

BRING YOUR DREAMS.



**City of Brookings**  
**Meeting Agenda - Final**  
**Planning Commission**

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

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Tuesday, September 5, 2023

5:30 PM

Chambers Room

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**1. Roll Call**

**2. Approval of the agenda.**

**3. Approval of minutes.**

3a. [ID 23-0386](#) August 1, 2023 Planning Commission Minutes

**Attachments:** [2023\\_08\\_01\\_PC\\_Minutes](#)

**4. Convene as the Board of Adjustment**

4a. [ID 23-0379](#) Baller Properties LLC - Front Yard Parking - 906 7th Street

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

4b. [ID 23-0380](#) Jerry Nissen - Exceed Maximum Square Footage for Accessory Structures - 206 Maple Drive

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Location Map](#)  
[Variance Application](#)  
[Site Plan](#)  
[Building Plans](#)

**5. Reconvene as the Planning Commission**

- 5a. [ID 23-0377](#) Revised Preliminary Plat - Lots 1 and 2 in Block 1 of Reserve Fourth Addition

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Preliminary Plat - 2021](#)  
[Revised Preliminary Plat](#)  
[Zoning Map](#)  
[Future Land Use Map](#)

- 5b. [ID 23-0378](#) Rezone .57 acres in Reserve Fourth Addition from Business B-3 Heavy District to Business B-2 District

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Petition to Rezone](#)  
[Location Map](#)  
[Preliminary Plat - 2021](#)  
[Revised Preliminary Plat](#)  
[Zoning Map](#)  
[Future Land Use Map](#)

- 5c. [ID 23-0376](#) Rezone 1.57 Acres in Reserve Fourth Addition from Business B-2A Office District to Business B-2 District

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Petition to Rezone](#)  
[Location Map](#)  
[Preliminary Plat - 2021](#)  
[Zoning Map](#)  
[Future Land Use Map](#)

- 5d. [ID 23-0384](#) Rezone a Portion of Block 5, Original Plat Addition from Residence R-2 Two-Family District and Business B-2A Office District to a Planned Development District with Business B-1 Central District Underlying Zoning

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Petition to Rezone](#)  
[Location Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)

- 5e. [ID 23-0385](#) Initial Development Plan - The Ivy Center

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Initial Development Plan](#)  
[Proposed Building Renderings](#)  
[Proposed Elevation Drawings](#)

- 5f. [ID 23-0381](#) Commercial Corridor Design Review Overlay District Site Plan - Lot 1, Tract 2, Fox Run Addition

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Commercial Corridor Submission](#)

- 5g. [ID 23-0382](#) Commercial Corridor Design Review Overlay District Site Plan - Lot 1, Block 19, Prairie Hills Addition

**Attachments:** [Memo](#)  
[Notice - Planning Commission](#)  
[Commercial Corridor Submission](#)

## 6. Adjourn

*Planning Commission Members: Scot Leddy, Greg Fargen, Clark James Drew III, Jacob Mills, Kyle Jamison, Roger Solum, Richard Smith, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, and Ryan Miller, City 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](http://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. Channel 9 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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