

MINUTES
PLANNING & ZONING COMMISSION

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on October 20, 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 and Development Director Patrick Andrews. Absent: Mayor Harry Buck, City Administrator Bryan Read and City Engineer Tami Jansma.

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

Commissioner Thiele moved Commissioner Nichols seconded to approve the minutes of the October 6, 2022 special meeting. Motion carried.

A Conditional Use Application was presented for 100 & 112 S. Sandstone Avenue. This was tabled at the October 6, 2022 Planning & Zoning Commission meeting to allow the applicant time to present further information. Applicant Dusten Hendrickson, 1139 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. Staff received updated plans this week and need more time to review. Applicant is working on the traffic study, would use existing access off S. Sandstone Avenue and add one on W. Meadowbrook Trail, required parking stalls are met. Commissioner Heidbrink moved Commissioner Nichols seconded to approve the Conditional Use Application as presented, to include staff review and traffic study be completed. Motion carried.

A Conditional Use Application was presented for 100 & 112 S. Sandstone Avenue. This was tabled at the October 6, 2022 Planning & Zoning Commission meeting to allow the applicant time to present further discussion. Applicant is requesting to add a third driveway on the property to be located at 100 & 112 S. Sandstone Avenue. Applicant Dusten Hendrickson, 1139 Indian Hills Road, Brookings, SD was present for discussion. Applicant withdrew the application. No further action required.

A Re-Zoning Application was presented for 1024 N. Splitrock Blvd. This was tabled at the October 6, 2022 Planning & Zoning Commission meeting. Darrel Viereck, developer, 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 Heidbrink moved Commissioner Nichols seconded to approve the Re-Zone Application as presented and made recommendation to City Council for approval. Motion carried.

A Home Occupation Permit Application was presented for 1506 S. Parkview Blvd. Applicant Matthew Sachen, 1506 S. Parkview Blvd., was present for discussion. Matthew is requesting to open a basic mechanic repair for vehicles business out of his garage. Hours of operation would

be Thursday - Friday 6pm-8:30pm Dean Simon, 1600 S. Locust Avenue, was present for discussion. Dean wanted to confirm that it would be just one vehicle at a time. Lori Furness, 409 W. Ironwood Street, was present for discussion. Lori has concerns with the property owners dogs barking, signage, air compressors running, will cars & parts pile up on the property? Matthew addressed the barking dogs, will be using an air compressor some along with electric tools and no cars or parts will be stored outside. Joann Linn, 1504 S. Locust Avenue, was present for discussion. Joann asked where the proposed parking space will be located and concerns with dogs barking. Matthew has a 3-stall garage and parking in the driveway. Commissioner Nichols moved Commissioner Parsons seconded to approve the Home Occupation Permit Application as presented, with the following conditions: no driveway work, no outside storage of parts, no outside storage of customers autos/trucks for over 6 hours, hours of operation 4:00pm-9:30pm Thursday-Friday and 9:00am-5:00pm Saturday. Motion carried.

A Re-Zoning Application was presented for 1604, 1612 & 1620 E. Redwood Blvd. Applicant Dusten Hendrickson, 1139 Indian Hills Road, Brookings, SD was present for discussion. Dusten is requesting to re-zone this property R-3, High Density Residential for development of approximately 200 multi-family units. The City is unable to provide sanitary sewer services to this property, lift station will be required by the developers. A Conditional Use Application will be required for anything over 36 dwelling units, per City Ordinance. Charlie Bigelow, 608 N. Oak Ridge Road, was present for discussion. Charlie had concerns with increased traffic in the area with the potential of 300+ additional residents. Commissioner Parsons moved Commissioner Heidbrink seconded to approve the Re-Zoning Application as presented and made recommendation to City Council for approval. Motion carried.

Discussion held on the proposed Neighborhood Business District. Patrick Andrews, Development Director, presented a draft ordinance. Discussion held on maximum building size, outdoor sales/displays, setbacks, signage; development standards dealing with lighting, mechanical equipment and loading areas. Further discussion held on not allowing accessory buildings in this district. Maximum building footprint size of 10,000 square feet. Lee Schelling, 204 W. Elm Circle, was present for discussion. An updated draft will be presented at the next regular meeting.

Discussion held on "Lot" definitions as it relates to the required rear yard on a corner lot. It was the consensus of the Commission to leave the Ordinance as is. No further action was taken.

At 8:37 p.m. having no further business, Commissioner Thiele moved Commissioner Nichols seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Patrick Andrews
Development Director