

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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Tuesday, August 6, 2024

5:30 PM

Chambers Room

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**1. Roll Call**

**2. Approval of the agenda.**

**3. Approval of minutes.**

3a. [ID 24-0382](#) Approval of July 2, 2024 Minutes

**Attachments:** [PCMinutes 2024 07 02](#)

**4. Convene as Board of Adjustment**

4a. [ID 24-0377](#) Traffic Variance - Driveway - 1828 E Briarwood Circle

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

**5. Reconvene as Planning Commission**

**6. Other Business**

- 6a.**    [ID 24-0378](#)    Nelson Conditional Use Permit - Major Home Occupation Hair Salon -  
1635 17th Avenue South
- Attachments:**    [Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Conditional Use Permit Application](#)  
[Major Home Occupation Checklist](#)
- 6b.**    [ID 24-0379](#)    Final Development Plan Amendment - Brookings Marketplace
- Attachments:**    [Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Final Development Plan - 2023](#)  
[Final Development Plan - 2024](#)  
[Building Elevations](#)  
[Landscape Plan](#)
- 6c.**    [ID 24-0381](#)    Commercial Corridor Design Review Overlay District Site Plan - Lot 1 in  
Block 1 of Reserve Fourth Addition
- Attachments:**    [Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Location Map](#)  
[Site Plan](#)  
[Landscape Plan](#)  
[Elevations](#)  
[Renderings](#)  
[Adjacent Photos](#)
- 6d.**    [ID 24-0375](#)    Future Land Use Map Amendments - 20th Street South
- Attachments:**    [Memo](#)  
[Hearing Notice](#)  
[Future Land Use Map Exhibits](#)

- 6e. [ID 24-0369](#) Action on a Resolution Declaring Boundaries and Recommending Creation of Tax Increment Financing District Number Sixteen, City of Brookings
- Attachments:** [Memo](#)  
[Resolution](#)  
[Notice](#)  
[Map](#)
- 6f. [ID 24-0370](#) Approval of Tax Increment District #16 Project Plan
- Attachments:** [Memo](#)  
[Project Plan](#)
- 6g. [ID 24-0316](#) Amendments to Chapter 94, Article V1, Division 3, pertaining to Sec. 94-395 related to the regulations or porches, decks and platforms within required yard areas.
- Attachments:** [Planning Commission Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Ordinance - Clean](#)  
[Ordinance - Marked](#)
- 6h. [ID 24-0376](#) Development Review Team Presentation
- Attachments:** [Power Point Slides](#)

## 7. Adjourn

*Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, VACANT, 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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