

**OFFICIAL MINUTES**

Acting Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, December 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 Justin Borns, Greg Fargen, Jacob Mills, Lee Ann Pierce, Roger Solum, and Aiken. Absent were James Drew and Gregg Jorgenson. Also present were Community Development Director Mike Struck, City Planner Ryan Miller, and Mary Jo Minor – Mills Property Management.

**Item #1 – Roll Call**

**Item #2 –** (Solum/Pierce) Motion to approve the agenda with the removal of Item #5b – Development Review Team Presentation and the addition of welcoming new members. All present voted aye.

**MOTION CARRIED.**

**New Members –** Welcome New Members (Nick Schmeichel introduced as new Planning Commissioner)

**Item #3 –** (Mills/Solum) Motion to approve the November 2, 2021 Planning Commission Minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a –** Seth Skogen and Abundant Life Church submitted a petition to rezone Lot 2 of Block 13 of Morningside Addition, an Addition to the City of Brookings, Brookings County, South Dakota from a Residence R-1B single-family district to a Planned Development District.

(Pierce/Fargen) Motion to approve the rezone request.

(Solum/Schmeichel) Motion to table the request to the next available meeting. All present voted aye. **MOTION CARRIED.**

**Item #5a –** Election of Officers for 2022.

(Pierce/Solum) Motion to nominate Fargen for Chairperson and Borns for Vice Chairperson. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:00 p.m.



Ryan Miller, City Planner



Tanner Aiken, Acting Chairperson

## **OFFICIAL SUMMARY**

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**Item #4a** – This is a rezone request to a Planned Development District which is a special zoning district that acts as an overlay. The applicant is proposing a PDD with an underlying B-2 zoning district. The intent of the PDD is to provide flexibility from conventional zoning regulations with increased public review for projects. The developers have provided an Initial Development Plan for their proposed project. This is for an approximate 4500 s.f. building with commercial suites, a drive-through in the rear and a parking lot in the front. An access drive from 22<sup>nd</sup> Avenue is proposed along the northern portion of the lot. Potentially a secondary access would be included if a shared access easement with the Park East Professional Offices can be agreed upon.

Minor owns a commercial building next door to the south. They are concerned about traffic near here. Additionally, some of the uses could drive more traffic into this development. She is also concerned that there may not be enough parking available. The size of the property might be too small for some of the uses that the applicant is proposing. Additionally, she wants to note that there has not been a shared use easement granted between the two lots.

Mills asked Miller to explain what concerns that the Development Review Team (DRT) had. Miller noted that the new proposal is essentially another B-2 zoning request with a few modifications to the uses and the elimination of the Commercial Corridor Design Review Overlay District standards. Miller also noted that the multiple variances from landscaping standards is concerning. Struck stated that DRT was also concerned with the access drive in relation to Yorkshire Drive.

Pierce asked if the Commission could make it a requirement to comply with the Commercial Corridor Design Review Overlay District. Pierce feels that this is a good area of town to build something like this development. She would like to see that the Commission be able to help with this development. Miller explained that he feels that there could be some flexibility/changes to help the developer.

Schmeichel asked what the difference would be with the allowable uses between a B-2 and a B-2A District. Miller stated that a drive-through/ drive-in service would not be allowed in a B-2A.

The meeting adjourned at 6:00 p.m.



Ryan Miller, City Planner



Tanner Aiken, Acting Chairperson