

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda
Planning Commission

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

Monday, May 6, 2024

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 24-0238](#)

Attachments: [PCMinutes 2024 04 02](#)

4. Convene as Board of Adjustment

4a. [ID 24-0213](#) Lee Variance - Fence - 320 20th Avenue

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

4b. [ID 24-0214](#) Aalderks Variance - Lot Area and Width - 714 11th Avenue

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

- 4c. [ID 24-0210](#) Brookings Municipal Utilities Variance - Lot Area and Width - 1461 6th Street

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

- 4d. [ID 24-0211](#) Brookings Municipal Utilities Variance - Tower Height - 1461 6th Street

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Location Aerial](#)
[Site Plan](#)
[Elevation Drawing](#)
[Tower Rendering](#)

- 4e. [ID 24-0212](#) Brookings Municipal Utilities Variance - Setback - 1461 6th Street

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Location Aerial](#)
[Site Plan](#)
[Elevation Drawing](#)
[Tower Rendering](#)

5. Reconvene as Planning Commission

7. Other Business

7a. [ID 24-0218](#) Conditional Use Permit - Telecommunication Tower - 1461 6th Street

Attachments: [Planning Commission Memo](#)
[Hearing Notice - Planning Commission](#)
[Location Map](#)
[Application](#)
[Location Aerial](#)
[Site Plan](#)
[Elevation Drawing](#)
[Tower Rendering](#)

7b. [ID 24-0223](#) Prussman Conditional Use Permit - Apartment - 124 & 130 9th Street

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Building Plans](#)

7c. [ID 24-0221](#) Rezone 615, 618, 622, 626 and 628 Campanile Avenue and 1310 7th Street from Residence R-2 two-family district to Planned Development District with Residence R-3 apartment underlying district

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

7d. [ID 24-0222](#) Initial Development Plan - Campanile Flats

Attachments: [Memo](#)
[Notice - Planning Commission](#)
[Location Map](#)
[Initial Development Plan](#)
[Floor Plans](#)
[Elevation Drawings](#)
[Building Renderings](#)

7e. [ID 24-0236](#) Brookings Marketplace Initial Development Plan

Attachments: [Planning Commission Memo](#)
[Hearing Notice - Planning Commission](#)
[Location Map](#)
[Initial Development Plan](#)
[Project Narrative](#)

7f. [ID 24-0224](#) Commercial Corridor Site Plan - Lots 1-8, Block 4, Hill Park Addition

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Application Checklist](#)
[Location Map](#)
[Site Plan](#)
[Floor Plans](#)
[Elevations](#)
[Renderings and Photos](#)

8. Adjourn

Planning Commission Members: Scot Leddy, Jacob Limmer, Debra Spear, Jacob Mills, Kyle Jamison, Roger Solum, Richard Smith, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, and Ryan Miller, City 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. Channel 9 rebroadcast schedule is the 2nd Thursday of the month at 3:00 PM and the 4th Thursday of the month at 5:30 PM.

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