

**MINUTES
PLANNING & ZONING COMMISSION**

The Brandon Planning & Zoning Commission met in regular session at 6:30 p.m. on October 20, 2016 at the Brandon City Council Chambers.

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

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

Commissioner Heidbrink moved Commissioner Jorgenson seconded to approve the minutes of the October 6, 2016 regular meeting as amended. Motion carried.

Discussion was held on ADA requirements, as they pertain to off-street parking. Accessible routes were discussed. Concerns with adjacency issues where light industrial zoning is next to a general business zoning, sidewalks should be required in light industrial.

Discussion was held on proposed changes to the Zoning Ordinance.

CB - Central Business zone - discussion was held on front and rear yard setbacks and that they should be the average of lots within the same zoning district and on the same block. Should be no required front, side or rear yard setbacks. Discussion was tabled until a draft can be presented that shows the minimum lot & yard regulations. Commissioner Heidbrink moved Commissioner Stone seconded to table discussion. Motion carried.

HI - Lot & Yard Regulations - discussion was held on front, side and rear yard setbacks; off-street parking and fencing. Commissioner Stone moved to make setbacks as front - 25', side 10', rear 10' and 50' front yard setback for structures exceeding 30 feet in height; Commissioner Heidbrink seconded. Motion carried.

Off-Street Parking - discussion was held on NRC zones and making required parking hard-surfaced; concerns with the definitions for required yards (setbacks) and yards. Commissioner Bosch moved Commissioner Heidbrink seconded to approve the adjustments as discussed. Motion carried.

Fences - added that "electrical and other abnormally dangerous fences are prohibited within all zoning districts;" change LI & HI where barb wire fence is allowed and add at least 6' off ground. Commissioner Bosch moved Commissioner Stone seconded to approve these adjustments. Motion carried.

Structure, definition - definition added for "structure." Commissioner Heidbrink moved Commissioner Stone seconded to approve this definition. Motion carried.

Discussion was held on minimum lot sizes. R-1 leave lot width minimum at 80', R-2 change lot width minimum to 50' and 6,000 sq ft lot area for Single Family Detached, and change the side yard to 10' for Multi-Family Dwellings. Commissioner Jorgenson moved Commissioner Bosch

seconded to approve the changes as discussed. Motion carried.

Discussion was held on lot depth on cul-de-sacs. No action taken.

A draft of the Zoning Ordinance will be written, and public hearings for the Planning & Zoning Commissioner and City Council will be scheduled with the above discussed changes.

At 9:30 p.m. having no further business, Commissioner Bosch moved Commissioner Jorgenson seconded to adjourn the Planning & Zoning Commission meeting. Motion carried.

Respectfully Submitted,

Melissa Labahn
Recording Clerk

Paul Sanow
City Engineer