

OFFICIAL MINUTES

Chairperson Greg Fargen called the regular meeting of the City Planning Commission to order on Tuesday, September 4, 2018, at 5:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Gregg Jorgenson, Charles Siver, Kristi Tornquist, Eric Rasmussen, and Fargen. Absent were James Drew, Alan Johnson and Leeann Pierce. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, Eponymous Brewer Owner Sean Weber, CRC Special Projects Manager Tom Lombard, and others.

Item #1 – Roll Call

Item #2 – (Tornquist/Siver) Motion to approve the agenda. All present voted aye. **MOTION CARRIED**

Item #3 – (Jorgenson/Aiken) Motion to approve the August 7, 2018 Planning Commission minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Sean Weber has submitted a petition for Minor Amendments to a Planned Development District on Lots 1-3, Block 4, Folsom Addition, also known as 126 Main Avenue South.

(Rasmussen/Aiken) Motion to approve the amendments to the Planned Development District. All present voted aye. **MOTION CARRIED.**

Item #4b – CRC Global Solutions has submitted an application for approval of an I-1R site plan on Lot 6, Block 2 and Lot 1 including Lot H-1, Block 2, Insbrook Park Addition, also known as 2500 Eastbrook Drive.

(Rasmussen/Siver) Motion to approve the I-1R site plan subject to staff recommendations regarding tree plantings.

(Tornquist/Aiken) Amendment to the motion to require 150 total tree plantings. Aiken and Tornquist voted yes. All others voted no. **AMENDMENT FAILED.**

Original motion, to approve the I-1R site plan subject to staff recommendations for tree plantings, was voted on. Tornquist voted no. All others yes. **MOTION CARRIED.**

Item #4c – The City of Brookings has submitted amendments to Chapter 94, Zoning, pertaining to side yard setbacks in the RB-4 Neighborhood Business District, Business B-2 District, Business B-2A Office District, and Business B-3 Heavy District.

(Siver/Tornquist) Motion to approve the amendments to Chapter 94. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 6:17 p.m.

Staci Bungard
City Planner

Greg Fargen, Chairperson

OFFICIAL SUMMARY

Chairperson Greg Fargen called the regular meeting of the City Planning Commission to order on Tuesday, September 4, 2018, at 5:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Gregg Jorgenson, Charles Siver, Kristi Tornquist, Eric Rasmussen, and Fargen. Absent were James Drew, Alan Johnson and Leeann Pierce. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, Eponymous Brewer Owner Sean Weber, CRC Special Projects Manager Tom Lombard, and others.

Item #4a – The applicant is seeking a revised minor amendment to a Final Development Plan within a Planned Development District. Amendments need to be reviewed and approved by the Planning Commission. The green space is being reduced by about 10% and the exterior construction material will be changed from stone and marble to wood. This material will allow for additional plantings. Aiken and Tornquist asked for clarification of the reduction of green space. Bungard stated that she looked at ground area and what would be taken over by the hard surface, this is based on the original plan that was submitted, not the first amended plan.

Item #4b – The applicant is looking to build 6 bins to store soybean seeds and two separate bins for a delivery system. These bins will be 44 feet in height. The bins will be used for storage of a finished product only and the use will be significantly less intensive than a typical grain terminal. The existing streets and infrastructure are adequate to serve the project. The applicant met with the City Development Review Team (DRT) and they approved the site plan based on the trees planting having at least a 3-inch caliper at the time of planting, and be of at least 3 different varieties as approved by the Parks, Recreation and Forestry Director. Zoning requires that there be 350 tree plantings and there are currently 100. The applicant is asking for a waiver and is proposing to add a total of 28 trees to provide screening from surrounding businesses and the I-29 corridor. The City Engineer is suggesting that the bins be placed on a current asphalt surface, by doing this the green space would not change and a drainage plan would not be required.

Thomas Lombard, Special Projects Manager for CRC, explained how the business works and how the bins work. Fargen asked if these bins will have a dryer mechanism.

Rasmussen asked Lombard if he was ok with the City Engineer comments regarding the drainage. Lombard explained that this cement slab isn't going to be large and it shouldn't have much of an effect on the drainage and they have a good drainage system. Jorgensen asked if any part of this will be fenced? Lombard stated no, these bins are stationary, the electric will be locked up, and the bins will be 15 to 20 feet high without ladders. Siver asked Lombard if he would be willing to provide additional green space if he is going to be removing some grass to install the grain bins on the west side. Lombard explained that they have 75 to 100 truck tractors come in each day and they need to have parking available for them. He wouldn't like to have these drivers parking on the street and down the road.

Tornquist asked if the street system can handle the traffic. Lanning explained that the City doesn't have any concerns with the traffic. Tornquist is concerned that if the applicant removes the hedge, they are going to be losing some trees/shrubbery. Lombard explained that the new trees, because of the size of the trees, will be more beneficial than the shrubs. Tornquist and Aiken feel that 350 trees is excessive, but they would like to see more than 128 trees. Struck explained that staff came up with this number of trees based on the thought that the trees need room to grow. Aiken wonders if

additional trees could be planted along the driveway leading in. Lombard is concerned about trees being planted here because of the snow that accumulates at the driveway. Rasmussen feels that staff has reviewed this plan and has recommended an additional 28 plantings, and he agrees with the staff recommendation.

Item #4c- Currently there is a zero foot side yard setback in some of the business districts and the RB-4 district. Building Code requires a 5 foot side yard setback or 10 feet between structures. In addition, the landscape ordinance requires a 5 foot side yard landscape area in the business districts. This amendment will create consistency between the side yard setback, building code and landscape regulations. Additionally, it allows a reasonable distance to complete building maintenance.

The meeting was adjourned at 6:17p.m.

Staci Bungard, City Planner

Greg Fargen, Chairperson