

OFFICIAL MINUTES

Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Thursday, July 7, 2026, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Emily Braun, Billie Jo Hinrichs, Kyle Jamison, Jacob Limmer, Nick Schmeichel and Debra Spear. Scot Leddy and Roger Solum were absent. Also present were Community Development Director Michael Struck, City Planner Ryan Miller and Associate Planner Bailey Maca. Also present were Virginia Halvorson, Chad Kucker and Katie Murray from the public.

Item #7a – South Dakota State University Alumni & Foundation has submitted an application for a Conditional Use Permit on Lots Fifteen and Sixteen in Block 7 of Morehouse Addition, also known as 816 and 820 9th Avenue. The request is for off-street parking, off-site.

(Hinrichs/Braun) Motion to approve the conditional use permit. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #7a – South Dakota State University Alumni & Foundation has submitted an application for a Conditional Use Permit on Lots Fifteen and Sixteen in Block 7 of Morehouse Addition, also known as 816 and 820 9th Avenue. The SDSU Foundation proposes constructing a parking lot and storage building on the new lot to keep up with the growth of the foundation. The parking would be reserved for SDSU Foundation use. The proposed parking lot will be screened to the north and south with landscaped bufferyards. The lot will be accessed only by the alleyway to the east. The proposed garage was designed to be compatible with the University Residential Historic District and will meet the required setbacks. The previous demolition and moving of homes on the two lots, as well as the current Conditional Use Permit proposal, have been reviewed and approved by the State Historic Preservation Office (SHPO) and the Brookings Historic Preservation Commission (BHPC).

Kucker, design consultant, noted that the parking lot would only be accessible from the alley and was available for questions. Schmeichel asked for the city's reasoning for recommendation for approval. Miller explained that the city reviewed the standards for approval of the Conditional Use Permit and the proposal met the criteria. The applicant also worked with SHPO and BHPC to determine the best plan. Schmeichel asked if a business would receive the same recommendation. Miller listed several projects that also received approval for off-site parking. Hinrichs asked what the recommendations from SHPO and BHPC were. Miller detailed the 11.1 Review and State Case Report process and added that BHPC was pleased with the proposed plan. Hinrichs appreciated the designer working with Historic Preservation but is concerned about encroachment into the neighborhood to meet university needs. Spear asked if one house was already demolished and the other was already relocated. Miller confirmed that was accurate. Spear expressed concerns that the project was set up prior to being heard by Planning Commission. Miller explained that the applicant followed due process which required Historic Preservation approval first. Aiken inquired if a replat would be required. Miller confirmed that it would be. Miller detailed the owners and uses of each property in the immediate area.