

OFFICIAL MINUTES

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, January 4, 2022, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Justin Borns, James Drew, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, Roger Solum, and Fargen. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, LJ Prussman, Lyle Prussman, Patrick Ewing, Pat Fishback, Heidi Gullickson – United Way, Kristi Tornquist, City Manager Paul Briseno, and Assistant City Manager Jacob Meshke.

Item #4b - First Lutheran Church submitted an application for a Conditional Use Permit on Outlots B and S of Henry's Addition, City of Brookings, also known as 407 8th St. The request is for an office in the Residence R-2 two-family district.

(Aiken/Borns) Motion to approve the Conditional Use Permit request. All present voted aye.

MOTION CARRIED.

OFFICIAL SUMMARY

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, January 4, 2022, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Justin Borns, James Drew, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, Roger Solum, and Fargen. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, LJ Prussman, Lyle Prussman, Patrick Ewing, Pat Fishback, Heidi Gullickson – United Way, Kristi Tornquist, City Manager Paul Briseno, and Assistant City Manager Jacob Meshke.

Item #4b – This Conditional Use permit will be for the building of an office structure. The Residence R-2 two-family district does allow for an office by conditional use. This building will be used for a food insecurity building.

Patrick Ewing, 432 Harvey Dunn, is in favor of this usage of this land. They are interested in hearing some of the details on how this could affect the neighborhood, such as traffic and routing of traffic. As well as screening and keeping in consideration the architectural character of the neighborhood.

Pat Fishback, 423 8th Street, would also like to know some details of this request. She feels that this building looks like a warehouse but is classified as an office. There are going to be 39 new parking spaces provided and she is wondering what this will do for traffic in the neighborhood. The existing driveway, the one that goes by the preschool, is that going to be one of the viable accesses? She has questions regarding the landscaping and screening and what is the detention pond for? She is also curious why they have chosen this location for the Food Pantry when there are several other locations that could be used in the City. Will the church own this building and will they be able to sell it in the future? Fishback feels that this Conditional Use is allowing for the change of use to this property.

Pierce asked for clarification on what this building will be used for. She had heard that there will be other non-profit businesses in this building, along with the food pantry. Heidi Gullickson, United Way, explained that part of the building will be for the food pantry, they will have the United Way office, the Backpack Program, and the Senior Commodities Program. Typical hours of operation will be day times 8 to 5:30 with Wednesday hours being slightly later.

Miller explained the plan for traffic. They will likely be replatting some properties to make room for this building. There will be an access drive installed onto Harvey Dunn. In regards to the parking, there will be a shared used agreement between the church and United Way to help with parking. This agreement will also allow for the elimination of some of the parking spaces and will make maneuvering around easier. Staff doesn't feel that parking will be an issue. Screening will be required between the parking and the residential uses. Gullickson explained that United Way plans to use the access off of Harvey Dunn. The shipping dock is on the north side of the building so delivery trucks will also use Harvey Dunn. She doesn't anticipate and will request people to use the access off of Harvey Dunn and not use the access that goes by the daycare.

Tornquist, 727 Main Ave, is concerned about the traffic. She is wondering if there will still be a thru access through the church parking lot. Miller explained that the current site plan provided shows the ability to drive thru the church parking lot will be eliminated.