

**OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the Planning Commission to order on Tuesday, December 3, 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, Jacob Limmer, Roger Solum, Nick Schmeichel and Debra Spear. Kyle Jamison and Scot Leddy were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present was Jamie Foust with ISG.

**Item #1 – Roll Call**

**Item #2 –Approval of Agenda**

(Schmeichel/Spear) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

**Item #3 –Approval of Minutes**

(Solum/Limmer) Motion to approve the November 4, 2024 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4 – Convene as Planning Commission**

**Item #4a** – Willow Trail LLC has submitted a Preliminary Plat of Lots 53E, 53F and 53G of Sioux Village of Indian Hills Addition.

(Solum/Limmer) Motion to approve the Preliminary Plat. All present voted aye. **MOTION CARRIED.**

**Item #4b** – Perelandra, LLC has submitted a petition to rezone Lots 1 and 2 of Bowes First Addition from Ag to Residential R-1A.

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

**Item #4c** – Aldi has submitted a Final Development Plan on Lots 3 & 4 in block 9 of Wiese Addition for a proposed grocery store in the Brookings Marketplace.

(Limmer/Solum) Motion to approve the FDP. All present voted aye. **MOTION CARRIED.**

**Item #4d** – Staff explored areas along Main Avenue for future land use map revisions. The areas included Main Avenue South/12<sup>th</sup> – 15<sup>th</sup> Street South, Main Avenue South/20<sup>th</sup> Street/Blue Bell Drive, Main Avenue South/2400-2500 Block, Main Avenue South/26<sup>th</sup> Street/Sweetgrass Drive, Main Avenue South/32<sup>nd</sup> Street, Main Avenue South/37<sup>th</sup>-37<sup>th</sup> Street, Main Avenue South/35<sup>th</sup> -37<sup>th</sup> Street and Main Avenue South.

(Schmeichel/Limmer) Motion to approve the future land use map revisions. All present voted aye. **MOTION CARRIED.**

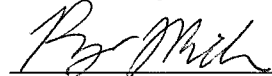
**Item #5 – Other Business**

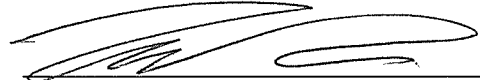
**Item #5a** – Election of Officers for 2025.

(Schmeichel/Solum) Motion to approve Leddy as Chair and Limmer as Vice Chair. All present voted aye. **MOTION CARRIED.**

**Item #5 – Adjourn**

The meeting adjourned at 6:26 p.m.

  
\_\_\_\_\_  
Ryan Miller

  
\_\_\_\_\_  
Tanner Aiken, Chairperson

## **OFFICIAL SUMMARY**

Chairperson Tanner Aiken called the meeting of the Planning Commission to order on Tuesday, December 3, 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, Jacob Limmer, Roger Solum, Nick Schmeichel and Debra Spear. Kyle Jamison and Scot Leddy were absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present was Jamie Foust with ISG.

(Following is a summary of the meeting and not a word for word dictation. Please see the City's website to view the meeting video for full details. <https://cityofbrookings.legistar.com/calendar.aspx> )

### **Item #1 – Roll Call**

### **Item #2 –Approval of Agenda**

### **Item #3 –Approval of Minutes**

### **Item #4 – Convene as Planning Commission**

**Item #4a** – Willow Trail LLC has submitted a Preliminary Plat of Lots 53E, 53F and 53G of Sioux Village of Indian Hills Addition for the purpose of subdividing Lot 53 while also combining lots 50 & 51.

**Item #4b** – Perelandra, LLC has submitted a petition to rezone Lots 1 and 2 of Bowes First Addition from Ag to Residential R-1A. Any future development would require a floodplain development permit due to the location being within the updated floodplain map.

**Item #4c** – Aldi has submitted a Final Development Plan on Lots 3 & 4 in block 9 of Wiese Addition, also known as 3031 6<sup>th</sup> Street, for a proposed grocery store in the Brookings Marketplace. An exception to the side yard landscaping was granted on the Initial Development Plan.

Foust, Project Manager with ISG, was available for questions. The building is the latest version of Aldi's standard designs. The parking lots will remain separated per the initial development plan.

**Item #4d** – Staff explored areas along Main Avenue for future land use map revisions. The areas include eight locations along Main Avenue South between 12<sup>th</sup> Street South and the S curve.

Referring to one particular area near Main Ave S and 26<sup>th</sup> Street S, Schmeichel asked if the area was multiple parcels. Miller noted that it is one parcel and the depth was determined based on proximity to a commercial corridor. . Schmeichel asked if property lines should be used. Miller explained the FLUM is a rough guideline and often crosses property lines with the idea that the developer may want a mixed uses on the same parcel. Limmer asked about the reasoning for changing Open Wetland to a new classification. Struck explained that the FLUM was originally planned using aerial maps and areas were flagged as potentially being more wet. When a rezone is presented, the city reviews the Floodplain and other data to determine if an area is conducive to the proposed use. The level of

scrutiny has changed because the comprehensive plan is high-level and there are multiple detailed reviews before a parcel can be developed.

Referring to an area near 36<sup>th</sup> Street S, Schmeichel asked if the proposed area was previously in question regarding road maintenance for 36<sup>th</sup> Street S. Miller confirmed that it is the same area as a previous future and use map revision.

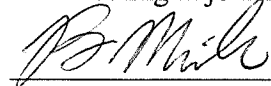
Referring to the southernmost area, Aiken inquired what was adjacent to the north. Miller explained that if all of the proposed amendment areas are approved the area adjacent to the north would be urban medium intensity.

**Item #5 – Other Business**

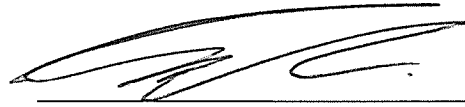
**Item #5a** –Aiken and Spear nominated Leddy as Chair and Limmer as Vice Chair.

**Announcement** - December 4, 2024 5:00 pm to 8:00 pm is the Mayor's Awards.

The meeting adjourned at 6:26 p.m.



Ryan Miller



Tanner Aiken, Chairperson