

OFFICIAL MINUTES

Chairperson Al Heuton called the regular meeting of the City Planning Commission to order on Tuesday, August 1, 2017, at 5:30 PM in the Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, James Drew, Greg Fargen, Alan Gregg, Alan Johnson, Lee Ann Pierce, Kristi Tornquist, Eric Rasmussen and Heuton. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, City Engineer Jackie Lanning, City Manager Jeff Weldon, John Mills, Michael Bender, and others.

Drew recused himself.

Item #6b - The City of Brookings and Brookings Marketplace, LLC have submitted a petition to rezone Block 3 & 9 in the Wiese Addition from a Planned Development District (PDD) to a Planned Development District (PDD) with an underlying Business B-4 Highway District, also known as 3031 6th Street and 809 32nd Avenue.

(Gregg/Johnson) Motion to approve the rezone request from a Planned Development District (PDD) to a Planned Development District (PDD) with an underlying Business B-4 Highway District. All present voted aye, except Heuton voted no. **MOTION CARRIED.**

OFFICIAL SUMMARY

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Item #6b - Struck gave a background history of this property. It had been rezoned to a PDD, but an underlying district had never been designated. An underlying district wasn't determined at that time, as they didn't want to tie the hands of a potential developer by locking in a zoning district. The current developers, Brookings Marketplace LLC, and the City are looking at a plan and have decided that an underlying zoning district of a B-4 Highway District would be the best district requested. An Initial Development Plan shows a 3 phase project, with the project showing development along the interstate. A PDD is enticing for this development, so they can see how everything can be connected throughout the phases. They are looking at some mixed commercial uses in this area including retail, restaurants, and possibly some hotels. Most buildings will be the 1 or 2 story buildings with exception to the hotels which fit well in the B-4 District. The plan is for over 1,000 parking spaces total throughout all 3 phases. The plan shows a public right-of-way, North LeFevre Drive, going from 6th Street up to Capital Ave and an additional public street between the MyPlace hotel and the current R&T Center for access back to 32nd Avenue. The initial street network throughout the development is yet to be determined. They are requesting that a designated lot area not be determined at this time. Rather they would like each retailer to determine their needs and then they would plat off at that time. This also allows for parking

developments, as needed, per each retailer. There are also planned connections to the Bike Path throughout this plan.

Michael Bender explained that there have been two public meetings held in Brookings to get public input on this project and some of the suggestions will be incorporated. One comment was to enhance the water way and make a water feature. Bender noted that a local engineer is looking in to the wetlands determinations and general civil engineering. Bender stated that they have had some contacts with a number of retailers and the retailers are willing to make any type of commitment until the road construction has been completed and the zoning has been determined. The zoning will help Brookings Marketplace LLC with their soliciting.

Rasmussen asked if they are just asking for a rezoning request. Struck explained that the Commission will be approving the rezoning request with the underlying zoning district and also the Initial Development Plan. The developer will be required to come back to the Commission with a Final Development Plan that the Commission will have input on.

Bungard explained that the commission can look at the Permitted Uses and Special Uses and remove any that the commission doesn't like. Pierce asked what the setbacks will be. Struck explained that along 6th Street and the ramp, there will be a 35 foot setback. With some green space that the City will have along 6th Street (frontage roads that are being removed and DOT is giving over to the City), and then the additional 35 foot setback, there will be approximately 80 to 100 feet of green space from the back of curb to the lot line. Along the other streets (N LeFevre Dr and 32nd Avenue), there will be a 25 foot setback. The current ordinance requires an 8 foot planting strip along the boulevard and the commission should look at maintaining this. North LeFevre drive will be a 3 lane street of 60 feet in width and then there will also be the 8 foot planting strip. Heuton noted that the proposed businesses along 6th Street will probably be single story buildings and any taller buildings will be further north. Tornquist asked how far from the ramp the buildings would be, Struck stated that the setback will be 35 feet from the property line. But there is also green space along the ramp, between the ramp and the property line. Pierce asked if there will be landscaping requirements in the setback area? Struck explained that the 35 foot setback is private property. The additional 8 foot planting strip is in addition to the setback. Struck explained that at this time, during the Initial Development Plan stage, the landscaping plan isn't required but will be required at the time of Final Development Plan. Additionally, Struck explained that the retailers that come in may want to move to a different location that what the IDP shows, and that will then shift parking and landscaping around. And for more flexibility for the developers and retailers, it is best to allow for platting after a determination has been made where a retailer will be located. So a Final Development Plan and the filing of plats will probably happen within close proximity with each other.

Bender explained that typically retailers are interested in green space and landscaping. So he suspects that what the retailers expect is going to meet or beat the requirements that the City has with landscaping.

Tornquist explained that she is concerned with a truck stop with truck wash, automobile service station, and telecommunication towers on the Permitted Uses. And on the Special Uses list she is concerned about outdoor sales, utility trailer and truck rentals, wholesale trade with warehousing and storage, lumberyard, equipment rental store. Additionally on the Conditional Uses list she is concerned about farm implement sales and broadcast tower. Bender noted that the commission needs to be cautious with what they decide isn't allowed. If a potential retailers comes in and wants to rent out bikes or canoes, the removal of outdoor sales could eliminate them. And communication towers shouldn't be eliminated as these can now be built to blend in to the surroundings and not be noticed. Bender just asked that the commission be sure not to eliminate so many uses that they won't be able to find users for this property. Weldon reminded the commission that the telecommunication towers will include the small cell towers that Verizon is adding around the City of Brookings to improve communications. So these are not the

typical 200 foot towers that we typically see and by eliminating telecommunication towers, these small cell towers would also be eliminated.

Pierce asked if the B-4 permitted uses needs to be decided now or at the time of Final Development Plan. Heuton stated that any uses that the commission would like eliminated, needs to be done at the time of the rezoning. Struck noted that the uses allowed needs to be determined now. In order for the developers to talk with retailers, they need to know what is allowed.

Heuton wondered if lumberyards, under Permitted Special Uses, could be modified to require the lumber storage area to be indoors rather than at the rear. But keep the seasonal outdoor display stipulations. And then if "Equipment Rental Store" could be modified to remove the outdoor displays stipulations. Aiken agrees with the removal of item #9b, outdoor displays shall not reduce the number of parking spaces on the lot below the minimum requirements. Rasmussen doesn't feel that the commission has the authority to change items within the ordinance.

Gregg feels that the original motion should be left as is and the commission should not make any adjustments to any of the uses. Gregg asked that the questioning be closed.

Drew returned to the Commission.