

OFFICIAL MINUTES

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday August 3, 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, Justin Borns, James Drew, Jacob Mills, Roger Solum and Jorgenson. Absent were Greg Fargen, Lee Ann Pierce and Ashley Biggar. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Joe Schulte, Jeff Kreul, and Seth Skogen.

Item #1 – Roll Call

Item #2 – (Mills/Aiken) Motion to approve the agenda. All present voted aye. MOTION CARRIED.

Item #3 – (Drew/Mills) Motion to approve the July 6, 2021 Planning Commission Minutes. All present voted aye. MOTION CARRIED.

Drew recused himself.

Item #4a - CD Properties LLC has submitted a revised preliminary plat of Lots 26A-27D in Block 3; Lots 1A-6B in Block 5, Lots 1-7B in Block 6; and Lots 1A-3C in Block 7, Arbor Hill Addition.

(Mills/Aiken) Motion to approve the revised preliminary plat with the staff recommendation to include Lot 7, Block 5 and Lot 25, Block 3.

(Mills/Solum) Amendment to the original motion to approve the lots in Blocks 3, 6 and 7 only. Amendment was voted on. All present voted aye. **AMENDMENT CARRIED.**

Motion as amended was voted on. All present voted aye. **MOTION CARRIED.**

Item #4b- CD Properties LLC has submitted a preliminary plat of Lot 1 in Block 1 and Lots 1,2, and 3 in Block 2 of Reserve Fourth Addition.

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

Drew returned to the Commission.

Item #5a - Granted Properties LLC submitted an application for a Conditional Use Permit on Lot 1, Block 2, Folsom Addition, also known as 530 1st St S; and Lot 2 and Lot 3, Block 2, Folsom Addition, also known as 110 6th Ave S. The request is to operate contractor's shops with mixed business/residential in a Business B-3 heavy district.

(Aiken/Borns) Motion to remove from the table. All present voted aye. **MOTION CARRIED.**

(Aiken/Meusburger) Motion to approve the Conditional Use Permit application. (Motion made at the May 4, 2021 meeting.) Drew, Mills, Jorgenson and Aiken voted yes. Solum and Borns voted no. **MOTION CARRIED.**

Drew recused himself.

Item #5b - Seth Skogen submitted a request to amend the 2040 Comprehensive Plan for the City of Brookings pertaining to the future land use map – 22nd Avenue South & Yorkshire Drive.

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

Item #5c- CD Properties, LLC submitted a request to amend the 2040 Comprehensive Plan for the City of Brookings pertaining to the future land use map – 20th Street South and Christine Avenue.

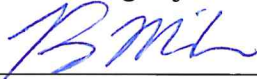
(Mills/Solum) Motion to approve the amendment. All present voted aye. **MOTION CARRIED.**

Items #5d – CD Properties LLC submitted a request to amend the 2040 Comprehensive Plan for the City of Brookings pertaining to the future land use map – 20th Street South and Ace Ave.

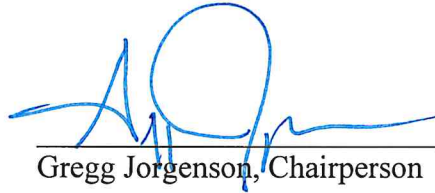
(Mills/Borns) Motion to approve the amendment. All present voted aye. **MOTION CARRIED.**

Drew returned to the Commission.

The meeting adjourned at 6:48 p.m.



Ryan Miller, City Planner



Gregg Jorgenson, Chairperson

OFFICIAL SUMMARY

Chairperson Gregg Jorgenson called the meeting of the City Planning Commission to order on Tuesday August 3, 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, Justin Borns, James Drew, Jacob Mills, Roger Solum and Jorgenson. Absent were Greg Fargen, Lee Ann Pierce and Ashley Biggar. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, Joe Schulte, Jeff Kreul, and Seth Skogen.

Item #4a – This is a revised preliminary plat for lots in the Arbor Hill Addition that were originally approved in 2017. This plat proposes to split lots for the purpose of building single-family zero-foot side yard dwellings. Due to the changes to the boundaries of two lots, staff recommends that Lot 7, Block 5 and Lot 23, Block 3 also be included in this revised preliminary plat. Drew representing CD Properties explained their plan for this development.

Joe Schulte, 1900 Grand Arbor Circle, is concerned with this plan. They had the understanding that these lots were going to be used for single-family dwellings and now the developer is requesting a higher density for this area. Jeff Kreul, 1905 Grand Arbor Circle, is also concerned about the density in this neighborhood if the lots are replatted. He is opposed to this revised plat.

Drew stated that after hearing the concerns from the neighbors he would be willing to reconsider the replatting of a couple of the lots. He is requesting that the Commission table this item. Mills wondered if the applicant would like to have the lots in Blocks 3, 6 and 7 approved and they would come back with an additional revised plat for the lots in Block 5. Drew was in favor of this suggestion. Solum asked the surrounding property owners if they were in favor of this amendment. Schulte is not in favor of the lots in Block 5 being reduced in size. He would like them to remain at the larger size. Kreul also in against this even with the amendment. The increased density is going to cause traffic safety issues in this area. He feels that adjusting just the lots in Block 5 will not improve the density or traffic safety issues.

Item #4b – This is a preliminary plat for 4 lots in the Reserve Addition. These lots are currently zoned Commercial with B-2 and B-2A zoning districts. Mills wondered if there was a plan for driveway locations on these lots. Drew explained that Lot 1, Block 2 intends to enter off of Christine Avenue. Lots 2 and 3 of Block 2 are currently planned to have a shared driveway. They do plan to have the driveway locations determined at the Final Plat stage.

Item #5a – Miller explained this proposed project to those in attendance. A variance has been received to reduce the buffer yard setback to the south. Staff recommends denied of this conditional use permit request due to the incompatible uses being proposed in the mixed use development.

Grant Leffelbein, owner of Granted Properties, feels that this plan will add some newer structure and aesthetic value to this side of town. In a prior meeting some of the commission had concerns regarding OSHA rules. He has spoken with SDSU and they are willing to help the applicants meet the regulations needed to meet OSHA rules. Additionally, due to the size of these commercial units, the contractors that will be utilizing these units will not be large contractors and they will only have 1 or 2 people utilizing each unit.

Aiken wondered if staff could inform the commission on the concerns that the DRT had with this request. Miller explained that DRT also had concerns with the incompatible uses being proposed. They are also concerned with the contractor uses and how and who will enforce the covenants that the applicants are proposing to apply to this plan. Leffelbein feels that as the applicants, it is important that they enforce the covenants that they have provided and intend to enforce.

Item #5b – Miller explained that the applicant has a purchase agreement for the property and they will be requesting a rezone request to Commercial to allow for commercial development. The amendment to the comprehensive map is to change a parcel along 22nd Avenue South between 3rd Street South and Yorkshire Drive from Civic to Urban Medium Intensity.

Seth Skogen explained that he is available if anyone has any questions but he feels that Miller explained the situation well.

Item #5c – This request will amend the comprehensive map to change parcels of land near 20th Street South and Christine Avenue from Medium Density Residential and Open Wetlands to Urban Medium Intensity to allow for more commercial uses due to the 20th Street South Interchange coming.

Item #5d – This amendment is for parcels of land located near the intersection of 20th Street South and Ace Avenue from Medium Density Residential to Urban Medium Intensity. Due to the 20th Street South Interchange they anticipate more commercial uses in this area.

The meeting adjourned at 6:48 p.m.



Ryan Miller, City Planner



Gregg Jorgenson, Chairperson