

MINUTES PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on September 1, 2022 at the Brandon City Council Chambers.

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

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

Commissioner Parsons moved Commissioner Nichols seconded to approve the consent calendar which contained the following item: a plat of The Bluffs Addition Tracts 4 & 5, Lots 1-5 Block 17, Lots 1-15 Block 18 and Lots 1-9 Block 19. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the August 18, 2022 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 600 N. Pasque Flower Trail. Applicant Lee Schelling, 204 W. Elm Circle, was present for discussion. Lee is requesting to re-zone from R-1 Low Density Residential to GB-General Business. Don DeJager, 504 E. Mayberry RFD Street, was present for discussion. Don has concerns with the access to Lot 3 being directly across from his private alley and prefers the lot to stay residential. Jo Hausman, 517 N. Tamarac Avenue, was present for discussion and prefers the lot to stay residential. Mike Traylor, 613 N. Tamarac Avenue, was present for discussion. Mike has concerns with a business zone in the middle of a residential neighborhood. Riley Walz, 609 N. Tamarac Avenue, was present for discussion. Riley has concerns with the types of businesses that may go in, increased traffic and lighting. Shawna Schipper, 601 N. Tamarac Avenue, was present for discussion. Shawna has concerns with water runoff, location, hours of operation, increased traffic and fencing. Steve VanderBeek, 501 N. Pasque Flower Trail, was present for discussion. Steve echoed the concerns of the others and was not in support of the proposed re-zone. TJ Barthman, 1016 S. Nicholas Avenue, was present for discussion. TJ is business partners with Lee on this project. TJ addressed resident concerns with fencing, drainage, parking and lighting. Jeff Smith, 517 N. Morning Rain Avenue, was present for discussion. Jeff has concerns with what businesses would go in and prefers it stay residential. Commissioner Nichols moved Commissioner Parsons seconded to approve the re-zone application as presented and made a do-pass recommendation to City Council. A roll call vote showed Nichols, Noem, Parsons, Thiele aye. Motion carried.

At 7:33 p.m. Commissioner Noem 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 Thomas Nichols, Brookes Noem, Chuck Parsons and Alica Thiele. Also present were Alderman Tim Jorgenson, Building Official Paul Clarke and Development Director Patrick Andrews. Absent: Commissioner Brian Heidbrink, Commissioner Rob Schoeneman, 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 1420 E. Cedar Street. Applicant Zac Tenneboe, 1420 E. Cedar Street, was present for discussion. Zac is wanting to construct a gazebo shelter for his haunted house customers, which would not meet the setback requirements and also would give them 2 accessory structures when only 1 is allowed. Steve & Lynn Doppenberg, 317 S. Kirkwood Blvd., were present for discussion. Steve & Lynn live next door to this property, and have concerns with noise and parking. Lynn pointed out that the property owner did not sign the application, as required.

Commissioner Parsons moved Commissioner Nichols seconded to deny the Variance Application as presented based on the application not being signed by the property owner and no hardship presented. Motion carried.

At 8:04 p.m., having no further business, Commissioner Parsons moved Commissioner Nichols 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 under specified criteria. Patrick Andrews, Brandon Development Director, presented a draft Ordinance. It was the consensus of the Commission to schedule a public hearing.

Discussion held on individually platted lots surrounded by commonly owned space, as it relates to parking requirements and signs. Patrick Andrews, Brandon Development Director, presented a draft Ordinance. Further information to be presented at a future meeting.

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

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

Discussion held on cooperative parking & shared parking. Patrick Andrews, Brandon Development Director, presented a draft Ordinance.

Discussion held on R-2 amendments for villa homes. Patrick Andrews, Brandon Development Director, presented a draft Ordinance.

Building Permits for August were presented: #20220391 - #20220456. No action required.

At 8:24 p.m. having no further business, Commissioner Parsons moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director