Planning Commission
Brookings, South Dakota
July 7, 2020

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday July 7, 2020, at 5:30 PM in the Community Room #300 on the third floor of the City & County Government Center. Members present were Ashley Biggar, James Drew, Gregg Jorgenson, Jason Meusburger, Lee Ann Pierce, Eric Rasmussen and Aiken. Absent were Greg Fargen and Jacob Mills. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, Al Rogers, Diane Spencer, and Jerry and Judy Cooley.

Item #1 – Roll Call

Item #2 – (Meusburger/Biggar) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

Item #3 – (Pierce/Rasmussen) Motion to approve the June 2, 2020 Planning Commission minutes. All present voted aye. **MOTION CARRIED.**

Drew recused himself.

Item #4a – Clark Drew Construction Inc. has submitted a Preliminary Plat of Lots 2B, 2C, 2D, 2E, 2F, & 2G, Block 3, Telkamp Industrial Addition.

(Jorgenson/Rasmussen) Motion to approve the preliminary plat. All present voted aye. **MOTION CARRIED.**

Drew returned to the Commission.

Item #5a – Pitts Property Management LLC has submitted a petition to rezone the East 50' of Lot 'A' of Lot 4, Block 1 (829 2nd Street South); Lot 'B' of Lot 4, Block 1 (831 2nd Street South); and Lot 'C' of Lot 4, Block 1 (915 2nd Street South); all in Skinners Third Addition from Residence R-2 Two-Family to Business B-3 Heavy District

(Meusburger/Biggar) Motion to approve the Rezone request. Pierce abstained. All others voted aye. **MOTION CARRIED.**

Pierce recused herself.

Item #6a – Jeffrey Rogers has submitted an application for a Conditional Use on E70' of Lot 3, Block 3, Third Addition, also known as 323 & 325 2nd Avenue. The request is to establish a non-owner occupied triplex apartment in a Residence R-2 Two-Family District.

(Jorgenson/Meusburger) Motion to approve the Conditional Use. Drew voted aye. All others voted no. **MOTION FAILED.**

Pierce returned to the Commission
Drew recused himself.

Item #6b – Clark Drew Construction Inc. has submitted an application for a Conditional Use on Lot 2A, Block 3, Telkamp Industrial Addition, also known as 302 32nd Avenue South. The request is to establish a concrete plant in an Industrial I-1 Light District.

(Rasmussen/Jorgenson) Motion to approve the Conditional Use contingent upon staff recommendations 1. A row of trees shall be planted along 32nd Avenue South to mitigate impacts to surrounding properties, 2. Outdoor storage along 32nd Street South shall be prohibited. All present voted aye. **MOTION CARRIED.**

Drew returned to the Commission.

Item #6c – The City of Brookings has submitted amendments to Chapter 94, Zoning, pertaining to Section 94-399.1 – Bufferyards.

(Biggar/Rasmussen) Motion to approve the ordinance amendments as presented. All present voted aye. **MOTION CARRIED**.

The meeting was adjourned at 7:02 p.m.

~~Staci Bungard, City Planner~~
Mike Struck, Community Development Director

Tanner Aiken, Chairperson

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OFFICIAL SUMMARY

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday July 7, 2020, at 5:30 PM in the Community Room #300 on the third floor of the City & County Government Center. Members present were Ashley Biggar, James Drew, Gregg Jorgenson, Jason Meusburger, Lee Ann Pierce, Eric Rasmussen and Aiken. Absent were Greg Fargen and Jacob Mills. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, Al Rogers, Diane Spencer, and Jerry and Judy Cooley.

Item #4a – This is a preliminary plat for 6 lots in the I-1 Industrial District. This is currently one large parcel and will be platted into smaller lots. There are existing buildings on two of these lots.

Item #5a – This rezone request is for the purpose of future redevelopment of the property. These lots consist of rental homes and the applicant would like to redevelop for business uses. The surround lots are zoned Industrial.

Item #6a – This conditional use permit is to operate a non-owner occupied triplex. This unit had been previously occupied by the owner in the past and the owner has since moved away. The City had approved several Conditional Use permits in the past requiring owner-occupied status.

Al Rogers, representing Jeffrey Rogers, explained the history of the property to the board. The owner-occupied status was applied to the property and not the owner in the past. Rogers is unsure why this ever happened. There isn't parking issues due to a parking lot located just a block away. They plan to have a supervising tenant occupy one of the units. The would like to see the "owner occupied" status be removed from this property. Diane Spencer, a current tenant, is the supervising tenant of the property. She has lived there for 20+ years. She recalls back when the property was given the owner-occupied status and she doesn't feel it needs to remain. There has never been a parking issue in the neighborhood due to this property.

Pierce is one of the neighbors that feels she could be negatively affected by this request. Pierce spoke with several neighbors and she is representing them tonight. They are all against this request and would like the request to be denied. Pierce recalls when the unit was built that the owner built the third unit illegally, a permit was issued for a duplex to be built. This being the reason that the status "owner-occupied" was applied by Conditional Use, and this applied to several owners during multiple sales. She is also concerned that there isn't enough parking for a tri-plex. There could potentially be 9 tenants in this triplex and there are only 4 on premise parking spaces. Relying on people parking on the streets and using the 72 hour parking lot is not a parking plan. Pierce explained she was concerned about the small size of the lot and it not meeting the lot area regulations for a tri-plex. In addition, she expressed concerns about the potential for increased traffic in the neighborhood.

Jerry Cooley, neighbor at 202 4th Street, explains that there is already a parking issue at this property. He is not in favor of the request. Judy Cooley isn't in favor of the request. She doesn't feel that a triplex is a good fit for the neighborhood. There isn't adequate room for parking.

Rasmussen recalls the Conditional Use request in 1993. He feels that the unit being built illegally isn't acceptable. Spencer asked how having an owner living there makes a difference. Rasmussen stated that having the owner occupying one unit would help control any issues that could arise with this property.

Aiken asked what the future land use plan is for this property in the Comprehensive Plan? Struck explained that the Medium Urban Density supports a triplex.

Item #6b - The owner would like to operate a concrete plant on this property. City ordinance lists a concrete plant as a use with a Conditional Use permit. Jorgenson asked if surrounding property owners have been notified. Bungard stated yes, requirements state that neighbors within 150' must be notified and she hadn't heard from any neighbors.

Item #6c – The intent with these amendments is to keep the current regulations but offer an additional option in the Business and Commercial area abutting Residential. These regulations could result in a better design by allowing some flexibility. Pierce asked if there is a particular project that staff has in mind which is resulting in the amendments. Bungard stated no, it just allows more flexibility for future development. Struck used a recent variance request that would be a good example of having lots that would be unbuildable if there wasn't another option for the landscaping/bufferyard standards. Rasmussen asked if changes could be made to the plan after the fact. Struck stated yes if there were changes to the building size or number of buildings on a lot.

Item #6d – Struck explained that members of the public and some Commission members had some questions regarding park land dedication for parks and trails. The City does not have a park land dedication ordinance at this time. The Comprehensive Plan suggestions going away from pocket parks and moving towards regional parks and a trail system. The City has considered looking into a Parkland Dedication Program.

Item #6e – The City received a request from an individual that wanted to open up a Campground/RV Park. Not many zoning districts in the City of Brookings allow for campgrounds. Struck wondered if there would be a particular area in town that the Commission thought could possibly be used for this use. Rasmussen wondered if the current zoning areas for mobile home parks would be a good option for Campgrounds/RV parks. Drew doesn't feel that it would be appropriate to have a Campground/RV park near the gateways to the City. He feels that an area out near Hwy 14 would be a good option. Pierce thinks that providing Campground/RV parks would be nice to have available in the City of Brookings.

The meeting was adjourned at 7:02 p.m.

~~Staci Bungard, City Planner~~
Mike Struck, Community Development Director

Tanner Aiken, Chairperson