

**OFFICIAL MINUTES**

Vice Chairperson Jacob Limmer called the meeting of the Planning Commission to order on Tuesday, January 7, 2025, 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, Billie Jo Hinrichs, Kyle Jamison, Jacob Limmer, Roger Solum, Nick Schmeichel and Debra Spear. Scot Leddy was absent. Also present were Community Development Director Michael Struck and City Planner Ryan Miller. Also present were Jacob Mills and Lynn Darnell.

**Item #ID 25-0002** – The City of Brookings proposed an amendment to the City’s zoning ordinances located in Chapter 94 pertaining to the creation of a Civic zoning district to account for public tax-exempt facilities such as schools, churches, government facilities, etc. that do not typically fit well within standard residential zoning. The proposed ordinance includes updating existing ordinances to allow for the new zoning.

(Schmeichel/Spear) Motion to approve amendment to the City’s zoning ordinances. Spear voted no. All others present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:31 p.m.

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Ryan Miller

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Jacob Limmer, Vice Chairperson

**OFFICIAL SUMMARY**

**Item #ID 25-0002** – The City of Brookings proposed an amendment to the City’s zoning ordinances located in Chapter 94 pertaining to the creation of a Civic zoning district to account for public tax-exempt facilities such as schools, churches, government facilities, etc. that do not typically fit well within standard residential zoning. This amendment will also allow for smaller utility facilities. This will also create uniform guidelines for public spaces. The proposed ordinance includes updating existing ordinances to allow for the new zoning. This can narrow the speculation from the public for the developers. Public maintenance facilities are specifically prohibited to prevent them in residential areas.

Schmeichel asked if this change would reclassify the zoning of all existing properties. Struck stated that the intent is to use this zoning for new construction moving forward and over time transition existing properties into the Civic District instead of residential districts. Hinrichs inquired if the Civic Zoning was the same as Civic classification on the Future Land Use Map. Struck explained that some areas are designated as Civic classification is not the same as Civic zoning. The airport has its own zoning district and the existing leases in the hangars would become nonconforming uses if it was rezoned but the golf course may be a candidate for Civic Zoning. Hinrichs inquired on the risks and benefits of implementing Civic Zoning to a neighborhood. Struck explained that the uses and lot area requirements do not change, height requirements are similar. Aiken asked if we would need to look at the Comprehensive Plan to allow civic zoning. Struck said there are many recommendations included in the plan so it would not need to be amended. Spear asked if there are structure footprint restrictions

and if there were any parking requirements. Struck clarified, as long as setbacks, landscaping requirements and parking requirements are met, there is not a footprint requirement. Spear would anything not require parking. Lift stations, electrical substations and telecommunication facilities that are unstaffed for example, do not have requirements. Spear asked for new construction, how are parks currently zoned. Struck explained that the city does not currently have a park dedication ordinance. They work with developers to negotiate land dedication or purchasing land to designate a park in the area.

The meeting adjourned at 6:31 p.m.

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Ryan Miller

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Jacob Limmer, Vice Chairperson

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