

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, June 6, 2023

5:30 PM

Chambers Room

---

**1. Roll Call**

**2. Approval of the agenda.**

3. [ID 23-0256](#) Approval of May 2, 2023 Planning Commission & Board of Adjustment Minutes

**Attachments:** [2023\\_05\\_02\\_PC\\_Minutes](#)

**4. Convene as the Board of Adjustment**

- 4a. [ID 23-0249](#) Variance - 217 Hickory Street - Driveway Width

**Attachments:** [Board of Adjustment Memo](#)  
[Notice - Board of Adjustment](#)  
[Location Map](#)  
[Variance Application](#)  
[Site Plan](#)

- 4b. [ID 23-0251](#) Variance - 2401 Sweetgrass Drive - Second Driveway

**Attachments:** [Board of Adjustment Memo](#)  
[Notice - Board of Adjustment](#)  
[Location Map](#)  
[Variance Application](#)  
[Site Plan](#)  
[Garage Plan](#)

**5. Reconvene as the Planning Commission**

**5a.** [ID 23-0253](#) Final Development Plan - Brookings Marketplace

**Attachments:** [Planning Commission Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Final Development Plan](#)  
[Building Elevations](#)  
[Landscape Plan](#)

**5b.** [ID 23-0254](#) Final Development Plan - Trails Head Addition

**Attachments:** [Planning Commission Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Final Development Plan](#)  
[Elevations](#)  
[Landscape Plan](#)

**5c.** [ID 23-0245](#) Future Land Use Map Amendments

**Attachments:** [Planning Commission Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Location Map - Timberline Addition](#)  
[Zoning Map - Timberline Addition](#)  
[Future Land Use Map - Timberline Addition](#)  
[Preliminary Plat - Timberline Addition](#)  
[Location Map - Fourth Addition](#)  
[Zoning Map - Mills Fourth Addition](#)  
[Future Land Use Map - Mills Fourth Addition](#)  
[Preliminary Plat - Mills Fourth Addition](#)

- 5d. [ID 23-0244](#) Rezone Lots 1 to 11 in Block 28 in Timberline Addition
- Attachments:** [Planning Commission Memo](#)  
[Notice - Planning Commission](#)  
[Petition to Rezone](#)  
[Location Map](#)  
[Rezone Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Floodplain Map](#)  
[Draft Floodplain Revisions](#)
- 5e. [ID 23-0243](#) Preliminary Plat of Lots 1 to 11 in Block 28 in Timberline Addition
- Attachments:** [Planning Commission Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Location Map](#)  
[Preliminary Plat](#)  
[Grading/Utility Plan](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[2020 Preliminary Plat](#)  
[Floodplain Map](#)  
[Draft Floodplain Revisions](#)
- 5f. [ID 23-0246](#) Rezone 2.84 Acres in the NW ¼ of Section 6, Township 109 North, Range 40 West
- Attachments:** [Planning Commission Memo](#)  
[Hearing Notice - Planning Commission](#)  
[Location Map](#)  
[Petition to Rezone](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Proposed Preliminary Plat](#)
- 5g. [ID 23-0247](#) Preliminary Plat - Mills Fourth Addition
- Attachments:** [Planning Commission Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Preliminary Plat](#)

5h. [ID 23-0248](#) Rezone 2.16 Acres in Lot 2, Block 9 of Freeland Addition

**Attachments:** [Planning Commission Memo](#)  
[Notice - Planning Commission](#)  
[Location Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)

5i. [ID 23-0255](#) Discuss Potential Text Amendment to the Business B-2 District

## 6. Adjourn

*Planning Commission Members: Scot Leddy, Greg Fargen, Clark James Drew III, Jacob Mills, 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](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. 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.*

*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.*