

## **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 #5f** – Dakota Land Design LLC submitted an application for a Commercial Corridor Design Review Overlay District review.

(Solum/Smith) Motion to approve the Commercial Corridor Design Overlay District application with the following exceptions 1.) Exception to remove a portion of the side yard landscape area to allow for shared access and parking area. 2.) Exception to allow a portion of the second story to be located with a fifteen-foot front-yard setback. All present voted aye. **MOTION CARRIED.**

**Item #5f**– This project is located on South Main Avenue between 20<sup>th</sup> Street S and East Blue Bell Dr on the west side, in a B-2 Zoning District. The applicant is requesting two variances. Along the south side of the property, an exception to remove a portion of the side landscape area would allow for parking. The proposed site plan includes a landscape plan with required bufferyard planting to the west where the lot abuts a residential zoning district. In the Commercial Corridor District, the second floor of a building should recess back from the front setback line but the applicant has requested a variance to this and the building, first floor and second floor, would be at the same setback.

Rausch explained that the exception to the parking is due to them utilizing a shared access with the neighbors. He also explained some of the details of the building and that this will be used for a fitness center.

Jamison asked if an agreement should be signed for the shared access agreement. Miller explained that there will be a shared Access Easement noted on the Final Plat. Jamison also asked if the parking lot size, being so large, would be necessary. Rausch explained the business plan for this building and that often times there are quite a few vehicles at one time.