

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday, January 9, 2023, 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, Scot Leddy, Nick Schmeichel, Roger Solum, and Aiken. Absent were Kyle Jamison and Jacob Mills. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Lane Worzeka – via telephone and Mike McClemans.

**Item #4b** – City of Brookings submitted amendments to Chapter 94, Zoning, pertaining to Sec. 94-433 related to off-street parking requirements.

## **OFFICIAL SUMMARY**

**Item #4b** – Based upon research and recommendations, staff has come up with changes to Chapter 94 regarding parking minimums for several different uses. Miller explained the changes that are being planned within this amendment. The idea with the amendments is to lower the requirements for parking.

Solum inquired as to why garages are excluded from the counting. Miller explained that often times the garage spaces garages are used as storage units and not parking. Struck also explained that in large apartment complexes that have detached garages, often times these are being rented out to people other than the tenants. Additionally, the on-site tenants may or may not choose to pay the extra for the garage.

Leddy wondered why the commercial parking was decreased so significantly. He also wondered if there were maximum requirements being applied. Miller explained that there are no parking maximums and that these changes only reduce the required minimums. Miller also stated that a couple of months ago, examples were provided showing that the commercial lots had a significant number of empty parking spots in their lots.