

OFFICIAL MINUTES

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday, November 2, 2021, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were James Drew, Greg Fargen, Lee Ann Pierce, Roger Solum, and Jorgenson. Absent were Tanner Aiken, Justin Borns, and Jacob Mills. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Jacob Mills, and Kyle Rausch.

Item #1 – Roll Call

Item #2 – (Pierce/Solum) Motion to approve the agenda with the addition of Item #6c – Discussion on the Board of Adjustment Composition. All present voted aye. **MOTION CARRIED.**

Item #3 – (Solum/Fargen) Motion to approve the October 5, 2021 Planning Commission Minutes. All present voted aye. **MOTION CARRIED.**

Item #4a - Prairie Hills LLC has submitted a revised preliminary plat of Lots 1 and 2 in Block 19; Block 20 and Block 21 all in Prairie Hills Addition.

(Fargen/Pierce) Motion to approve the revised preliminary plat. All present voted aye. **MOTION CARRIED.**

Item #5a - Abundant Life has submitted a petition to rezone Lot 2 of Block 13 of Morningside Addition from a Residential R-1B single-family district to Business B-2 District.

(Pierce/Solum) Motion to remove from the table. All present voted aye. **MOTION CARRIED.**

(Solum/Fargen) Motion to table to a future meeting. All present voted aye. **MOTION CARRIED.**

Item #5b - Prairie Hills LLC has submitted a petition to rezone Lots 2, Block 19 in Prairie Hills Addition from B-2 District to Residence R-3 Apartment District.

(Fargen/Solum) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

Item #5c - Prairie Hills LLC has submitted a petition to rezone Block 20 in Prairie Hills Addition from Business B-2 District to Residence R-3 Apartment District

(Drew/Pierce) Motion to approve the rezone request. All present voted aye. **MOTION CARRIED.**

Item #6a – Dakota Land Design LLC has submitted a Final Development Plan within a Planned Development District on Lot 1 in Block 3B in Prairie Hills Addition.

(Solum/Drew) Motion to approve the Final Development Plan with the DRT recommendations. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:23 p.m.

Planning Commission
Brookings, South Dakota
November 2, 2021

OFFICIAL SUMMARY

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Item #4a – This is a revised plat of 33 acres of land in the Prairie Hills Development. This plat had previously been approved in 2019. The revisions consist of renumbering of blocks as well as the elimination of Pasque Flower Trail.

Mills explained the project that Prairie Hills is working on currently and for 2022. This preliminary plat will allow for the road structure to be built in this area.

Item #5a – Tabled to a future meeting.

Item #5b – This request is to rezone to a Residence R-3 Apartment District from a B-2 Zoning district near Main Ave S and 20th Street South. The lot will be adjacent to B-2 zoning to the west, north and east.

Item #5c – This rezone will clean up split zoning on this parcel. This Block will now be Residence R-3 apartment district.

Item #6a – This is a Final Development Plan for a dance studio in the Prairie Hills Addition. The development is proposed in a PDD with B-2A and B-2 underlying zoning districts. The development will be located near the intersection of Tallgrass Parkway and Goldenrod Trail. The plan does meet the parking requirements and meets the required zoning and landscape requirements but is just short on

the green space on the north. Sidewalk construction along Goldenrod Trail has been eliminated in lieu of a trail connection north of the building.

Kyle Rausch explained that they will plan to move the parking lot to the south which will then have the 5 foot landscape strip along the north side. And they would also add the turnaround head to the south side of the parking lot per recommendations from the Development Review Team.

Pierce asked for an explanation of the trail system and the requirement to build a sidewalk to connect to this trail. Struck and Rausch explained that The Landing development doesn't have sidewalks but they do have a trail system on the rear of these units.

Item #6b – A nominating committee would need to bring recommendations to the Commission, in December, for the 2022 calendar year. Pierce, Fargen and Solum have volunteered to be on this committee.

Item #6b – Miller explained that a decision will need to be made to decide how the Board of Adjustment should be composed, starting in January when the Board of Adjustment becomes part of the Planning Commission. Struck explained that state statute for Board of Adjustment requires 2/3 majority vote of the full membership. Struck explained that if the Commission decides to go with a 7 member board, the other 2 members of the Planning Commission can still be part of the discussion but cannot vote. However, if 1 of the 7 members is absent, then one of the volunteers would then be able to vote. Commission Drew feels that they should go with a 7 member Board of Adjustment with 2 alternates. Fargen agrees.

The meeting adjourned at 6:23 p.m.

Ryan Miller, City Planner

Gregg Jorgenson, Chairperson