

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, April 1, 2025

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

[ID 25-0145](#) Approval of March 4, 2025 Minutes

Attachments: [March 4, 2025 Minutes](#)

4. Convene as Board of Adjustment

4a. [ID 25-0147](#) Vrchota/Bakker Variance - Side yard setback - 334 32nd Ave

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[Site Plan](#)
[Floor Plan](#)
[Elevations](#)

5. Reconvene as Planning Commission

- 5a. [ID 25-0144](#) Annex Lots 1 and 2 in Clark 2nd Addition in the Southwest Quarter of Section 20, Township 110, Range 49 in Brookings County, South Dakota

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Annexation Petition](#)
[Annexation Priority Area](#)

- 5b. [ID 25-0146](#) Future Land Use Map Amendment - 34th Avenue

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Floodplain Map](#)
[Clark 2nd Addition Revisions](#)
[Adjacent Property Revisions](#)
[Future Land Use Map Exhibits](#)

- 5c. [ID 25-0148](#) Revised Preliminary Plat - Lots 2-3 in Block 2 and Block 3 Reserve Fourth Addition

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Location Map](#)
[Preliminary Plat - 2021](#)
[Revised Preliminary Plat](#)
[Zoning Map](#)
[Future Land Use Map](#)

- 5d. [ID 25-0151](#) Conditional Use Permit - Major Home Occupation Gunsmithing - Tyler Brockel 2505 Larkspur Ridge Drive

Attachments: [Memo](#)
[Notice - Planning Commission](#)
[Conditional Use Permit Application](#)
[Major Home Occupation Checklist](#)
[Location Map](#)
[Site Plan](#)

5e. [ID 25-0150](#) Commercial Corridor Design Review Overlay District Site Plan - 600 Main Avenue

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Commercial Corridor Checklist](#)
[Location Map](#)
[Site Plan](#)
[Elevations](#)
[Renderings](#)
[Adjacent Photos](#)

5f. [ID 25-0149](#) Governance & Engagement Subcommittee

Attachments: [Proposal](#)

5. Adjourn

Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Billie Jo Hinrichs, Kyle Jamison, Roger Solum, VACANT, 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 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.

Assisted Listening Systems (ALS) are available upon request by contacting (605) 692-6281. If you require additional assistance, alternative formats, and/or accessible locations consistent with the Americans with Disabilities Act, please contact the City ADA Coordinator at (605) 692-6281 at least three working days prior to the meeting.