

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

Tuesday, September 3, 2024

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda

3. Approval of minutes

3a. [ID 24-0442](#) Approval of August 6, 2024 Minutes.

Attachments: [PCMinutes 2024 08 06](#)

4. Convene as Board of Adjustment

4a. [ID 24-0433](#) Fergen Variance - Side Setback - 815 5th Street

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

4b. [ID 24-0430](#) Thompson Variance - Front Setback - 102 Folsom Street

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

4c. [ID 24-0431](#) Rhody Variance - Sidewall Height - 528 W 8th Street S

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

4d. [ID 24-0432](#) Brookings Health System Variance - Landscape and Bufferyards - 2311 Yorkshire Dr.

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Variance Application](#)
[Existing Site Plan](#)
[Redevelopment Plan](#)
[Landscape Plan](#)

5. Reconvene as Planning Commission

6. Other Business

6a. [ID 24-0435](#) Rezone Lot 2 in Block 3B of Prairie Hills Addition from a Planned development district with Business B-2A Office underlying district to a Planned development district with Business B-2 underlying district.

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)

6b. [ID 24-0316](#) Amendments to Chapter 94, Article V1, Division 3, pertaining to Sec. 94-395 related to the regulations or porches, decks and platforms within required yard areas.

Attachments: [Memo](#)
[Hearing Notice - Planning Commission](#)
[Ordinance - Marked](#)
[Ordinance - Clean](#)

Legislative History

8/6/24

Planning Commission

tabled to a date specific

- 6c.** [ID 24-0437](#) Amendments to Chapter 94, Article IV, Division 2, pertaining to Sec. 94-165 related to the regulations for the Commercial corridor design review overlay district.
- Attachments:** [Memo](#)
[Hearing Notice - Planning Commission](#)
[Ordinance - Marked](#)
[Ordinance - Clean](#)
- 6d.** [ID 24-0438](#) Amendments to Chapter 94, Article IV, Division 2, pertaining to Sec. 94-163 related to the regulations for the Planned development district (“PDD”).
- Attachments:** [Memo](#)
[Hearing Notice - Planning Commission](#)
[Ordinance - Marked](#)
[Ordinance - Clean](#)
- 6e.** [ID 24-0434](#) Future Land Use Map Discussion
- Attachments:** [Main Avenue South Revisions](#)

7. Adjourn

Planning Commission/Board of Adjustment Members: Scot Leddy, Jacob Limmer, Debra Spear, Doug Metcalf, Kyle Jamison, Roger Solum, Richard Smith, Nick Schmeichel, and Tanner Aiken. City Staff: Mike Struck, Community Development Director, and Ryan Miller, City 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 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.