

**MINUTES**  
**PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on May 19, 2016 at the Brandon City Council Chambers.

Roll call was taken. Members present were Chairman Chuck Parsons, Commissioners Paul Bosch, Brian Heidbrink, Todd Stone and Linda Weber. Also present were Alderman Roger Brooks, City Building Official Paul Clarke, City Engineer Paul Sanow and City Administrator Bryan Read. Absent were Commissioner Tim Jorgenson and Mayor Larry Beesley.

Chairman Parsons moved Commissioner Stone seconded to approve the agenda as amended. Motion carried.

Commissioner Bosch moved Commissioner Heidbrink seconded to approve the consent calendar which contained the following item: a plat of Brandon Industrial Park First Addition Lot 8 Block 1. Motion carried.

Commissioner Bosch moved Commissioner Weber seconded to approve the minutes of the May 5, 2016 regular meeting. Motion carried.

Election of officers - Commissioner Weber moved Commissioner Stone seconded to leave officers as they stand - Chairman Chuck Parsons and Vice Chairman Paul Bosch. Motion carried.

A public hearing was held, as advertised, regarding the adoption of the revised Section 13.08 (Other Permitted Signs) of the Brandon Zoning Regulations. Commissioner Bosch moved Commissioner Stone seconded to make recommendation to City Council for approval. Motion carried.

At 6:40 p.m., Chairman Parsons moved to reconvene the Planning & Zoning Commission meeting after the Board of Adjustment meeting.

Commissioner Stone moved Chairman Parsons seconded to approve the agenda. Motion carried.

A Variance Application was presented for 1209 E. Keystone Place. Applicant is requesting a reduction in the required number of parking spaces per City Ordinance for their multi-family project to be located at 1209 E. Keystone Place. Present for discussion were Damian Greble, Ehrhart Griffith & Associates, 300 N. Dakota Avenue, Sioux Falls; Mike Bannwarth, Diocese of Sioux Falls and Joan Franken, Costello Companies. The mortgage lender has required that Phase I and Phase II be on separate parcels, which created the property line that goes directly through the existing parking spaces from Phase I. Chairman Parsons moved Commissioner Heidbrink seconded to deny the Variance Application due to the fact that no hardship was demonstrated. Motion carried.

At 7:10 p.m. having no further business, Chairman Parsons moved Commissioner Bosch seconded to adjourn the Board of Adjustment meeting. Motion carried.

At 7:10 p.m. Chairman Parsons reconvened the Planning & Zoning Commission meeting.

Discussion was held on current city ordinance pertaining to fences, and location of animal runs or kennel slabs. Current ordinance requires animal kennels to be 25' from rear yard property lines, 7' from side property lines and not in required front yards without first obtaining a variance and building permit. It was the consensus of the Commission to change the city ordinance to allow them within 5' of the side and rear property lines, and not in any front yard. An updated ordinance will be drafted, and public hearings scheduled.

Discussion was held on the R-2 Residential District pertaining to the number of principal buildings on one lot. It was the consensus of the Commission to allow more than one principal on a lot in the R-2 & R-3 zoning districts, as long as setbacks, density, etc. are all met per City Ordinance. An updated ordinance will be drafted, and public hearings scheduled.

At 7:44 p.m. having no further business, Chairman Parsons moved Commissioner Weber seconded to adjourn the Planning & Zoning meeting. Motion carried.

Respectfully Submitted,

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Melissa Labahn  
Recording Clerk

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Bryan Read  
City Administrator