

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, January 2, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Scot Leddy, Jacob Limmer, Nick Schmeichel, Richard Smith, Roger Solum, Debra Spear and Aiken. Jacob Mills and Kyle Jamison were absent. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Rich Uckert, Justin Bucher, Matt Schreiber, James Drew-CD Properties, Zach Togel – Kwik Trip, Brent Dusek – Kwik Trip.

Item #1 – Roll Call

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

Item #3 – (Smith/Solum) Motion to approve the December 5, 2023 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – City of Brookings submitted amendments to the 2040 Comprehensive Plan for the City of Brookings pertaining to the future land use map.

(Solum/Smith) Motion to approve the amendments to the future land use map. All present voted aye. **MOTION CARRIED.**

Item #4b – CD Properties submitted a petition to rezone Outlots 2 and 3 excluding the north forty feet in the northeast quarter of Section One, Township One Hundred Nine, Range Fifty in the City of Brookings, Brookings County, South Dakota.

(Schmeichel/Solum) Motion to approve the rezone request. Limmer, Spear, Smith, Solum and Schmeichel voted aye. Leddy vote nay. **MOTION CARRIED.**

Item #4c – Kwik Trip Inc submitted an application for approval of a Commercial Corridor Design Review Overlay District site plan on Lot 4 in Block 4 of Southland Addition.

(Solum/Smith) Motion to approve the application contingent upon the trash enclosure being located outside of the front yard.

(Schmeichel/Smith) Amendment to the motion to remove the contingency and allow the trash enclosure within the front yard. Amendment was voted on. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All presented voted aye. **MOTION CARRIED.**

Item #4d – Future Land Use Map Discussion. No action required.

OFFICIAL SUMMARY

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Item #4a – The first map amendment is for South Main Avenue between 36th Street and 38th Street from Urban Low Intensity/Open Wetland to Urban Medium Intensity. This area is just outside of city limits and is undeveloped. Open Wetland classifies this area as in a wetland but based on the current and future flood plain map, this area will not be in a floodplain so there is no concern. A majority of the area around this location is zoned Ag with some residential.

The second request is for 20th Street South between Lucerne Avenue and Grand Arbor Avenue from Medium Density Residential to Urban Medium Intensity. Current zoning in this area is Ag and Residential.

Item #4b – This rezone request is to rezone two properties along 20th Street South. The proposed zoning will be Business B-2A Office District. The recent amendment to the future land use map supports this request.

Uckert, 2017 Grand Arbor Avenue, isn't sure if he is in favor or against this request because he isn't sure what is planned. He isn't in favor of a coffee house as the business is very busy all the time and typically will have a drive-up window. With the setbacks he is concerned that proper screening can be accomplished. Uckert would like to see some appropriate screening required between the zoning districts. Future owners may not be as good neighbors as CD Properties.

Bucher, 2011 Grand Arbor Avenue, is not sure if he is in favor or against this request. He feels that there are businesses and uses that won't cause much concern. He is concerned that a future owner may do what they want in the future and the current owner is a good neighbor. There are some other areas along 20th Street South that had developments but those areas had apartment complexes, this area is surrounded by single-family residential. Bucher is also concerned that a Cannabis Dispensary is allowed in the B-2A zoning district and he would not be in favor of this use.

Schreiber, 1911 Fox Hill Circle, is also concerned about this request. The lighting, the traffic of a drive-thru and a marijuana dispensary are concerns of his.


Drew explained that the intent would be to the true focus of the B-2A professional office. He understands the concerns of the neighbors. Drew would be in favor of the Commission removing the Coffee House and the Marijuana Dispensary from the permitted uses.

Schmeichel asked for clarification on how permitted uses are issued. Miller explained that as long as the applicant meets the standards, staff can issue permitted and special permitted uses. Conditional


Item #4d – Miller explained that there have been a few map amendments over the last 4 years. Staff is wondering if the commission would like to take an interest in looking at updating the map? The current Future Land Use Map was created in 2018 as part of the 2040 Comprehensive Plan.

Schmeichel feels looking at 20th Street South would be a good place to look at. Aiken agrees but also feels that looking at the Commercial Corridor District is also a good plan.

The meeting adjourned at 6:52 p.m.



Ryan Miller, City Planner



Tanner Aiken, Chairperson