

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on October 6, 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 Building Official Paul Clarke, City Engineer Tami Jansma and Development Director Patrick Andrews. Absent: Alderman Tim Jorgenson, Mayor Harry Buck and City Administrator Bryan Read.

Vice Chairperson Alica Thiele chaired the meeting.

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

Commissioner Nichols moved Commissioner Parsons seconded to approve the minutes of the September 22, 2022 special meeting. Motion carried.

A Conditional Use Application was presented for 100 & 112 S. Sandstone Avenue. Applicant Dusten Hendrickson, 1189 Indian Hills Road, Brookings, SD was present for discussion. Applicant is requesting to add residential above commercial space at the property to be located at 100 & 112 S. Sandstone Avenue. Concerns with access into this development being so close to the Holly Blvd. intersection. Would be approximately 24 dwelling units – studios, 1 bedroom and 2 bedroom units. Additional concerns: parking, loading zones, trash enclosure. Commissioner Heidbrink moved Commissioner Parsons seconded to table further discussion to give the applicant time to make adjustments to their plans to include a traffic study, loading area, required parking stalls, rear yard setback issue, access to the R-3 property and fencing between General Business and R-3. Motion carried.

A Conditional Use Application was presented for 100 & 112 S. Sandstone Avenue. Applicant Dusten Hendrickson, 1189 Indian Hills Road, Brookings, SD was present for discussion. Applicant is requesting to add a third driveway on the property to be located at 100 & 112 S. Sandstone Avenue. Concerns with the access to the apartments being in the rear yard setback of the general business zone. Commissioner Heidbrink moved Commissioner Parsons seconded to table further discussion to give the applicant time to make changes to their plans. Motion carried.

A Re-Zoning Application was presented for 1024 N. Splitrock Blvd. No one was present for discussion. Applicant is requesting to re-zone an additional portion of the current NRC-Natural Resource Conservation District to GB-General Business District. Commissioner Parsons moved Commissioner Heidbrink seconded to table further discussion to give the applicant time to present additional information. Motion carried.

A petition for annexation was presented for Lots 1 & 2 Burkman's Tract 1 SE1/4 SW1/4 26-102-48 Brandon Township 102-48. Dusten Hendrickson, 1189 Indian Hills Road, Brookings, SD was present for discussion. Developers want to annex this property for R-3 High Density Residential. City Engineer Tami Jansma discussed that the City currently does not have sewer to the property, will require a private lift station by the developers. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the annexation request and made recommendation to City Council for approval. Motion carried.

Discussion held on a proposed Neighborhood Business District. Patrick Andrews, Development Director, presented a draft ordinance. Mike Traylor, 609 N. Tamarac Avenue, was present for discussion. Mike had concerns with owner-occupied and how that would be regulated to make sure they didn't become rentals and also building aesthetics. Shawn Schipper, 601 N. Tamarac Avenue, was present for discussion. Shawna had concerns with owner-occupied units being allowed in this proposed district. Don DeJager, 504 E. Mayberry RFD Street, was present for discussion. Don had concerns with the exterior appearance of the buildings, screening between this district and residential districts, signage, lighting. Mike Toates, 500 E. Mayberry RFD Street, was present for discussion. Mike had questions regarding setbacks and parking requirements, trash enclosures. Continued discussion on parking requirements, screening, building heights, aesthetics, signage. Mike Traylor had concerns with medical dispensaries or liquor stores in a neighborhood business district.

Building permits for September were presented: #20220471 - #20220554. No action required.

At 8:05 p.m. having no further business, Commissioner Parsons moved Commissioner Heidbrink seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director