

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

Tuesday, March 5, 2024

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 24-0104](#) February 6, 2024 Minutes

Attachments: [PCMinutes 2024 02 06](#)

4. Convene as Board of Adjustment

4a. [ID 24-0105](#) Hilbrands Variance - Accessory Structure - 1031 West 8th Street South

Attachments: [Board of Adjustment Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Building Plans](#)

4b. [ID 24-0106](#) Steffensen Variance - Accessory Structure - 103 9th Street

Attachments: [Board of Adjustment Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Flood Plain Map](#)
[Application](#)
[Site Plan](#)

5. Reconvene as Planning Commission

6. Hearing and action to Rezone

- 6a. [ID 24-0103](#) Rezone 1115 West 20th Street South from Agriculture A District to Residence R-3 Apartment District

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Large Scale Residential Development Plan](#)

- 6b. [ID 24-0107](#) Rezone 305 and 307 Main Ave South from Business B-2A Office District to Business B-3 Heavy District

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)

7. Other Business

- 7a. [ID 24-0108](#) Future Land Use Map Amendment

Attachments: [Planning Commission Memo](#)
[Hearing Notice - Planning Commission](#)
[Location Map](#)
[Flood Plain Map](#)
[Future Land Use Map](#)

- 7b. [ID 24-0109](#) Final Development Plan - The Ivy Center

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

- 7c. [ID 24-0111](#) Amendments to Chapter 94, Article IV, Division 1, pertaining to Sec. 94-133 related to the elimination of drive-thru services for permitted special uses in the Business B-2A Office District.

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

- 7d. [ID 24-0110](#) Future Meeting Dates

8. Adjourn

Planning Commission Members: Scot Leddy, Jacob Limmer, Debra Spear, 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 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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