

OFFICIAL MINUTES

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, August 2, 2022, 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 – via telephone, James Drew, Gregg Jorgenson, Jacob Mills via - telephone, Lee Ann Pierce, Nick Schmeichel – via telephone, and Fargen. Absent were Justin Borns and Roger Solum. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Julia Eberhart, Justin Bucher, and Seth Skogen.

Item #1 – Roll Call

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

Item #3a – (Pierce/Drew) Motion to approve the July 5, 2022 minutes. All present voted aye. **MOTION CARRIED.**

Item #4 – Convene as Board of Adjustment.

Drew recused himself.

Item #4a – CD Properties made a request for a variance on Block 4 of D&D Addition. The request is for reduced front yard setbacks of ten feet. Required front yard setbacks in the Residence R-3 Apartment District are twenty feet.

(Jorgenson/Schmeichel) Motion to approve the variance request as presented with the condition that site triangles as described in Sec. 94-407 must be applied. All present voted aye. **MOTION CARRIED.**

Drew returned to the Commission.

Item #5 – Reconvene as Planning Commission

Item #6a - Sioux Empire Development Corporation submitted a preliminary plat of Lots 1 to 11 in Block 28 in Timberline Addition.

(Pierce/Jorgenson) Motion to approve the preliminary plat.

(Jorgenson/Drew) Motion to table. All present voted aye. **MOTION CARRIED.**

Item #7a – Sioux Empire Development Corporation submitted a petition to rezone Lots 1 to 11 in Block 28 in Timberline Addition from Agriculture District and Residence R-1D Single Family District to Residence R-1C Single-Family District.

(Drew/Jorgenson) Motion to table. All present voted aye. **MOTION CARRIED.**

Item #8a – Seth Skogen submitted a Final Development Plan within a Planned Development District on Lot 2 of Block 13 in Morningside Addition.

(Pierce/Aiken) Motion to approve the Final Development Plan with an exception to the fifteen-foot bufferyard parking setback to the north. All present voted aye. **MOTION CARRIED.**

The meeting adjourned at 6:15 p.m.



Ryan Miller, City Planner



Greg Fargen, Chairperson

OFFICIAL SUMMARY

Chairperson Greg Fargen called the meeting of the City Planning Commission to order on Tuesday, August 2, 2022, 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 – via telephone, James Drew, Gregg Jorgenson, Jacob Mills via - telephone, Lee Ann Pierce, Nick Schmeichel – via telephone, and Fargen. Absent were Justin Borns and Roger Solum. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Julia Eberhart, Justin Bucher, and Seth Skogen.

Item #4a – This variance request to reduced front yard setbacks for a new construction project located at the corner of 15th Street South and 7th Avenue South. The reduction will be from 20' front yard setbacks to 10' front yard setbacks. For this development, the parking will be located on the rear side of this development and not on the 15th Street South side. Currently there is a large grove of trees along the south lot line of this parcel and the request would be to reduce the setbacks to allow for the preservation of these trees.

James Drew explained that this is a partnership with CD Properties, City of Brookings and the South Dakota Housing Authority. It was preferred to keep the tree grove for a buffer to the neighbors to the south and this development design has the garages on the south side of the building and not leading on to 15th Street South.

Julia Eberhart, 521 Remington, inquired about the project. When they moved to this location, they understood that these trees would always be here. She wondered if all or some of the trees will be removed? Drew stated that they will need to remove some trees for this development but their intention is to leave almost all of them there and they are able to succeed with this plan if the variance is granted to allow them to move the buildings closer to the front property line. She is requesting that those trees stay in place to allow the neighborhood children somewhere to play. She is in favor of the variance which would allow the buildings to move further north which would allow the tree grove to remain.

Pierce asked if the front yard green space would then be 6 foot with a 4-foot stoop? Drew explained that there would not be a porch going into the front yard so there would be a 10-foot green space to the north.

Aiken is in favor of this request to allow for the preservation of the trees.

Item #6a – This preliminary plat is a portion of Timberline Addition. This plat also includes a new R.O.W, Glenwood Circle. A portion of this preliminary plat had been preliminary platted back in 2020. This plat will affect some of the lots from the previous preliminary plat. A rezone request will also be heard to rezone to Residence R-1C, tonight. The future land use map shows this area in a mix of Medium Density Residential and Open-Space.

According to the comprehensive plan, any area in an Open-Space area would not be considered for development of any kind. There will be some changes made to the Floodplain map due to some

potential revision to the FEMA Floodplain map. Nothing is official but FEMA is currently reviewing some floodplain movement to the west. The proposed revisions will provide relief to this area.

There has been some grading done in this area but the formal process to get this area removed from the floodplain, and open up the area for rezone, would be to complete a LOMR with the Corp of Engineer's to show that the area has been raised out of the floodplain area. This process has not been completed yet.

Justin Bucher with Banner Associates, representing Sioux Empire Development Corp, explained that there had been a preliminary drainage plan submitted in December of 2017 and a final drainage plan submitted in April of 2020 and then an amendment in January of 2021. That drainage plan did address drainage in the entire development. Fargen asked where they are at with the LOMR process? Bucher stated that they haven't submitted the application yet so the process has not started. They are completing surveying that is required for the application. Fargen asked if excavation work has been done? Bucher explained that some grading work has been done and they are hoping to install some water, sewer and storm sewer yet this year. Jorgenson wondered what would happen if the LOMR didn't get approved. Bucher feels that there shouldn't be an issue with the LOMR getting approved. Fargen wondered what the time line is for getting approval on the drainage plan and does the city have what they need for this. Miller explained that the process wouldn't take long, the applicant will need to work with the Engineering Department to determine what else is needed. Pierce wondered what more is needed from the applicant to approve the drainage plan since they have already submitted the plan a couple of times. Miller explained that there are additional things that need to be done such as the floodplain map revisions and the LOMR

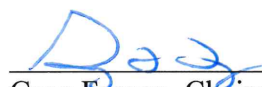
Item #7a – This request is to rezone the previously discussed item from Ag and R-1D to R-1C Single-Family District.

Item #8a – This is a Final Development Plan in a Planned Development District with an underlying B-2 zoning district. This development is located on 22nd Avenue. This site plan is similar to the Initial Development Plan that was previously submitted and approved by the Planning Commission. This new site plan has additional landscaping that was required and additionally the elevation drawings are being provided. All landscape and zoning requirements are being met with the exception to the fifteen-foot bufferyard setback to the north that was previously approved by the Planning Commission.

The meeting adjourned at 6:15 p.m.



Ryan Miller, City Planner



Greg Fargen, Chairperson