

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, May 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Debra Spear, Jacob Mills, Roger Solum, Kyle Jamison, Jacob Limmer, Nick Schmeichel and Richard Smith. Also present were City Planner Ryan Miller and Community Development Director Michael Struck. Also present were Kaitlin Lee, Andy Lee, Debra Aalderks, Curt Kabris, Brian Brenner, Lyle Prussman, Shawn Storhaug, Matthew Weiss, Katie Murray, Robert Geary, Charles Ziegloff, Kurt Gutormson, Kyle Prodoehl and Patrick Daily.

Item #7a – Brookings Municipal Utilities has applied for a Conditional Use Permit to construct a telecommunications tower within the City of Brookings at 1461 6th Street.

(Solum/Jamison) Motion to approve the conditional use permit. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #7a – The proposed tower would be located in a Business B-2 district which has 25-foot front yard, 20-foot rear yard, 7-foot side yard setback for the tower and 5-foot side yard setback for equipment facilities. Additionally, the tower must be setback at least 100-feet from a residential district boundary line. A variance application was submitted for the tower based on the inability to meet this setback. The nearest residential district boundary is 81-feet and the required setback if approved for the proposed height would be 172-feet. An additional variance request for the overall height has been submitted by BMU. The FAA has approved the height of the structure and will not require illumination or specific colors. The structure will be a monopole tower with the ability to support up to three wireless provider facilities as well as 20-foot radio antennas at the top of the tower. BMU proposed a fence around the northern and eastern side of the tower and buildings. Landscaping including arborvitae was proposed between the eastern fence and Jackrabbit Avenue. An existing retaining wall and building façade along the south and west would provide additional security and screening. Parking was proposed along the north side of the fence where access panels would be located.

Kabris was available for questions. Solum inquired on tower foundation plans. Kabris said that they planned to do a drill base and have completed boring samples showing good quality soil. They planned to adhere to TIA-222-I industry guidelines for tower construction that were updated after the derecho. Solum's concern was that the platform would encroach on Tropical Smoothie and Kabris assured him that was not a concern with their construction plan. Schmeichel inquired on the height of the building on site. Kabris stated that there would only be one building at this time that would be an 8-foot-tall structure while the 2 carriers have outdoor equipment.