

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF JULY 2, 2024 JT CITY & COUNTY PLANNING MEETING

The City of Brookings Planning Commission and the Brookings County Planning & Zoning Commission met in a Joint Session on Tuesday, July 2, 2024. Brookings City Planning Commission members present: City Chairperson Tanner Aiken, Kyle Jamison, Jacob Limmer, Roger Solum, Scot Leddy, and Debra Spear. Absent: Nick Schmeichel, and Richard Smith. Brookings County Planning Commission members present: Chair Chad Ford, Mike Bartley, Tim Paulson, Spencar Diedrich, Darrel Kleinjan, Kyle Vanderwal, Neal Trooien, and alternates Roger Erickson and Dale Storhaug. Absent: Mark Jorenby and Randy Jensen. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, County Development Director/Emergency Manager Robert W. Hill, Deputy Director Richard Haugen, and via phone Senior Planner from First District Association of Local Governments Luke Muller.

CALL TO ORDER

Chair Ford and Chair Aiken called the meeting to order at 8:01 PM

APPROVAL OF MINUTES FROM APRIL 2, 2024 JOINT CITY OF BROOKINGS & BROOKINGS COUNTY PLANNING COMMISSION MEETING

(Diedrich/Vanderwal) Motion by the County Planning Commission to approve the Joint Meeting Minutes. All present voted aye. **MOTION CARRIED.**

(Solum/Spear) Motion by the City Planning Commission to approve Joint Meeting Minutes. All present voted aye. **MOTION CARRIED.**

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF AGENDA

(Vanderwal/Diedrich) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

(Spear/Solum) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

CONVENE AS JOINT COUNTY & CITY PLANNING COMMISSION

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2024JJRZ002

VK Properties LLC by Todd Voss has made an application, 2024jjrz002, to the Brookings County Planning Commission for property to be re-zoned from Ag & Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District to the Joint Jurisdiction B-3 (Business: Heavy) District. The property is described as: "OL J in the NW1/4 SE1/4 of Sec 11, T109N, R50W (Medary Township)" ~~ located at 3901 Main Ave S, Brookings, SD 57006.

(Diedrich/Trooi) Motion by Brookings County Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

(Solum/Jamison) Motion by City of Brookings Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

STAFF REPORT: County Planner, Richard Haugen reported: 1) VK Properties LLC by Todd Voss has applied to rezone property in the Joint Jurisdictional Area from a "Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District" to a "Joint Jurisdiction B-3 (Heavy Business) District". 2) Proposed area was a former mobile home park and has been renovated with the removal of buildings and trees. 3) Property is located at 3901 Main Ave S and was platted on June 10, 1968. 3) Brookings County Development Office had reviewed the request and had no objections, providing it meets the requirements of the Brookings City Community Development Office. 4) The decision of the Joint Planning Commission would be a recommendation to the Brookings County Commission and the Brookings City Council for the final decision of the rezoning request. 5) The applicant notified abutting landowners by certified mail of the proposed rezoning request at least 14 days prior to the public hearing. Public notices were published in the Brookings Register on June 18 & 25, 2024. Letters were sent to the Medary Township Chairman and Clerk and the Brookings County Highway Department.

City Planner Ryan Miller reported: 1) The property owner recently submitted a request to amend the future land use map of the City's 2040 Comprehensive Plan. The request amended the future land use map to Urban Medium Intensity, a future land use category that supports a mix of residential and business uses including high density residential and business. The applicant requested the amendment of the future land use map in anticipation of a subsequent rezoning petition to Business B-3 Heavy District. 2) The request is to rezone the property from Joint Jurisdiction R-3A to Joint Jurisdiction Business B-3 Heavy District. 3) Adjacent zoning includes JJ B-3 Heavy District to the south and west, JJ Agriculture to the north and JJ R-3A multifamily residential to the east. The area is located within a roughly half mile stretch of JJ B-3 zoning along Main Avenue South. Joint Jurisdiction B3 zoning would be administered by the City of Brookings and development still needs to meet City standards including B-3 zoning and supplemental zoning standards. 4)The Development Review Team recommends approval of the rezone.

PUBLIC HEARING: Applicant was not in attendance.

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Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions or comments.

COUNTY VOTE: Bartley-aye, Paulson-aye, Kleinjan-aye, Diedrich-aye, Trooien-aye, Erickson-aye, Storhaug-aye, Vanderwal-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

CITY VOTE: Jamison-aye, Limmer-aye, Solum-aye, Spear-aye, Leddy-aye, Aiken-aye. 6-aye, 0-nay. **MOTION CARRIED.**

ADJOURN

(Bartley/Diedrich) Motion by Brookings County Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

(Solum/Jamison) Motion by City of Brookings Planning Commission to adjourn.

City Chairperson Aiken and County Chairperson Ford adjourned the meeting at 8:11 PM.

Rae Lynn Maher
Brookings County
Development Department