

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on October 19, 2023 at the Brandon City Council Chambers.

Roll call was taken. Members present were Commissioners Brian Heidbrink, Thomas Nichols, Brookes Noem, Rob Schoeneman, Alica Thiele and Michael Toates. 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 Noem seconded to approve the agenda. Motion carried.

Commissioner Nichols moved Commissioner Schoeneman seconded to approve the consent calendar which contained the following items: a plat of Aspen Harbor Addition Lots 9 & 10 Block 2; a plat of Brandon 90 Plaza Addition Lot 2 Block 1 and a plat of Twin Rivers Crossing Addition Lot 12 Block 4 & Lot 26 Block 5. Motion carried.

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the October 5, 2023 regular meeting as amended. Motion carried.

Patrick Andrews, Brandon Development Director, presented on behalf of a Brandon resident in regards to the Brandon Zoning Ordinance Chapter 15-15-3(A)(8) - "Unless otherwise specified below, each lot shall have one (1) driveway that does not exceed forty (40) feet wide as measured at the inside of the sidewalk. For a lot located on a cul-de-sac bulb, the driveway width shall be measured at the corresponding front yard setback line." Will add as a discussion item for the November 2, 2023 Planning & Zoning Commission and have the resident present.

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; August 17, 2023 and October 5, 2023 Planning & Zoning Commission meetings. Commissioner Thiele moved Commissioner Toates seconded to extend the application until November 16, 2023. Motion carried.

Discussion held on Chapter 15-15-2(B)(10) of the Brandon Zoning Ordinance as it relates to "Access to a private garage shall consist of a minimum of eight (8) feet of unoccupied property beyond the required yards." Staff is asking for an interpretation of this portion of the Ordinance.

Discussion held on Chapter 15-5-11(5) of the Brandon Zoning Ordinance as it relates to side yard setbacks being increased when an R-2 district is adjacent to or abuts an R-1 district. It was the consensus of the Commission to remove the "see #5" from the side yard setback requirements in the Single-Family Attached and Single-Family Attached; Individually Platted Lots Surrounded by Commonly Owned Space.

Discussion held on Brandon Zoning Ordinances as they relate to “man-caves.” Current ordinance allows for warehouses and storage units. The market is shifting to more “man-caves” with possible living spaces.

At 7:52 p.m. having no further business, Commissioner Heidbrink moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director