

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

MINUTES OF AUGUST 5, 2025 JOINT COUNTY & CITY PLANNING MEETING

The Brookings County Planning & Zoning Commission and the City of Brookings Planning Commission met in a joint session on Tuesday, August 5, 2025. Brookings County Planning Commission members present: Chair Chad Ford, CC Kelly VanderWal, Tim Paulson, Cody Clark, Darrel Kleinjan, Kyle VanderWal, Neil Trooien, Randy Jensen, and alternate Dale Storhaug. Absent was Mark Jorenby and alternate Justin DeGroot. City of Brookings Planning Commission members present: Chair Scott Leddy, Jacob Limmer, Roger Solum, Tanner Aiken, Emily Braun, Billie Jo Hinrichs and Debra Spear. Absent was Kyle Jamison and Nick Schmeichel. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Senior Planner from First District Association of Local Governments Luke Muller, Community Development Director Mike Struck, City Planner Ryan Miller and Associate Planner Bailey Maca.

CALL TO ORDER

Chair Ford and Chair Leddy called the meeting to order at 8:02 PM

APPROVAL OF JOINT PLANNING COMMISSION MINUTES

(Kyle VanderWal/Kleinjan) Motion by County Planning Commission to approve the June 3, 2025 Jt City-Co Planning Minutes. All present voted aye. **MOTION CARRIED.**

(Spear/Hinrichs) Motion by the City Planning Commission to approve the June 3, 2025 Jt City-Co Planning Minutes. All present voted aye. **MOTION CARRIED.**

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF AGENDA

(Jensen/Trooien) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

(Braun/Limmer) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

CONVENE AS JOINT COUNTY & CITY PLANNING COMMISSION

2025JJRZ003

Austreim Investments LLC by Andrew Austreim has made an application, 2025jjrz003, to the Brookings County Planning Commission for property to be re-zoned from Joint Jurisdiction Business B-3 Heavy District to Joint Jurisdiction Industrial I-1 Light District. The property is described as: "NE1/4 NE1/4 Exc Lot H-1 & that part lying E & N of Lot H-1 in Section 14, T109N, R50W (Medary Township)" ~~ located at 21625 471 Ave, Brookings, SD 57006.

(Paulson/Kyle Vanderwal) Motion by County Planning Commission to approve the rezoning request. All present vote aye. **MOTION CARRIED.**

(Heinrich/Solum) Motion by City Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

STAFF REPORT: County Planner, Richard Haugen noted staff report turned over to city noting if it meets the city requirements, the county has no objections.

Community Development Director Mike Struck reported: 1) Austreim Investments LLC purchased and rezoned the property in May 2021. 2) The property was rezoned from Agriculture A District to Business B-3 Heavy District in preparation of the owner's proposed use as an excavation contractor's shop. The rezone was approved and the use commenced operation. Part of the use involves concrete crushing, a process that has taken place on the property since establishment. Ordinance 25-015 approved in July of 2025 by the Brookings City Council created a new use definition in the zoning ordinance for Concrete, Asphalt, and Rock Crushing Facilities. The new use is allowed as a conditional use in the Agriculture, Industrial I-1 Light District and Industrial I-2 Heavy District. Because the use is not allowed in the Business B-3 District, the applicant is seeking a rezone to the Industrial I-1 Light District and then pursue a conditional use permit to continue their existing operation in an appropriate zone.

PUBLIC HEARING: Applicant Andrew Austreim noted he was just trying to stay in compliance with the ever-changing Ordinances.

Proponents: None.

Opponents: None.

DISCUSSION: City board member Aiken asked the City Staff a question regarding the note that the property was in the Open Wetland on the future land use map and if it was just a cleanup. Struck noted that in the Comprehensive Plan the area was identified as Open Space Wetlands. It was rezoned before the process of updating the future land use map. Further noting, it already is exited as a zoned B-3 property, so the city did not oppose for that reason.

COUNTY VOTE: Kelly VanderWal-aye, Paulson-aye, Clark-aye, Kleinjan-aye, Kyle VanderWal-aye, Storhaug-aye, Trooien-aye, Jensen-aye, Ford-aye. 9-aye, 0-nay.

MOTION CARRIED.

August 5, 2025

Meeting Minutes DRAFT

CITY VOTE: Limmer-aye, Spear-aye, Hinrich-aye, Braun-aye, Solum-aye, Aiken-aye, Leddy-aye. 7-aye, 0-nay. **MOTION CARRIED.**

ADJOURN

(Kyle VanderWal/Jensen) Motion by Brookings County Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

(Limmer/Solum) Motion by City of Brookings Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

County Chair Ford and City Chair Leddy adjourned the meeting at 8:11 PM.

Rae Lynn Maher
Brookings County
Development Department

Chair Scott Leddy, Jacob Limmer, Kyle Jamison, Roger Solum, Tanner Aiken, Emily Braun, Billie Jo Hinrichs and Debra Spear.