

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, March 7, 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, Kyle Jamison, Scot Leddy, Jacob Mills, Nick Schmeichel via-telephone, Roger Solum, and Aiken. Absent was Fargen. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Patrick Daly - VP of Retail Development at Ryan Companies and Chad Lockwood - Civil Engineer with Ryan Companies.

Item #1 – Roll Call

Item #2 - (Mills/Solum) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3a – (Solum/Mills) Motion to approve the February 7, 2023 minutes. All present voted aye. **MOTION CARRIED.**

Item #4a – Ryan Companies US Inc submitted a petition to rezone Block 9 of Wiese Addition.

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

Item #5a – Ryan Companies US Inc submitted an Initial Development Plan within a Planned Development District on Block 9 of Wiese Addition.

(Solum/Drew) Motion to approve Initial Development Plan including the signage recommendations from staff. All present voted aye. **MOTION CARRIED.**

Item #5b – TH Companies LLC submitted a petition for annexation of the Northeast Quarter of the Northwest Quarter, Excluding Outlot A in Section Three, Township 109, Range 50, Brookings County, South Dakota, also known as 1115 West 20th Street South.

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

Item #5c – The City of Brookings submitted a proposal to amend the future land use map of the 2040 Comprehensive Plan for a parcel of land near West 20th Street South (1115 West 20th Street South) from Open Wetlands to Medium Density Residential.

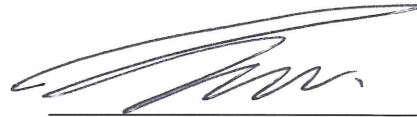
(Solum/Mills) Motion to approve the amendment. All present voted aye. **MOTION CARRIED.**

Item #5d – The City of Brookings submitted a proposal to amend the future land use map of the 2040 Comprehensive Plan for an area between 8th Street South to 12th Street South along Main Avenue South from Urban Low to Urban Medium.

(Mills/Jamison) Motion to approve the amendment. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:41 p.m.

Ryan Miller, City Planner



Tanner Aiken, Chairperson

OFFICIAL SUMMARY

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, March 7, 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, Kyle Jamison, Scot Leddy, Jacob Mills, Nick Schmeichel via-telephone, Roger Solum, and Aiken. Absent was Fargen. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Patrick Daly - VP of Retail Development at Ryan Companies and Chad Lockwood - Civil Engineer with Ryan Companies.

Item #4a – This property is generally located northeast of the I-29 and 6th Street interchange. The plan is to rezone to a Business B-2 underlying district under a Planned Development District. Staff recommends to approve the rezone request. Daly explained that their company does retail development across the U.S. Their plan is to bring retail to this growing area of town. Mills was interested in why the developers are choosing to rezone to the B-2 Business District. Lockwood explained that the B-2 District aligns with the development plan and the setbacks are a primary reason for the zoning district.

Item #5a – This Initial Development Plan better explains the site plan and their proposals. This is a 26.23 overall site broke into 3 sub-areas with different phases of development. The IDP has a proposed parking plan that is actually greater than what zoning requires. The developers are seeking a variance from the landscape area setback to a zero foot setback to parking along the private access drives. The variance is due to the lot lines along the centerlines of the proposed shared private access drives.

Staff recommends approval with changes to the sign proposal to include requirements and restrictions to different types of signs. Due to the location of this property, some signs will need additional height and some will need different square footage/size.

Solum wondered if the staff recommendations were going to cause any issues for the developers? Daly explained that they are aware of the recommendations and they do not have any concerns. Drew inquired about the sign recommendations and wondered if they align with the standard calculations for signage. Miller explained that some of these sign recommendations are consistent with the B-2 zoning and some with the B-4 zoning.

Drew thinks there might be opportunities for landscaping. Miller explained that as each development comes in, a landscape plan will be required. This development is asking for a variance only for the setback landscape areas along private drives and all other landscaping requirements will need to be met. Jamison inquired if they are requesting a zero-foot setback along the public/private road. Miller explained that they do plan to include the 10-foot landscape area along the public road along the east property line. Schmeichel wondered if this proposal will cause any concerns due to the recent changes to the sign ordinances. Miller didn't think that there would be any concerns based on the location of these signs and they should all meet the

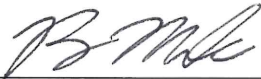
requirements, other than one may be slightly bigger. Jamison wondered if the parking could be reduced to allow room for the landscaping and setbacks. Aiken feels that if they are going to agree to the variance for a zero-foot landscape setback, then maybe there could be a tradeoff to get more greenspace on the development.

Item #5b – This annexation is for 30.46 acres of land into the City of Brookings. This area is west of the River Run Addition on 20th Street South and located along the western edge of the current city limits. Mills asked what the primary objectives are to review on this request? Miller explained that primary objectives are that the property is adjacent to the city limits, access to water and sewer and there is water access at the end of the River Run Addition and sewer runs through this property area. The comprehensive plan includes this in a phase one annexation priority area.

Item #5c – This amendment is for a parcel of land along West 20th Street South. The future land use is currently primarily Medium Density Residential with a portion that is currently in the Open Wetlands category. The developer is looking to move this area entirely into the Medium Density Residential category. The development suitability model in the comprehensive plan describes the area as having low and moderate development constraints mainly due to the low laying nature of the land.

Item #5d - This amendment is for an area on South Main Avenue from 8th Street South to 12th Street South on both sides of Main Avenue. This area is currently in the Urban Low Intensity and the proposal is for Urban Medium Intensity. Based on current zoning and the development in this area, this request is recommended by staff.

The meeting adjourned at 6:41p.m.



Ryan Miller, City Planner



Tanner Aiken, Chairperson