

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 October 4th, 2016**
2. **Approval of Minutes from September 6th, 2016 Meeting**
Documents:

[September 6th, 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 Board of Adjustment**
(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)
7. **2016var018**
Old Tree Farms, LLC by Frido Verpaalen has made an application 2016var018 to the Brookings County Board of Adjustment, for a variance. Article 22: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setback and Separation Distance. The property is described as: "S1470' of W1481.36' Exc S295' of W1248' of SW1/4 of Sec. 34, T110N, R51W (Volga Township)" ~~ located at 46316 214th St, Volga, SD 57071.
Documents:

[2016var018-Staff Report.pdf](#)
8. **2016var020**
Patrick S. Huntimer has made an application, 2016var020, 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 6 of Ramlo Shores Subdivision located in Govt. Lots 3 & 4 in Section 21, T112N, R47W of the 5th P.M, Brookings County, South Dakota (Lake Hendricks Township)" ~~ located at 19960 Ramlo Shores Dr., Hendricks, MN 56136.
Documents:

[2016var020-Staff Report.pdf](#)

A. Comments received

Documents:

[Ron Smallfield 9-27-2016.pdf](#)

[Mike Breidenbach 9-29-2016.pdf](#)

9. 2016var019

Chad Stensrud has made an application, 2016var019, 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 Q in Wacek Beach in Sec. 3, T112N, R52W (Laketon Township)".

Documents:

[2016var019 Staff Report.pdf](#)

10. Convene as Brookings County Planning and Zoning Commission

11. 2016cu019

Chad Stensrud has made an application, 2016cu019, 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 Q in Wacek Beach in NW1/4 Sec. 3, T112N, R52W (Laketon Township)".

Documents:

[2016cu019 Staff Report.pdf](#)

12. 2016cu020

Lance Park has made an application, 2016cu020, 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 3 of Glover Park Addition in Govt Lot 6 in the NE1/4 Section 28, T109N, R50W (Medary Township)".

Documents:

[2016cu020 - Staff Report.pdf](#)

13. 2016cu021

Avangrid Renewables, LLC by Mr. Jesse Bermel, for Coyote Ridge Wind Project, has made an application, 2016cu021, to the Brookings County Planning and Zoning Commission for a Conditional Use. Article 11, Section 11.01: "A" Agricultural District: Conditional Use # 25: Wind Energy Systems (WES); Article 23, Section 23.01: Wind Energy Systems (WES) Requirements. The property boundaries are described as: "Richland Township (T111N, R47W) Sections 19 & 30; Lake Hendricks Township (T112N, R47W) Sections 30 & 31 and (T111N, R47W) Sections 6,7 & 18; Sherman Township (T111N, R48W) Sections 1-4, 9-16, 24 & 25; Oak Lake Township (T112N, R48W) Sections 22-36; Argo Township (T112N, R49W) Section 25".

Documents:

[2016cu021 Staff Report.pdf](#)
[Comments received by the Zoning Office..pdf](#)

14. Consideration of Plats

A. 2016plat009

2016plat009: "Plat of Lot 4 Moss Addition in the N1/2 of Sec. 32, T109N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2016plat009 Staff Report.pdf](#)

15. Discussion on the Administrative Section of the Zoning Ordinance.

16. Department Reports

17. Adjourn

18. Public Notices

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