

OFFICIAL MINUTES

County Chairperson Chad Ford and City Chairperson Tanner Aiken called the meeting of the City & County Planning Commission to order on Tuesday, April 2, 2024 at 8:00 p.m. in the Chambers Room #310 on the third floor of the City & County Government Center. City members present were Kyle Jamison, Scot Leddy, Jacob Limmers, Jacob Mills, Nick Schmeichel via telephone, Debra Spear, Roger Solum, and Aiken. Absent was Richard Smith.

County members present were Commissioner Kelly VanderWal, Tim Paulsen, Darrel Kleinjan, Spencar Diedrich, Kyle Vanderwal, Neil Trooien, Mark Jorenby, Randy Jensen, Alternate Roger Erickson and Ford. Absent was Dale Storhaug.

Also present were City Planner Ryan Miller, Community Development Director Mike Struck, County Development Deputy Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Senior Planner from First District Association of Local Governments Luke Muller, Keith Poppen, Nick Gerjets, and Shawn Bircham.

Item #1 – Roll Call

Item #2 – (Vanderwal, Kyle/Trooien) Motion by the County Planning Commission to approve the November 1, 2022 minutes. All present voted aye. **MOTION CARRIED.**

(Mills/Solum) Motion by the City Planning Commission to approve the November 1, 2022 minutes. All present voted aye. **MOTION CARRIED.**

Item #3 – (Erickson/Jensen) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

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

Item #4a – Keith Poppen submitted a petition to rezone Outlots 6, 7, 8, 9 and 14 in the West ½ of the South ½ of the Northeast ¼ in Section 11, Township 109, Range 50, Brookings County, South Dakota. The request is to rezone from Joint Jurisdiction Agriculture and Joint Jurisdiction Residence R-3A to Joint Jurisdiction Business B-3 Heavy District.

(VanderWal,Kyle/Trooien) Motion by the County Planning Commission to approve the rezone request. All present voted aye. **MOTION CARRIED.**

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

The meeting was adjourned at 8:13p.m.

Ryan Miller, City Planner

Tanner Aiken, Chairperson

OFFICIAL SUMMARY

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Item #4a– This property is currently zoned Joint Jurisdiction Agriculture (JJA) and JJ-R3A to JJ Business B-3 Heavy District. Miller explained that the city recently reclassified this area to Urban Medium Intensity. Surrounding zoning districts include JJ B-3, JJ R-3A and JJ Ag. There is a residential dwelling that will become a nonconforming use.

Nick Gerjets – 3714 Main Ave S is in support of the request.

Bircham – 507 36th St S is concerned about driveway access to this development. She explained that their road is not maintained by the County and she is concerned that this development will bring additional traffic on this private road.

Struck explained that at this time the road is not maintained by the City of Brookings and the property owners would have to work out a plan for road maintenance. If in the future this road was part of the city, there would be access requirements to meet per city code. With Main Avenue being an arterial street, there will be limited access onto Main Avenue.

The meeting was adjourned at 8:13p.m.

Ryan Miller, City Planner

Tanner Aiken, Chairperson