

**OFFICIAL MINUTES**

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday March 2, 2021, at 5:00 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Greg Fargen, Jacob Mills, Jason Meusburger, Lee Ann Pierce, Eric Rasmussen and Jorgenson. Absent were Ashley Biggar and James Drew. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, City Engineer Jackie Lanning, James Drew, Gaylor Woods - 1335 5<sup>th</sup> Street, Kathy Larsen – 1347 5<sup>th</sup> Street, Ms. Squires, Patty Dexter, Tyler Samuelson, Matt Kurtenbach, BMU Engineering Supervisor Chad Bachman, Brookings School District Superintendent Klint Willert, BATA Director Brenda Schwitzer and others.

**Item #1 – Roll Call**

**Item #2 – (Mills/Aiken) Motion to approve the agenda. All present voted aye. MOTION CARRIED.**

**Item #3 – (Pierce/Meusburger) Motion to approve the February 2, 2021 Planning Commission minutes. All present voted aye. MOTION CARRIED.**

**Item #4a -** VK Properties Inc has submitted a rezone request for the W60' of E120' of Aldrichs Addition and E60' of Aldrichs Addition, also known as 1402 and 1404 6<sup>th</sup> Street.

(Rasmussen/Mills) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

**Item #4b -** TK Samuelson Enterprises LLC has submitted a petition to rezone Lot 1, Block 2 of Telkamp Industrial Addition, Lot 2, Block 2, Telkamp Industrial Addition.

(Fargen/Aiken) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

**Item #4c –** Amendments to Chapter 51, Subdivision Regulations, Pertaining to Section 51-42, 51-64, and 51-65.

(Rasmussen/Meusburger) Motion to approve the amendments.

(Rasmussen/Aiken) Motion to table this item. All present voted aye. **MOTION CARRIED.**

**Item #4d –** Amendment to the Future Land Use Map.

(Pierce/Mills) Motion to approve the amendment to the Future Land Use Map. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:59 p.m.

## **OFFICIAL SUMMARY**

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**Item #4a** – The applicant is requesting to rezone from a Business B-2A Office District to a Business B-2 District. These lots are currently occupied by residential properties used for rental purposes. The applicant plans to demolish these structures and rebuild for commercial use. There are multiple adjacent zoning districts in this area. The Comprehensive Plan does show this area with intended uses as mixed housing types, commercial, office and service uses.

James Drew is representing this request on behalf of the applicant. The proposed project is an approximate 2,200 sf, one-story building that will be situated on a lot of approximately 24,000 square feet. The building will have architectural design to be aesthetically appealing. The property to the east has fencing, but the proposal does follow the required buffer yard and landscaping, but they will be willing to add additional plantings if necessary. The parking lot will have adequate room to allow for turning and there will not be a need for traffic to back in to 6<sup>th</sup> Street.

Woods – 1335 5<sup>th</sup> Street is concerned about the noise and lighting from vehicles on this property. He is not in favor of this request.

Kathy Larsen and her husband Jay have been residents at 1353 5<sup>th</sup> Street for 40+ years. They are against this rezone request. The B-2A zoning versus the B-2 zoning is significant. She feels that appropriate transition should be made between residential and commercial and the B-2 zoning isn't a good option for this transition. The lighting that will be installed for this development will be significant and will have a negative impact on them and their property. The traffic increase due to a business being built here is also a concern since the pool and park are so close. Larsen feels that there is a chance for fewer potential problems with the B-2A zoning. The Larsen's submitted a letter describing reasons for denial of the request.

Ms. Squires lives in this area and she is concerned about the children in this area and their safety. She would like the Commission to consider safety of the neighbors/neighborhood.

Struck explained that the parking requirements in this zone will require the building to be quite small. The building is planned to be 18 feet tall which is actually lower than the roof line of the neighboring houses.

Patty Dexter is concerned that the people living in these houses won't have a place to go to.

Mills asked for clarification on the bufferyard requirements. Struck explained these requirements for the B-2A District between a residential zone and the B-2A. There are options available that will require additional bufferyard area if the tree planting requirements won't be/can't be met.

**Item #4b** – These lots are currently vacant. The applicant wishes to establish an industrial use and build contractor shops. The I-1R district has stricter requirements than the I-1 District. Properties to the north and east are zoned I-1R which is the requested zone.

Tyler Samuelson is hoping to build a contractor shop on these lots.

Matt Kurtenbach, current owner of the property, is in favor of this request.

**Item #4c** – This item had been brought to the Commission in October of 2020. After the initial review it was requested that additional review be done on drainage easement changes as well as discuss the proposed public street acceptance process.

Lanning explained that City staff and Utilities staff have met to revise the previous version of these amendments. Lanning and Bachman explained the suggested changes for each section. Based on conversation, Rasmussen feels that the document needs some additional wordsmithing and moved to table this item.

**Item #4d** – Miller explained that there is a parcel near 22<sup>nd</sup> Avenue South and 26<sup>th</sup> Street South (just north of the softball complex) that the school district owns. This land is currently zoned Agricultural in a Medium Density Residential land use area according to the future land use map. The future land use classification would support rezoning from A to residential zoning districts only. Because of this, the applicant is requesting an amendment to the future land use map. The school would like to possibly build a bus storage and maintenance facility that will be utilized by Brookings School District and Brookings Area Transit Authority. Options to consider for amending this parcel on the future land use map include Civic and Urban Medium Intensity land use classifications. A Civic land use classification would support a rezoning to any zoning district that would allow this type of use, however, the comprehensive plan suggests this type of use only in industrial areas. The Urban Medium Intensity land use classification would support a rezoning to a B-2 District, which would permit a public transportation facility.

After City staff reviewed the requests, staff recommends amending the future land use classification from Medium Density Residential to Medium Urban Intensity.

The school district feels that this is a wise way to utilize tax payer dollars and improve the transportation system in Brookings. Schwitzer also feels that this is a positive for the community.

The meeting adjourned at 6:59 p.m.

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Ryan Miller, City Planner

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Gregg Jorgenson, Chairperson