

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, November 4, 2025

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the Agenda

3. Approval of Minutes

3a. [ID 25-0475](#) Approval of the October 7, 2025 Minutes

Attachments: [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 25-0471](#) Variance - Accessory Building - 1214 Western Avenue

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

5b. [ID 25-0472](#) Variance - Lot Width- 208 8th Street**Attachments:**

[Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)

5c. [ID 25-0470](#) Variance - Driveway- 236 Heather Lane West**Attachments:**

[Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)

5d. [ID 25-0442](#) Variance - Fence - 2101 Freedom Street**Attachments:**

[Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)

5e. [ID 25-0441](#) Variances - Fire Station - 203 Front Street**Attachments:**

[Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Narrative](#)
[Site Plan](#)

6. Reconvene as the Planning Commission

- 6a. [ID 25-0452](#) Rezone 1115 West 20th Street South from a Residential R-3 Apartment District to a Residential R-1A Single Family District.

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)

- 6b. [ID 25-0455](#) Rezone Lot 3 of Block 2 of Telkamp Industrial Addition from an Industrial I-1R Restricted District to an Industrial I-1 Light District.

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)

- 6c. [ID 25-0443](#) Conditional Use Permit -Office- 709 Main Avenue

Attachments: [Memo](#)
[Hearing Notice](#)
[Conditional Use Permit Application](#)
[Location Map](#)
[Letter](#)
[Site Plan](#)

- 6d. [ID 25-0478](#) Nominating Committee

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.

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