

**BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 7, 2022 JT CITY & COUNTY PLANNING WORK SESSION**

The Brookings City Planning Commission and the Brookings County Planning & Zoning Commission met in a Joint Session on Monday, February 7, 2022. Brookings City Planning Commission members present were City Chairperson Greg Fargen, Lee Ann Pierce, Tanner Aiken, James Drew, and Nick Schmeichel. Absent City members were Jacob Mills, Justin Borns, Roger Solum, and Gregg Jorgenson. Brookings County Planning Commission members present were Chair 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 Randy Jensen, Spencar Diedrich, and District 3 vacant 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 7:00 PM.

APPROVAL OF AGENDA

(Drew/Pierce) 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 JANUARY 4, 2022 BROOKINGS CITY PLANNING COMMISSION AND BROOKINGS COUNTY PLANNING & ZONING COMMISSION JOINT MEETING.

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

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

DISCUSSION AND REVIEW ON UPDATING JOINT JURISDICTION ZONING ORDINANCE DRAFT – WITH FIRST DISTRICT.

Luke Muller with First District Association of Local Governments discussed and reviewed with the boards the draft of the Aquifer Protection District section of the Joint Jurisdiction Ordinance. Muller presented board members with a handout noting: 1) Wellhead protection areas had been covered and drafted. 2) Today's plan to cover area where that wasn't a consensus – residences on small acreages on properties zoned as ag in the Joint Jurisdiction Area. 3) If time allowed introduce Concentrated Animal Feeding Operations (p74-82). Lee Ann Pierce, Brian Gatzke, Mike Bartley, James Drew brought up questions and concerns during the review. Concerns were: 1) that the current 35-acre

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rule would be lost, farmers would lose options. 2) the area being discussed and considered was to the south of Brookings and largely in the floodplain. 3) septic systems and regulations. 4) added costs when building in the floodplain – flood insurance, water related issues, costs to build up ground and meet codes. 5) need spots for larger lots (3-acre) because of demand, where to look at developments. 6) costs to those wanting to buy and build. Muller noted that consensus still wasn't met, and it would be best to put the item aside and move on to the review of other areas in the Joint Jurisdictional Ordinance, coming back to the current topic at a later date. Muller noted the next work session discussion would be feedlots and gravel pits and mining.

DISCUSSION OF FUTURE JOINT SESSION MEETINGS DATES

Future meeting dates were discussed with the boards agreeing to Thursday, March 3, 2022, and Tuesday, March 29, 2022, at 5:30 PM. Muller would work to have a draft ready to handout for the board members to review April thru May and then meet again in June 2022.

ADJOURN

City Chairperson Fargen adjourned the meeting at 8:35 PM.

Rae Lynn Maher
Brookings County
Development Department