

OFFICIAL MINUTES

Chairperson Greg Fargen called the meeting of the City & County Planning Commission to order on Tuesday, October 4, 2022 at 7:00 p.m. in the Chambers Room #310 on the third floor of the City & County Government Center. City members present were James Drew, Jacob Mills, Lee Ann Pierce, Roger Solum, Nick Schmeichel, Tanner Aiken, and Fargen. Absent was Gregg Jorgenson.

County members present were Mike Bartley, Spencar Diedrich, Randy Jensen, Darrel Kleinjan, Tim Paulson, Roger Erickson, Neal Trooien, Kyle VanderWal, and Ford. Brian Gatzke was absent.

Also present were Community Development Director Mike Struck, City Planner Ryan Miller, County Development Deputy Director Richard Haugen, Brookings County Development Director Robert Hill, Luke Muller First District Association of Local Governments, Lowell Slyter, Matt Zankanella, and Angie Boersma.

Item #1 – Roll Call

Item #2 – (Diedrich/VanderWal) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

(Mills/Schmeichel) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3 – (VanderWal/Diedrich) Motion by the County Planning Commission to approve the June 13, 2022 Joint Jurisdiction Meeting Minutes. All present voted aye. **MOTION CARRIED.**

(Mills/Schmeichel) Motion by the City Planning Commission to approve the June 13, 2022 Joint Jurisdiction Meeting Minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – Public Hearing on the Official Joint Jurisdiction Zoning Map.

(Mills/Aiken) Motion by the City Planning Commission to adopt the Official Joint Jurisdiction Zoning Map with the north boundary line being in agreement with the County which excludes the north area. All present voted aye. **MOTION CARRIED.**

(Solum/Mills) Motion by the City Planning Commission to set a policy that the City Planning Commission and County Planning Commission will review the Joint Jurisdiction Boundary Map every 7 years. All present voted aye. **MOTION CARRIED.**

(Diedrich/Jensen) Motion by the County Planning Commission to set a policy that the City Planning Commission and County Planning Commission will review the Joint Jurisdiction Boundary Map every 7 years. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 7:43 p.m.

OFFICIAL SUMMARY

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County members present were Mike Bartley, Spencar Diedrich, Randy Jensen, Darrel Kleinjan, Tim Paulson, Roger Erickson, Neal Trooien, Kyle VanderWal, and Ford. Brian Gatzke was absent.

Also present were Community Development Director Mike Struck, City Planner Ryan Miller, County Development Deputy Director Richard Haugen, Brookings County Development Director Robert Hill, Luke Muller First District Association of Local Governments, Lowell Slyter, Matt Zankanella, and Angie Boersma.

Item #4– Struck and Muller explained that at the last joint meeting, the Joint Jurisdiction Ordinance was approved by both bodies, however there wasn't an agreement on the boundary map within the ordinance. The meeting tonight was to discuss the map and come to common ground on the new boundary of the Joint Jurisdictional Area.

Slyter is still concerned with changing the map. He hasn't heard any good reason for the map as proposed. He doesn't feel that they need more restrictions applied to them.

Matt Zankanella owns a horse ranch in this area. He is concerned about how the city is going to handle a horse ranch and how the city will handle this for future owners of his property.

Angie Boersma is concerned about the future growth of Brookings, it is functionally impossible to think about residential development as we move north into the Joint Jurisdiction Area because we can't get past the Planning Commission's coming to an agreement. If the Joint Jurisdiction boundary is going to get expanded, a better solution needs to be found for how to propose residential development in this area.

Haugen read into the record, comments from Brian Gatzke. He has no conflict with the Joint Jurisdiction but he has neighbors that do have issues and since he is a member of the County Planning Commission, he works for the taxpayers and says that the boundary to the north should stay where it is. City Utilities has no plan of going north, unless someone pays the bill for installation. City utilities is not running utilities north of the Hwy 14 Bypass currently.

Mills wondered what the process would be if they decided to add a section in 5 or 10 years from now? Struck explained that the process would be the same as tonight, we would need to have a Public Hearing.

Fargen asked if someone could answer Mr. Zankanella's concerns regarding the horse ranch. Haugen explained that this change to the ordinance and ordinance map would not affect him right now. He is allowed to continue the use that he is currently at. If there is growth to the north, this change to the ordinance would allow for a smoother transition at that time. Muller further explained that Zankanella would be capped at 499 head of horse before he would be required to obtain another permit in that

area. A new CAFO would require a permit and an expansion of a lot would require a permit. A change of ownership would require the signing of a letter agreeing to follow the current conditions and if an operation is idle for more than 5 years, a new permit would be required. Additionally, if you violate a state law you would be required to get a new permit.

Bartley wondered if leaving the north boundary where it is, and then review the map again in 7 years could be an option? An amendment would be needed by both boards for this to be accomplished.

The meeting was adjourned at 7:43 p.m.

Ryan Miller, City Planner

Greg Fargen, Chairperson