

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

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Tuesday, May 5, 2026

5:30 PM

Chambers Room

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**1. Roll Call**

**2. Approval of Agenda**

**3. Approval of Minutes**

3a. [ID 26-0194](#) Approval of April 7, 2026 Minutes

Attachments: [Draft Minutes](#)

**4. Open Forum**

*At this time, any member of the public may make a brief announcement or invitation, or request time on the agenda for an item not listed. Items to be added to the agenda will be scheduled at the end of the meeting. Any requested action items may be scheduled for a future meeting date. Individuals will state their name and city of residence for the record. Public Comment is limited to a maximum of three minutes per person. The comments and views expressed by the public are those of the speakers and do not necessarily reflect the views or positions of the City of Brookings or City Planning Commission.*

**5. Disclosure of Conflicts of Interest: Relationship(s) to Applicant, or Ex Parte Communication**

**6. Convene as Board of Adjustment**

6a. [ID 26-0175](#) Variance - 540 Deer Pass - Fence

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Location Map](#)  
[Application](#)  
[Site Plan](#)  
[Renderings](#)

6b. [ID 26-0178](#) Variance - 1119 Medary Ave South - Rear Yard Setback

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Application](#)  
[Site Plan and Renderings](#)  
[Variance Map](#)

6c. [ID 26-0179](#) Variance - 806 6th Street - Driveway

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Location Map](#)  
[Application](#)  
[Site Plan](#)  
[Denied Variance](#)

## 7. Hearing and action on Preliminary Plats

7a. [ID 26-0191](#) Revised Preliminary Plat - Prairie Sunset Addition

**Attachments:** [Memo](#)  
[Hearing Notice](#)  
[Revised Preliminary Plat](#)  
[Approved Preliminary Plat](#)  
[Location Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Floodplain Map](#)

7b. [ID 26-0182](#) Discussion: Amendments to Sec. 51-64 - Subdivision Regulations

**Attachments:** [Memo](#)  
[Ordinance - Marked](#)

## 8. Adjourn

*Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Billie Jo Hinrichs, Kyle Jamison, Roger Solum, Emily Braun, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, Ryan Miller, City Planner, and Bailey Maca, Associate 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](http://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.*