

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, July 2, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Richard Smith was absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Chantel Granum, Tim Veldkamp, Kyle Rausch, Mike Hawley, Ron Stee, Lynda Pierce and Kelan Bludorn.

Item #6a – Northern Plains Professional Properties, LLC submitted a revised preliminary plat for Blocks 1A, 3A and 4 in Northern Plains Addition. Northern Plains Addition is located along Main Avenue South near 15th Street South.

(Spear/Solum) Motion to approve the preliminary plat. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6a – Northern Plains Professional Properties, LLC submitted a revised preliminary plat for Blocks 1A, 3A and 4 in Northern Plains Addition. Northern Plains Addition is located along Main Avenue South near 15th Street South. The developer was splitting the residential portion into two blocks for separation of ownership purposes. Block 1 would be reduced in size from the original 80,965 square feet down to 70,041 square feet. This 10,924 square foot area would be added onto what was formerly Block 3. Block 3 would be split into Block 3A and Block 4. Block 3A would be a 40,560 square foot block with two 4-unit townhomes. Block 4 would be an 81,121 square foot block with three 4-unit townhomes. The revised preliminary plat met all zoning and subdivision regulations.

Rausch was available for questions and explained that the location was previously approved for 20 units in 2022 and he was looking to expand the lots but still build 20 units. Originally, the commercial property to the west needed room for snow storage. Due to the reduced parking lot size, snow storage was no longer needed for that property. They are trying to make affordable townhomes for sale or rent. Rausch went on to say that drainage should run to the east and that they had already reduced drainage by 80%. The planned added berm and swale should take care of virtually 100% of runoff but there was also a planned retention pond that would divert anything else to the city sewer system. Trees would need to be removed to install the drainage system and an additional swale. Mike Hawley, one of the project owners, talked about this being phase 2 of their plan to bring some more affordable housing to Brookings after bringing commercial property. Aiken inquired on the existing drainage plan and if anything had changed. Rausch stated that the plan has stayed the same and all roads were in and drained to the city sewer, all that was left was to install the berm and retention pond. Stee, property owner on south side, said he was not opposed to the project but he was concerned about drainage because half of dentist's property and part of the roof was sloped to the south. He also did not want to see the trees removed as they assisted with the water that already crossed onto his property. Water pools where the first unit's driveway was proposed and does not go out the east end. That grassy area has always been important to controlling the water on the 3 properties that meet at the corner. Stee acknowledged that Rausch's plans may alleviate the water pooling but he would like to see the first unit eliminated for more green space. Rausch spoke to Stee's concerns and said that they would be

willing to shrink up the building plans about 10' and make a single stall garage on the end unit and install additional swale. Aiken clarified that they are willing to add 10 ft to the setback. Miller said that they could add the setback at preliminary plat stage. Schmeichel asked if, without the 10 ft easement, can they get the drainage that is needed. Rausch said he can but it would be tight. He also explained that the entire parking lot drains to the sewer system so there would not be much drainage that needed to be addressed. Hawley noted that water in that area was already an issue so any improvement would help. Limmer inquired if they passed the request as is could the developer make changes. Miller added that a drainage easement can be added at final platting stage if necessary. Aiken asked if the final plat would be seen by this board. Miller said no, final plats are completed administratively and drainage is viewed by staff at the final platting stage. Schmeichel did not want to add drainage to the current request if staff would be required to review it either way. Jamison stated that if the drainage plan will be seen by civil engineer, that should be enough.

DRAFT