

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

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Tuesday, April 7, 2026

5:30 PM

Chambers Room

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**1. Roll Call**

**2. Approval of the Agenda**

**3. Approval of Minutes**

3a. [ID 26-0134](#) Approval of March 3, 2026 Minutes

Attachments: [Draft Minutes](#)

**4. Open Forum**

*At this time, any member of the public may make a brief announcement or invitation, or request time on the agenda for an item not listed. Items to be added to the agenda will be scheduled at the end of the meeting. Any requested action items may be scheduled for a future meeting date. Individuals will state their name and city of residence for the record. Public Comment is limited to a maximum of three minutes per person. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Planning Commission.*

**5. Disclosure of Conflicts of Interest: Relationship(s) to Applicant, or Ex Parte Communication**

**6. Convene as the Board of Adjustment**

**6a.** [ID 26-0126](#) Variance - 404 Martin Boulevard - Fence Height

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

**7. Reconvene as the Planning Commission****7a.** [ID 26-0129](#) Rezone Portions of Outlot 2 in the SW ¼ of the NW ¼ in Section 23, Township 110 North, Range 50 West from a Residence R-1A Single-family District to a Residence R-3 Multi-family District and a Business B-3 Heavy District

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Preliminary Plat](#)  
[Location Map](#)  
[Zoning Map](#)  
[Floodplain Map](#)

**7b.** [ID 26-0128](#) Preliminary Plat of Lots 1-3 in Heron Cove Addition

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Preliminary Plat](#)  
[Location Map](#)  
[Zoning Map](#)  
[Floodplain Map](#)

**7c.** [ID 26-0127](#) Amendments to Sec. 94-362-Home Occupations

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Ordinance-Clean](#)  
[Ordinance-Marked](#)  
[Previous Home Occupation Comparisons](#)

- 7d. [ID 26-0133](#) Amendments to Sec. 51-61, Sec. 51-62, Sec. 51-63, Sec. 51-64, Sec. 51-65, Sec 51-66 and Sec. 51-67 - Subdivision Regulations

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Ordinance-Clean](#)  
[Ordinance-Marked](#)  
[Comparison Communities](#)

## 8. Adjourn

*Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Billie Jo Hinrichs, Kyle Jamison, Roger Solum, Emily Braun, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, Ryan Miller, City Planner, and Bailey Maca, Associate 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](http://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. Swiftel Channel 20 and MediaCom Channel rebroadcast schedule is the 2nd Thursday of the month at 3:00 PM and the 4th Thursday of the month at 5:30 PM.*

*Assisted Listening Systems (ALS) are available upon request by contacting (605) 692-6281. If you require additional assistance, alternative formats, and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City ADA Coordinator at (605) 692-6281 at least three working days prior to the meeting.*