

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on October 5, 2023 at the Brandon City Council Chambers.

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

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

Commissioner Toates moved Commissioner Nichols seconded to approve the consent calendar which contained the following items: a plat of Callies' Addition Lots 1 & 2 and a plat of Skyberg's Addition Tract 3. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the September 7, 2023 regular meeting. 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; August 3, 2023 and August 17, 2023 Planning & Zoning Commission meetings. Commissioner Nichols moved Commissioner Toates seconded to continue discussion at the October 19, 2023 regular meeting of the Planning & Zoning Commission. Motion carried.

A public hearing was held, as advertised, to consider a Home Occupation Permit Application for 2905 E. Sunrise Court. Applicant Nicholas Petersen, 2905 E. Sunrise Court, was present for discussion. Nicholas is wanting to open an in-home bicycle repair business. Would operate out of his garage on a part-time, by appointment basis. Commissioner Nichols moved Commissioner Thiele seconded to approve the Home Occupation Permit Application as presented. Motion carried.

A public hearing was held, as advertised, to consider a Re-Zone Application for 2500-2514 E. Augusta Street. Applicant, Eric Kerkvliet, 7317 E. Twin Pines Court, Sioux Falls, SD was present for discussion. Eric is wanting to replat these properties to make them owner-occupied, which would make them non-conforming per the Zoning Ordinance as they relate to setbacks, etc. Commissioner Schoeneman moved Commissioner Toates seconded to make a "do not pass" recommendation to City Council. Motion carried.

At 7:05 p.m. Chairman Jorgenson called the Board of Adjustment meeting to order.

Roll call was taken. Members present were Commissioners Thomas Nichols, Rob Schoeneman, Alica Thiele and Michael Toates. Also present were Alderman Tim Jorgenson and

Development Director Patrick Andrews. Absent: Commissioner Brian Heidbrink, Commissioner Brookes Noem, Building Official Paul Clarke, Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

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

A public hearing was held, as advertised, to consider a Variance Application for 1520 E. Liberty Circle. Applicant Cody Swenson was present for discussion. Cody wants to construct a detached garage with a separate driveway. A variance is needed for the second driveway, per the Zoning Ordinance. Commissioner Toates moved Commissioner Thiele seconded to deny the variance application as presented. Motion carried.

At 7:19 p.m., having no further business, Commissioner Toates moved Commissioner Nichols seconded to adjourn the Board of Adjustment meeting. Motion carried.

At 7:19 p.m. Chairman Jorgenson reconvened the Planning & Commission meeting.

Risty Land Development concept plans were presented for discussion only. Brian Jackson, VanBuskirk Companies, was present for discussion. This development will consist of GB-General Business, R-1 Low Density Residential, R-2 Medium Density Residential and R-3 High Density Residential. Barb Fish, 1401 S. Parkview Place, Brandon, was present for discussion. No action required.

Building permits for September were presented: #20230427 - #20230495. No action required.

At 7:40 p.m. having no further business, Commissioner Nichols moved Commissioner Toates seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director