

MINUTES PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on August 4, 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, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Mayor Harry Buck and City Administrator Bryan Read.

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

Commissioner Parsons moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following items: a plat of Brandon City Original Addition Lot 12A Block 3 and a plat of Oak Park 3rd Addition Lot 2A. Motion carried.

Commissioner Thiele moved Commissioner Heidbrink seconded to approve the minutes of the July 21, 2022 regular meeting as amended. 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 Noem seconded to continue discussion once further information is received from the applicant. Motion carried.

A public hearing was held, as advertised, to consider a Home Occupation Permit Application for 1107 E. Lark Street. Applicant Steven Reid was present for discussion. Steven is requesting to operate a Class 1 Federal Firearms License business of selling firearms out of his home. Most sales would be on-line, with limited on-site visits to his home. No manufacturing, no inventory on-site other than orders waiting to be picked up. Everything will be locked up.

Dan Mostek, 1112 E. Lark Street, was present for discussion. Dan has concerns with the Planning & Zoning Commission not first seeing the Federal Firearms License prior to approval; hours of operation; signs; lighting. Dan asked the Commission to deny the application.

Chelsea DeJoung, 701 S. 8th Avenue, was present for discussion. Chelsea owns the daycare at 701 S. 8th Avenue and has concerns with the daytime hours of operation.

James Roby, 1113 E. Lark Street, was present for discussion. James mentioned there are 6 Federal Firearms Licenses in Brandon.

Colin Barron, 1109 E. Lark Street, was present for discussion. Colin does not feel this is an appropriate fit for the neighborhood and has concerns with safety and increased traffic.

Dan Plut, 1012 E. Aspen Blvd., was present for discussion. Dan agreed with previous comments and questioned if gun trades would be allowed? Dan also has concerns with increased traffic in the neighborhood, and does not feel this is a good fit for the neighborhood.

Shari Langner, 1108 E. Lark Street, was present for discussion. Shari does not feel this is a good fit for the neighborhood.

Julie Gottsleben, 1101 E. Lark Street, was present for discussion. Julie has concerns with safety and increased traffic. Julie asked the Commission to deny the application.

Applicant explained that he has a full-time day job, so approximate hours may be 6pm-9pm on weekdays and 10am-8pm on Saturdays. All by appointment only. Would use a website, Facebook page and word of mouth for advertising.

Mary Kurtenbach, 505 S. 8th Avenue, was present for discussion. Mary does not support the approval of this home occupation permit application.

Commissioner Parsons moved Commissioner Noem seconded to deny the application as presented. A roll call vote showed Heidbrink, Nichols, Noem, Parsons, Schoneman, Thiele aye. Motion carried.

A public hearing was held, as advertised, to consider an ordinance change to Group Homes & Family Definition. Mike Nadolski, of Lynn, Jackson, Schultz, Lebrun, was present for discussion on behalf of the Volunteers of America. Commissioner Noem moved Commissioner Nichols seconded to approve the updated Ordinance as presented and made recommendation to City Council for approval. Motion carried.

Discussion held on Stone Ridge Estates PEP. Brian Jackson, VanbusKirk Companies, was present for discussion. VanbusKirk Companies has presented a Concept Plan for the next phase of development that has lots that do not meet the minimum lot requirements per City Ordinance. It was the consensus of the Commission for Patrick Andrews, Brandon Development Director, to draft an Ordinance to be presented at a future meeting, that will address smaller lots/setbacks.

Discussion held on private sport court/venue's – fencing/netting and allowable heights, setbacks, landscaping. TJ Barthman, 1016 S. Nicholas Avenue, was present for discussion. TJ installed a sport court in his rear yard and wants to install netting that would be 15' in height. Current Ordinance allows fencing up to 6' in height. It was the consensus of the Commission for Patrick Andrews, Brandon Development Director, to draft an Ordinance to be presented at a future meeting.

Discussion held on allowing septic tanks in the R-1 zoning district as a Conditional Use or under specified criteria. TJ Barthman, 1016 S. Nicholas Avenue, was present for discussion. Brian Jackson, VanbusKirk Companies, was present for discussion. No action taken.

Discussion held on Institutional Zones as it relates to parking requirements, setbacks and signs. Patrick Andrews, Brandon Development Director, presented a draft Ordinance.

Discussion held on parking pad definition. Patrick Andrews, Brandon Development Director, presented a draft Ordinance updating the definition.

Building permits for July were presented: #20220322 - #20220390. No action required.

At 8:37 p.m. having no further business, Commissioner Parsons moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director