

**OFFICIAL MINUTES**

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, January 4, 2022, 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, Justin Borns, James Drew, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, Roger Solum, and Fargen. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, LJ Prussman, Lyle Prussman, Patrick Ewing, Pat Fishback, Heidi Gullickson – United Way, Kristi Tornquist, City Manager Paul Briseno, and Assistant City Manager Jacob Meshke.

**Item #4c** – The City of Brookings has submitted amendments to Chapter 94, Zoning, pertaining to Sec. 94-125.7, adding special permitted use standards for single-family dwelling, small lot and single-family zero feet side yard dwelling, small lot.

(Solum/Drew) Motion to approve the amendments to Chapter 94, Zoning, pertaining to Sec. 94-125.7. All present voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

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**Item #4c** – These amendments are to add Special Permitted Uses for single-family dwellings on small lots. The revisions would state that small lots would be a lot with a minimum area of 4,500 sf rather than the 6,000 square feet which is currently permitted. The minimum lot width would be forty feet with ten foot front yard setbacks, five foot side yard setbacks and ten foot rear yard setbacks. Single-family zero foot side yard two-unit dwelling would be allowed on a 9,000 sf lot. These amendments would allow for more flexibility between single-family and multi-family builds in newer and larger residential developments. Additionally single family and single family zero foot side yard dwellings shall have one frontage that abuts an alley, garages shall be in the rear yard and access drives in the front yard are prohibited with exceptions to corner lots.

Pierce asked what the depth of a lot would need to be to meet the setbacks. Struck stated approximately 112.5'. Struck explained that the plan for these homes is to build closer to the front property line and have the garage built in the rear of the house. With this there will not be any access drives off the front of the property. Struck stated that the garages can be attached or detached but will need to be built in the rear yard. This is because of the lot width being so narrow, a garage in the front yard would put the house in the backyard. Pierce wondered if there could be a two-story home built in this district? Struck said yes. He also explained that these requirements that are being recommended are the minimums. Developers could make the lots larger if they chose to. Mills would be interested in seeing a concept drawing. He is trying to wrap his head around what this will look like. Struck explained that staff did pay for concept drawings so they would know what this plan would look like. Mills asked if this concept drawing could be provided to the Council when they act on this item? Briseno stated that a traditional neighborhood in Brookings would be a good visual. The older neighborhoods in Brookings are a good example. He also explained that this concept increases the buildability of a lot. It also eliminates some of the maintenance requirements of green space that people are trying to get away from. Pierce is concerned that this type of development might create a mini home situation. Struck explained that this would not allow for something that small to be built. Drew asked if City has talked about who would maintain the alley access if this concept is approved. Struck stated that City already maintains the alleys in the city.