

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

MINUTES OF JUNE 3, 2025 JOINT COUNTY & CITY PLANNING MEETING

The Brookings County Planning & Zoning Commission and the City of Brookings Planning Commission met in a joint session on Tuesday, June 3, 2025. Brookings County Planning Commission members present: Chair Chad Ford, CC Kelly VanderWal, Tim Paulson, Darrel Kleinjan, Kyle VanderWal, Mark Jorenby and Randy Jensen, and alternate Justin DeGroot. Absent were Cody Clark, Neil Trooien, and alternate Dale Storhaug.

City of Brookings Planning Commission members present: Chair Scott Leddy, Jacob Limmer, Kyle Jamison, Roger Solum, Tanner Aiken, Emily Braun, Billie Jo Hinrichs and Debra Spear. Absent was Nick Schmeichel.

Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, Senior Planner from First District Association of Local Governments Luke Muller, Community Development Director Mike Struck and City Planner Ryan Miller.

CALL TO ORDER

Chair Ford and Chair Leddy called the meeting to order at 8:01 PM

APPROVAL OF JOINT PLANNING COMMISSION MINUTES

(Kyle VanderWal/Kelly VanderWal) Motion by County Planning Commission to approve the Feb 4, 2025, Joint Co City Planning Minutes. All present voted aye. **MOTION CARRIED.**

(Solum/Jamison) Motion by the City Planning Commission to approve Feb 4, 2025, Joint Co City Planning Minutes. All present voted aye. **MOTION CARRIED.**

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF AGENDA

(Kleinjan/Paulson) Motion by the County Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

(Aiken/Solum) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

CONVENE AS JOINT COUNTY & CITY PLANNING COMMISSION

2025JJRZ002

Richard L & Donna Rudebusch have made an application, 2025jjrz002, to the Brookings County Planning Commission for property to be re-zoned from Joint Jurisdiction Agricultural District to Joint Jurisdiction Residence R-1A Single Family District. The property is described as: "East 1 Acre of Rudebusch Addition Easterly 2 Acres of Lot 1 in NE1/4 of Sec 4, T109N, R50W (Medary Township)".

(Kyle VanderWal/Kleinjan) Motion by County Planning Commission to approve the rezoning request. All present vote aye. **MOTION CARRIED.**

(Hinrich/Spear) Motion by City Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

STAFF REPORT: County Planner, Richard Haugen reported: 1) Richard L & Donna Rudebusch applied for the rezoning property in the Joint Jurisdictional Area from "Joint Jurisdiction Agriculture" to "Joint Jurisdiction R1A-Single Family District". 2) Property located west of the intersection of W 20th Street S and W 167th Ave S. 3) Lot 1 had been platted on October 24, 1989. The Easterly 2 acres of Lot 1 was deeded off on November 18, 1989, and had a mobile home located on it at that time which was a nonconforming use. The mobile home had been removed, and the property became a non-buildable lot for a residence in the Agricultural District, as it was a non-conforming use. 4) Property is in the Floodplain and would need to follow the City of Brookings Floodplain Ordinance for building in the floodplain, if the rezoning request was approved. 5) The current owner has a purchase agreement for the "East 1 Acre of Rudebusch Addition Easterly 2 Acres of Lot 1" provided the rezoning request is approved. 6) Brookings County Development Office has reviewed the request and had no objections to the request, providing it meets the requirements of the Brookings City Community Development Office. 7) The decision made by the Joint Planning Commissions would be a recommendation to the Brookings County Commission and the Brookings City Council for the final decision of the rezoning request. Public notices were published in the Brookings Register on May 20 & 27, 2025. Letters were sent to the Medary and Brookings Township Chairman and Clerk. The applicant had notified the abutting landowners by certified mail of the proposed rezoning request at least 14 days prior to the public hearing.

City Planner Ryan Miller reported: 1) Proposed rezone area was entirely in the Floodplain. 2) The city of Brookings Comprehensive Plan discusses the floodplain and the need to protect the areas within the floodplain from development that could have a negative impact on the floodplain. The future land use map adopted with the 2040 Comprehensive plan identifies the area as Open/Floodplain, which does not support any sort of rezone out of the current Ag District. 3) The proposed area is surrounded by the Ag District.

PUBLIC HEARING: Thomas Chandler, representative of Richard and Donna Rudebusch, had nothing to add.

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Meeting Minutes DRAFT

Proponents: None.

Opponents: None.

DISCUSSION: Board member had no questions or comments.

CITY VOTE: Limmer-nay, Jamison-aye, Spear-nay, Hinrichs-aye, Braun-aye, Solum-nay, Aiken-nay, Leddy-nay. 3-aye, 5-nay. **MOTION FAILED.**

COUNTY VOTE: Kelly VanderWal-nay, Paulson-nay, Kleinjan-nay, Kyle VanderWal-nay, Jorenby-nay, DeGroot-nay, Jensen-nay, Ford-nay. 0-aye, 8-nay. **MOTION FAILED.**

ADJOURN

(Kyle VanderWal/Paulson) Motion by Brookings County Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

(Aiken/Jamison) Motion by City of Brookings Planning Commission to adjourn. All present voted aye. **MOTION CARRIED.**

County Chair Ford and City Chair Leddy adjourned the meeting at 8:13 PM.

Rae Lynn Maher
Brookings County
Development Department