

**MINUTES  
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on September 15, 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 City Administrator Bryan Read. Absent: Commissioner Brian Heidbrink, Commissioner Rob Schoeneman, Mayor Harry Buck, City Engineer Tami Jansma and Development Director Patrick Andrews.

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

Commissioner Nichols moved Commissioner Thiele seconded to approve the minutes of the September 1, 2022 regular meeting. Motion carried.

Robert Dykstra, Brandon Volunteer Fire Department Chief, was present for discussion. Robert has concerns with the proposed side yard setbacks of 5' for the villa homes in the R-2 Zoning District.

Discussion held on allowing septic tanks in the R-1 zoning district under specified criteria. A draft Ordinance was presented. 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. A draft Ordinance was presented. Lee Schelling, 204 W. Elm Circle, was present for discussion. It was the consensus of the Commission to schedule a public hearing.

Discussion held on parking pad definition. A draft Ordinance was presented. It was the consensus of the Commission to schedule a public hearing.

Discussion held on fence definition. A draft Ordinance was presented. It was the consensus of the Commission to schedule a public hearing.

Discussion held on cooperative parking & shared parking. A draft Ordinance was presented. It was the consensus of the Commission to schedule a public hearing.

Discussion held on R-2 amendments for villa homes. A draft Ordinance was presented. Concerns with the proposed 5' side yard setbacks and the ability to fight fires. It was the consensus of the Commission to keep the side yard setbacks at 7'.

Discussion held on a proposed Neighborhood Business District. Mike Traylor, 613 N. Tamarac Avenue, was present for discussion. Mike is opposed to the intention of placing businesses inside a residential area. Riley Walz, 609 N. Tamarac Avenue, was present for discussion. Riley suggested having businesses in this district use the same materials as the residences around it, height restrictions same as a residential district, opposes a gas station. Mike Toates, 500 E. Mayberry RFD Street, was present for discussion. Mike prefers the property located at 600 N. Pasque Flower Trail stay residential. Don DeJager, 504 E. Mayberry RFD Street, was present for discussion. Don prefers the property located at 600 N. Pasque Flower Trail stay residential. Shawna Schipper, 601 N. Tamarac Avenue, was present for discussion. Shawna asked if height restrictions and setback requirements could be placed in this district? TJ Barthamn, 1016 S. Nicholas Avenue, was present for discussion. TJ is one of the developers for the property located at 600 N. Pasque Flower Trail. Don DeJager has concerns with additional traffic and lighting. Commissioner Thiele mentioned the need for updating the Comprehensive Plan. It was the consensus of the Commission to have a work session on this proposed zoning on Thursday, September 22, 2022 at 6:00pm.

Discussion held on HI-Heavy Industrial Districts as it relates to the rear yard setback. It was the consensus of the Commission to make the rear yard setback 10' in the Heavy Industrial District , with the exception to increase to 25' when adjacent to residential. A public hearing will be scheduled to change this back.

At 7:55 p.m. having no further business, Commissioner Nichols moved Commissioner Thiele seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

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Melissa Labahn  
Recording Clerk

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Bryan Read  
City Administrator