

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda
Planning Commission

Brookings City & County
Government Center
520 3rd St., Suite 140
Brookings, SD 57006
Phone: (605) 692-6629
Fax: (605) 697-8624

Tuesday, March 3, 2026

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 26-0099](#) Approval of February 3, 2026 Minutes

Attachments: [Draft Minutes](#)

4. Open Forum

At this time, any member of the public may make a brief announcement or invitation, or request time on the agenda for an item not listed. Items to be added to the agenda will be scheduled at the end of the meeting. Any requested action items may be scheduled for a future meeting date. Individuals will state their name and city of residence for the record. Public Comment is limited to a maximum of three minutes per person. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Planning Commission.

5. Convene as the Board of Adjustment

5a. [ID 26-0091](#) Variance - Setbacks - 108 & 118 Front Street

Attachments: [Memo](#)
[Hearing Notice](#)
[Application](#)
[Location Map](#)
[Site Plan](#)
[1997 Variance](#)

6. Reconvene as the Planning Commission

- 6a. [ID 26-0092](#) Rezone a portion of Bluegill Second Addition, a portion of Bluegill Third Addition and a portion of the SE 1/4 of the NW 1/4 in Section 1, Township 109, Range 50
- Attachments:** [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Preliminary Plat](#)
- 6b. [ID 26-0090](#) Preliminary Plat of Lots 1-6 in Block 2 of Bluegill 2nd Addition; Lots 5A-5B in Block 1, Lots 1-5 in Block 3, Lots 1-2 in Block 4 and Lots 1-2 in Block 5 of Bluegill Third Addition
- Attachments:** [Memo](#)
[Hearing Notice](#)
[Preliminary Plat](#)
[Preliminary Plat - 2018](#)
[Location Map](#)
[Zoning Map](#)
- 6c. [ID 26-0094](#) Discussion on Amendments to Sec. 94-362-Home Occupations
- Attachments:** [Memo](#)
[Previous Home Occupation Comparisons](#)
[Ordinance-Clean](#)
[Ordinance-Marked](#)
- 6d. [ID 26-0041](#) 2025 Annual Report
- Attachments:** [2025 Annual Report - Draft](#)
[2024 Annual Report](#)
[2023 Annual Report](#)

7. Adjourn

Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Billie Jo Hinrichs, Kyle Jamison, Roger Solum, Emily Braun, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, Ryan Miller, City Planner, and Bailey Maca, Associate Planner.

View the Planning Commission meeting live on City Government Access Channel 9 or via live stream from the following link on the City's website at www.cityofbrookings-sd.gov/livestream/livestream.php We would recommend a high speed Internet connection (DSL, Cable Modem) to view the live stream with little to no interruptions. Swiftel Channel 20 and MediaCom Channel rebroadcast schedule is the 2nd Thursday of the month at 3:00 PM and the 4th Thursday of the month at 5:30 PM.

Assisted Listening Systems (ALS) are available upon request by contacting (605) 692-6281. If you require additional assistance, alternative formats, and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City ADA Coordinator at (605) 692-6281 at least three working days prior to the meeting.