

BRING YOUR DREAMS.



City of Brookings
Meeting Agenda - Final
Planning Commission

Brookings City & County
Government Center
520 3rd St., Suite 140
Brookings, SD 57006
Phone: (605) 692-6629
Fax: (605) 697-8624

Tuesday, April 4, 2023

5:30 PM

Chambers Room

1. Roll Call

2. Approval of the agenda.

3. Approval of minutes.

3a. [ID 23-0141](#) Approval of the March 7, 2023 Minutes

Attachments: [2023_03_07_PC_Minutes](#)

4. Convene as the Board of Adjustment

4a. [ID 23-0137](#) Variance - Hillcrest Elementary - Side Yard Setback

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

4b. [ID 23-0135](#) Variance - Medary Elementary - Front Yard Setback

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

5. Reconvene as the Planning Commission

6. [ID 23-0139](#) Preliminary Plat - Lots 1 - 5 and Outlot A in Block 9 of Wiese Addition

Attachments: [Memo](#)
[Hearing Notice](#)
[Preliminary Plat](#)
[Preliminary Grading Plan](#)
[Preliminary Drainage Plan](#)
[Preliminary Utility Plan](#)
[Location Map](#)
[Zoning Map](#)

7. [ID 23-0134](#) Future Land Use Map Amendment - 20th Street South

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Urban Medium Exhibit](#)

8. [ID 23-0138](#) Rezone 20.28 acres of land from Agriculture to Residence R-3 Apartment District

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

9. [ID 23-0136](#) Rezone 2.85 acres from Agriculture to Business B-2 District

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[B-2 Zoning Exhibit](#)

10. [ID 23-0143](#) Preliminary Plat - Blocks 1-15 of Branch Creek Addition

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Preliminary Plat](#)
[Preliminary Grading Plan](#)
[Preliminary Drainage Plan](#)
[Preliminary Utility Plan](#)
[Zoning Map](#)

11. [ID 23-0133](#) Rezone Lot 2 Cree Village Indian Hills Addition and Outlots 7A, 7 and 8 excluding Lot H1 and H2 in Lot 8, City of Brookings from Business B-3 heavy district and RB-4 neighborhood business district to Planned Development District with Business B-2 district underlying zoning.

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

12. [ID 23-0142](#) Trails Head at Indian Hills Initial Development Plan

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Initial Development Plan](#)

13. [ID 23-0140](#) Preliminary Plat - Blocks 1 and 2 in Trails Head Addition

Attachments: [Memo](#)
[Hearing Notice](#)
[Location Map](#)
[Preliminary Plat](#)
[Preliminary Grading Plan](#)
[Preliminary Drainage Plan](#)
[Preliminary Utility Plan](#)
[Zoning Map](#)

14. [ID 23-0127](#) Rezone - Lots 89-91 of Block 11 and Wetland C Tract 1A in Prairie Hills Addition from Business B-2 District to Residence R-3 Apartment District

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Current Zoning Map](#)
[Rezone Map Exhibit](#)

- 15.** [ID 23-0128](#) Rezone - Lot 6 in Block 8, Lots 82-86 in Block 11, Lots 7-14 in Block 12, Lots 72-81 in Block 14, Lots 93-101, 111A, 111B, 111C and 112A in Block 15 and Lot 155C, all in Prairie Hills Addition, and the South 1,000 Feet of the West 700 Feet Excluding Platted Areas in the Northeast Quarter of Section 2, Township 109, Range 50, Brookings County, South Dakota from Residence R-3 Apartment District to Residence R-1B Single-family District.

Attachments: [Memo](#)
[Hearing Notice](#)
[Petition to Rezone](#)
[Current Zoning Map](#)
[Rezone Map Exhibit](#)

16. Adjourn

Planning Commission Members: Scot Leddy, Greg Fargen, Clark James Drew III, Jacob Mills, Kyle Jamison, Roger Solum, VACANT, 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. Channel 9 rebroadcast schedule is the 2nd Thursday of the month at 3:00 PM and the 4th Thursday of the month at 5:30 PM.

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