

OFFICIAL MINUTES

County Chairperson Chad Ford and City Chairperson Tanner Aiken called the meeting of the City & County Planning Commission to order on Tuesday, July 2, 2024 at 7:00 p.m. in the Chambers Room #310 on the third floor of the City & County Government Center. City members present were Tanner Aiken, Kyle Jamison, Scot Leddy, Jacob Limmer, Roger Solum and Debra Spear. Richard Smith and Nick Schmeichel were absent.

County members present were Commissioner Randy Jensen, Roger Erickson Neil Trooien, Dale Storhaug. Kyle Vanderwal. Spencar Diedrich, Darrel Kleinjan, Tim Paulsen, Mike Bartly, Alternate Chad Ford, Kelly VanderWal, Mark Jorenby, Luke Moeller First District Association of Local Government was present by phone.

Also present were City Planner Ryan Miller, Community Development Director Mike Struck, County Development Deputy Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Senior Planner from First District Association of Local Governments Luke Muller, Keith Poppen, Nick Gerjets, and Shawn Bircham.

Item #1 – Roll Call

Item #2 –Approval of Minutes

(Deidrich/VanderWal) Motion by the County Planning Commission to approve the April 2, 2024 minutes. All present voted aye. **MOTION CARRIED.**

(Solum/Spear) Motion by the City Planning Commission to approve the April 2, 2024 minutes. All present voted aye. **MOTION CARRIED.**

Item #3 –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.**

Item #4a – Todd Voss has submitted a petition to rezone Outlot J in the SE ¼ of Section 11, Township 109, Range 50 West. The area is currently zoned Joint Jurisdiction Residence R-3A. The property owner would like to rezone the property to Joint Jurisdiction Business B-3 Heavy District in anticipation of a future commercial redevelopment of the lot. 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. The request is to rezone the property from Joint Jurisdiction R-3A to Joint Jurisdiction Business B-3 Heavy District.

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

(Solem/Jamison) Motion by the City Planning Commission to approve the rezone request. All present voted aye. **MOTION CARRIED.**

Item #5 – Adjourn

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

(Solem/Jamison) Motion by the City Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned at 8:10 p.m.

Ryan Miller, City Planner

Tanner Aiken, Chairperson

OFFICIAL SUMMARY

County Chairperson Chad Ford and City Chairperson Tanner Aiken called the meeting of the City & County Planning Commission to order on Tuesday, April 2, 2024 at 8:00 p.m. in the Chambers Room #310 on the third floor of the City & County Government Center. City members present were Kyle Jamison, Scot Leddy, Jacob Limmers, Jacob Mills, Nick Schmeichel via telephone, Debra Spear, Roger Solum, and Aiken. Absent was Richard Smith.

County members present were Commissioner Kelly VanderWal, Tim Paulsen, Darrel Kleinjan, Spencar Diedrich, Kyle Vanderwal, Neil Trooien, Mark Jorenby, Randy Jensen, Alternate Roger Erickson and Ford. Absent was Dale Storhaug.

Also present were City Planner Ryan Miller, Community Development Director Mike Struck, County Development Deputy Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Senior Planner from First District Association of Local Governments Luke Muller, Keith Poppen, Nick Gerjets, and Shawn Bircham.

Item #4a – This property is currently zoned Joint Jurisdiction Agriculture (JJA) and JJ-R3A to JJ Business B-3 Heavy District. Miller explained that the city recently reclassified this area to Urban Medium Intensity. Surrounding zoning districts include JJ B-3, JJ R-3A and JJ Ag. There is a residential dwelling that will become a nonconforming use.

Nick Gerjets – 3714 Main Ave S is in support of the request.

Bircham – 507 36th St S is concerned about driveway access to this development. She explained that their road is not maintained by the County and she is concerned that this development will bring additional traffic on this private road.

Struck explained that at this time the road is not maintained by the City of Brookings and the property owners would have to work out a plan for road maintenance. If in the future this road was part of the city, there would be access requirements to meet per city code. With Main Avenue being an arterial street, there will be limited access onto Main Avenue.

The meeting was adjourned at 8:13p.m.

Ryan Miller, City Planner

Tanner Aiken, Chairperson