

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, May 6, 2025

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the Agenda

3. Approval of Minutes

3a. [ID 25-0217](#) Approval of April 1, 2025 Minutes

Attachments: [April 1, 2025 Minutes](#)

4. Convene as the Board of Adjustment

4a. [ID 25-0203](#) Wilson Variance - Accessory Building - 3229 Maple Drive

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

4b. [ID 25-0204](#) Andersen Variance - Driveway Width - 214 16th Avenue

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Application](#)
[1988 Permit](#)
[Site Plan](#)
[Photos](#)

5. Reconvene as the Planning Commission

- 5a.** [ID 25-0216](#) Annex the West Half of the Northwest Quarter, Excluding Platted Areas in Section 20, Township 110, Range 49 in Brookings County, South Dakota, Excluding Land North of US Highway 14

Attachments: [Memo](#)
 [Hearing Notice](#)
 [Location Map](#)
 [Annexation Petition](#)
 [Annexation Map](#)
 [Annexation Priority Area](#)

- 5b.** [ID 25-0209](#) Rezone Lot 1 in Clark Addition and Lot 2 in Clark Second Addition from an Agriculture A District to a Business B-3 Heavy District

Attachments: [Memo](#)
 [Hearing Notice](#)
 [Petition to Rezone](#)
 [Location Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [B-3 Zoning Exhibit](#)

- 5c.** [ID 25-0151](#) Conditional Use Permit - Major Home Occupation Gunsmithing - Tyler Brockel 2505 Larkspur Ridge Drive

Attachments: [Memo](#)
 [Notice](#)
 [Conditional Use Permit Application](#)
 [Major Home Occupation Checklist](#)
 [Location Map](#)
 [Site Plan](#)

Legislative History

4/1/25 Planning Commission tabled to a date specific

- 5d. [ID 25-0206](#) Conditional Use Permit - Major Home Occupation Hair Salon - 1214 Western Avenue
- Attachments:** [Memo](#)
[Notice - Planning Commission](#)
[Conditional Use Permit Application](#)
[Major Home Occupation Checklist](#)
[Location Map](#)
[Site Plan](#)
- 5e. [ID 25-0207](#) Large Scale Residential Development Plan - Prairie Hills
- Attachments:** [Memo](#)
[Hearing Notice - Planning Commission](#)
[Large Scale Residential Development Plan - Revised](#)
[Large Scale Residential Development Plan - 2023](#)
- 5f. [ID 25-0208](#) Final Development Plan - Lot 2 in Block 9 of Wiese Addition
- Attachments:** [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Initial Development Plan](#)
[Final Development Plan](#)
[Landscape Plan](#)
[Lighting Plan](#)
[Elevations](#)
- 5g. [ID 25-0202](#) Commercial Corridor Design Review Overlay District Site Plan - Lot 2 in Block 1 of Wiese Addition
- Attachments:** [Memo](#)
[Hearing Notice - Planning Commission](#)
[Commercial Corridor Checklist](#)
[Location Map](#)
[Site Plan - Revised](#)
[Site Plan - PC Approved](#)
[Elevations](#)
[Adjacent Photos](#)

5h. [ID 25-0215](#) Future Land Use Map Amendments - 6th Street**Attachments:**[Memo](#)[Hearing Notice - Planning Commission](#)[Location Map](#)[Current Zoning and Uses](#)[Comprehensive Plan Pages 162-168](#)[Imprint of Preservation](#)**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, 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.