

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

AGENDA

1. **Call to Order at 8:00 PM on August 2nd, 2016**
2. **Approval of Minutes from July 5th, 2016 Meeting**
Documents:

[July 5th, 2016 - Minutes - DRAFT.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. **Executive Session: Discuss legal mater with legal counsel.**
-SDCL 1-25-2(3) (Legal Counsel)
7. **Convene as Brookings County Board of Adjustment**
(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)
8. **2016var016**
Danielle M. Schievelbein has made an application, 2016var016, to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards. The property is described as: "E800' S580' in SE1/4 of Section 7, T109N, R48W (Parnell Township)" ~~ located at 47884 216th St, Aurora, SD 57002.

Documents:

[2016var016 Staff Report.pdf](#)
9. **2016cu016**
Theresa Bennett have made an application, 2016cu016, 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 # 18: Extended home occupations: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business." The property is described as: "Collins Addition in NW1/4 of Section 4, T109N, R49W." ~~ located at 47439 214th St, Aurora, SD 57002.

Documents:

10. **Convene as Brookings County Planning and Zoning Commission**

11. **2016cu015**

Jason Dearduff has made an application, 2016cu015, to the Brookings County Planning and Zoning Commission for a conditional use; Article 13.00: "LP" Lake-Park District: Section 13.01: Conditional Use Permit # 6: Accessory building with a side-wall greater than ten (10) feet or more than 1,000 square feet. The property is described as: "Lot 2 Summer Home Addition in Section 28, 29 & 32 T109N, R50W (Medary Township)" -- located at 46799 219th St, Volga, SD 57071.

Documents:

[2016cu015 Staff Report .pdf](#)

12. **2016cu017**

Jeraldine T. Weinacht has made an application, 2016cu017, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 16: "One manufactured or mobile home as a secondary residence, on an established farmstead to be used for the occupancy of a farm employee, or by parents, grandparents, children or brothers and sisters of the occupant of the land, provided that said mobile home is removed within ninety (90) days of the vacation there from by the qualified occupant or occupants." The property is described as: "Block 1 of Tisdell Addition in S1/2 SE1/4 of Section 33, T110N, R51W (Volga Township)" -- located at 46246 214th St, Volga, SD 57071.

Documents:

[2016cu017 Staff Report.pdf](#)

13. **Consideration of Plats**

A. **2016plat005**

2016plat005: "Plat of Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, T109N, R49W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2016plat005 Staff Report.pdf](#)

B. **2016plat006**

2016plat006: "Plat of Lot 12 Dakota Shores Second Subdivision in Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2016plat006 Staff Report.pdf](#)

14. **Department Reports**

15. **Adjourn**

16. **Public Notices**

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

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July 5th, 2016 Minutes

Brookings County Planning & Zoning Commission
July 5th, 2016 – 8:00 PM
Brookings City & County Government Center
310 Chambers

Chair Robbins called the meeting to order at 8:04 PM. Commission members present were: Robert Rochel, Kimberly Elenkiwich, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Michael Vande Weerd, Randy Jensen, and alternate board member Roger Erickson.

Absent – Lee Ann Pierce and Tom Davis.

Chair Robbins read **agenda item # 2: Approval of minutes from June 7th, 2016 meetings.** Terrell Spence moved to approve the minutes. Darrel Kleinjan 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 staff report format would be discussed 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.** Aaron Morford to address the board regarding a possible new event – August 13th, 2016 called Junk Jam.

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

Chair Robbins stated, “We are now acting as the Brookings County Planning and Zoning Commission”, read the opening statement and **agenda item #6: 2016cu014: Oaklake Cabin LLC by Steven Hogie has made an application, 2016cu014, to the Brookings County Planning and Zoning Commission for a conditional use; Article 13.00: “LP” Lake Park District: Section 13.01: Conditional Use Permit # 6: Accessory building with a side-wall greater than ten (10) feet or more than 1,000 square feet. The property is described as: “OL 2 of Govt. Lot 9 of NE1/4, Section 12, T112N, R48W (Oak Lake Township)” ~~ located at 48345 197th St, Astoria, SD 57213.**

Robert Rochel moved to approve the conditional use request. Darrel Kleinjan second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated. "Mr. Hogie has applied for a conditional use to build a 48 feet x 48 feet x 12 feet side wall (2,304 square feet) accessory building on a lake front lot. The property was rezoned Lake Park in 1976 and contains 2.55 acres on Oak Lake. The setbacks for the lake front property are 25 feet from the road, 8 feet side setback and 75 feet from the high water mark. The proposed building would meet all setback requirements and will be located in the southeast corner of the property behind the tree line, to the rear of the property. Oak Lake Township Clerk, Norris Patrick called in and the township had no objections. Also adjoining landowners were mailed letters and we received no objections or comments." Mr. Haugen then went over a visual report of the site. Chair Robbins asked Mr. Hogie or a representative to come forward, identify himself and address the board. Steven Hogie identified himself and stated, "I am looking at putting up a 48 foot x 48 foot shed that would be used for general storage. It is located in the back of the lot behind the other shed and shouldn't bother anyone else." Chair Robbins opened up for discussion from the board. Board discussed view of the building from the road to the north and also if neighbors were contacted and had any issues with the building and location. Mr. Hogie noted that the trees obstruct the view of at least half of the structure from the road and that the neighbors were contacted and they had no concerns. Chair Robbins asked for further comments from the board, hearing none he opened up to the audience. Dennis DeBoer came forward and asked for the reasoning of the 12 foot sidewalls. Mr. Hogie stated, "The reason for the 12 foot sidewalls is to allow for a 10 foot x 10 foot door, we have some trailers that we need that sized door to be able to get in the shed and allow for head room." Chair Robbins asked for further comments from the audience, hearing none. Chair Robbins asked for additional comments from the board. Board member Spence noted that the board was considering the size of items being placed in buildings and is considering it while reviewing the current zoning ordinances. Chair Robbins asked for additional comments for the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Erickson-aye, Rochel-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Vande Weerd-aye, Spence-aye, Jensen-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins read **agenda item #7: 2016cu013: Otter Tail Power Company by Cindy Kuismi has made an application, 2016cu013, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 15: "Water pumping stations, elevated tanks and similar essential public utilities and service structures". The property is described as: "100 x 100 foot subplot in SE1/4 of Section 3, T109N, R48W also to be known as Lot 2 of Kodiak Addition in the SE1/4 of Section 3, T109N, R48W of the 5th P.M., Brookings County, South Dakota (Parnell Township)".** Darrel Nelson moved to approve the conditional use request. Michael Vande Weerd second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr.

Haugen stated, "Otter Tail Power Company is applying for a conditional use permit to construct an electrical substation. Otter Tail has a transmission/service line that runs along 482nd Ave that will service the substation and provide power to the adjacent landowner. Power would be provided to a recent CAFO (Kodiak Pork) to be located in that area. A chain link fence will surround the substation and all electrical components will be located within the fenced area. The County Highway Superintendent, adjoining landowner's and Parnell Township had no comments or issues with the request." Mr. Haugen then presented a site report with visuals. Chair Robbins asked representatives from Otter Tail Power Company to introduce themselves and address the board. Representatives identified themselves as Cindy Kuismi, Otter Tail Power Company, Land Rights and Permitting and Joe Dold, Otter Tail Power Company, Area Engineer. Ms. Kuismi stated, "Otter Tail Power was asked by Pipestone Systems or Kodiak Pork to provide electric service to their new facility. They agreed to sell us a 100 feet x 100 feet lot that adjoins their property on 3 sides. The property has been platted and is now called Lot 2 of Kodiak Addition. We will be purchasing Lot 2 and our hope is to fence that area in with a chain link fence and all electrical components would be in the fenced area. We would build a distribution substation to serve their facility. Chair Robbins opened for questions for the board. Board members Nelson, Rochel and Robbins asked questions regarding: 1) If, the substation would exclusively serve Kodiak Pork? 2) If a new driveway would be installed? Ms. Kuismi replied, "1) Yes it is to exclusively serve Kodiak Pork. 2) There is an existing driveway that we plan to broaden." Chair Robbins opened up for discussion from the audience. Seeing none he asked for further discussion from the board. Board members Rochel, Robbins and Elenkiwich asked questions regarding: 1) Safety issues and someone running off the road with a chain link fence being the only barrier or if there would be other barriers. 2) Height of fence. 3) Lighting. 4) Plans for expansion. 5) Surveillance. Ms. Kuismi replied to questions: # 1) "No. Almost all of our substations are surrounded by chain link fence. Because all the electric components are a ways back from the fence, to my knowledge we have not had any problems with that. That is typical of our standards. # 2) The height of the fence is 6 foot." Joel Dold responded to questions: # 3) "Smaller substations like this we normally don't installing lighting, it can be done if required, but for a smaller one we generally don't. # 4) If the load would grow then yes, lighting would be added, but at the time we no plans for that." Ms. Kuismi replied to question # 5) "We do have surveillance at some sites and warning signs about high voltage and such are posted on our sites." Chair Robbins asked for additional comments for the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Rochel-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Vande Weerd-aye, Spence-aye, Jensen-aye, Erickson-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins stated, "We are now acting as the Brookings County Board of Adjustment", read the opening statement and **agenda item # 8: 2016var011: Otter Tail Power Company by Cindy Kuismi has made an application, 2016var011 to the Brookings County Board of Adjustment for a variance.**

Article 11.00: Section 11.01 “A” Agricultural District: Area Regulations # 2): Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards. The property is described as: “100 x 100 foot subplot in SE1/4 of Section 3, T109N, R48W also to be known as Lot 2 of Kodiak Addition in the SE1/4 of Section 3, T109N, R48W of the 5th P.M., Brookings County, South Dakota (Parnell Township).” Roger Erickson moved to approve the variance request. Darrell Nelson second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Otter Tail Power Company is requesting a front yard variance in order to build the closest electrical component of the substation 30 feet from the right of way (482nd Ave), a variance of 70 feet. The side setback of 25 feet and rear setback of 50 feet will be met. A chain link fence will surround the substation perimeter. This substation is small and unique from other substations as it will only house components needed to service the adjoining customer (Kodiak Pork). The hardships to consider are: 1) the size of the substation, 2) to preserve the land use and building site. The Brookings County Highway Superintendent, adjoining landowners and Parnell Township Chairman and Clerk were sent letters and no objections to the request were received. Chair Robbins asked the representatives to address the board. Representatives of Otter Tail Power Company, Cindy Kuismi and Joel Dold came forward. Cindy Kuismi described the substation site to the board members noting that the chain link fence would be 15 feet from the road right of way, the closest structure (a wood pole) would be another 15 feet 3 inches beyond that and there would be a distance of 18 feet from chain link fence to the cement pad where the transformer would sit. Ms. Kuismi also stated, “It can’t meet the 100 foot setback as it is just a 100 foot lot, to preserve space for Kodiak Pork.” Chair Robbins opened up for questions from the board. Board member Rochel asked a question regarding elevation of items and possible snow impact on the road. Mr. Dold stated, “The poles themselves should not affect anything and the transformers would be the largest structures and they are only 5 feet tall so I don’t believe it will impact snow on the road. Chair Robbins verified that no new trees or other structures would be placed on the site in the future that would block snow or cause other issues. Chair Robbins asked for additional questions from the board, hearing none he opened up for questions for the audience, hearing none. Chair Robbins asked for additional comments for the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Vande Weerd-aye, Spence-aye, Jensen-aye, Erickson-aye, Rochel-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins recused himself from the board and Vice Chairperson Kimberly Elenkiwich assumed the seat and read **agenda item # 9: 2016var012: Michael Syrstad has made an application, 2016var012, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: “LP” Lake-Park District: Density, Area and Yard Regulation (Non-Lake Front). The property is described as: “Lot 16, 17, 18 & 19 Hagensicks Subdivision in SW 1/4 of Sec. 32, T109N, R50W (Medary Township)”** ~~ located at 9085, 9095, 9115 & 9125 Hagensick Rd, Brookings, SD 57006. Randy Jensen moved to

approve the variance request. Terrell Spence second. Chair Elenkiwich opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. Syrstad has applied for a variance to build a new residence 15 feet from the rear property line (Bortnem Beach Road) and 5 feet from the front road (Hagensick Road) on on-lake front lots located on Lake Campbell. A variance of 35 feet for the rear setback and 45 feet for the road (front) setback. The lots are pie shaped, varying in width and depth and were platted on September 24th, 1958. Mr. Syrstad purchased the lots in 2013 and finished clearing the property and would now like to build a 60 feet x 70 feet structure. It would consist of a 30 feet x 36 feet residence with a 40 feet x 60 feet attached garage. The mature trees on the lot would be maintained and would be between the proposed residence and Bortnem Beach Road. The garage would be on the south end of the house and he would access the garage by driving off Hagensick Road across his property then into his garage. He would not be backing out onto Hagensick Road. The Hagensick Road ends at Lot 16 and is a dead end road used only by residence that live along the road. Letters were sent to adjoining landowners and the Medary Township Clerk and Chairman and we received no comments. The hardships to consider: 1) Shape and size of the lot, 2) location of existing trees, 3) lots were platted prior to current lake park setback requirements." Mr. Haugen then presented a visual presentation of the site. Chair Elenkiwich called Mr. Michael Syrstad forward and asked him to address the board. Mr. Syrstad stated, "My intent is to build a structure for residence and for storage. My motor home is large so that is why the sidewalls are large." Chair Elenkiwich opened up for questions from the board. Chair Elenkiwich asked a question regarding removal of trees. Mr. Syrstad noted that on a couple of old ash that were splitting would need to be removed from the site otherwise all other trees would remain. Board member Vande Weerd asked, "As far as the 5 feet off Hagensick, I realize it is a dead end but do you have concerns of that getting pretty close in regards to the porch?" Mr. Syrstad stated, "The trees are there and if I need to adjust a little bit I could adjust. There is only one other person that owns property other than myself and a family member, that person is to the north and I am not too worried about it." Chair Elenkiwich asked Mr. Syrstad about snow removal. Mr. Syrstad noted that it was snow removal and gravel maintenance was all done privately by the lot owners. Board member Rochel asked If Mr. Syrstad had talked with the neighbors. Mr. Syrstad noted that he had discussed with the area neighbors and they were fine with the plan. Board member Spence asked for clarification of the structure dimensions and question regarding the road being private and board jurisdiction related to that. Mr. Haugen stated, "The structure is T shaped thus the dimensions noted. Also the road is a private road and is platted as such on the plat." Mr. Hill added, "The road is a platted road so it is an official road." Chair Elenkiwich opened for questions from the audience, hearing none. Chair Elenkiwich asked for additional comments from the board. Board member Nelson asked Mr. Syrstad if he would be able to get his motor home moved around with the tight area. Mr. Syrstad noted that he had ample room since he owned the other lots adjoining the site. Chair Elenkiwich opened for questions from the audience, hearing none. Chair Elenkiwich asked for additional comments for the board, hearing none she asked Mr. Haugen to go over the findings of facts,

with any additions, which are on file. Chair Elenkiwich called for a roll-call vote: Nelson-aye, Vande Weerd-aye, Spence-aye, Jensen-aye, Erickson-aye, Rochel-aye, Kleinjan-aye, Elenkiwich-aye. 8-ayes, 0-nays, motion carried.

Elenkiwich stepped down and Robbins resumed his seat as Chairman.

Chair Robbins read agenda item # 10: 2016var013: Dwain Shay has made an application, 2016var013, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 13 DeBoer's Lake Tetonkaha West Subdiv in SE1/4 Sec. 7, T111N, R51W (Oakwood Township)" -- located at 26 Oakwood Shoreline Dr, Bruce, SD 57220. Kimberly Elenkiwich moved to approve the variance request. Terrell Spence second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. Shay has applied for a variance to raise up his existing cabin and deck, construct a new basement in the same location and place the cabin and deck on the new basement. His existing setbacks are 50 feet from the road, the edge of the house is 27 feet from the high water mark and the deck is 7 feet from the high water mark. The side setback of 8 feet are meet. The existing home was constructed in 1940. The DeBoer's Lake Tetonkaha West Subdivision was platted in 1984 and then replatted in 2003 when access was changed." Mr. Haugen then presented a visual report of the site. Chair Robbins asked Mr. Shay to address the board and answer any questions. Mr. Shay stated, "We want to raise the cabin up, set it to the side, put a full basement on that spot then put the cabin on the basement and make it a year around cabin, not just a summer cabin." Chair opened up for questions or comments from the board. Chair Robbins asked for two clarifications: 1) Will the residence be moved in any new direction, either closer to the lake, sides or road side? 2) What will change in the retaining wall/landscape area? Mr. Shay stated, "The plan is to put it right back to where it is, we have no desire to move closer to lake or road." Shawn Knapp, Mr. Shay's contractor identified himself and addressed question #2. Mr. Knapp stated, "The top row of landscape rock will come down, the flood certification was done and the top row will probably become a poured concrete wall, otherwise everything else will stay as it is." Board member Elenkiwich stated, "You have said the dimensions of the cabin weren't going to change, how about the height of the structure?" Mr. Shay noted that the structure would not raise more than one foot according to plans at this time. Chair Robbins asked if the board had questions. Hearing none he asked if the audience had further questions, hearing none. Chair Robbins asked if the board had further questions. Board member Nelson asked, "Do you have to do any kind of mitigation for radon gas, is that at all an issue?" Mr. Knapp stated, "It probably won't be an issue with it being a walk-out basement, now when basements are done we generally put mitigation systems in thru the sump hole, so it is all pre-built into the system." Chair Robbins asked, "Will any changes be made to the septic system?" Mr. Shay stated, "We will put in a new larger septic system where the current one exists." Chair Robbins asked for additional comments for the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Kleinjan-aye, Vande Weerd-aye,

Spence-aye, Jensen-aye, Erickson-aye, Rochel-aye, Elenkiwich-aye, Nelson-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins read agenda item # 11: 2016var014: **Todd Egge has made an application, 2016var014, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 8 DeBoer's Lake Tetonkaha Subdiv in SE1/4 Sec. 7, T111N, R51W (Oakwood Township)" -- located at 8 Oakwood Shoreline Dr, Bruce, SD 57220.** Michael Vande Weerd moved to approve the variance request. Robert Rochel second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. Egge has applied for a variance to build an 8 feet x 24 feet addition on his cabin with a 30 feet x 24 feet attached garage. The existing setbacks are 64 feet from the road, west side is 3 feet and east side setback is 42 feet. The existing home was constructed in 1960. The septic system is located east of the cabin, preventing him from moving the addition and garage farther to the east. Mr. Egge contacted adjoining landowners. Comments from Dennis DeBoer, Bonnie Busdicker and Laurie Nelson-Moe and Mike Moe are on file and state they are ok with the additions. The road set back of 25 feet will be met, the variance is for a 3 feet side setback on the east side. This would allow the new addition the same 3 feet side setback as that of the current cabin." Mr. Haugen then presented a visual report on the variance request. Chair Robbins asked Mr. Egge to address the board. Todd Egge and his contractor Shawn Knapp came forward to address the board. Mr. Egge stated, "The plan is that we would add 8 feet on the south side of the existing cabin that would allow for a utility room, an entry-way and expand an existing bedroom. The attached garage addition would then continue south with a loft above it. The idea is to make it a 4 season cabin. The existing garage will be removed to open the area and not encroach on the road in that area." Chair Robbins asked for questions from the board, hearing none he asked for questions from the audience, hearing none. Chair Robbins asked for additional comments or questions for the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Vande Weerd-aye, Spence-aye, Jensen-aye, Erickson-aye, Rochel-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins read agenda item # 12: 2016var015: **Shawn Knapp has made an application, 2016var015, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 49 DeBoer's Lake Tetonkaha West Subdiv in SW1/4 Sec. 7, T111N, R51W (Oakwood Township)" -- located at 73 Oakwood Shoreline Dr, Bruce, SD 57220.** Robert Rochel moved to approve the variance request. Roger Erickson second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. Knapp has applied for a variance to build a new house. The lot is owned by Mitch Osterholt of Maplewood, MN. The house with an attached deck would be 34 feet from the high water mark, a variance of 41 feet. The house will be 45 feet from the high water mark. It will

meet the side setback of 8 feet and the road setback of 25 feet. The house will be 35 feet from the road, to allow for backing out of the garage without backing out onto the road. The property is located on a hill and the elevation difference on the lake side is about 12 feet from the lake shore to the top of the hill. The width of the lot is 75 feet. The north property line is 135 feet and the south property line is 110 feet. DeBoer's Lake Tetonkaha West Subdivision was platted in 1984 and then replatted in 2003 when access was changed." Mr. Haugen then presented a visual report of the site. Chair Robbins asked Shawn Knapp to come forward and address the board. Mr. Knapp stated, "I want to build a new house and it is nearly impossible to meet the setbacks on the size of lots in that area." Chair Robbins asked for questions from the board, hearing none he asked for questions from the audience, hearing none. Chair Robbins asked for additional comments or questions for the board. Chair Robbins verified that the structure would include a house with garage so no additional storage structures would be needed. Board member Jensen asked if any adjoining landowners had made any comments regarding the request. Mr. Haugen noted that none were received. Board member Erickson asked a question regarding the septic system. Mr. Knapp noted that they would use a drain field if an easement was available or go with a sealed holding tank. Chair Robbins asked for additional comments from the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Spence-aye, Jensen-aye, Erickson-aye, Rochel-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Vande Weerd-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

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: a) Aaron Morford.** Chair Robbins asked Mr. Morford to address the board. Mr. Aaron Morford stated, "I would like to bring a new event to the area, I am the owner of Funky Junk and my wife and I want to have an event called Junk Jam, August 13, 2016. The proposed location would be 47439 214th St, Aurora, SD. The property is owned by Michael Bennett. The event would be one day and consist of around 25 vendors, music and food." The board discussed and determined that the landowner would need to apply for a conditional use permit. The board discussed the plans for the event and what would need to be considered in hosting an event. Mr. Hill noted that the area that the proposed event would be in is under the Joint Jurisdiction Ordinance and would currently fall under an extended home occupation ordinance and would probably be set as a one-time use.

Chair Robbins read **Agenda item # 13: Department Reports.** Chair Robbins asked Mr. Hill for his Directors report. Mr. Hill discussed with the board members the format and information contained in the staff report. Luke Muller from First District of Local Governments also commented during discussion. Mr. Hill also gave a brief report on the subcommittees and the work being done on revising the county ordinances. Preliminary plans were discussed with September and/or October being possible months when public hearings would take place. Mr. Haugen noted that Brent Thompson fulfilled the requirement of a perpetual no build easement condition as part of his 2013 CAFO (Confined Animal Feeding

Operation) putting him in compliance. Mr. Haugen also noted that the easement was filed with the Register of Deeds office and is on file in the Development office.

Chair Robbins asked for a motion to adjourn. Kimberly Elenkiwich made a motion to adjourn the meeting, Michael Vande Weerd second. Chair Robbins called for a voice vote. 9-ayes, 0-nays.

Chair Robbins adjourned the meeting at 9:13 PM.

Rae Lynn Maher
Brookings County
Development Department.

DRAFT

2016var016 – August 2nd, 2016

Prepared by Richard Haugen

Applicant/Owner: Danielle Schievelbein, 47884 216th St, Aurora, SD 57002

Legal Description: ““E800’ of S580’ in SE1/4 of Section 7, T109N, R48W (Parnell Township)”

2016var016: Danielle Schievelbein has applied for a front yard variance to build a 24’ wide x 38’ feet long residential addition 87 feet from the center of 216th St (Parnell Township road) and 128 feet from 479th Ave (Parnell Township road), a variance of 46 feet from 216th St and 5 feet variance from 479th Ave. The required setback distance is 133 feet from the center of the road.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Area Regulations - # 2; Front Yard – The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards.

Ms. Schievelbein’s residence is located on an established building site, which is an allowed use in the **2016 Brookings County Comprehensive Plan, page 45, “Exception to large lot residential development”** and **Brookings County Zoning Ordinance, Article 11: Section 11.01 “A” Agricultural District: Permitted Uses - # 4: Single family residences including manufactured, mobile and modular homes on less than 35 acre lots provided that such residences are on an established farm building site, abandoned school site, or are lots of record and further provided that the proposed site has established road access, the lot has clearly delineated boundaries and the site can meet minimum water and sewer standards.** The current residence was built in 1974 prior to the Zoning Ordinance. The Southwest corner of the residence is 58 feet from the center of 216th St and the Southeast corner of the residence is 75 feet from the center of 216th St. Currently it meets the setback requirements from 479th Ave. The applicant would like to build a 24 feet wide x 38 feet long residential addition on the east side of the residence. The addition would consist of a 14 feet wide x 38 feet long residential addition and a 10 feet wide x 38 feet long open porch, for total addition of 24’ wide x 38 feet long as stated above. (See attached building plan.) The septic system is located on the east side of the residence towards the north end. Also the elevation of the land drops off significantly to the east and north sides of the residence.

The hardships to consider: 1) lay of the land, 2) location of septic tank; 3) residence built in 1974 prior to zoning ordinance setback requirements.

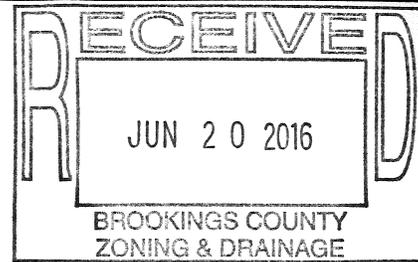
Public notices were published in the Brookings Register on July 19th and 26st, 2016 and Elkton Record on July 21st and 28th, 2016.

Letters were sent to the adjoining landowner’s, Parnell Township Chairman and Clerk.

Granting the variance request would allow the applicant have the same benefit as others in the area with similar hardships.

Denying the variance request would be maintaining the Agricultural Zoning Ordinance Setback requirements.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 6/20/16

Variance Number: 2016 var 016

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations for the purpose of:

A 38 foot x 14 foot addition with a 38 foot x 10 foot patio that extends to the northeast.

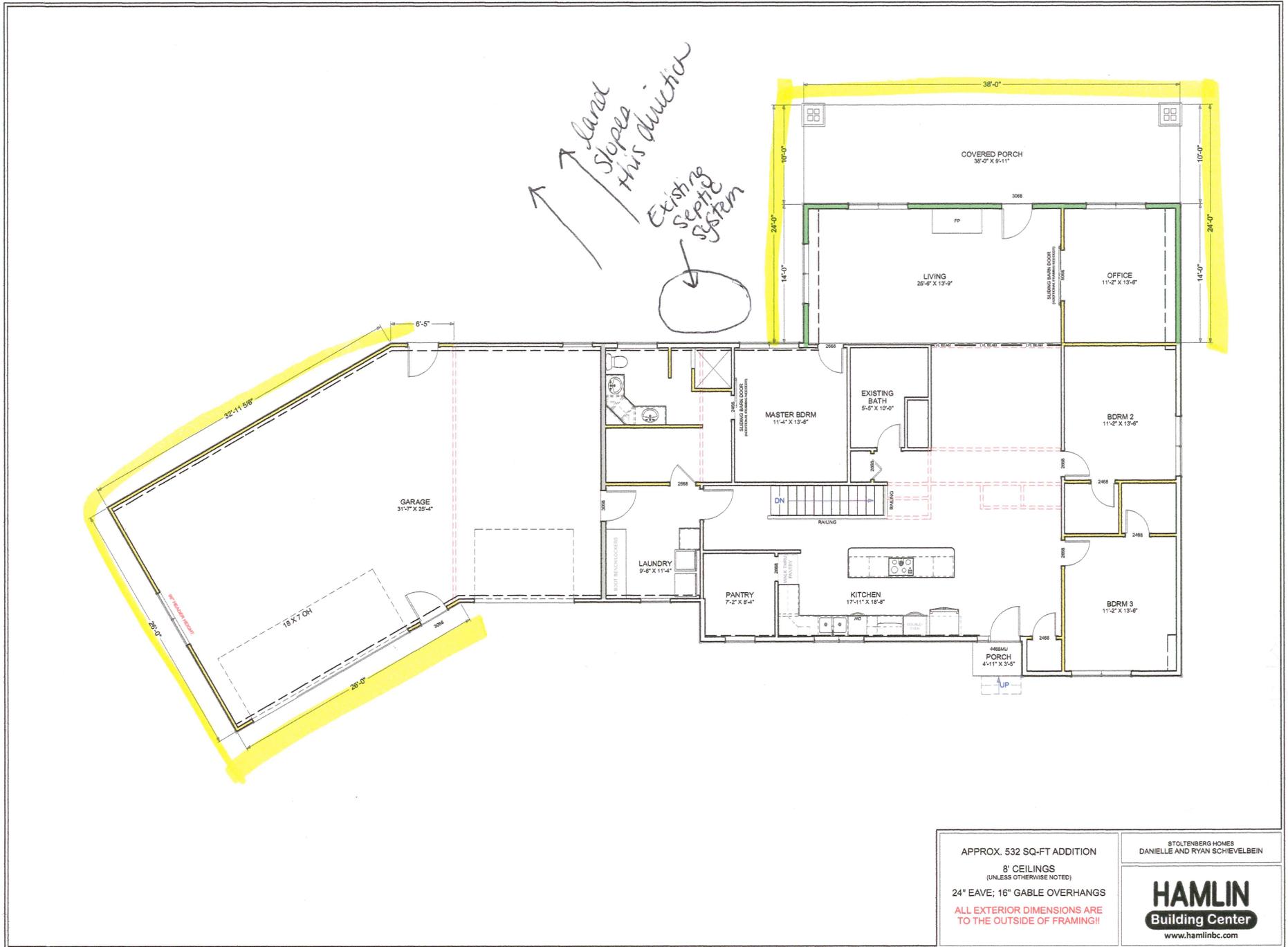
B.) Section(s) of Zoning Regulations to be exempted:

Article 11.00: Section 11.01 "A" Agricultural District:
Area Regulation #2: Front yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards.

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The existing home was built in 1974. We are unable to move the addition to the north due to the existing septic system. The yard slopes down to a small creek north east of the house.

2016 var 01b



APPROX. 532 SQ-FT ADDITION
8' CEILINGS
(UNLESS OTHERWISE NOTED)
24" EAVE; 16" GABLE OVERHANGS
ALL EXTERIOR DIMENSIONS ARE
TO THE OUTSIDE OF FRAMING!!

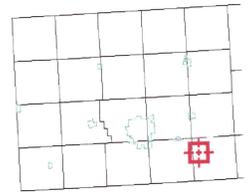
STOLTENBERG HOMES
DANIELLE AND RYAN SCHIEVELBEIN

HAMLIN
Building Center
www.hamlinbc.com

2016 var 016



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID 169801094807405
 Sec/Twp/Rng 7-109-48
 Property Address 47884 216TH ST
 AURORA

Alternate ID n/a
 Class NACS
 Acreage n/a

Owner Address SCHIEVELBEIN, RYAN A ET UX
 47884 216TH ST
 AURORA SD 57002

District 1603
 Brief Tax Description E800' S580' SE 1/4 SEC 7-109-48 10.65 ACRES
 (Note: Not to be used on legal documents)

Date created: 6/20/2016

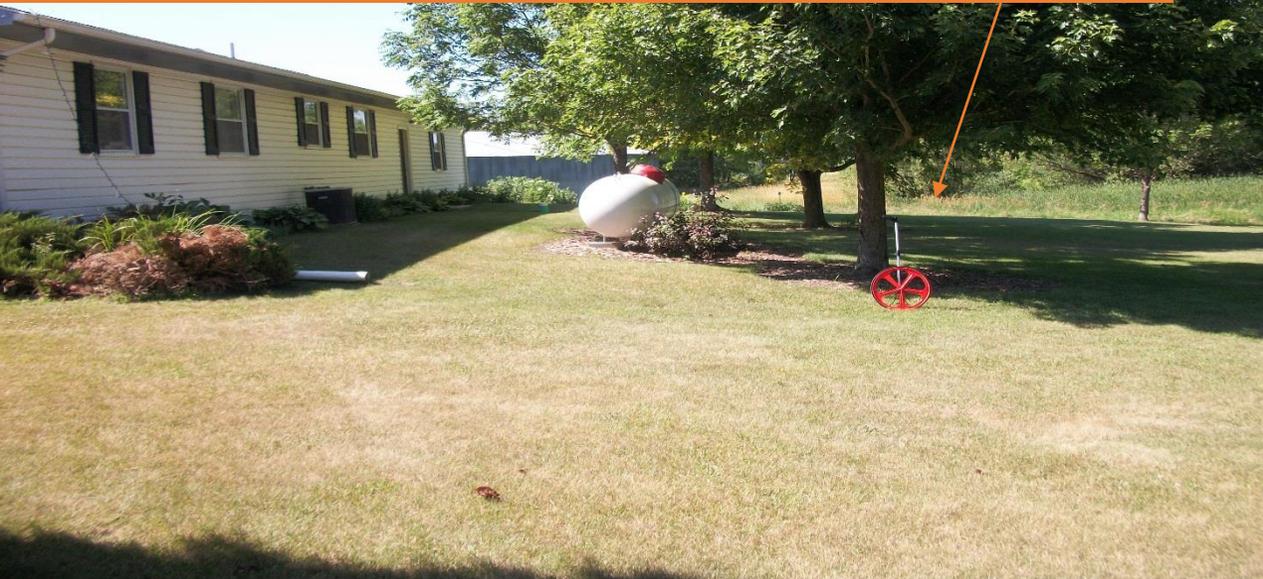
2016var016: Danielle Schievelbein



SW corner of house 58 feet from center of 216th St.
SE corner of house 75 feet from center of 216th St.



Looking North, wheel at East end of addition 24 feet from house.



Wheel at East end of 24 feet addition – 128 feet from center of 479 Ave, (East road). 87 feet from center of 216th St (South Road).



Looking West from East trees. Wheel at 38 feet, North end of addition. 143 feet from 479th Ave (east road). Septic tank.



Looking South, wheel at North end of addition. Green pipe location of septic tank/system.



Looking NW from corner of 216th St and 479th Ave



Reference only wheel at 133' from center of 216th St (South road).



2016cu016 – August 2nd, 2016

Prepared by Richard Haugen,

Applicant/Owner: Theresa Bennett, 47439 214th St, Aurora, SD 57002

Legal Description: "Collins Addition in NW1/4 of Section 4, T109N, R49W."

2016cu016: Theresa Bennett has applied for an extended home business to be able host events like vendor festivals, wedding receptions, reunions, dances, etc, at their rural residence. They are located in the Brookings City/County Joint Jurisdiction Area and fall under the Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # 18: Extended home occupations and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business. Their building site is 20 acres, consisting of the residence, a second house, garage, pole shed and several other buildings, along with a 30 feet wide x 48 feet long barn with a 16 feet x 48 feet enclosed lean to on the west side of the barn and a 28 feet x 48 feet open lean to with a cement floor on the east side of the barn, which would be used to host the events. According to their business plan, which is attached, they are insured, will have portable toilets on site, handicap parking spaces, lots of parking in the pasture area next to the yard, have a public address system to notify customers in case of an emergency or bad weather, along with an emergency plan in place and where to go, they will have security on hand during an event. They will not be preparing or serving the food themselves, that will be left up to the renter and will be allowed to have food catered in. They are located 1 ½ miles west of Aurora on 214th Street, a Trenton Township road, that can be accessed from 34th Ave S or 476th Ave (Brookings County 23 that runs through Aurora). The approximate hours would be 9:00 AM to 12:00 AM. They have statements from adjoining landowner's and neighbors, Norma Jensen and Rex Collins, stating "They have no issues with Mike and Theresa Bennett having events at their farm." Brookings City Community Development Director Mike Struck, reviewed the application and has no objections to the request.

Public notices were published in the Brooking Register on July 19th and 26st, 2016.

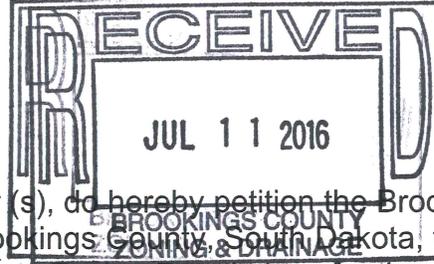
Letters were sent to the adjoining landowner's, Trenton Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 7-11-2016

Permit Number: 2016 CU 016

To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006



A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

See attachment

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11. Section 11.01 "A" Agricultural District: Conditional Use Permit # 20: Home Extended business. Brookings Joint Jurisdiction Area: Article IV: Agricultural District "A". Section 408: Special Exception # 18: Extended home occupations.

C.) Legal Description of Property:

21116-10949-042-00 Trenton TWP 2101

Brookings School S-1

47439 214th St 116 Collins Addition in NW 1/4

Form continued on page 2

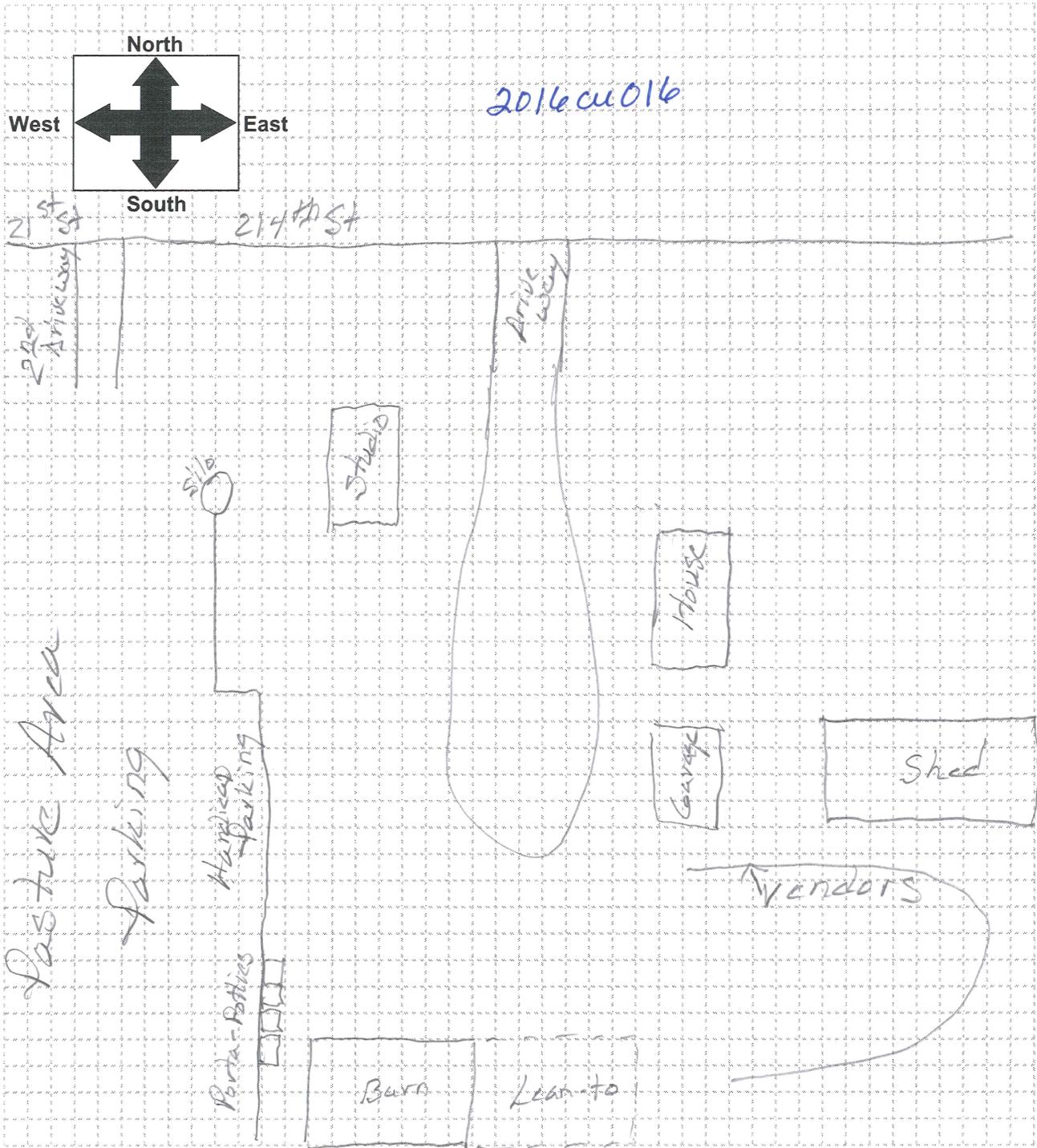
Attachment - A)

20160116

We are applying for the "Conditional Use Permit" to hold vendor festivals along with the wedding/receptions, music/dances, reunions, etc. that are held in and around our barn. We currently have a sales tax license for "Bennett's Barn". Approximate hours would be 7 AM - Midnight. We carry insurance that would cover the event. We will have two entrance/exit areas. Plenty of parking in pasture area and will have close up area for handicap people. Have a PA System to notify people of emergencies. If needed, attendees could go into barn, large shed, studio, house & garage for protection. Will provide "security" men during event. Will provide bracelets to those of drinking age with proof of age identification. Attendees will be able to get to event from all directions using 21st St. So / 24th St, 34th Ave, 30th St S., and Main St. of Aurora.

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



I have no issues with Mike and Theresa Bennett having events at their farm.

Naema Jensen

Date 7-7-2016

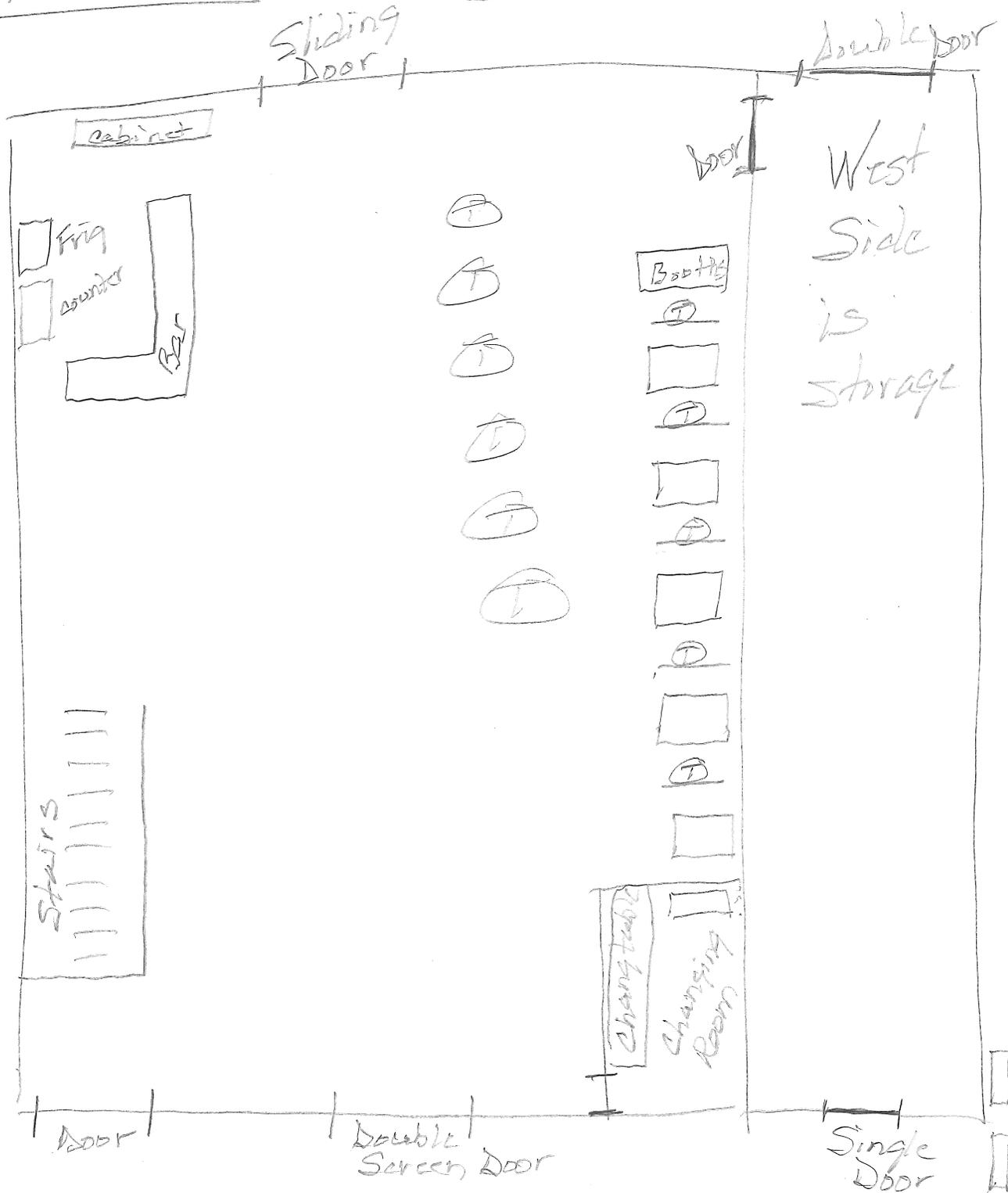
I have no issues with Mike and Theresa Bennett having events at their farm.

Ray Collins

Date 7-7-2016

Main Floor

S



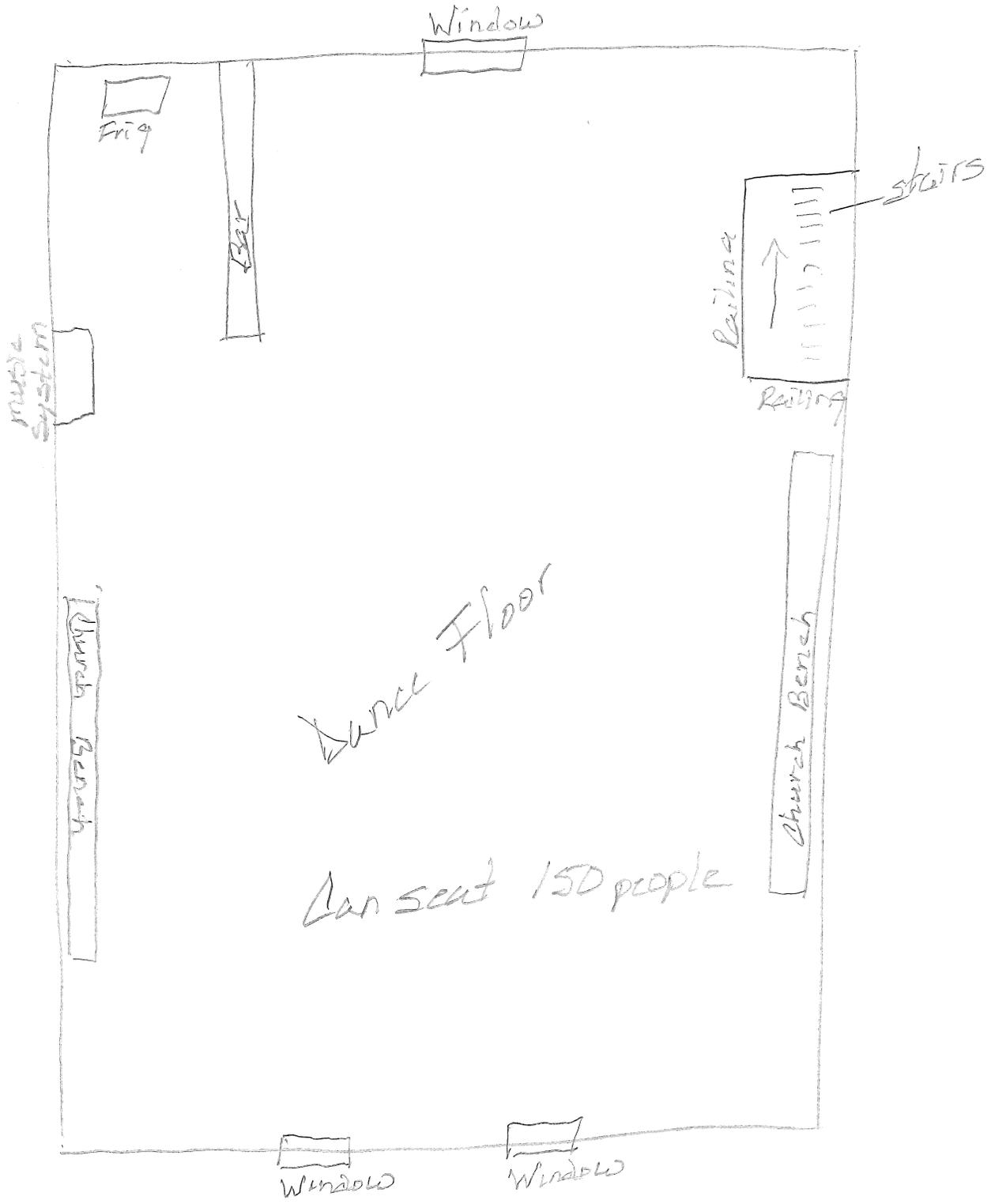
Seating with tables
on main floor is
100

N

Porta Potties
Have 2 - Rent
more when
needed

Second Floor

S

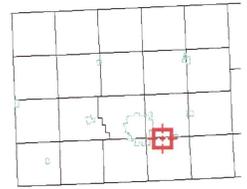


N

2016 cu 017



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	211161094904200	Alternate ID	n/a	Owner Address	BENNETT, MICHAEL T ET AL
Sec/Twp/Rng	4-109-49	Class	AGC		47439 214TH ST
Property Address	47439 214TH ST	Acreage	20		AURORA SD 57002
	AURORA				
District	2101				
Brief Tax Description	COLLINS ADDITION IN NW 1/4 SEC 4-109-49 20.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 7/11/2016

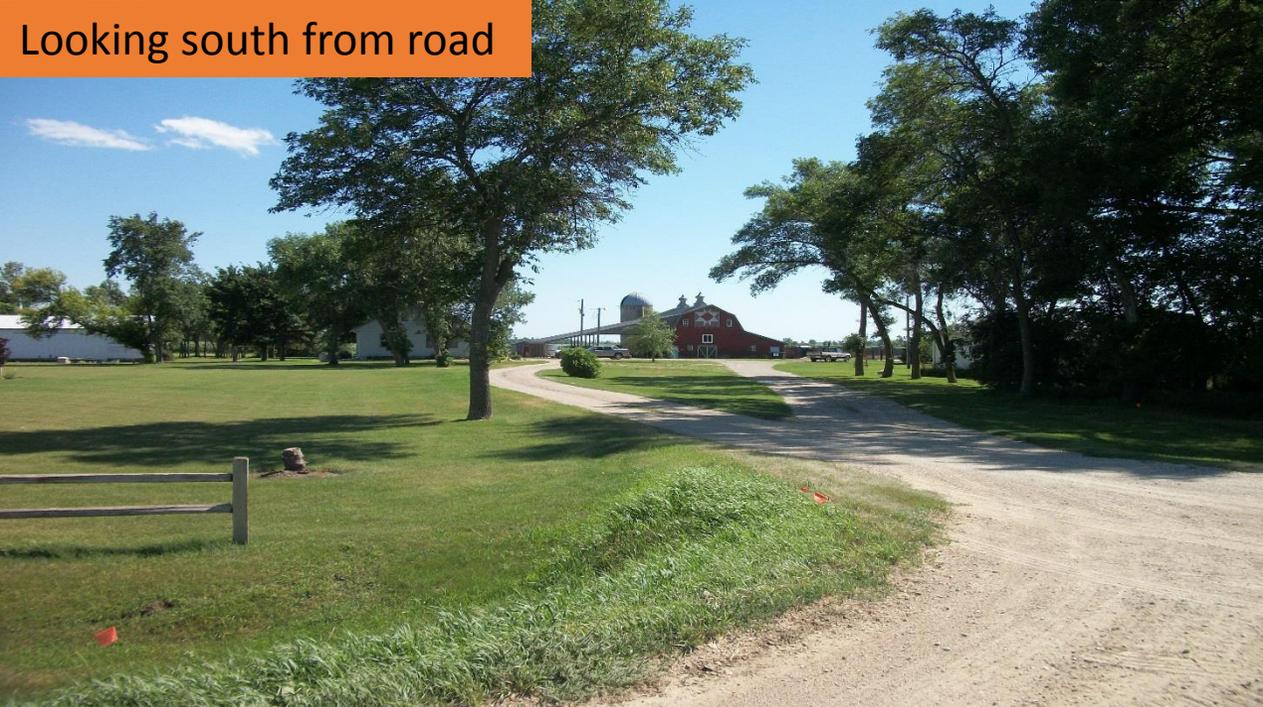
Looking west in front of applicants residence



2016cu016: Theresa Bennett



Looking south from road



Looking west towards pasture



Event barn front view looking south



Looking southeast from barn.



Looking east from barn.



House / garage



Looking northeast from barn.

2016cu015 – August 2nd, 2016

Prepared by Richard Haugen,

Applicant/Owner: Jason Dearduff, 46799 219th St, Volga, SD 57071

Legal Description: “Lot 2 Summer Home Addition in, Section 28, 29 & 32 T109N, R450 (Medary Township)”

The property is located at Lake Campbell in the Lake Park District. The Lake Park Conditional Use that applies is # 6: “Accessory building with a side wall greater than 10 feet or more than 1,000 square feet”.

2016cu015: Jason Dearduff has applied for conditional use to build a 28 feet x 52 feet x 10 feet side wall (1,456 square feet) detached garage (accessory building) on a lake front lot. The proposed building would be built on the north side of his lot. Between the proposed building site and the road, there is a row of mature evergreen trees that will shield the view of the proposed building from the road. Only the west end of the building would be visible from the road as you drive by. He will meet the Lake Park setback requirements: 25 feet from the road, 8 feet side setback and 75 feet from the high water mark (lake-side).

Public notices were published in the Brooking Register on July 19th and 26st, 2016 and Volga Tribune on July 21st and 28th, 2016.

Letters were sent to the adjoining landowner’s, Medary Township Chairman and Clerk.

Granting the conditional use request would allow the applicant the same benefit granted to others in the area with similar sized structures.

Denying the request would be maintaining the Lake Park Zoning Ordinance - Accessory Building permitted use size requirement.

5/11/16

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: July 11, 2016

Permit Number: 201604015

To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Having just moved here and living all year. I am
in need of storage for my cars, Boat + Camper in the
winter. My wife needs a Garage for her car, as do my
son + I. We would like to put up at least 1500
Sq. ft. of Garage, To the west of our house for this
purpose. 28x52x10

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

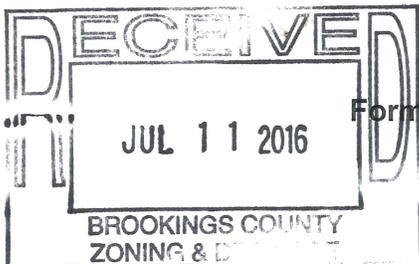
Article 13.00: "LP" Lake Park District: section 13.01:
Conditional Use Permit #6: Accessory building with a
side-wall greater than ten (10) feet or more than 1,000
square feet.

C.) Legal Description of Property:

Lot 2 Summer Home Addition in Section 28.29.32,
T109N, R50W

(Medary Trwp)

Parcel # 1317610950 28202



Form continued on page 2

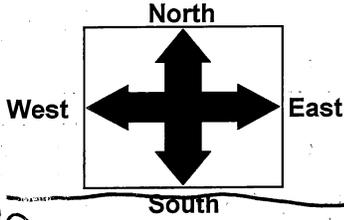
July 5th meeting

2nd Tuesday 14th

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.

2016 cu 015



Road Lake Shore Dr.

Pine Trees

Proposed New 10' sidewalk structure

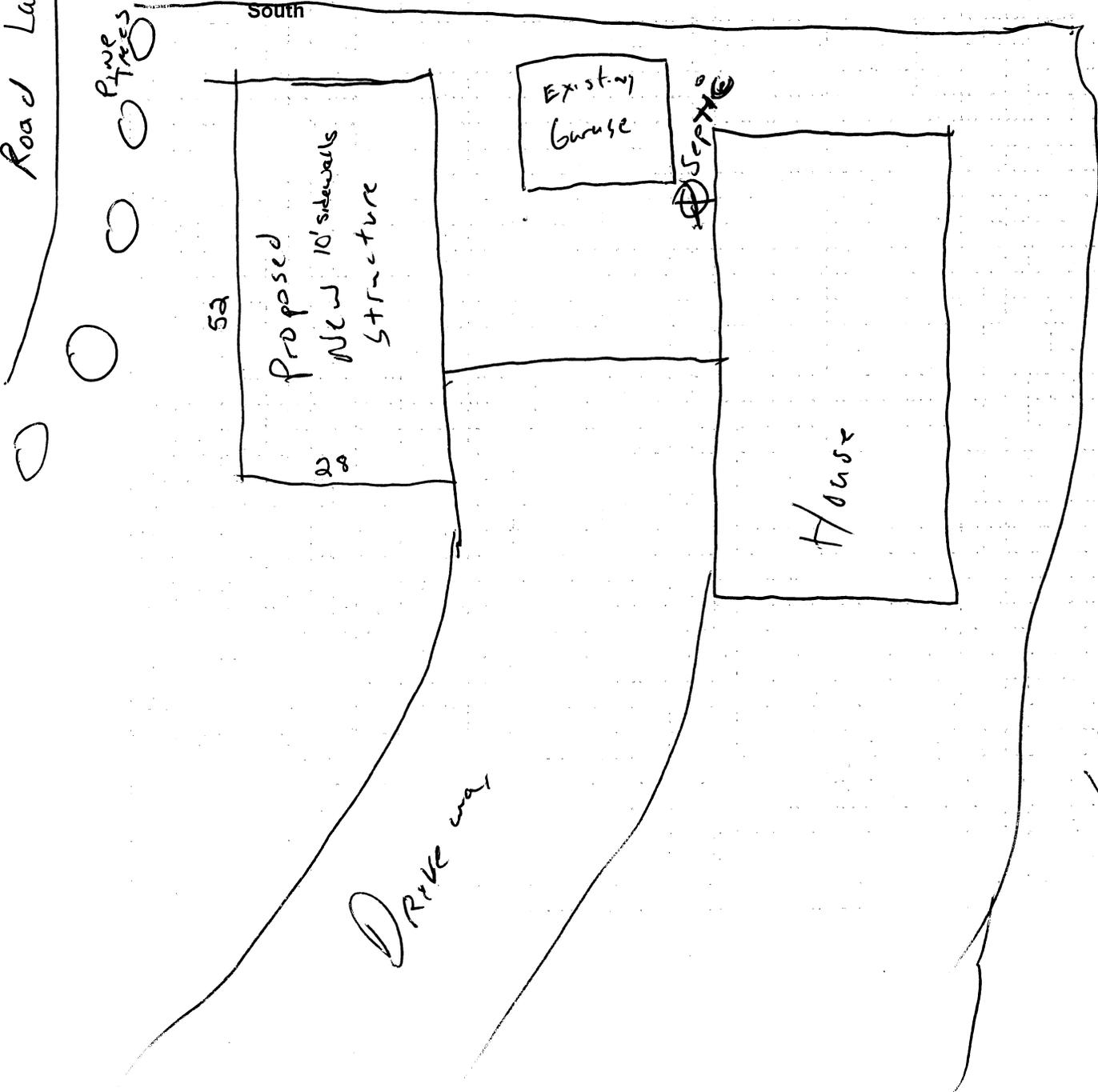
Existing Garage

Septic

House

DRIVE way

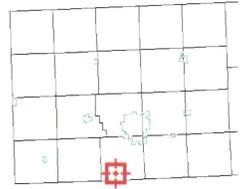
LAKE



2016cu 015



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	121761095028202	Alternate ID	n/a	Owner Address	DEARDUFF, JASON R ET UX
Sec/Twp/Rng	28-109-50	Class	NAC		46799 219TH ST
Property Address	46799 219TH ST	Acreage	n/a		VOLGA SD 57071
	VOLGA				
District	12054				
Brief Tax Description	SUMMER HOME ADDN IN SEC 28,29,32-109-50 LOT 2 26171 SQ FT				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/13/2016

Looking east from road



2016cu015: Jason Dearduff



Wheel at 25 feet from road.



Proposed building site mark with yellow flags



2016cu017 – August 2nd, 2016

Prepared by Richard Haugen,

Applicant/Owner: Jeraldine Weinacht, 46246 214th St, Volga, SD 57071

Legal Description: “Block 1 of Tisdell Addition in S1/2 SE1/4 of Section 33, T110N, R51W (Volga Township)”

2016cu017: Jeraldine Weinacht has applied for conditional use to move in a previously occupied, 1992, 16 feet x 76 feet mobile home, for her granddaughter to live in. The property is located rural Volga Township in the Agricultural District. Article 11: Section 11.01: “A” Agricultural District, Conditional Use # 16: “One manufactured or mobile home as a secondary residence, on an established farmstead to be used for the occupancy of a farm employee, or by parents, grandparents, children or brothers and sisters of the occupant of the land, provided that said mobile home is removed within ninety (90) days of the vacation there from by the qualified occupant or occupants.” The home meets Brookings County Zoning Ordinance Article 18: Minimum Mobile/Manufactured Home Requirements, Section 18:01 – 4: “Must have been constructed after June 15, 1976.” She will need the written consent of the adjoining landowner’s within 200 feet before a building permit would be issued for the mobile home per Brookings County Zoning Ordinance Article 18: Section 18:01 – 2b. She is located on a Volga Township road, has adequate space available for the mobile home in her building site.

Public notices were published in the Brookings Register on July 19th and 26st, 2016 and Volga Tribune on July 21st and 28th, 2016.

Letters were sent to the adjoining landowner’s, Volga Township Chairman and Clerk.

Granting the conditional use request would allow the applicant the same benefit granted to others in the area with request.

Denying the request would be maintaining the Agricultural Zoning Ordinance – Area Regulations.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: July 11, 2016

Permit Number: 2016 CU 017

To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Moving a mobile home onto my property
for use by my granddaughter

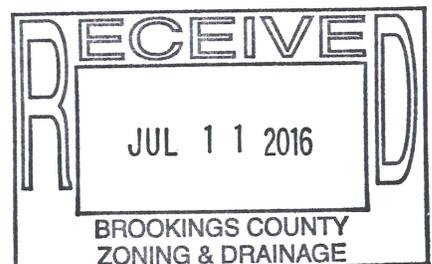
B.) Section(s) of Zoning Regulations authorizing Conditional Use:

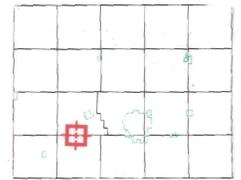
Article 11.00. Section 11.01 "A" Agricultural District.
Conditional Use Permit # 16: One manufactured or mobile
home as a secondary residence, ...

C.) Legal Description of Property:

Parcel - 22022-11051-334-00 Volga TWP Volga School 5-5
46260 - 214th St. 0.22 Tisdell Adm Block 1 IN S 1/2
SE 1/4 Sec. 33-110-51 57.37 AC

Form continued on page 2

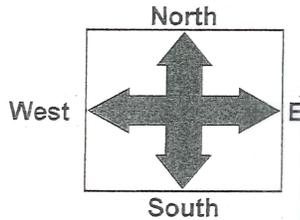




SKETCH

2016cu 017

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



2016 cu 017



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	220221105133400	Alternate ID	n/a	Owner Address	WEINACHT, ELISE M ET AL
Sec/Twp/Rng	33-110-51	Class	AGC		46246 214TH ST
Property Address	46260 214TH ST	Acreage	57.37		VOLGA SD 57071
	VOLGA				
District	2205				
Brief Tax Description	TISDEL ADDN BLOCK 1 IN S 1/2 SE 1/4 SEC. 33-110-51 57.37 AC				
	(Note: Not to be used on legal documents)				

Date created: 7/11/2016

Driveway on 214th St.



Looking north from road



2016cu017: Jeraldine Weinacht

Proposed trailer site between the two buildings.



Looking south towards the road



2016plat005 – August 2nd, 2016

Prepared by Richard Haugen

Applicant/Owner: Tim Gutormson, 47358 SD Hwy 234, Brookings, SD 57006

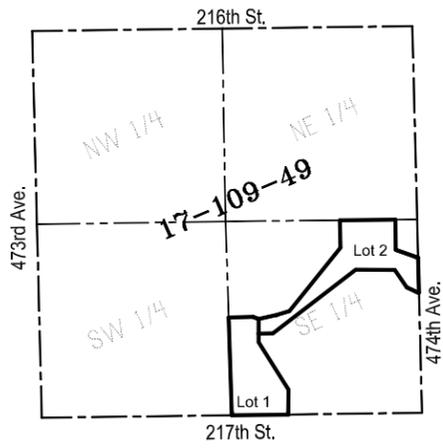
Legal Description: “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota.”

2016plat005: Tim Gutormson has submitted a plat for “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota.” He is subdividing 18.1 acres off from 39.87 acres he owns. Lot 1 containing 18.81 acres is the existing building site with some pasture land. Lot 2 containing 21.8 acres is the balance of the pasture land. Lot 2 is not a buildable site for a residence as does not meet the minimum 35 acre size requirement.

The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

THIS PLAT TO SUBDIVIDE BLOCK 2 OF "PLAT OF BLOCKS 1, 2, AND 3 BROOKSTONE ADDITION LOCATED IN THE SE 1/4 OF SECTION 17, T109N, R49W OF THE 5TH. P.M., BROOKINGS COUNTY, SOUTH DAKOTA" FILED FOR RECORD ON MARCH 10TH, 1999 AT 8:10 A.M., IN PLAT BOOK 21 ON PAGE 73. SUBJECT TO EASEMENT OF RECORD.



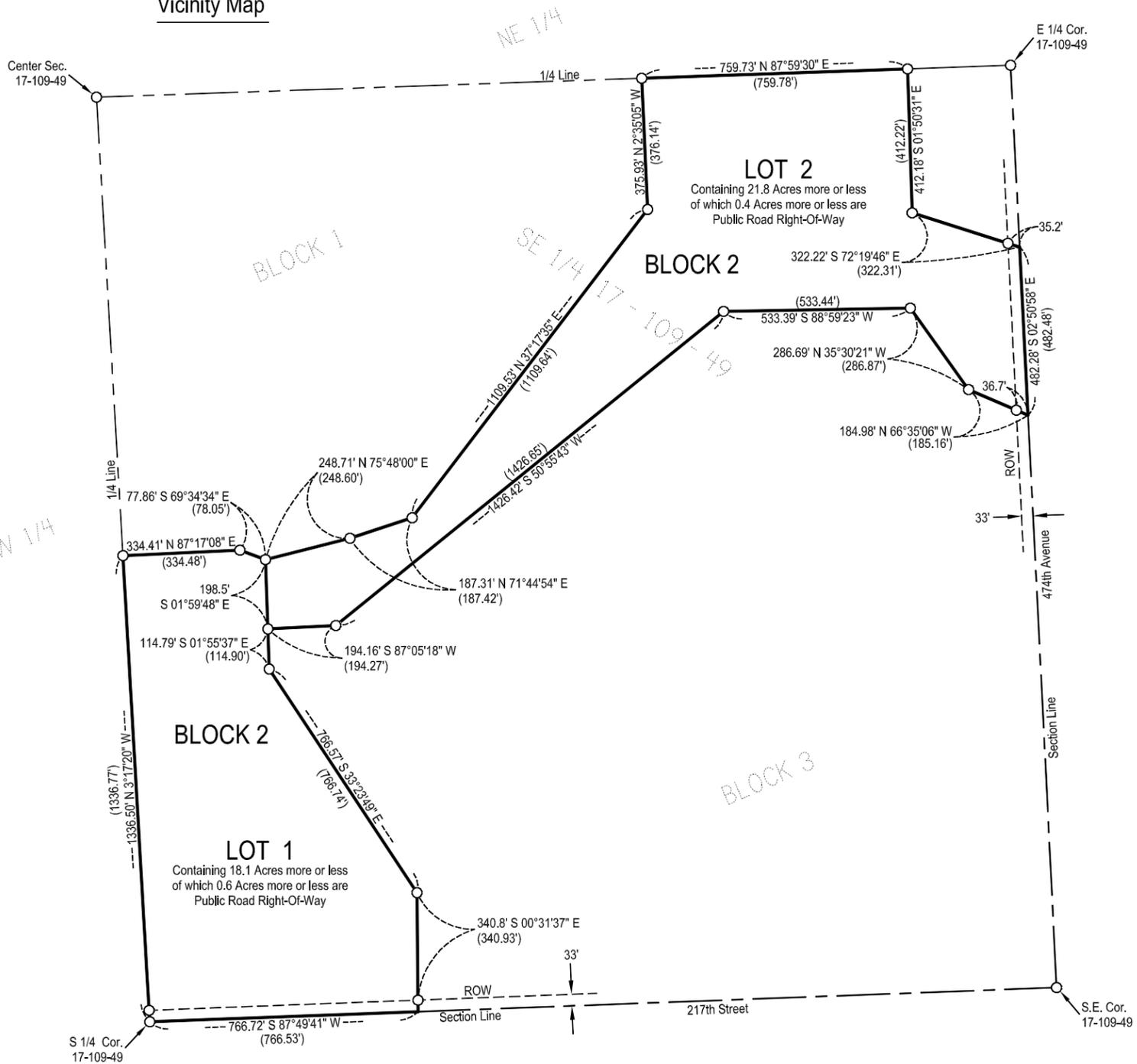
Vicinity Map

North

July, 2016
Scale: 1" = 400'

- Monument Recovered
- Monument Set
(5/8" x 18" Capped Rebar)
No. 6575
- Measured ---
(Platted)

NOTE: Bearings are Based
on Assumed Datum



SURVEYOR'S CERTIFICATE

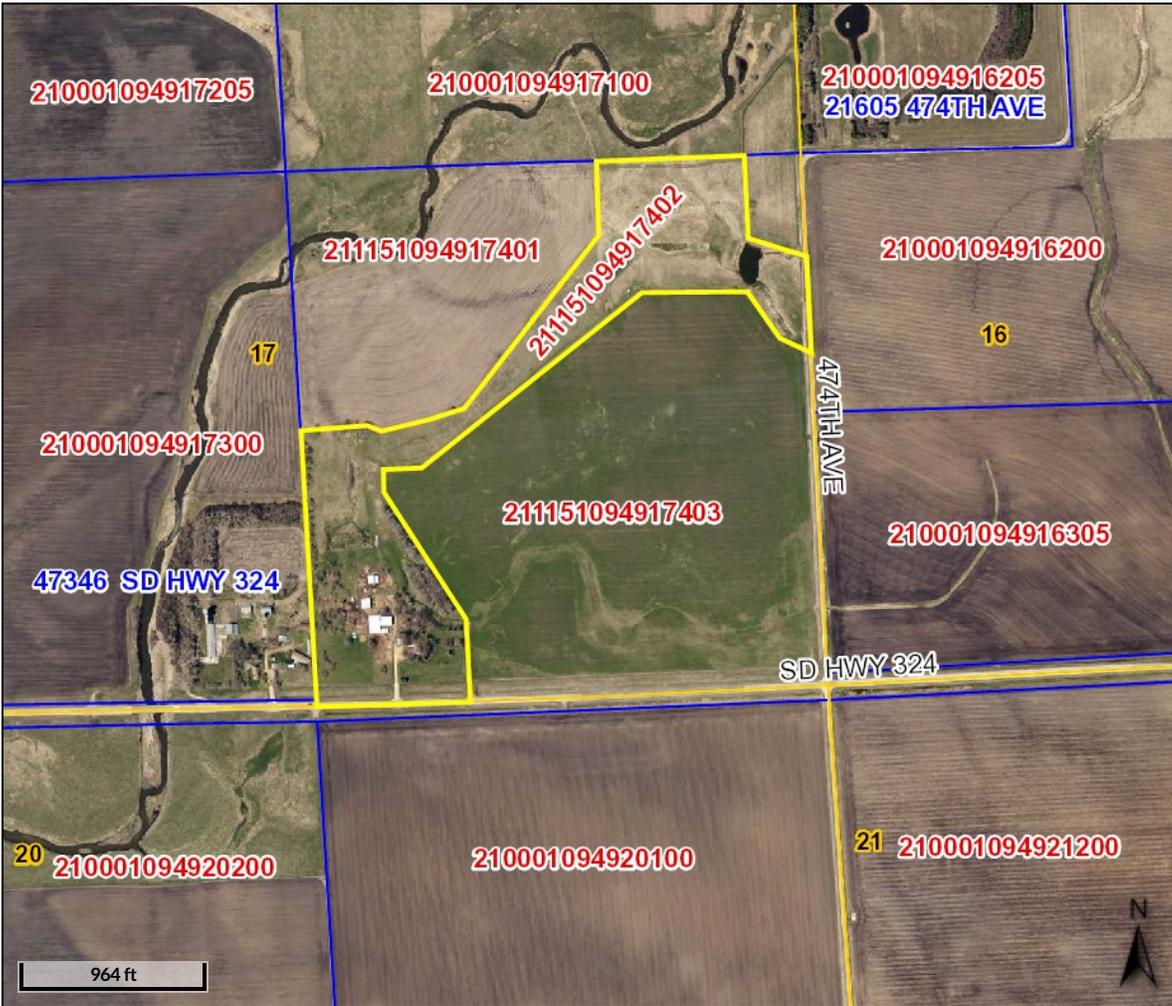
I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before the 12th day of July, 2016, surveyed and platted a portion of land located in the SE 1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground thereof in the manner shown on the plat and that the attached is a true and correct representation of said survey and that the parcel of land so platted contains: **"LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA"**.

IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 12th day of July, 2016.

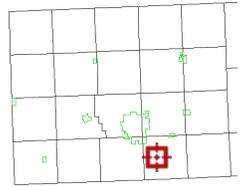
Prepared By:



Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	211151094917402	Alternate ID	n/a	Owner Address	GUTORMSON, TIMOTHY J
Sec/Twp/Rng	17-109-49	Class	AGC		47358 SD HWY 324
Property Address	47358 SD HWY 324	Acreage	39.87		BROOKINGS SD 57006
	BROOKINGS				
District	2101				
Brief Tax Description	BROOKSTONE ADDN SE 1/4 SEC 17-109-49 BLOCK 2 39.87 AC				
	(Note: Not to be used on legal documents)				

Date created: 7/12/2016

2016plat006 – August 2nd, 2016

Prepared by Richard Haugen

Applicant/Owner: Vince Zylstra, 151 Dakota Shores Place, Hendricks, MN 56136

Legal Description: “Plat of Lot 12 of Dakota Shores Second Subdivision all being located in Gov’t Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brooking County, South Dakota.”

2016plat005: Mr. Zylstra is platting off a final plat for Lot 12 of Dakota Shores Second Subdivision. His preliminary plat was approved by this board on October 7th, 2014 (2014preplat016). Since his preliminary plat was approved he has platted Lots 6, 7, 8, 9 and 11. He is now platting off Lot 12. The lot exceeds the 20,000 sq feet lot size requirement. This is for a non-lake front lot. The plat meets our Brooking County Subdivision Ordinance requirements.

PLAT OF

LOT 12 OF DAKOTA SHORES SECOND SUBDIVISION

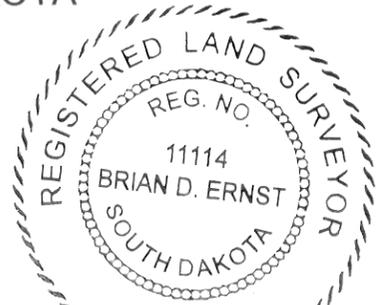
ALL BEING LOCATED IN GOV'T LOTS 4 & 5, SECTION 15, T112N, R47W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 15th day of July, 2016, at the request of the owners, survey and plat a parcel of land located in Government Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

PLAT OF LOT 12 OF DAKOTA SHORES SECOND SUBDIVISION, all being located in Gov't Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota.

This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of JULY, 20 16.



Brian D. Ernst
 Brian D. Ernst
 Registered Land Surveyor No. 11114

OWNER'S CERTIFICATE

This is to certify that we, Vincent L. Zylstra and Mary Zylstra, husband and wife, are the owners of the tract of land located in Government Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance.

We further certify that we requested Brian D. Ernst to plat this tract and that we hereby approve this survey and plat as:

PLAT OF LOT 12 OF DAKOTA SHORES SECOND SUBDIVISION, all being located in Gov't Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota.

We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. IN WITNESS WHEREOF we have hereunto set our hands this 19th day of July, 20 16.

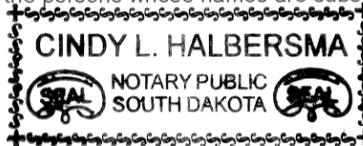
Vincent L. Zylstra
 Vincent L. Zylstra

Mary Zylstra
 Mary Zylstra

State of South Dakota)
)ss
 County of Brookings)

On this the 19th day of July, 20 16, before me, Cindy Halbersma, the undersigned officer, personally appeared Vincent L. Zylstra and Mary Zylstra, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Cindy L. Halbersma
 Cindy L. Halbersma
 My commission expires 4-7-17

CERTIFICATE OF HIGHWAY AUTHORITY

I, _____, acting for _____ hereby approve access as shown on the attached plat to the abutting public highway subject to all applicable laws, ordinances and permit requirements. Any change in the location of the proposed access shall require additional approval.

 Signature of Highway Authority

COUNTY PLANNING COMMISSION

The County Planning Commission of Brookings County, South Dakota, hereby recommends approval of the above plat. Dated this _____ day of _____, 20 _____.

 Secretary of Brookings County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____, and the motion carried, that the plat as shown hereon and as described in the accompanying certificates of and designated as PLAT OF LOT 12 OF DAKOTA SHORES SECOND SUBDIVISION, all being located in Gov't Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota, be approved and accepted and the Finance Officer is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, _____, Finance Officer of Brookings County hereby certify that the accompanying plat was approved and accepted by the board of County Commissioners at its meeting of _____, 20 _____.

 Finance Officer, Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, Chris Lilla, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Dated this 20 day of July, 20 16.

Chris Lilla
 Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE OFFICER'S CERTIFICATE

I, Louis Staley, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land of the above plat, as shown by the records in my office, have been paid in full.

Dated this 20 day of July, 20 16

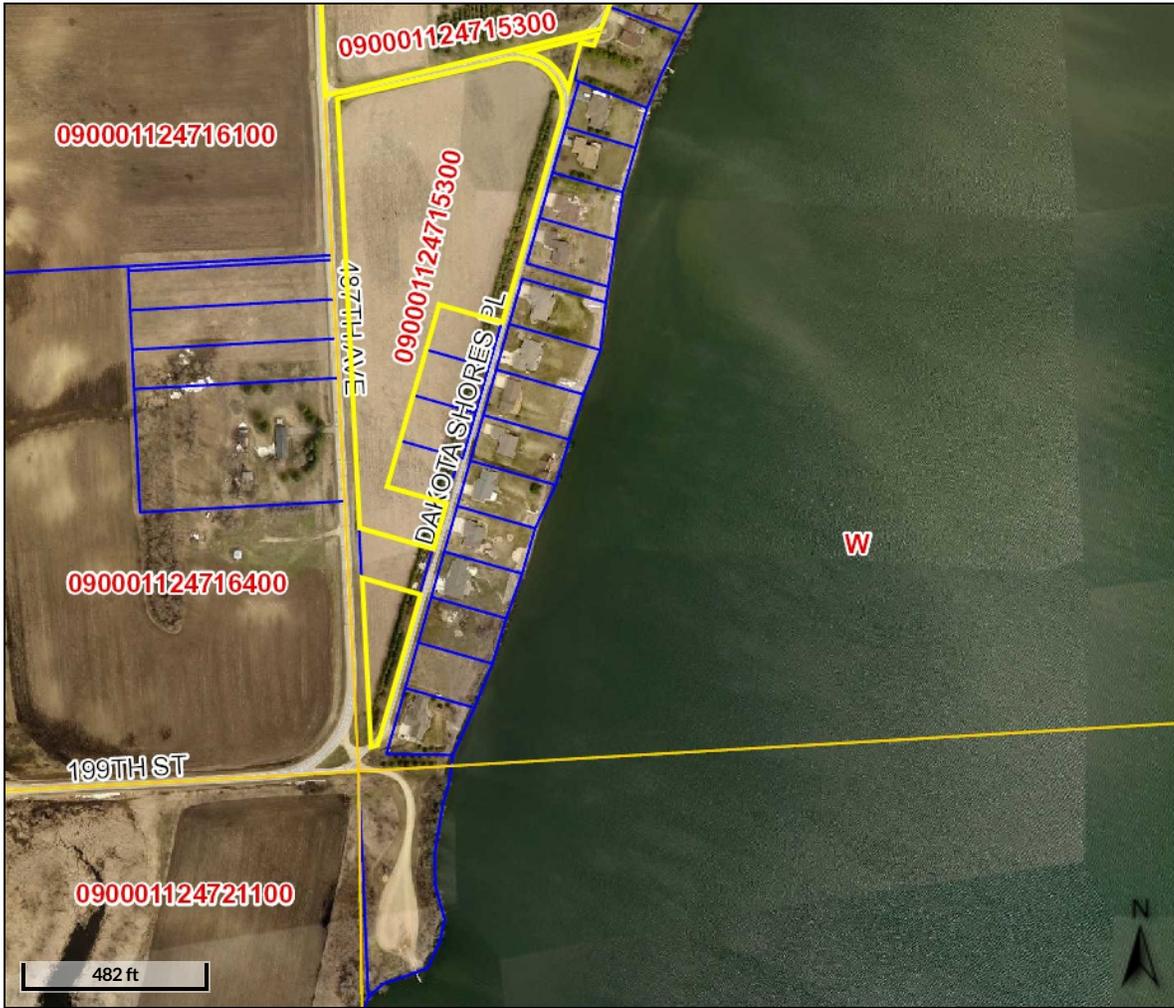
Louis Staley
 Finance Officer, Brookings County, South Dakota



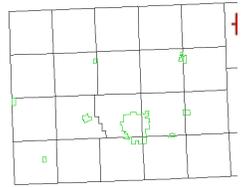
REGISTER OF DEEDS

Filed for record this _____ day of _____, A.D., 20 _____ at _____ M. And recorded in Book of Plats _____ on Page _____ therein.

 Register of Deeds, Brookings County, South Dakota



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads

Parcel ID	090001124715300	Alternate ID	n/a	Owner Address	ZYLSTRA, VINCENT L
Sec/Twp/Rng	15-112-47	Class	AGA		PO BOX 8
Property Address		Acres	68.78		WHITE SD 57276
District	091025				
Brief Tax Description	GOVT LOT 4 EXC OLSON SUBDIV & EXC DAKOTA SHORE SUB; GOVT LOT 5 EXC DAKOTA SHORE ADD; SW 1/4 NW 1/4 EXC PART OF BLK 6 LYING N OF RR, NW				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/22/2016