

## **BROOKINGS COUNTY PLANNING & ZONING COMMISSION**

**BROOKINGS CITY & COUNTY GOVERNMENT CENTER  
520 3rd St, 310 Chambers, Brookings, SD 57006**

### **AGENDA**

**FEB. 2ND, 2016 MEETING - CANCELLED**

1. **Call to Order at 7:00 PM on February 2nd, 2016 - MEETING CANCELLED**
2. **Approval of Minutes for January 5th, 2016 and January 26th, 2016 meeting.**  
Documents: [January 5th, 2016 - Draft Minutes.pdf](#), [Jan. 26th, 2016 - DRAFT Minutes.pdf](#)
3. **Items to be Added to Agenda by Commission Members or Staff**
4. **Invitation for Citizens to Schedule Time on the Commission Agenda for an Item Not Listed**  
*(Time limited to 5-minutes per person to address the commission.)*
5. **Approval of Agenda**
6. **Convene as Brookings County Planning and Zoning Commission**
7. **Training Session by First District.**
8. **Consideration of Plats**
9. **Department Reports**
10. **Adjourn**
11. **Public Notices**

**Brookings County Zoning Office \* Brookings City & County Government Center \* 520 3rd Street, Suite 200 \* (605) 696-8350 \* [www.brookingscountysd.gov](http://www.brookingscountysd.gov)**

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### **January 5th, 2016 Minutes**

Brookings County Planning & Zoning Commission  
January 5th, 2016 – 7:00 PM  
Brookings City & County Government Center  
310 Chambers

Chair Robbins called the meeting to order at 7:17 PM. Commission members present were: Lee Ann Pierce, Robert Rochel, Kimberly Elenkiwich, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Laurie Nichols, Randy Jensen, and alternate board members Tom Davis and Roger Erickson.

Chair Robbins read **agenda item # 2: Approval of minutes from December 1<sup>st</sup> and December 15<sup>th</sup>, 2015 meetings.** Terrell Spence moved to approve the minutes Laurie Nichols second. Chair Robbins called for a voice vote. 9-ayes and 0-nays, motion carried.

Chair Robbins read **agenda item # 3: Items to be added to agenda by commission members or staff.** a) Robert Hill noted discussion on staff reports to take place during Department reports.

Chair Robbins read **agenda item # 4: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Robbins read **agenda item # 5: Approval of Agenda.** Kimberly Elenkiwich moved to approve the agenda. Robert Rochel second. Chair Robbins called for a voice vote. 9 -ayes and 0 -nays, motion carried.

Chair Robbins read **agenda item # 6: Election of Officers for 2016.** Chair Robbins turned the meeting over to Richard Haugen for the election of officers. Richard Haugen opened up for nominations and asked the election committee members of Elenkiwich and Nelson for their report. The committee reported Jeff Robbins for chair and Kimberly Elenkiwich for vice chair and noted that Robert Rochel withdrew his name prior to meeting. Mr. Haugen asked for further nominations for chairman three more times, seeing none, closed the nomination and called for a unanimous ballot for Jeff Robbins for Chairman for 2016. Darrel Kleinjan made a motion that nomination cease and accept the unanimous ballot. Mr. Haugen called for a voice vote, 9-ayes and 0-nays. Richard Haugen turned the

meeting over to Chairman Robbins. Chair Robbins noted the name of Kimberly Elenkiwich for vice chair and opened up for further nominations from the board. Chair Robbins hearing none, closed the nominations and called for a unanimous ballot for Kimberly Elenkiwich for Vice Chairman for 2016. Randy Jensen made a motion that nominations cease and accept the unanimous ballot. Chair Robbins called for a voice vote, 9-ayes, 0-nays. Chair Robbins then stated, "We are now acting as the Brookings County Board of Adjustment", read the opening statement and **agenda item # 7: 2016cu001: JC's Twisted, LLC by Jon and Crystal Himley, has made an application, 2016cu001, to the Brookings County Board of Adjustment for a conditional use. Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # 10: Stables: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 12: Stables. The property is described as: "Lot M-2 of Warrior Commercial Park Add. & Lot M-2 of Warrior Commercial Park 2<sup>nd</sup> Add. In SW1/4 Sec 18, T110N, R49W (Aurora Township)." ~ located at 1900 25<sup>th</sup> Ave., Brookings, SD 57006.** Darrel Nelson moved to approve the conditional use request. Randy Jensen second. Chair Robbins opened up for discussion and asked Mr. Haugen for a staff report. Mr. Haugen stated, "We are hearing this as the board of adjustment, as it is located within the joint jurisdiction area. Jon & Crystal Himley, are applying for a conditional use/special exception to operate a horse stable at the former Sebring Stable located at the Hwy 14 bypass and 25<sup>th</sup> Street. The application is for no more than 60 horses at any one time. They have a 3 year lease on the property and have repaired existing fences and gates on the property as needed. The property has not been used as a stable for several years. They have a business plan that addresses: weed control, manure disposal, fly control and hours of operation." Mr. Haugen gave a brief history of the property noting that on Feb. 4<sup>th</sup>, 1997 Mr. Sebring owned the property and was granted a special exception for a horse stable for 50 horses with no more than 25 being outside at any one time. March 4<sup>th</sup>, 2003 Christiansen Investments LTD purchased the property and applied for a special exception that no more than 150 horse could be on the property at any one time. It was tabled and on April 1<sup>st</sup>, 2003 the Brookings County Planning and Zoning Commission granted an increase from 50 to 150, with letters of assurances to be signed by all parties for the special exception to be valid. Mr. Haugen stated, "The Himleys would like to once again open the facility and provide a place for SDSU students and city or county residents to board and ride their horses. The facility borders the city limits of Brookings on two sides and the property owner's within the city limits may not be aware of the possible odors, noises or characteristics that horses may have." Mr. Haugen noted an email was received from adjoining landowner Mike Bartley noting concerns. The board members were given the information for review. Chair Robbins then asked representatives of JC's Twisted, LLC to come forward, identify themselves and address the board. The applicants identified themselves as Jon and Crystal Himley and stated, "We have been looking at this property for some time and the facility has been vacant for the past 5 years. There is a need and high demand for boarding facilities. The number of

60 horses that we used when making the application would include those on the ground to just ride for an hour or two. There would not be 60 horses boarded there.” Chair Robbins opened up for discussion from the board. Board member Nichols asked the initial question, “How many horses will you board?” Crystal Himley specified, “The lease permits 50 horses, we have 20 stalls and 3 pastures. We would provide round bales in every pasture. The stall only horses have 2 round bales 24/7 and the pasture only horses will have 3-4 round bales 24/7. We also have plans to hay in the summer to help with the grazing of the grass. We have a lot of show horses coming out and they are given grain twice a day also.” The board discussed: Average number of horses on the site 365 days per year, plans for waste disposal, manure containment, weed and insect control, shelters located in the north pasture area, hours of operation, special events being held on site, and written plan for emergencies. Crystal Himley answered, “Realistically I would think we would board an average 35-40 horses at most per day with the winter months being the peak when the college students are in the area. Prussman Contracting has been contacted and will load and dispose of manure every two months or sooner if needed.” Jon Himley noted that the manure would be stored in the area to the left of the lean-to on the north side and he is considering adding a concrete pad with walls on 3 sides to help with containment in the future. Crystal Himley detailed, “We will spray to control weeds and also keep trash and manure cleaned up to help with insect control. We can also be use mineral blocks that help with pest/bug control.” Mr. Himley stated, “The structures to the north in the pasture are lean-to type shelters with windbreaks on the sides.” Ms. Himley noted that no one will be out riding past 11PM at night. They would have set hours when facility would be open. Mr. Himley stated, “We have no initial plans for having special events that could result in a large volume of traffic.” Richard Haugen added that he had spoken to Matt Bartley the Brookings City street department superintendent and that the roads in the area were already being treated with calcium chloride for dust control. Crystal Himley stated, “I haven’t written a detailed emergency plan yet, gates would be locked but I would not have any problem giving keys to the fire chief, allowing access in off hours. Chair Robbins opened up for discussion from the audience. 1) Mike Bartley came forward, identified himself, noted the location of his residence being by the facility and stated. “I would like to see this succeed. The information that I emailed to the office and you were given was some information that I wanted to share. I am concerned with the number of 60 head of horses and don’t know if the acres of pasture is sustainable for that number. I am not concerned with the noise or other aspects.” 2) Gary Englund came forward, identified himself and noted the location of his residence being near the facility and stated, “I was concerned primarily when I saw the number of 60 head of horses and was concerned about the parking. I talked with Jon and Crystal before the meeting and now understand their plans more. The 60 still bothers me in the regards of traffic, but I would like to see it a success and operating and maintained again.” Chair Robbins asked for additional comments from the public, hearing none, he closed the public portion. Chair Robbins asked the Himleys to come forward again and answer any additional questions from the board. Alternate board member Davis asked a question concerning the size of the outdoor horse shelters

in the event of a hail type storm. The Himleys detailed, "The shelters are more than capable of sustaining 15 horses or more in each shelter. Pasture only horses would be put in the indoor arena so that they would be out of the elements completely in the event of such things as a snowstorm or freezing rain." Board member Rochel asked a question regarding manure handling on a daily basis. Crystal Himley noted that the stalls would be cleaned daily and manure put in a containment area. The board also asked questions regarding viable number on the acres available, trailer parking, and procedure with removal of a deceased animal and contracts with boarder. Crystal Himley stated, "I don't plan on ever having 60 horses stabled there, ideally I want 40-45 horses. I have an equine management degree and know how to figure the feed needs per horse and would like to put the pasture area into rotational pasturing." Ms. Himley noted that not all of those using the facility would have trailers or store them there so the area allowed would be sufficient. Crystal Himley specified, "In regards to the disposal of a horse, it will be up to the individual owners and we will help them with their disposal plans for their horse and it will be completed within 24 hours." Ms. Himley then stated, "In regards to contracts and the health of the animals, we will require that everyone using the facility provide proof of vaccinations and other health records. We will also have on record veterinarian information from the horse owners." Chair Robbins asked if the board had additional comments. The board discussed the number of horses to allow, time limit for the conditional use and signage on the site. Chair Robbins asked if the board had additional comments, hearing none he asked Mr. Haugen to go over the findings of the facts, with any additions, which are on file. Chair Robbins called for a roll call vote: Pierce-aye, Rochel-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Nichols-aye, Spence-aye, Jensen-aye, Robbins-aye. 9-ayes, 0-nays. Motion carried.

Chair Robbins stated, "We are now acting as the Brookings County Planning and Zoning Commission" read the opening statement and seeing no items under agenda #8 moved onto and read **agenda item # 9: Discussion of Comprehensive Plan Final Draft with First District.** Chair Robbins asked a representative from First District to come forward. The representative identified himself as Luke Muller from First District Association of Local Governments and noted this would be the final discussion phase and that a public hearing would take place on January 26<sup>th</sup>, 2016. Mr. Muller went over revisions, corrections and changes that were made to the Comprehensive Land Use Plan with board members.

Chair Robbins then read **agenda item # 10: Department Reports.** Chair Robbins asked Mr. Hill for his Directors report. Mr. Hill announced a few county commission decisions regarding the board and also that Lee Ann Pierce would continue to be the liaison. He also congratulated Laurie Nichols on her recent employment announcement and noted that in June there would be a board opening with Ms. Nichols leaving the Brookings area and that the term appointment was set to expire in December 2016. Mr. Hill then announced calendar items: Richard Haugen to attend Emergency Management Training - January 20-22, 2016. Comprehensive Plan Public Hearing - January 26<sup>th</sup>, 2016 at 6 PM in #300 Community Room, and the next Planning & Zoning Meeting – February 2<sup>nd</sup>, 2016

at 7 PM. He also discussed the staff reports and what type of information the board would like to see included or improved upon in the reports such as: the history of the property and similar requests, the pros & cons of granting or denying, and identifying hardships related to each applicant's specific request.

Chair Robbins adjourned the meeting at 9:23 PM.

Rae Lynn Maher  
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DRAFT

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### January 26th, 2016 Minutes

Brookings County Planning & Zoning Commission  
January 26th, 2016 – 6:00 PM  
Brookings City & County Government Center  
300 Community Room

Chair Elenkiwich called the meeting to order at 6:02 PM. Commission members present for the public hearing of the comprehensive plan were: Lee Ann Pierce, Robert Rochel, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Randy Jensen, and alternate board member Tom Davis. Absent was: Jeff Robbins and alternate board member Roger Erickson.

Chair Elenkiwich read **agenda item # 2: Items to be added to agenda by commission members or staff.** No items were added.

Chair Elenkiwich read **agenda item # 3: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Elenkiwich read **agenda item # 4: Approval of Agenda.** Tom Davis moved to approve the agenda. Darrell Nelson second. Chair Elenkiwich called for a voice vote. 8-eyes and 0-nays, motion carried.

Chair Elenkiwich stated, "We are now acting as the Brookings County Planning and Zoning Commission and read the opening statement and **agenda item #5: NOTICE OF PUBLIC HEARING AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN.** The Brookings County Planning and Zoning Commission will hold a public hearing on Tuesday, January 26<sup>th</sup>, 2016 at 6:00 PM in the Brookings City and County Government Center, Community Room 300, 520 3<sup>rd</sup> Street Brookings, South Dakota. All interested persons are encouraged to attend and comment on the proposed Comprehensive Land Use Plan, which includes the future land use map. The Planning Commission may make recommendation to the Brookings Board of County Commissioners to adopt the Comprehensive Land Use Plan, with or without amendment. The proposed Comprehensive Land Use Plan will be made available for public inspection during normal business hours at the Brookings County Development Office, Suite 200, 520 3<sup>rd</sup> Street Brookings, South Dakota or online at [www.brookingscountysd.gov](http://www.brookingscountysd.gov) -

(Pursuant to SDCL Section 11-2 and amendments thereto).” Board member Laurie Nichols arrived and took her seat at this time. Robert Rochel moved to approve the Adoption of the Comprehensive Land Use Plan. Darrel Kleinjan second. Chair Elenkiwich opened up for discussion and noted that Bob Hill would give a report first followed by Mr. Luke Muller and then it would be opened up to the public. Mr. Hill went through a history of what the county did in development of the Comprehensive Plan. He noted that the County Commissioner were involved during the process and were in attendance at the present meeting strictly as citizens of Brookings County. Mr. Hill stated, “Community meetings were held September 2013 - March 2014 in various cities (Volga, White, Elkton & Brookings) and townships (Afton, Argo & Brookings Townships) and a presentation was also presented at a Brookings County Towns and Townships meeting and at a Lake Poinsett Development Association meeting. A written survey was: mailed out to 552 individuals that live in the rural unincorporated area of Brookings County thru a random sampling, offered online as well as at various meetings. 221 surveys were completed and returned: 139 online, 82 paper/mail format. First District Association of Local Government became involved and helped to develop and fine tune the plan.” Mr. Hill gave credit to the many people that assisted in the development of the plan – Meghan Thoreau, John Waldner, SDSU Sociology class – Rural development, Richard Haugen, Luke Muller, Todd Kays, Brookings County Planning Commission, Rae Lynn Maher and most importantly the citizens of Brookings County. Chair Elenkiwich thanked Mr. Hill and asked Mr. Muller to present his report. Luke Muller, from First District Association of Local Government, gave a power point presentation which is on file to the public regarding the Comprehensive Land Use Plan. He went over the timeline, methodology used to come up with future land use plan, history (prior land use plans developed in 1973 & 2000 and also major zoning updates 1976, 1988, 1997, 2007) and then described the new plan with goals, changes and updates noted. Chair Elenkiwich thanked Mr. Muller for his presentation and comments and then opened for discussion and comments from the audience.

The following members of the audience came forward and addressed the board: 1) Laura Marsh identified herself as working for Dakota Rural Action. Ms. Marsh stated, “I wanted all types and sizes of farms encouraged in Brookings County.” She asked that the board consider changing the minimum 35 acre constraint on parcel size in rural areas of Brookings County be changed to 20 acres to match with the state minimum to encourage small farms. Hand-outs were also presented to the board members and are on file.

2) Caleb Evenson identified himself as a Brookings resident and member of DRA. Mr. Evenson expressed his concern with how little the plan addressed water quality. He stated, “The plan references prohibiting development over shallow aquifers, but doesn’t do anything to prohibit development near shallow aquifers.” He noted that the DRA group that he belonged to wanted to suggest that some set-back requirements and vegetative buffer requirements be added in the plan. He also noted a concern with bacterial counts and would like to see mapping of tiling and manure applications in the county. Hand-outs were also presented to the board and are on file.

3) Ming-Yu Stephens – noted she was a student from SDSU (South Dakota State University) studying resource management. Ms. Stephens addressed air quality as noted in the plan under the CAFOs (Concentrated Animal Feeding Operations) section. She expressed concerns stating, “Odor is not the only concern regarding CAFOs lots of volatiles including hydrogen sulfide, ammonia and methane and particulates emanating from the CAFOs have been associated with significant health risks, some of them are current and can build up and over time so it is particularly important to address these issues when we are talking about CAFOs that are close by to where the citizens of Brookings County live. Pesticides are also used in these areas and also a health risk.” Ms. Stephens noted she wanted setbacks to be looked at in the context of these concerns and not just the concern of odors. Hand-outs were presented to the board and are on file.

4) Catherine Carter addressed concerns in the areas of: a) Residential development in lake areas and around small towns in regards to CAFOs. b) Right to Farm Covenants and Waivers and landowner rights. c) Religious farming community development over shallow aquifer if the proposed Religious farming community utilizes an approved central sanitary sewer collection system – regarding this specific area of the plan Ms. Carter asked the board to reconsider the idea of having these types of exemptions and possibly not allow any type of development over shallow aquifers.

5) Carl Kline expressed his primary concern was with water quality and to value water over economic value over large operations.

6) Norris Patrick listed 2 concerns: 1) Tiling that goes on in the county. 2) Land size – Mr. Patrick stated, “The 35 acres lots should be 2-3 or 5 acres and should be between the landowner and the buyer, I don’t think government has any place in this. You are eliminating the buyer that can’t afford the 40 acres.”

7) Randy Van Leeuwe – noted he owned a small parcel on the North tip of Oak Lake. Mr. Van Leeuwe expressed his concern with water and the practices that the land use plan would put into place for years to come.

8) Les Howard identified himself and noted that he owned a place northwest of town. He stated, “In the past I applied for a conditional use permit and during the process became more aware of the comprehensive plan. I want to comment the work that has been done so far.” Mr. Howard noted that he plans to stay informed, involved and wants to help with future ordinance changes and such. He stated, “Farm and non-farm residents can co-exist, agriculture is our biggest industry but, there has to be rules and regulations followed. I want to make sure there is a process in place to keep us informed, take our input. In this modern era good laws, understandable rules will make good neighbors.”

9) Lowell Slyter voiced his concern with the abandoned farmsteads and the plans mention that if those sites have not been occupied after “X” number of years the site would no longer be exempt from the 35 acre rule. Board member Pierre noted, “The plan doesn’t say that is what is going to happen, it says we have had conversation and consider this.”

10) Jim Eggen voiced his concern with the I-29 corridor and the concentrated location of CAFO’s being along a very sensitive area in relation to the watersheds. He stated, “I want Brookings County to consider this in relation to water and be a

leader in making sure things are done right not only in the county but in the state as well.”

11) Jon Kleinjan identified himself as a past board member of the 1970's and gave a brief history of why the 35 acre rule was established while he was on the board.

12) Ben Stout from the South Dakota Department of Ag stated, “I appreciated the attention to agriculture. Brookings County is a good example of a county that supports Ag of all types – Farmers Markets, Dairies, CAFOs. Brookings is a good well rounded community.” He also commented, “This is a road map for future development there is plenty of opportunities for input later on, this is a guide to get us to where we are going, we can talk more on specific project and the benefits and drawbacks later on as those come up.” Chair Elenkiwich closed the public hearing and thanked everyone for coming.

Chair Elenkiwich then asked the board if any board member wanted to: 1) Make a motion to amended any specific sections based on comments heard? 2) Inclined to vote on the plan as currently drafted? 3) Motion to table to consider what was observed tonight? Lee Ann Pierce made a motion to amend pages 2, 35 & 45 with the following changes (**Amendment #1**). Page #2: correct the word “tenents”, page #35: 1) change “eight” to “nine” prairie lake 2) Add “Oak Lake” and page #45: Add “to” to sentence . Second by Randy Jensen. Chair Elenkiwich asked for further discussion from the board, hearing none. Chair Elenkiwich called for roll call vote: Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-aye, Davis, aye, Nelson-aye, Rochel-aye, Pierce-aye, Elenkiwich-aye. 9-ayes, 0-nays, motion carried.

Chair Elenkiwich asked if the board had any further comments. Board member Tom Davis wanted to address the comment on public input made earlier and stated, “Former staff member Meghan Thoreau came to our township meeting and spent 3 hours with us. I think our initial public input was very good and she tried to meet with every board in the county.” Board member Robert Rochel asked that Luke Muller step forward and discuss more on Natural Resource. Mr. Muller discussed with the board possible areas of change to the plan. The board requested that he consider where the possible changes should go while they continued discussions.

Chair Elenkiwich asked the board for further discussion or comments. Laurie Nichols noted that she wanted to discuss further the comment made regarding religious farms and the aquifer. Board members discussed concerns. Laurie Nichols made a motion to amend page #71 with the following change (**Amendment #2**). Page #71: bullet number five (5) change wording to - Religious farming communities may not be allowed over or near a shallow aquifer. Second by Terrell Spence. Chair Elenkiwich asked for roll call vote: Spence-aye, Nichols-aye, Kleinjan-aye, Davis-aye, Nelson-aye, Rochel-nay, Pierce-aye, Elenkiwich-nay, Jensen-aye. 7-ayes, 2-nays, motion carried.

Chair Elenkiwich called Luke Muller back to the podium to finalize rezoning discussion. Mr. Muller discussed options with the board. Board member Robert Rochel made a motion to amend page #53 with the following change (**Amendment #3**). Page #53: under bullet number six (6) add a sub-bullet: Brookings County discourages the rezoning of property from Natural Resources District to Lake Park District. Second by Darrel Kleinjan. Chair Elenkiwich asked for further discussion

from the board, hearing none. Chair Elenkiwich called for roll call vote: Nichols-aye, Kleinjan-aye, Davis-aye, Nelson-aye, Rochel-aye, Pierce-aye, Jensen-aye, Spence-aye, Elenkiwich-aye. 9- ayes, 0-nays, motion carried.

Lee Ann Pierce made a motion to amend page #43 with the following addition (**Amendment #4**) Page #43: under Policy 3 – Supporting Policies make addition to bullet one (1) so the bullet will read “The preservation of the agricultural production practices should be a priority consideration in land use decisions. Agricultural practices that promote air and water quality, preserve the environment, and mitigate impacts on nearby property should be encouraged.” Second by Terrell Spence. Chair Elenkiwich called for further discussion from the board, hearing none. Chair Elenkiwich called for a roll call vote: Kleinjan-aye, Davis-aye, Nelson-aye, Rochel-aye, Pierce-aye, Jensen-aye, Spence-aye, Nichols-aye, Elenkiwich-aye. 9-ayes, 0-nays, motion carried.

Lee Ann Pierce made a motion to amend page #55 with the following change (**Amendment #5**) Page #55: Under Environmental Areas expand statement to read: “It is the goal of Brookings County to preserve, protect, conserve, and enhance environmental resources including land, water, wetlands, lakes, rivers and streams, wildlife habitats, and recreational areas; and to avoid development in areas that.” Second by Robert Rochel. Chair Elenkiwich called for further discussion from the board. Darrel Nelson noted that it seemed to be quite subjective and not contain any objectivity. Chair Elenkiwich called for a roll call vote: Davis-aye, Nelson-nay, Rochel-nay, Pierce-aye, Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-nay, Elenkiwich-nay. 5-ayes, 4-nays, motion carried.

Chair Elenkiwich asked if the board had additional points they wanted to review. Luke Muller noted a typographical error on page #17 Terrell Spence made a motion to amend with the following change (**Amendment #6**) Page #17: correct last sentence on page to remove “*near Lake Hendricks*” and insert “Oakwood Lakes area”. Second by Lee Ann Pierce. Chair Elenkiwich called for further discussion from the board, hearing none, called for a roll call vote: Nelson-aye, Rochel-aye, Pierce-aye, Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-aye, Elenkiwich-aye, Davis-aye. 9-ayes, 0-nays, motion carried.

Lee Ann Pierce made a motion to amend page #87 with the following addition (**Amendment #7**) Page#87 bullet number six (6) under “GENERAL COMMERCIAL/INDUSTRIAL POLICIES” add the sentence. “Downward-directed lights and other measures to reduce light pollution are encouraged.” Second by Darrell Nelson. Chair Elenkiwich asked for further discussion from the board, hearing none. Chair Elenkiwich called for a roll call vote: Rochel-aye, Pierce-aye, Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-aye, Davis-aye, Nelson-aye, Elenkiwich-aye. 9-ayes, 0-nays, motion carried.

Chair Elenkiwich asked for further comments or discussion. Board member Pierce addressed the public group and clarified some future plans regarding the Comprehensive Plan, the ordinance review and joint jurisdiction area in regards to small farms, niche farming and smaller residential uses. Lee Ann Pierce then made a motion to amend page #24 with the following removal (**Amendment #8**) Page #24: remove the sentence “*Banking regulations, niche crop farms, and hobby farms are stoking pressures which already exist to establish small residences in*

*rural portions of the county.*” Second by Robert Rochel. Chair Elenkiwich asked for further discussion from the board, hearing none, called for a roll call vote: Pierce-aye, Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-aye, Nelson-aye, Rochel-aye, Davis-aye, Elenkiwich-aye. 9-ayes, 0-nays, motion carried.

Board member Darrell Nelson addressed the audience and stated, “We do not want anyone to think Brookings County is against small farms as we certainly aren’t.” He described concerns and issues that can arise and the need to consider all aspects of things when planning for the future.

Chair Elenkiwich asked the board for further comments or discussions, hearing none, called for a roll call vote on the recommended plan with amendments: Jensen-aye, Spence-aye, Nichols-aye, Kleinjan-aye, Davis-aye, Nelson-aye, Rochel-aye, Pierce-aye, Elenkiwich-aye. 9-ayes, 0-nays, motion carried.

Chair Elenkiwich thanked all those in attendance for comments and concerns and adjourned the meeting at 8:20 PM

Rae Lynn Maher  
Brookings County  
Development Department.