

**MINUTES  
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on August 18, 2016 at the Brandon City Council Chambers.

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

Commissioner Jorgenson chaired the meeting.

Commissioner Stone moved Commissioner Heidbrink seconded to approve the agenda, with the removal of consent calendar items #3 & #4 to discussion items. Motion carried.

Commissioner Heidbrink moved Commissioner Weber seconded to approve the consent calendar which contained the following items: a plat of Lacey Addition Tract 4 and a plat of Sunrise Estates Addition Lots 8-15 Block 12 & Lots 9-16 Block 13. Motion carried.

Discussion was held on a plat of Sunrise Estates Addition Lots 18-20 Block 11, Lots 7-12 Block 14 and Lots 1-3 Block 15. Commissioner Heidbrink moved Commissioner Weber seconded to approve the plat as submitted. Motion carried.

Discussion was held on a plat of Westview Estates Addition Lot 10 Block 4. Commissioner Heidbrink doesn't feel this development meets the intent of our ordinance, in regards to the property lines going to the center of the street. Commissioner Heidbrink moved Commissioner Jorgenson seconded to approve the plat as submitted. Motion carried.

Commissioner Weber moved Commissioner Jorgenson seconded to approve the minutes of the August 4, 2016 regular meeting. Motion carried.

A public hearing was held, as advertised, to consider the 2016 Revised Brandon Zoning Regulations. Jack Robbins was present for discussion, concerns with the setback requirements in an R-2 zone. Commissioner Weber moved Commissioner Stone seconded to make recommendation for approval of the 2016 Revised Brandon Zoning Regulations to City Council. Motion carried.

A preliminary plan for Heartland Business Park Addition Phase 2 was presented. Steve VanBuskirk was present for discussion. Commissioner Stone moved Commissioner Heidbrink seconded to approve the preliminary plan as submitted, as long as outstanding issues be handled with City Staff under the final development plan approval. Motion carried.

Discussion was held on park access in Sunrise Estates Addition. Jack Robbins & Tom Howey were present for discussion. City has requested an access easement to the park land directly east of Sunrise Estates Addition. City is requesting an access easement on the east end of E. Augusta

Circle. It was the consensus of the Commission to not have an access easement through a cul-de-sac, such as E. Augusta Circle. A future access easement could be off of Rachelle Street and/or Holly Blvd.

Discussion was held on hard-surface parking requirements in LI-Light Industrial & HI-Heavy Industrial zones. Concerns with the current requirement that “all parking, loading, access aisle, and maneuvering and drive areas thereto shall be hard surfaced and have access to public right-of-way.” No action taken.

Discussion was held on group homes in R-1, R-2, R-3 & R-4 Residential Zones. Current City Ordinance requires a Conditional Use for group homes in these zoning districts. Concerns with allowing group homes, bed & breakfast establishments and group daycares in an R-1 zone. No action taken.

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

Respectfully Submitted,

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Melissa Labahn  
Recording Clerk

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Paul Sanow  
City Engineer