

City Council Agenda Item Memo

From: Ryan Miller

Council Meeting: August 26, 2025 / September 9, 2025

Subject: Ordinance 25-028: Zoning change -- NE ¼, NE ¼, Excluding H-1 & That Part East and North of H-1 in Section 14, Township 109, Range 50, also known as 21625 471st Avenue, from a Joint Jurisdiction Business JJ-B3 Heavy District to a Joint Jurisdiction Industrial JJ-I1 Light District

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Austreim Investments LLC has submitted a petition to rezone 21625 471st Avenue from Business B-3 Heavy District to Industrial I-1 Light District in the Joint Jurisdiction Area. The Development Review Team supported the rezone. The petition to rezone has been reviewed by the Joint Jurisdiction Planning Commission who voted 7-0 to recommend approval of the rezoning.

Item Details:

Austreim Investments LLC purchased and rezoned the property in 2021. The property is located within the Joint Jurisdiction Area within Brookings County. The rezone process for properties located within the Joint Jurisdiction Area is described in Appendix A of Chapter 94 of municipal code.

The property was rezoned from Agriculture A District to Business B-3 Heavy District in 2021 in preparation of the owner's proposed use as an excavation contractors' shop. The rezone was approved and the use commenced operation. Part of the use involves concrete crushing, a process which has taken place on the property since establishment. Ordinance 25-015 approved in July 2025 by the Brookings City Council created a new use definition in the Zoning Ordinance for Concrete, Asphalt, and Rock Crushing Facilities. The new use is allowed as a conditional use in the Agriculture, Industrial I-1 Light District, and Industrial I-2 Heavy District. Because the use is not allowed in the Business B-3 District, the applicant is seeking a rezone to the Industrial I-1 Light District in order to continue their existing operation in an appropriate zone.

The Future Land Use Map for the property is Open Wetland. Adjacent properties are zoned Joint Jurisdiction R-1B Single-family to the northeast and Agriculture to the north, south, east and west.

Legal Consideration:

None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration:

None.

Supporting Documentation:

Ordinance – City of Brookings

Ordinance – Brookings County

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition to Rezone

Location Map

Zoning Map

Future Land Use Map