

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, February 6, 2024, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Kyle Jamison, Jacob Limmer, Jacob Mills via telephone, Richard Smith, Roger Solum, Nick Schmeichel, Debra Spear and Aiken. Scot Leddy was absent. Also present were City Planner Ryan Miller, Russell Atkins- Christianson Development Corporation, Rick Intermill, Nick and Kristin Uilk, Heath Rasche, and Colleen Vukovich.

**Item #6a** – TH Companies LLC has submitted a preliminary plat of Blocks 1-4 in Prairie Sunset Addition.

(Schmeichel/Solum) Motion to approve the Preliminary Plat as presented. Jamison voted no. All others voted aye. **MOTION CARRIED.**

## **OFFICIAL SUMMARY**

(Following is a summary of the meeting and not a word for word dictation. Please see the City's website to view the meeting video for full details. <https://cityofbrookings.legistar.com/calendar.aspx> )

**Item #6a** – This preliminary plat and large-scale residential plan is for Block 1-4 of Prairie Sunset Addition. The R-3 Apartment zoning allows for 2-unit single family dwellings which is the plan for this development. This development will provide 58 lots/116 units over 4 Blocks. The plat also includes two drainage tracts and one recreation tract. Rights of way for three streets and three cul-de-sacs are proposed. The LSRD does note that all lots will be 2-unit dwellings. Staff does recommend to eliminate two cul-de-sacs in the development. Staff recommends connecting A Circle and D Circle in order to ensure secondary access for Block 3 and 4 for greater connectivity.

Vukovich, a realtor in Brookings, feels that cul-de-sacs provide a sense of community in our city. They are aesthetically pleasing and home buyers actually have an interest in houses on cul-de-sacs.

Atkins explained the history of this project. He explained that they have looked into the drainage and have worked with the utility company to be sure they are able to provide adequate services to this development. Atkins also believes that cul-de-sacs are an important part of a development and people enjoy living on these streets. The plan is not to come in and build these houses and sell them, but to sell the lots to be built on.

Intermill is wondering if the development will be affected if the flood plain gets changed. Miller explained that this property does not sit in the new proposed flood plain.

Rasche is wondering if any work will be done on 20<sup>th</sup> Street South with the road or sidewalk. Miller explained that this is outside the scope of this project. Rasche is concerned about the safety on 20<sup>th</sup> Street South and there needs to be something done with the hill and it is not safe on 20<sup>th</sup> Street South.

Uilk is also very concerned about the safety on 20<sup>th</sup> Street South and the additional traffic is going to cause more concerns. She would like to see that the developer is required to install sidewalks for connectivity. She is still very concerned about the runoff and sewage when it floods.

Jamison explained that cul-de-sacs are actually more dangerous. Connectivity within the development for walking traffic also needs to be considered. These kinds of developments force people into cars until designing is done for pedestrian traffic. He feels that the developers worked on the drainage to mitigate any issues. He is concerned about safety though on 20<sup>th</sup> Street South.

Schmeichel asked how connecting A Circle and D Circle will impact the drainage. Miller explained that staff has asked about potentially shrinking the size of the drainage tract and installing a culvert and reconfiguring some lots to allow a connection of the streets. Solum feels that removing 2 of the 3 cul-de-sacs changes the plan from the developers. Aiken feels that connecting A Circle and D Circle will provide connectivity but for this site but it might do more harm than good to the site with the drainage. Jamison feels that additionally connectivity could be accomplished through increased pedestrian paths. Schmeichel is trying to understand how we start to balance the need for housing in this community with the lack of buildable land will also requiring developers to remove lots from a plan to provide connectivity that the city wants. Miller explained that the connection of A Circle and D Circle would also potentially provide a secondary access for this development. In the current plan as presented, Blocks 1 and 2 would meet secondary access immediately if Avenue A and Brighton Road were built. Anything south of C Street, unless Brighton Road was extended to the south and connected elsewhere in the city, could not be developed until a secondary access is provided. Mills noted some concerns with the secondary access and asked Miller for clarification. He also wants people to consider the existence of a road/hard surface on top of a sewer line for this development. Schmeichel noted that the City Council can still add in the recommendation for connecting the streets for final action.