

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda - Final
Planning Commission

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

Tuesday, September 5, 2023

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 23-0386](#) August 1, 2023 Planning Commission Minutes

Attachments: [2023_08_01 PC Minutes](#)

4. Convene as the Board of Adjustment

4a. [ID 23-0379](#) Baller Properties LLC - Front Yard Parking - 906 7th Street

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

4b. [ID 23-0380](#) Jerry Nissen - Exceed Maximum Square Footage for Accessory Structures
- 206 Maple Drive

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

5. Reconvene as the Planning Commission

- 5a.** [ID 23-0377](#) Revised Preliminary Plat - Lots 1 and 2 in Block 1 of Reserve Fourth Addition

Attachments: [Memo](#)
 [Notice - Planning Commission](#)
 [Location Map](#)
 [Preliminary Plat - 2021](#)
 [Revised Preliminary Plat](#)
 [Zoning Map](#)
 [Future Land Use Map](#)

- 5b.** [ID 23-0378](#) Rezone .57 acres in Reserve Fourth Addition from Business B-3 Heavy District to Business B-2 District

Attachments: [Memo](#)
 [Notice - Planning Commission](#)
 [Petition to Rezone](#)
 [Location Map](#)
 [Preliminary Plat - 2021](#)
 [Revised Preliminary Plat](#)
 [Zoning Map](#)
 [Future Land Use Map](#)

- 5c.** [ID 23-0376](#) Rezone 1.57 Acres in Reserve Fourth Addition from Business B-2A Office District to Business B-2 District

Attachments: [Memo](#)
 [Notice - Planning Commission](#)
 [Petition to Rezone](#)
 [Location Map](#)
 [Preliminary Plat - 2021](#)
 [Zoning Map](#)
 [Future Land Use Map](#)

- 5d. [ID 23-0384](#) Rezone a Portion of Block 5, Original Plat Addition from Residence R-2 Two-Family District and Business B-2A Office District to a Planned Development District with Business B-1 Central District Underlying Zoning

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

- 5e. [ID 23-0385](#) Initial Development Plan - The Ivy Center

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

- 5f. [ID 23-0381](#) Commercial Corridor Design Review Overlay District Site Plan - Lot 1, Tract 2, Fox Run Addition

Attachments: [Memo](#)
[Notice - Planning Commission](#)
[Commercial Corridor Submission](#)

- 5g. [ID 23-0382](#) Commercial Corridor Design Review Overlay District Site Plan - Lot 1, Block 19, Prairie Hills Addition

Attachments: [Memo](#)
[Notice - Planning Commission](#)
[Commercial Corridor Submission](#)

6. Adjourn

Planning Commission Members: Scot Leddy, Greg Fargen, Clark James Drew III, 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.

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