

**OFFICIAL MINUTES**

Vice-chairperson Larry Fjeldos called the regular meeting of the City Planning Commission to order on September 1, 2009 at 7:00 PM in the Council Chamber at City Hall. Members present were Wayne Avery, Alan Gregg, John Gustafson, Al Heuton, Greg Fargen, Mike Cameron, Stacey Howlett, and Fjeldos. Dave Kurtz was absent. Also present were Marty Higgins, Randy Hansen, Michael Quinn, Bill Taylor, Mike McClemans, Richard Smith, Monte Harming, Terry McKeown, City Engineer Jackie Lanning, Community Development Director Mike Struck, Planning and Zoning Administrator Dan Hanson and others.

**Item #1** – (Gregg/Howlett) Motion to approve the minutes from the August 4, 2009 meeting. All present voted aye. **MOTION CARRIED.**

**Item #2** – (Gustafson/Heuton) Motion to approve the agenda with the following addition:

**Item #8** – Discussion on Residence R-2 District uses and area regulations

All present voted aye. **MOTION CARRIED.**

**Item #3** – The following plats were submitted for action:

a. Lots 6A and 6B, Block 1, Windemere Point Addition

(Cameron/Gustafson) Motion to approve subject to required Brookings Municipal Utility easements. All present voted aye. **MOTION CARRIED.**

b. Blocks 2A and 4A, Hyland Addition

(Gregg/Heuton) Motion to approve subject to required Brookings Municipal Utility easements. All present voted aye except Cameron abstained. **MOTION CARRIED.**

c. Lot 1, Block 4; Lots 6, 7, and 10, Block 6; Lots 9 and 12, Block 7; and Lots 7 and 8, Block 10, Bluegill Addition

(Fargen/Cameron) Motion to approve subject to required Brookings Municipal Utility easements and City of Brookings drainage easements. All present voted aye. **MOTION CARRIED.**

- d. Lots 5A, 5B, 5C, 6A, 6B, 7A, and 7B, Meyer's Subdivision in Section 30-T110N-R49W

(Heuton/Gustafson) Motion to approve subject to required Brookings Municipal Utility easements. All present voted aye. **MOTION CARRIED.**

**Item #4** – Three Eagles of Brookings, Inc. has submitted an application for a Conditional Use to establish a broadcast tower height of 90 feet on Lot 6, Block 1, Insbrook Park Addition.

(Cameron/Fargen) Motion to approve the request.

(Gustafson/Gregg) Amendment to the motion to add “provided the tower is set back 90 feet from the 22<sup>nd</sup> Avenue right-of-way.” All present voted aye. **AMENDMENT CARRIED.**

The motion, as amended, was voted on. All present voted aye. **MOTION CARRIED.**

**Item #5**- Sunny Ridge and Prairie Meadows, Inc. have submitted a petition to rezone the north 320 feet of Block 11, McClemons Addition from a Residence R-1A District to a Residence R-3A District.

(Gregg/Heuton) Motion to approve the rezoning. All present voted aye. **MOTION CARRIED.**

**Item #6**- The City of Brookings has submitted a petition to rezone Lot 9, Block 3, University First Addition from a Residence R-3 District to a Business B-2 District.

(Gustafson/Cameron) Motion to approve the rezoning. Gregg, Avery, Cameron, Gustafson, Fargen, and Howlett voted aye. Heuton and Fjeldos voted no. **MOTION CARRIED.**

**Item #7** – Amendments to the Vision 2020 Comprehensive Plan have been submitted pertaining to the future land use plan for the Wiese Addition, Valley View Addition and an unplatted area in the southwest quadrant of Main Avenue South and 20<sup>th</sup> Street South.

(Howlett/Fargen) Motion to approve the proposed changes. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.

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Dan Hanson, Secretary  
Planning & Zoning Administrator

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Larry Fjeldos, Vice-Chairperson

**SUMMARY OF DISCUSSION**

Vice-chairperson Larry Fjeldos called the regular meeting of the City Planning Commission to order on September 1, 2009 at 7:00 PM in the Council Chamber at City Hall. Members present were Wayne Avery, Alan Gregg, John Gustafson, Al Heuton, Greg Fargen, Mike Cameron, Stacey Howlett, and Fjeldos. Dave Kurtz was absent. Also present were Marty Higgins, Randy Hansen, Michael Quinn, Bill Taylor, Mike McClemans, Richard Smith, Monte Harming, Terry McKeown, City Engineer Jackie Lanning, Community Development Director Mike Struck, Planning and Zoning Administrator Dan Hanson and others.

**Item #3a** – Marty Higgins, Vice-President of Gregory's, Inc. stated the plat was simply for transfer of ownership.

**Item #3b** – Randy Hansen, President of Mills Construction, stated the required easements were recently added to the plat.

**Item #c** – City Engineer Jackie Lanning remarked that utility easements were still to be determined on the plat.

**Item #4** – Michael Quinn, Operations Manager for Three Eagles, Inc. stated the need for a taller tower was due to a terrain interference issue. The radio station currently transfers microwaves from Brookings to the Sinai tower. A grove of tall trees was now interfering with the signal.

Cameron asked about the existing tower. Quinn responded that it would be removed.

Bill Taylor, a neighbor, asked if there would be any interference with adjacent satellite TV service. Quinn replied no.

Gustafson supported a provision which required an adequate setback from 22<sup>nd</sup> Avenue. Fjeldos inquired about ice accumulation. Quinn remarked that a tower of this height would not usually be affected by ice, but if it were, the ice would fall close to the tower base.

**Item #5** – Mike McClemans of Sunny Ridge and Prairie Meadows, Inc. stated that he began developing the area from the south end about 15 years ago. The parcel to be rezoned was about 3.5 acres in size and was undeveloped. A portion of the land was in Safety Zone B which would have a substantial impact on density. McClemans also noted that some of the area was in a drainage way.

**Item #6**- Hanson stated that a rezoning of the property would not change the actual use since the fire station had to remain for as long as the city owned it. However, accessory uses on the property would be impacted.

Hanson noted that the Planned Development District (PDD) to the west was governed by the same B-2 standards, and land to the north and east was owned by the university.

Heuton was concerned about the signage that could be allowed on the site. Hanson remarked that, if rezoned, a freestanding sign with a maximum size of 160 square feet could be erected.

**Item #7** – Hanson submitted map changes to the Comprehensive Plan that reflected the discussion from the August meeting.

**Item #8** – Richard Smith, 1416 3<sup>rd</sup> Street indicated his interest in rezoning his lot and others in the neighborhood to a single-family district. He discovered after he moved to the area that the R-2 District allowed more than just one-family dwellings. Monte Harming, 1431 2<sup>nd</sup> Street, stated he was also guilty of not reading the zoning regulations when he bought his property. He was concerned that larger lots in the neighborhood could be converted to two-family dwellings.

Terry McKeown, 1415 2<sup>nd</sup> Street, stated that he moved into the neighborhood in 1981 and has seen it begin to change toward more rental properties and more duplexes.

Hanson summarized previous studies regarding the R-2 District. One study involved a 48 block area within the R-2 District. There were 650 buildings in the area. Of these, 111 were duplexes. The population density range for a typical residential block in an R-2 District was 23 to 44 persons. The average density in the study area was 34 persons/block.

Hanson noted that options that could be considered included rezoning to an R-1B District, creating a new district such as an R-1C District, or re-categorizing a two-family dwelling as a permitted special use or conditional use. He noted that a transitional zone between low and high density residential was important.

These options would be discussed further after a more in-depth review of the neighborhood and surrounding zoning districts.

The meeting was adjourned.

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Dan Hanson, Secretary  
Planning & Zoning Administrator

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Larry Fjeldos, Vice-Chairperson