

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, September 5, 2023, 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 Mills, Nick Schmeichel, Richard Smith, Roger Solum, and Aiken. Scot Leddy, Greg Fargen and James Drew were absent. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Justin Eich, Jacob Limmer, Jerry Nissen, Misty Buthe, Justin Bucher – Banner Associates, Angie Boersma – ID8 Architecture, Mary Beth Fishback – Executive Director for Brookings Behavioral Health and Wellness, Carla Gatzke – Chair of the Board for Brookings Behavioral Health and Wellness, LeAnn Pierce, Judy Cooley, George Ust, Daniel Bielfeldt – Board Member for Brookings Behavioral Health and Wellness, George White, Emily White, and Kyle Rausch – Dakota Land Design.

Item #5e – Brookings Behavioral Health and Wellness submitted an Initial Development Plan within a Planned Development District on Lots 1-3, the South 25 Feet of Lot 4, the East 65 Feet of the North 25 Feet of Lot 4 and the East 65 Feet of the South 27 Feet of Lot 5, All in Block 5 of the Original Plat Addition to the City of Brookings.

(Mills/Jamison) Motion to approve the Initial Development Plan. All present voted aye. **MOTION CARRIED.**

Item #5e– This Initial Development Plan is reviewed by the Planning Commission and then will be forward on to the City Council for review before the Final Development Plan is reviewed by the Planning Commission. The applicant is requesting 3 variances: 1.) reduced bufferyard to the structure from 20' to 10' along the north property line; 2.) use of a 6' privacy fence along a portion of the north property line in the required bufferyard landscape area; and 3.) placing a trash enclosure within a required bufferyard area.

The B-1 District underlying allows the site plan to utilize the B-1 District setbacks and height. Setbacks to the front would be zero feet, zero foot to the side and twenty feet to the rear. This proposed site plan is proposing a fifteen-foot setback along 2nd Avenue, twenty-six feet along 4th Street, the ten-foot bufferyard setback to the north, and the twenty-foot rear yard setback to the east. The maximum height in the B-1 District is sixty feet, but the proposal is for thirty feet. Additionally, the northern property lines are adjacent to residential where there is a required bufferyard area where they can have thirty feet of open space or a reduced bufferyard of twenty feet with landscaping. The proposal is for the reduced bufferyard area with landscaping but they are requesting ten feet of bufferyard rather than twenty. Additionally, they will be utilizing fencing around some of the utilities in lieu of landscaping. No minimum parking would be required due to the underlying B-1 District. Any boulevard parking spaces would require separate approval by the City of Brookings.

George White, 202 5th Street, isn't opposed to the business activity but they are opposed to the plan to place the trash cans and mechanical equipment in the proposed area which is in the White's backyard. He would like the commission to not approve the variance for the placement of the trash enclosures.

Emily White, 202 5th Street, is not against this project. Her concern though is the back area of their building. She is concerned that the A/C units and trash being so close to their backyard isn't very

neighborly. She doesn't want their lifestyle to have to change because of this plan. She would like that the commission not approve the variance for the trash receptacles.

Boersma explained that the trash receptacles are required to be enclosed in a B-1 District and that the location of the receptacles is for feasibility of trash collection.

Smith asked staff if there were any concerns that staff had heard tonight that would make them want to table this item for future discussion. Miller said no. This item will be reviewed by the City Council and then the applicant will need to provide a Final Development Plan to the Planning Commission for review. During this time, any concerns can be discussed and potential changes made to the site plan.

Schmeichel asked if the B-1 District requires the diagonal parking along 4th Street. Miller explained that the diagonal parking, which is boulevard parking, isn't related to zoning and is not a part of the Planning Commission's review of the project. The boulevard parking has to be requested and approved by the City Engineer. Struck explained that boulevard parking isn't usually available outside of the downtown area.

Schmeichel asked what type of enclosure is required for the trash. The plan for this site is a cedar enclosure that will be 6 feet in height. Struck explained that they typically require the enclosure to be at or at least one foot higher than the receptacles.

Aiken would like to see that some of the neighbor's comments are heard and maybe some accommodations be met to settle some concerns.