

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda - Final-revised
Planning Commission

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

Tuesday, July 1, 2025

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 25-0311](#) Approval of the June 3, 2025 Minutes

Attachments: [June 3, 2025 Minutes](#)

4. Convene as the Board of Adjustment

4a. [ID 25-0304](#) Variances - 217 Medary Avenue South - Lot Area / Width

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

4b. [ID 25-0302](#) Variance - 1328 Westminster Drive - Garage Extension

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

- 4c. [ID 25-0312](#) Variance - 629 6th Avenue - Fence Height

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

5. Reconvene as the Planning Commission

- 5a. [ID 25-0300](#) Rezone various City properties from an Agriculture A District, Floodway FW District, Residence R-1 Rural Estate District, Residence R-1B Single-Family District, Residence R-2 Two-Family District, Residence R-3 Apartment District, Residence R-3A Apartments/Mobile Homes/Manufactured Housing District, Residence RMH Single-Family and Manufactured Housing District, Business B-3 Heavy District, Industrial I-1 Light District, Industrial I-1R Restricted District, Industrial I-2 Heavy District, and Planned Development District (PDD) to a Civic District

Attachments: [Memo](#)
[Ordinance](#)
[Notice](#)
[Location Map](#)
[Civic Regulations - Updated 6/26/25](#)

- 5b. [ID 25-0303](#) Rezone the South 110' of Outlot A in the Southwest 1/4 in Section 20, Township 110, Range 49, City of Brookings, Brookings County, South Dakota, also known as 716 34th Avenue, from Agriculture A District to Business B-3 Heavy District.

Attachments: [Memo](#)
[Petition to Rezone](#)
[Hearing Notice](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[B-3 Zoning Regulations](#)

5c. [ID 25-0305](#) Preliminary Plat - Block 1 of Legacy Addition

Attachments: [Memo](#)
 [Hearing Notice](#)
 [Location Map](#)
 [Preliminary Plat](#)
 [Zoning Map](#)

5d. [ID 25-0301](#) Future Land Use Map Amendment - 3439 Main Avenue South

Attachments: [Memo](#)
 [Hearing Notice - Planning Commission](#)
 [Request Letter](#)
 [Location Map](#)
 [Future Land Use Map](#)
 [Zoning Map](#)
 [Floodplain Map](#)
 [Suitability Map](#)

5f. [ID 25-0282](#) Amendments to Chapter 94, Article VI, Division 6, pertaining to Section 94-505- Regulations relating to cannabis dispensaries.

Attachments: [Memo](#)
 [Hearing Notice- Planning Commission](#)
 [Ordinance-clean](#)
 [Ordinance-Marked](#)

6. 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.