliers Securities, was present for discussion. Russell Adkins, 8304 S. Timber Oak Circle, was present for discussion. Commissioner Nichols moved Commissioner Heidbrink seconded to approve the Resolution for TIF District #8, as presented. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for the property legally described as Tract 2 of Aspen Park Addition (501 E. Aspen Blvd.). The City of Brandon is currently in the process of re-zoning their land in the City to IN-Institutional. Commissioner Heidbrink moved Commissioner Nichols seconded to make recommendation of approval to City Council. Motion carried.

A Conditional Use Application for Brandon Wellness to construct a public recreation facility in Aspen Park was tabled at the July 20, 2023 Planning & Zoning Commission meeting. Commissioner Nichols moved Commissioner Thiele seconded to continue discussion at the next regular meeting of the Planning & Zoning Commission. Motion carried.

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.

A draft was presented, as prepared by Patrick Andrews, Development Director. No action at this time.

Building permits for July were presented: #20230288 - #20230341. No action required.

At 7:17 p.m. having no further business, Commissioner Nichols moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director