

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF JANUARY 4, 2022 JT CITY & COUNTY MEETING

The Brookings City Planning Commission and the Brookings County Planning & Zoning Commission met in a Joint Session on Tuesday, January 4, 2022. Brookings City Planning Commission members present were City Chairperson Greg Fargen, Tanner Aiken, Justin Borns, James Drew, Gregg Jorgenson, Jacob Mills, Lee Ann Pierce, Nick Schmeichel, and Roger Solum. Brookings County Planning Commission members present were Chair Chad Ford, County Commissioner Mike Bartley, Brian Gatzke, Darrel Kleinjan, Kyle Vanderwal, Neal Trooien, and alternate board members Roger Erickson and Dale Storhaug. Absent County members were Spencar Diedrich, Randy Jensen and District 3 open seat. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, County Development Director Robert W. Hill, County Development Deputy Director Richard Haugen.

CALL TO ORDER

Chair Greg Fargen called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

(Mills/Solum) Motion by the City Planning Commission to approve the amended agenda with item #5 – Discussion and review with First District on updating of Joint Jurisdiction Zoning Ordinance DRAFT being removed. All present voted aye. **MOTION CARRIED.**

(Vanderwal/Bartley) Motion by the County Planning Commission to approve the amended agenda with item #5 – Discussion and review with First District on updating of Joint Jurisdiction Zoning Ordinance DRAFT being removed. All present voted aye. **MOTION CARRIED.**

APPROVAL OF MINUTES FROM DECEMBER 6, 2021 BROOKINGS CITY PLANNING COMMISSION AND BROOKINGS COUNTY PLANNING & ZONING COMMISSION JOINT WORK SESSION.

(Borns/Aiken) Motion by the City Planning Commission to approve the Joint Meeting Minutes. All present voted aye. **MOTION CARRIED.**

(Vanderwal/Trooien) Motion by the County Planning Commission to approve the Joint Meeting Minutes. All present voted aye. **MOTION CARRIED.**

2022RZ001

Todd Voss and David Kneip representing VK Properties have made an application, 2022rz001, to the Brookings County Planning & Zoning Commission for property to be re-zoned from Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District to a Joint Jurisdiction B-3 (Business: Heavy) District. The property is described as: "Outlot C & D of NW1/4 SE1/4 and W30' of Outlot J in Section 11, T109N, R50W (Medary Township) ~~ located at 3823 & 3901 Main Ave S, Brookings, SD 57006.

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Meeting Minutes APPROVED

(Mills/Schmeichel) Motion by City Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

(Vanderwal/Gatzke) Motion by County Planning Commission to approve the rezoning request. All present voted aye. **MOTION CARRIED.**

STAFF REPORT: City Planner, Ryan Miller presented a report. Report noted: 1) Applicant wanted to rezone only Outlots C & D, remove the initial requested area of W30' of Outlot J from the application. 2) Descriptions of adjacent properties to be currently zoned as B-3 in the Joint Jurisdiction. 3) Area is classified as Urban Low Intensity according to the 2040 Comprehensive Plan. This land use class is reserved for lower intensity uses than what is potentially allowed in the B-3 heavy business district. Existing land use in the vicinity, however, would support the rezone request to JJ B-3 based on the zoning precedence of established B-3 along this corridor.

PUBLIC HEARING: Applicant Todd Voss informed those present he had nothing further to add.

Proponents: None.

Opponents: None.

DISCUSSION: County Board member Bartley asked if the current road on north side that goes back to housing. Voss noted they would continue to maintain.

Roll call vote:

City: Jorgenson-aye, Solum-aye, Aiken-aye, Schmeichel-aye, Borns-aye, Drew-aye, Mills-aye, Pierce-aye, Fargen-aye. 9-aye, 0-nay. **MOTION CARRIED.**

County: Bartley-aye, Vanderwal-aye, Erickson-aye, Storhaug-aye, Gatzke-aye, Kleinjan-aye, Trooien-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

ADJOURN

(Mills/Aiken) City Motion to adjourn.

(Bartley/Gatzke) County Motion to adjourn.

City Chairperson Fargen and County Chairperson Ford adjourned the meeting at 7:11 PM.

Rae Lynn Maher
Brookings County
Development Department

January 4, 2022

Meeting Minutes APPROVED