

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF JUNE 7, 2022 JT CITY & COUNTY PLANNING MEETING

The Brookings City Planning Commission and the Brookings County Planning & Zoning Commission met in a Joint Session on Tuesday, June 7, 2022. Brookings City Planning Commission members present were City Chairperson Greg Fargen, Jacob Mills, James Drew, Lee Ann Pierce, and Roger Solum. Absent City member were Tanner Aiken, Justin Borns, Gregg Jorgenson, and Nick Schmeichel. Brookings County Planning Commission members present were Chair Chad Ford, County Commissioner Mike Bartley, Darrel Kleinjan, Kyle Vanderwal, Neal Trooien, and alternate board members Roger Erickson and Dale Storhaug. Absent County members were Brian Gatzke, Spencar Diedrich, Randy Jensen, and 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 and from First District Association of Local Governments Senior Planner Luke Muller.

CALL TO ORDER

Chair Greg Fargen called the meeting to order at 8:00 PM.

APPROVAL OF AGENDA

(Drew/Solum) Motion by the City Planning Commission to approve the agenda. All present voted aye. **MOTION CARRIED.**

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

APPROVAL OF MINUTES FROM March 3, 2022 BROOKINGS CITY PLANNING COMMISSION AND BROOKINGS COUNTY PLANNING & ZONING COMMISSION JOINT WORK SESSION.

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

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

2022RZ002

Jack Petersen has made an application, 2022rz002, to the Brookings County Planning & Zoning Commission for property to be re-zoned from Joint Jurisdiction B-3 (Business: Heavy) District to a Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District. The property is described as: Portion of Outlot 15 of Outlots 15-16-17-18 inclusive of W1/2 S1/2 NE1/4 of Section 11, T109N, R50W (Medary Township) ~ located at 3707 Main Ave S, Brookings, SD 57006.

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

June 7, 2022

Meeting Minutes APPROVED

(Vanderwal/Bartley) Motion by the 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) Jack Petersen owns four acres near intersection of South Main Avenue and 38th Street South. He is applying to rezone in the Joint Jurisdictional Area from Joint Jurisdiction B-3 (Heavy Business) District to Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District, a portion Outlot 15 (3707 Main Ave S) of the property he owns (Outlots 15, 16, 17 and 18). 2) Applicant wanted to add a new detached garage onto the residence which would require a variance from the nonconforming clause which limits expansions for nonconforming uses, staff suggested that the applicant seek a rezone as the appropriate process for correcting the nonconforming use. 3) Replat had been submitted – proposed Lot A (21,000 sq. ft.) would contain the residential portion. Remainder of Outlot 15 would remain Joint Jurisdiction B-3, replatted as Lots B & C. 4) Area property: property immediately north is zoned Joint Jurisdiction R-3A, property to west and south is zoned Joint Jurisdiction B-3, property to east is zoned Joint Jurisdiction Ag. Properties along South Main Avenue corridor between 32nd Street South and S curve, strong presence of R-3A. 5) 2040 Comprehensive Plan notes area is classified as Urban Low Intensity (class is reserved for lower intensity uses than what is potentially allowed in R-3A.) Existing land use in the vicinity, however, would support the rezone request based on zoning precedence of established R-3A along this corridor.

PUBLIC HEARING: Applicant Jack Petersen was present and had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION:

Roll call vote:

City: Drew-aye, Mills-aye, Pierce-aye, Solum-aye, Fargen-aye. 5-aye, 0-nay. **MOTION CARRIED.**

County: Gatzke-aye, Bartley-aye, Vanderwal-aye, Trooien-aye, Erickson-aye, Storhaug-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

ADJOURN

City Chairperson Fargen and County Chairperson Ford adjourned the meeting at 8:07 PM.

Rae Lynn Maher
Brookings County
Development Department