

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

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Monday, June 3, 2024

5:30 PM

Chambers Room

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**1. Roll Call**

**2. Approval of the agenda.**

**3. Approval of minutes.**

3a. [ID 24-0286](#) Approval of May 6, 2024 Minutes

**Attachments:** [PCMinutes 2024 05 06](#)

**4. Convene as Board of Adjustment**

4a. [ID 24-0278](#) Emmett Variance - Driveway Expansion - 403 Hunters Ridge Road

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

**4b.** [ID 24-0280](#) Veldkamp - Detached Garage - 505 Wicklow Lane**Attachments:**

[Memo](#)  
[Hearing Notice](#)  
[Location Map](#)  
[Application](#)  
[Site Plan](#)  
[Floor Plans](#)  
[Elevations](#)  
[Renderings](#)  
[Site Photos](#)

**4c.** [ID 24-0279](#) Ries Variance - Fence - 2004 23rd Street**Attachments:**

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

**5. Reconvene as Planning Commission****6. Other Business****6a.** [ID 24-0277](#) Rezone 2311 Yorkshire Drive from a Residence R-3 Apartment District to a Business B-2A Office District.**Attachments:**

[Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Petition to Rezone](#)  
[Location Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Zoning Exhibit](#)

**6b.** [ID 24-0275](#) Final Development Plan Amendment - 2021 Tall Grass Parkway**Attachments:**

[Memo](#)  
[Hearing Notice](#)  
[Location Map](#)  
[Zoning Map](#)  
[Initial Development Plan](#)  
[PDD Sub Area](#)  
[Site Plan](#)  
[Floor Plan](#)  
[Landscape Plan](#)  
[Building Elevations](#)

**6c.** [ID 24-0281](#) Final Development Plan - Campanile Flats**Attachments:**

[Memo](#)  
[Notice](#)  
[Location Map](#)  
[Final Development Plan](#)  
[Floor Plans](#)  
[Elevation Drawings](#)  
[Building Renderings](#)

**6d.** [ID 24-0282](#) Commercial Corridor Site Plan - 534 22nd Avenue**Attachments:**

[Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Location Map](#)  
[Application Checklist](#)  
[Existing Site Plan](#)  
[Proposed Site Plan](#)  
[Floor Plans](#)  
[Existing Elevations](#)  
[Proposed Elevations](#)  
[Renderings](#)

**6e.** [ID 24-0276](#) Future Land Use Map Amendment - Main Avenue South

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

**7. Adjourn**

*Planning Commission/Board of Adjustment 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](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. 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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