

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, February 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Kyle Jamison, Jacob Limmer, Jacob Mills via telephone, Richard Smith, Roger Solum, Nick Schmeichel, Debra Spear and Aiken. Scot Leddy was absent. Also present were City Planner Ryan Miller, Russell Atkins- Christianson Development Corporation, Rick Intermill, Nick and Kristin Uilk, Heath Rasche, and Colleen Vukovich.

**Item #5a** – TH Companies LLC submitted a petition to rezone the Northeast Quarter, Excluding Outlot A in Section Three, Township 109, Range 50, Brookings County, South Dakota, also known as 1115 West 20<sup>th</sup> Street South.

(Solum/Spear) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED**

## **OFFICIAL SUMMARY**

(Following is a summary of the meeting and not a word for word dictation. Please see the City's website to view the meeting video for full details. <https://cityofbrookings.legistar.com/calendar.aspx> )

**Item #5a** – This request is from Agriculture to Residence R-3 Apartment District. A Future Land Use Map amendment was complete in March of 2023 for this area. There is adjacent JJ-R1A to the north, Residential R-3 to the east and Agriculture to the south and west.

Atkins explained that the intention of this development is not to build apartments but to build slab on grade twin homes or single-family homes.

Intermill, 1302 W 20<sup>th</sup> St S, inquired if proper notice was given to surrounding property owners. He questioned if the roads, sidewalks, drainage and increased amount of traffic had been looked at. This development will bring a significant amount of traffic to this area and currently there are not sidewalks installed to the east of this development. He is concerned about the drainage and where the water from this development is going to go because currently, he is receiving a lot of the water runoff onto his property.

Uilk, 1206 W 20<sup>th</sup> Street S, is also concerned with the public notice. She explained that what they were first told is completely different than what the plan is now. Uilk has many concerns with the rezone and feels that rezoning to one of the R-1 or R-2 zones would be better to make sure it is for single family housing and to potentially change the lot sizes to make them bigger. She is concerned about the drainage and wonders what studies have been done. She wondered if studies had been done on the wells, currently they are on wells but will they be supplied with city sewer and water or if services are going to be included for them. The hill on 20<sup>th</sup> Street South is a major concern for her and she wonders if this has been looked at. She has many concerns with drainage and utilities and safety that she is hoping the city and the developers have looked in to.

Rasche, 1817 Brighton Road, is wondering if the rezone request is to R-3, the developer says they won't be building an apartment building, but what protection to the neighbors have that there will not be apartments built. He is also concerned about the drainage.

Nick Uilk is also concerned that if the R-3 zoning is approved, then an apartment building could be built. A different zoning district would be better.

Schmeichel asked for the process of the LSRD. Miller explained that the Preliminary Plat would include the LSRD and the developers would have to follow the LSRD. If changes were to be made, they would have to revise the preliminary plat.

Limmer asked for details on R-1 or R-2 zoning rather than R-3. Miller explained the R-1 zoning districts are limited to single family with different lot sizes, R-2 zoning then enters the two-family use, apartments and townhomes can be approved by conditional use, and R-3 brings in a larger scale of uses, apartments, townhomes, condos and it also has smaller lot sizes and smaller setbacks.

## OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, April 2, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Kyle Jamison, Scot Leddy, Jacob Limmer, Jacob Mills, Roger Solum, Nick Schmeichel via telephone, Debra Spear and Aiken. Absent was Richard Smith. Also present were City Planner Ryan Miller, Brad Schmidt, Doug Austreim, Pastor Mark Johnson, RaeAnn Thompson, Pam Larson and Russ Atkins.

**Item #6a** – TH Companies LLC submitted a petition to rezone the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section Three, Township 109, Range 50, Brookings County, South Dakota, also known as 1115 West 20<sup>th</sup> Street South from Agricultural A District to Residence R-3 Apartment District.

(Solum/Mills) Motion to remove from the table. All present voted aye. **MOTION CARRIED**

(Smith/Jamison) Motion to approve the rezone request at the March 5, 2024 Meeting. All present voted aye. **MOTION CARRIED**.

## OFFICIAL SUMMARY

**Item #6a** – This rezone request was tabled at the March Planning Commission meeting. The property in this rezone was recently annexed into the City of Brookings. Currently the property is zoned ag and is surrounded by Ag and Joint Jurisdiction R-1A districts. The Medium Density Residential future land use category recommends residential density of 4-12 units per acre.

Atkins, representing the applicant, explained that a previous recommendation was to remove the cul-de-sacs. They decided to continue speaking with city staff and have come up with a multi-family plan. For the March Planning Commission, they requested the tabling of this item to allow them additional time to redesign their plan and bring forward. Mills asked for clarification if they were going to continue with the Large-Scale Residential district. Atkins stated yes.

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Planning Commission  
Brookings, South Dakota  
March 5, 2024

## OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, March 5, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Kyle Jamison, Scot Leddy, Jacob Limmer, Jacob Mills, Richard Smith, Nick Schmeichel via telephone, Debra Spear and Aiken. Roger Solum was absent. Also present were City Planner Ryan Miller, Nate and Miranda Hilbrands, Randy Bjorklund,

Rina Reynolds, Kristin Uilk, Mike Smith, Todd Voss, Jason Harms, and Angie Boersma – ID8 Architecture.

**Item #6a** – TH Companies LLC submitted a petition to rezone the Northeast Quarter, Excluding Outlot A in Section Three, Township 109, Range 50, Brookings County, South Dakota, also known as 1115 West 20<sup>th</sup> Street South.

(Smith/Jamison) Motion to approve the rezone request.

(Jamison/Mills) Motion to table to the April meeting. All present voted aye. **MOTION CARRIED.**

### **OFFICIAL SUMMARY**

(Following is a summary of the meeting and not a word for word dictation. Please see the City's website to view the meeting video for full details. <https://cityofbrookings.legistar.com/calendar.aspx> )

**Item #6a** – This is a rezone request from Agriculture to Residence R-3 Apartment District. This item was heard at the February meeting, but after the meeting it was identified that the date of the posting was incorrect. To resolve that issue, this item is being heard again tonight. The applicant actually has submitted a request to table this item to the April Planning Commission meeting.

Reynolds, 1808 Brighton Road, stated that this land is regularly flooded and if FEMA were not remapping, this land would not be looked at for redevelopment. She asked for clarification on why the request is to R-3 Apartment District and not R-2. Mills explained that this is what the applicant requested. Miller explained that staff did recommend approval of the rezone to the Residence R-3 district. Reynolds still feels that this is an inconsistent use. Reynolds also wondered if a safety study is being considered. According to the trails map and bike path and there is nothing planned to serve a development like this, the City is not preparing to serve the neighbors that live in this area. There is not a plan for traffic and pedestrian safety is a concern in this area. She also has concerns with the capacity of the sewer in this area. Smith asked Reynolds if she believes that zoning to R-2 would be better than zoning to R-3. She believes that R-2 would be a more consistent use. Aiken noted that discussion was had, at the previous meeting, regarding pedestrian safety.

Uilk, 1206 W 20<sup>th</sup> Street S, is concerned with the R-3 zoning request. She doesn't feel that this zoning fits well with the surroundings. Uilk pointed out portions of the Comprehensive Plan that the Commission should be sure to follow. They have wells on their property and she is concerned about the wells becoming contaminated. Traffic safety also needs to be considered with this development.

Mike Smith, 1922 Brighton Road, has the same concerns as Reynolds and Uilk. The sewer and drainage in this area is a major concern to him. With this new development he would like to see improvements to the drainage in this area.

Jamison asked staff for a reminder as to why the applicant is requesting R-3 zoning. Miller stated that the R-3 zoning allows for additional density and smaller setbacks. With the Large-Scale Residential Plan through the platting process, the uses can be limited to two-family.

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