

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, February 3, 2026, 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, Emily Braun, Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel and Roger Solum. Debra Spear was present via conference call. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Mason Winterboer, Kyle Rausch, Matt Weiss, Sandra Callies, Justin Bucher, Wade Price and Jason Peterson from the public.

Item #6c – The City of Brookings has submitted a proposal for the amendment of Chapter 94, Article VI, Division 5, Sec. 94-473 - projecting signs in the Business B-1 Central District to allow one projecting sign for every 25-feet of street frontage facing a public street. The current ordinance allows only one projecting sign per face regardless of the width of the building. Staff recommends approval.

(Hinrichs/Schmeichel) Motion to approve the ordinance amendment. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6c – The City of Brookings has submitted a proposal for the amendment of Chapter 94, Article VI, Division 5, Sec. 94-473 - projecting signs in the Business B-1 Central District to allow one projecting sign for every 25-feet of street frontage facing a public street. The current ordinance allows only one projecting sign per face regardless of the width of the building.

Hinrichs asked what the maximum number of signs downtown would be if every business maximized their sign allowance. Miller used an example of two 25-foot building faces that were combined into one building face that would require a variance for a second sign under the current ordinance whereas, with the amendment, a second sign would be allowed by right on a 50-foot face. He went on to say that most downtown businesses have a 25-foot face so there are not many cases where the amendment would apply. Limmer asked for clarification on when a second sign would be allowed. Miller detailed that one sign would be allowed on building faces up to 25-feet and a 26-49 foot face would allow up to two projecting signs. Jamison asked if this would apply to corner lots. Miller confirmed that it would. Jamison requested the wording be changed to account for multilevel businesses. Miller referenced 94-473.b and asked if that was what Jamison was requesting. Jamison said it was similar. Limmer asked how often this variance has been requested. Miller stated that the example property is the only one that has currently requested it. Struck discussed multitenant buildings becoming more common and referred to a restriction on the percentage of the face that could be covered with signage. Limmer asked how projecting signs interacted with the overall allowable signage. Miller stated that they increase the overall allowable signage.