

## **OFFICIAL MINUTES**

Chairperson Scot Leddy called the meeting of the Planning Commission to order on Tuesday, March 4, 2025, 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, Billie Jo Hinrichs, Kyle Jamison, Scot Leddy, Jacob Limmer, Nick Schmeichel, Roger Solum and Debra Spear. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Jason Harms, Sandra Callies and Matthew Weiss.

**Item #4b** – Staff explored areas along 6<sup>th</sup> Street for future land use map revisions. The areas include the NE corner of 6<sup>th</sup> St / 6<sup>th</sup> Ave, 600 block of 6<sup>th</sup> Ave – west side, 600 block of 6<sup>th</sup> Ave – east side, SE corner of 6<sup>th</sup> St / 7<sup>th</sup> Ave, NE corner of 6<sup>th</sup> St / 9<sup>th</sup> Ave and SW corner of 6<sup>th</sup> St / 9<sup>th</sup> Ave.

## **OFFICIAL SUMMARY**

**Item #4b** – Staff explored areas along 6<sup>th</sup> Street for future land use map (FLUM) designation revisions to Residential Scale Preservation (RSP).

Limmer asked how Residential Scale Preservation would affect future commercial projects. Miller stated that the designation preserves the current density and uses of the area. Struck expanded that new construction would need to comply with the form and scale of what is existing in the neighborhood. Weiss and Callies were present to represent the request made by the Brookings Historic Preservation Commission (BHPC). Callies explained the idea behind the request for Residential Scale Preservation is to imprint the historic district in a similar manner to that of cities abroad. She also highlighted the areas where demolition of historic homes has taken place or is planned. Weiss' primary concerns were affordable housing, neighborhood safety & walkability, historic preservation for community aesthetics and potential liability to maintain the historic districts. Miller explained that properties in historic districts are required to undergo a State Historic Preservation 11.1 review prior to demolition. Hinrichs inquired if there was risk of losing the historic district designation and why some properties are not contributing. Weiss stated that there are minimum requirements to maintain historic district designation. Miller went on to say that some renovations or additions have been completed without undergoing an 11.1 review causing the property to no longer qualify as contributing. Hinrichs asked what changed in the area when 6<sup>th</sup> Street was widened. Weiss stated that it resulted in the loss of mature trees and addition of a shared use path but the street, in his opinion, does not seem more travelable. Limmer asked if BHPC has documented the economic impact of the historic district on the community. Weiss stated that they have not but national data is available. Callies expanded that there are several studies based on the economic impact of the historic district as well as the mature trees through property values. She did not feel that the City or DOT fully explored alternative plans for 6<sup>th</sup> Street to preserve the trees. Schmeichel inquired if the City has a review process prior to demolition. Miller explained the process of filing an 11.1 review with State Historic Preservation Office. If a demolition permit is denied, the applicant can appeal the decision. If the appeal is also denied, the demolition permit cannot be issued. Jamison asked what conditions can allow for demolition. Miller stated that demolition by neglect does happen. Schmeichel asked if there was an alley between two properties, would it have to remain. Miller explained that the developer would have to request to vacate the alleyway prior to building across it. Hinrichs requested that the historic maps be updated to better align with each other. Weiss stated that this may open a conversation to have the districts re-evaluated and redistricted.

Jamison mentioned that the City has GIS maps available with a field that can be filled with contributing/non-contributing and requested the ability to overlay the different maps. Hinrichs asked the differences between FLUM designations and how that plays into zoning. Miller explained that the FLUM is a vision for the future and each designation can be supportive of specific zoning. Schmeichel asked what criteria must be met and who sets it for new construction in historic districts. Miller stated that there is a federal guideline and a state administrative review for new construction in an historic district. These reviews can be run simultaneously. Miller asked if Planning Commission was supportive of advancing the FLUM amendment proposed by BHPC. Multiple members expressed support.

Planning Commission  
Brookings, South Dakota  
May 6, 2025

## **OFFICIAL MINUTES**

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, May 6, 2025, 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, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Billie Jo Hinrichs and Nick Schmeichel were present via telephone. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Sarah Wilson, Shane Andersen, Tyler Brockel, Andrew Austreim, Jacob Mills, Zach Pagel, Angie Boersma, David Kneip, Matthew Weiss, Sandra Callies, Samuel Krueger, Audra Fullerton, Gene Stegeman, Joshua Westwick, Debra Dominiack, Diane Kosbau, Benjamin Stout and Sue Engelman.

**Item #5h** – The Brookings Historic Preservation Commission submitted a series of Future Land Use Map revisions along and near 6th Street in Brookings. The five areas include property located along the 6<sup>th</sup> Street between downtown and Medary Avenue where the future land use map includes medium or high-density residential guidance for areas located within existing historic residential districts. Staff was not supportive of the proposal.

(Limmer/Hinrichs) Motion to approve the Future Land Use Amendment. Braun, Hinrichs, Jamison and Limmer voted aye. Aiken, Leddy, Schmeichel, Solum and Spear voted nay. **MOTION FAILED.**

## **OFFICIAL SUMMARY**

**Item #5h** – The Brookings Historic Preservation Commission submitted a series of Future Land Use Map revisions along and near 6th Street in Brookings. The five areas include property located along the 6<sup>th</sup> Street between downtown and Medary Avenue where the future land use map includes medium or high-density residential guidance for areas located within existing historic residential districts.

Spear asked for more details as to what the change means. Miller explained that the Future Land Use map is a guide that includes future uses and density for rezoning decisions and described the process that staff would use to determine if a rezone would be appropriate.

Weiss and Callies were present to represent the request. Weiss stated that as members of the Brookings Historic Preservation Commission (BHPC), they are obligated to note any inconsistencies in the

zoning of historic properties and have requested Residential Scale Preservation as a gentler approach to density for future redevelopment. Callies added that nine contributing houses are located within the amendment.

Stegeman, congregational chairman of Mount Calvary Lutheran Church, stated three of the properties located within the request are owned by the church who is currently exploring expansion and requested the board wait until after the completion of their 11.1 Review to approve any changes. Westwick, 502 9<sup>th</sup> Ave, supported the amendment and expressed that he felt that the Comprehensive Plan did not protect the historic districts. Dominiack, long time resident of a historical home, believes that the historic districts add value to the community and added that new homeowners have ignited a passion for preservation. Kneip, former resident and current business owner within the historic district, was concerned the proposal would cause constraints for the church's development. He also noted that dwellings on 6<sup>th</sup> Street are not easily accessible and that the dwellings do not look the same now that they are rentals. Kneip requested an amended proposal not restricting the areas bordering 6<sup>th</sup> Street. Kosbau purchased her historic home shortly after the creation of the historic district and renovated it to preserve the property. She is asking for approval of the amendment to protect 6<sup>th</sup> Street between Medary Avenue and Main Street. Stout, owner of two properties in the amendment and member of the team that wrote the 2040 Comprehensive Plan, believed that these areas could be looked at more closely while noting the substantial cost of maintenance on historical properties. He proposed incentivizing homeowners to improve the properties. Engelman, representing her son at 516 7<sup>th</sup> Ave, stated that an agreement had to be signed when the property was purchased due to other parties interested in the location. Krueger requested discussions moving forward on why the specific areas were designated for future development.

Limmer pointed out that the proposal does not alter the zoning. He also said it was noteworthy that the proposal was brought forth by the BHPC and he had not previously seen the same amount of public support at Planning Commission so that should carry weight as well. Hinrichs detailed that less than 1% of the city is historic per her calculations. She explained that she is pro-preservation and pro-construction because she sees that more housing will cause less historic homes to be used as rentals. Schmeichel asked why Development Review Team was not supportive. Miller explained that their stance on Future Land Use Map amendments is to allow flexibility. The current Medium Density Residential would preserve existing medium density neighborhoods and allow additional density at target locations. Spear asked, if the item failed, could the properties come back to Planning Commission for Future Land Use amendments. Miller explained that if the request was not approved, an owner could request to amend the Future Land Use Map for their property. Struck explained that an urban strategic area defines what the city would anticipate for zoning and uses in the future. These properties would need to go through the 11.1 Review where they look at the scale and determine how a proposed project would fit in the existing district. Medium and High Density designations allow for the existing scale but also allows for higher density if there is an opportunity for growth where Residential Scale Preservation limits density to what is existing. Miller added that the rest of the historic districts are medium density residential.