

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda
Planning Commission

Brookings City & County
Government Center
520 3rd St., Suite 140
Brookings, SD 57006
Phone: (605) 692-6629
Fax: (605) 697-8624

Tuesday, June 3, 2025

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the Agenda

3. Approval of Minutes

3a. [ID 25-0263](#) Approval of May 6, 2025 Minutes

Attachments: [May 6, 2025 Planning Commission Minutes](#)

4. Convene as the Board of Adjustment

4a. [ID 25-0265](#) Variance - Lot 5 Block 1 Gilkerson Second Addition - Side Yard

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Floor Plan](#)

4b. [ID 25-0266](#) Variance - 1100 Crystal Ridge Road - Accessory Building

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Photos](#)

- 4c. [ID 25-0267](#) Variances - 215 Medary Avenue South - Lot Area / Width

Attachments:

[Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Floor Plan](#)
[Rendering](#)
[Elevations](#)

5. Reconvene as the Planning Commission

- 5a. [ID 25-0270](#) Future Land Use Map Amendment - 3707 Main Avenue South

Attachments:

[Memo](#)
[Hearing Notice - Planning Commission](#)
[Request Letter](#)
[Location Map](#)
[Future Land Use Map](#)
[Zoning Map](#)
[Floodplain Map](#)
[Suitability Map](#)

- 5b. [ID 25-0268](#) Commercial Corridor Design Review Overlay District Site Plan - 2118 Main Avenue South

Attachments:

[Memo](#)
[Notice - Planning Commission](#)
[Application Checklist](#)
[Location Map](#)
[Site Plan](#)
[Landscape Plan](#)
[Renderings](#)
[Elevations](#)
[Photos](#)

- 5c. [ID 25-0272](#) Amendments to Chapter 94 pertaining to the expiration of a conditional use permit for the purpose of administration of the Zoning Ordinance.

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Ordinance - Clean](#)
[Ordinance - Marked](#)

- 5d. [ID 25-0271](#) Amendments to Chapter 94 Zoning for to the addition of concrete, asphalt and rock crushing facility as an allowable conditional use.

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Ordinance](#)

6. Adjourn

Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Billie Jo Hinrichs, Kyle Jamison, Roger Solum, Emily Braun, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director; Ryan Miller, City Planner and Bailey Maca, Associate Planner.

View the Planning Commission meeting live on City Government Access Channel 9 or via live stream from the following link on the City's website at www.cityofbrookings-sd.gov/livestream/livestream.php We would recommend a high speed Internet connection (DSL, Cable Modem) to view the live stream with little to no interruptions. Swiftel Channel 20 and MediaCom Channel rebroadcast schedule is the 2nd Thursday of the month at 3:00 PM and the 4th Thursday of the month at 5:30 PM.

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