

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** December 5, 2023  
**Subject:** Conditional Use Permit – Kennel – 230 US Highway 14 Bypass

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Brent and Shayna Rohl have submitted a request to renew a previously approved conditional use permit for Walk N Rohl kennel located at 230 US Highway 14 Bypass. The request is to remove the condition of a 20-dog limit.

## **Background:**

The original conditional use permit was issued via Ordinance 17-001 which approved a commercial dog kennel on Colburn Tract of the Colburn-Hind Subdivision and Lot 2, Stewart's Addition, also known as 230 US Highway 14 Bypass, with the following conditions:

- Not to exceed 20 dogs
- Comply with the City signage regulations
- Comply with City health and sanitation regulations

The property is located north of Six Mile Creek on 17.7 acres of Agriculture zoned property. The kennel operation is located at least ¼ mile from the nearest residence.

A kennel is allowed by conditional use permit in the Agriculture district with the following standards:

- The use shall be located in areas where the noise generated by such use would not be a nuisance or detriment to adjacent properties.
- A fence separating the kennel operation from adjacent properties shall be required.
- Kennels within 400 feet of a residential district are not allowed.
- Kennels in conjunction with an animal hospital with indoor confinement may be established less than 400 feet from a residential district.

## **Item Details:**

The business has grown since 2017 and is requesting to eliminate the limit of 20 dogs in order to continue its growth along with a proposed addition to the kennel building. The

business currently has a waiting list and employs 8-10 individuals. The hours of operation are 7am – 10pm. The earliest time that dogs are let out is 7am with the latest being 6pm. Dogs are let out in groups of no more than 10 per staff member.

The proposed building expansion would consist of a 12' x 25' addition on the west side of the current building. The additional would allow for more office space and personal dog suites. Any addition would be subject to applicable floodplain development standards along with all building and zoning codes.

The Development Review Team recommends renewing the conditional use permit with a new limit of 40 dogs. The Development Review Team cited noise concerns in its recommendation. Since the 2017 Conditional Use Permit approval, the City of Brookings has not received code enforcement complaints at the property. The Brookings Police Department has received two minor animal complaints in that time. There was insufficient information available to determine what the complaints involved.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval with the following condition:

- Not to exceed 40 dogs

**Supporting Documentation:**

Legal Notice – Planning Commission

Location Map

Application

Narrative

Letter of Support

Site Plan

Photos