

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, February 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Kyle Jamison, Jacob Limmer, Jacob Mills via telephone, Richard Smith, Roger Solum, Nick Schmeichel, Debra Spear and Aiken. Scot Leddy was absent. Also present were City Planner Ryan Miller, Russell Atkins- Christianson Development Corporation, Rick Intermill, Nick and Kristin Uilk, Heath Rasche, and Colleen Vukovich.

Item #1 – Roll Call

Item #2 - (Solum/Schmeichel) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3 – (Smith/Solum) Motion to approve the January 2, 2024 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – TH Companies LLC submitted a petition for annexation of the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section Three, Township 109, Range 50, Brookings County, South Dakota, also known as 1115 West 20th Street South.

OFFICIAL SUMMARY

Item #4a – The annexation location is on West 20th Street South and is zoned Agriculture. This item did come to Planning Commission in March of 2023. Planning Commission did recommend approval but the applicant did not follow through with the petition to City Council due to some zoning issues. Smith asked city staff to explain the advantages and disadvantages of this annexation. Miller explained the benefit is that this is a vacant piece of land, zoned Agriculture, and if this land is developed as a residential development, they would be able to follow city zoning regulations and additionally they would have sewer availabilities. If this was not annexed, the development would not be able to hook on to city sewer. If annexed in, the roads would be considered part of the city road network.