

# **BROOKINGS COUNTY PLANNING & ZONING COMMISSION**

## **MINUTES OF FEBRUARY 4, 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, February 4, 2025. Brookings County Planning Commission members present: Acting Chair Darrel Kleinjan, CC Kelly VanderWal, Tim Paulson, Cody Clark, Kyle VanderWal, Neil Trooien, Mark Jorenby and Randy Jensen and alternate Dale Storhaug. Absent were Chad Ford and alternate Roger Erickson.

City of Brookings Planning Commission members present: Chair Scott Leddy, Jacob Limmer, Kyle Jamison, Roger Solum, Tanner Aiken, Nick Schmeichel, Billie Jo Hinrichs and Debra Spear.

Also present were the County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Community Development Director Mike Struck and City Planner Ryan Miller.

### **CALL TO ORDER**

Acting Chair Kleinjan called the meeting to order at 7:03 PM.

### **APPROVAL OF JOINT PLANNING COMMISSION MINUTES**

(Kyle VanderWal/Paulson) Motion by County Planning Commission to approve July 2, 2024 Jt City-Co Planning Minutes. All present voted aye. **MOTION CARRIED.**

(Limmer, Jamison) Motion by the City Planning Commission to approve July 2, 2024 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**

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

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

### **CONVENE AS JOINT COUNTY & CITY PLANNING COMMISSION**

February 4, 2025

Meeting Minutes DRAFT

**2025JJRZ001**

RW Properties LLC by Ryan White has made an application, 2025jjrz001, to the Brookings County Planning Commission for property to be re-zoned from Joint Jurisdiction Ag to the Joint Jurisdiction B-3 Business: Heavy District. The property is described as: "OL 10 & 11 in the W1/2 S1/2 NE1/4 of Sec 11, T109N, R50W (Medary Township)" ~~ located at 518 36<sup>th</sup> St S, Brookings, SD 57006.

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

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

STAFF REPORT: County Planner, Richard Haugen reported: 1) Ryan White applied to rezone property in the joint Jurisdictional Area from "Joint Jurisdiction Agriculture" to "Joint Jurisdiction B-3 Heavy Business. 2) Each lot is 150' wide (E/W) and 298.05' long (N/S). The combined lot would be 300' wide and 298.05' wide. 3) Property is located east of the intersection of 36 St S and Main Ave S. and was platted October 2, 1972, prior to Zoning in County in 1976 and in the Brookings City/ Brookings County Joint Jurisdictional area in June 1980, at which time it was zoned Agricultural. 4) Lot 10 contains a manufactured home, and a detached garage and Lot 11 is currently grass/pasture which had been used for horses and livestock. 5) Brookings County Development Office had reviewed the request and had no objections, providing it meets the requirements of the Brookings City Community Development Office. 6) The decision of the Joint Planning Commission would be a recommendation to the Brookings County Commission and the Brookings City Council for the final decision of the rezoning request. Public notices were published in the Brookings Register on January 21 & 28, 2025. Letters were sent the Medary Township Chairman and Clerk and the Brookings Highway Department. The applicant had sent certified letters to the abutting landowners 14 days prior to the public hearing.

City Planner, Ryan Miller reported: 1) A recent Comprehensive Plan Amendment amended the future land use map to Urban Medium Intensity, a future land use category that supports a mix of residential and business uses including high density residential and business. The amendment of the future land use map was included in a group of amendments along the South Main Avenue corridor due to anticipation of future rezones such as the current request to Business B-3. 2) Property is adjacent to JJ B-3 zoning to the west with JJ Agriculture zoning to the north, east and south. An existing residence on Outlot 11 will become a nonconforming use upon the rezone and will be become subject to Sec. 94-41 which allows the continuation of the use under certain limitations.

PUBLIC HEARING: Applicant Ryan White had nothing to add.

Proponents: None.

Opponents: 1) Cindy Schmidt asked the board who would pay for the road maintenance.

2) Mark Aadland expressed concern that the lots if rezoned would become something other than residential. 3) Colin Carr asked if the applicant would be made to pay for road maintenance.

DISCUSSION: Kyle VanderWal asked for answers regarding road maintenance. Ryan White noted he had talked to the previous owner and understood that everyone would chip in to pay for maintenance as it was a private road. He further noted at this time he had no plans to change the use, the rental mobile home would remain for now. He would possibly locate a shed there for his use in the future. Cindy Schmidt asked if a stipulation could be put that no shed be allowed. Haugen noted that stipulation of no shed would not be allowed and that the occupants/landowners were responsible for road maintenance as the road was a private road.

COUNTY VOTE: Paulson-aye, Jorgenson-aye, Clark-aye, Kyle VanderWal-aye, Trooien-aye, Jensen-aye, Kelly VanderWal-aye, Storhaug-aye, Kleinjan-aye. 9-aye, 0-nay. **MOTION CARRIED.**

CITY VOTE: Schmeichel-aye, Limmer-aye, Jamison-aye, Spear-aye, Hinrichs-aye, Solum-aye, Aiken-aye, Leddy-aye. 8-aye, 0-nay. **MOTION CARRIED.**

#### **ADJOURN**

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

(1/2) Motion by City of Brookings Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

County Acting Chair Kleinjan and City Chair Leddy adjourned the meeting at 7:31 PM.

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Rae Lynn Maher  
Brookings County  
Development Department