

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, January 6, 2026

5:30 PM

Chambers Room

- 1. Roll Call**
- 2. Approval of the Agenda**
- 3. Approval of Minutes**

3a. [ID 26-0001](#) Approval of the December 2, 2025 Minutes

Attachments: [December 2, 2025 Minutes](#)

- 4. Open Forum**

At this time, any member of the public may make a brief announcement or invitation, or request time on the agenda for an item not listed. Items to be added to the agenda will be scheduled at the end of the meeting. Any requested action items may be scheduled for a future meeting date. Individuals will state their name and city of residence for the record. Public Comment is limited to a maximum of three minutes per person. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Planning Commission.

- 5. Convene as Board of Adjustment**

5a. [ID 25-0556](#) Variance - Side Yard Setback - 3334 Aspen Avenue

Attachments: [Memo](#)
[Hearing Notice](#)
[Application](#)
[Location Map](#)
[Site Plan](#)
[Lot Survey](#)
[Garage Rendering](#)

6. Reconvene as the Planning Commission

6a. [ID 25-0561](#) Rezone Block 1 of Mills Third Addition in NW ¼ Excluding H1 & H2 there of Section 6-109-49 from the Residential R-3A apartments/mobile homes/manufactured housing district to a Business B-2 District.

Attachments:

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

6b. [ID 25-0560](#) Rezone Lot 1 of Clark 2nd Addition from the Agricultural District to an Industrial I-1 Light District.

Attachments:

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

6c. [ID 25-0563](#) Amendments to Sec. 94-362-Home Occupations

Attachments:

[Memo](#)
[Ordinance-Clean](#)
[Ordinance-Marked](#)
[Previous Home Occupation Comparisons](#)

6d. [ID 26-0009](#) Amendments to Subdivision Improvements and Design Standards

Attachments:

[Memo](#)
[Ordinance-Clean](#)
[Ordinance-Marked](#)

7. 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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