

# Joint Planning Commission Memo

**From:** Ryan Miller

**Meeting:** August 5, 2025

**Subject:** Rezone – 21625 471<sup>st</sup> Avenue

**Presenter:** Ryan Miller, City Planner

## **Summary:**

Austreim Investments LLC has submitted a petition to rezone 21625 471<sup>st</sup> Avenue from Business B-3 Heavy District to Industrial I-1 Light District. The petition to rezone will be reviewed by the Joint Jurisdiction Planning Commission who will make recommendations to the City Council and Brookings County Commission respectively.

## **Item Details:**

Austreim Investments LLC purchased and rezoned the property in 2021. The property is located with the Joint Jurisdiction Area within Brookings County. The rezone process for properties located within the Joint Jurisdiction Area is described in Appendix A of Chapter 94 of municipal code.

The property was rezoned from Agriculture A District to Business B-3 Heavy District in 2021 in preparation of the owner's proposed use as an excavation contractors' shop. The rezone was approved and the use commenced operation. Part of the use involves concrete crushing, a process that has taken place on the property since establishment. Ordinance 25-015 approved in July of 2025 by the Brookings City Council created a new use definition in the zoning ordinance for Concrete, Asphalt, and Rock Crushing Facilities. The new use is allowed as a conditional use in the Agriculture, Industrial I-1 Light District and Industrial I-2 Heavy District. Because the use is not allowed in the Business B-3 District, the applicant is seeking a rezone to the Industrial I-1 Light District in order to continue their existing operation in an appropriate zone.

The future land use map for the property Open Wetland. Adjacent properties are zoned Joint Jurisdiction R-1B Single-family to the northeast and Agriculture to the north, south, east and west. The Development Review Team recommends approval.

## **Supporting Documentation:**

Petition to Rezone  
Hearing Notice  
Location Map  
Zoning Map  
Business B-3 Use Regulations  
Industrial I-1 Use Regulations