

Planning Commission  
Brookings, South Dakota  
July 6, 2021

### **OFFICIAL MINUTES**

Vice-Chairperson Ashley Biggar called the meeting of the City Planning Commission to order on Tuesday July 6, 2021, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Tanner Aiken, Greg Fargen, Jacob Mills, LeeAnn Pierce and Biggar. Absent were James Drew, Gregg Jorgenson and Jason Meusburger. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Carla Kwasniewski, Mary Ann Peterson, Grant Leffelbein, Theodore Elverson, James Drew, and Jay Larsen.

**Item #5a -** Brookings County Title Co submitted an application for approval of a Commercial Corridor Design Review Overlay District site plan on Lot 1 excluding Lot H-1, Cheevers Addition, also known as 418 6<sup>th</sup> Street.

(Pierce/Aiken) Motion to approve the site plan with the exception of the ten (10') planting strip along the 6th Street right-of-way. All present voted aye. **MOTION CARRIED.**

### **OFFICIAL SUMMARY**

**Item #5a –** This is a redevelopment project on the corner of 6<sup>th</sup> Street and 5<sup>th</sup> Avenue. The proposal will be for a new building facing 6<sup>th</sup> Street. Parking is planned for the west and south sides of this building. The building will be setback 5' from the front (north) property line and 19'6" from the front (east) property line. Drew, representing the development, explained that they shifted the parking and the dumpster area based on a recommendation from the Development Review Team. With this shift, they were also able to add a green space island that ultimately increased the green space on the development. The landscaping plan is consistent with the landscaping regulations of the zoning ordinance with the exception of the 10' planting strip along the 6<sup>th</sup> Street right-of-way however there is no front yard setback therefore the option exists for the developer to build up to the property line. The minimum foundation planting along the 6<sup>th</sup> Street right-of-way will be 5' with other areas meeting the 10' requirement. Foundation plantings meet the zoning requirements and tree planting requirements will be accomplished with the plan. Aiken appreciates the plan and the work that was put into this plan to be presented to the Commission.