

## BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

### AGENDA

1. **Call to Order at 7:00 PM on March 22nd, 2018**
2. **Approval of Minutes from February 6th, 2018.**

Documents:

[February 6th, 2018 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. **Administrative Appeal**

Administrative appeal filed in accordance with SDCL-11-2-55. The application was filed by Jason Bowes; heard on Tuesday, February 6<sup>th</sup>, 2018 and postponed. The applicant appeals the administrative decision made on December 5th, 2017 by Robert W. Hill, Development Director/Zoning Officer for Brookings County that Conditional Use Permit 2005cu019 ("A" Agricultural District Conditional Use # 4: Sand, gravel or quarry operation, mineral exploration and extraction) issued to L.G. Everist, Inc. on October 4<sup>th</sup>, 2005 by the Brookings County Planning and Zoning Commission, had not expired due to non-use. The property is described as: Lots 3 & 4 and the S1/2 of the NW1/4 of Section 5, T109N, R49W (Trenton Township).

#### A. **Comments received related to Admin. Appeal**

Documents:

[Al Kurtenbach letter\\_2-22-2018.pdf](#)

[EBBIA letter\\_3-13-2018.pdf](#)

[Correspondence from Bowes Attorney \(Schaffer\)\\_3-20-2018.pdf](#)

#### 8. **2018var001**

Gene P. Wilts of Joint Well Field Inc. has made an application, 2018var001 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: "BDK Wellfield #1 Tract N1/2 NE1/4

Tract #4 in NE1/4 NE1/4 Section 25, T112N, R51W (Preston Township) ~~ located at 20007 466<sup>th</sup> Ave, Bruce, SD 57220.

Documents:

[2018var001 Staff Report.pdf](#)

**A. Comments received-2018var001**

Documents:

[Preston Twp comment - phone\\_3-22-2018.pdf](#)

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

**10. 2017cu020**

Postponed from January 2<sup>nd</sup>, 2018 Meeting: Wendy Hanson has made an application, 2017cu020, 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 # 2: Private parks and camp grounds. The property is described as: "Lot 1 of Kapanke Subdivision, Exc. Twister's Addition & Exc. Lot H-1 in E1/2 NW1/4 of Section 6, T112N, R52W (Laketon Township)" ~~ located at 45441 S. Lake Dr., Arlington, SD 57212.

**A. Comments received-2017cu020 for March 22nd, 2018 meeting**

Documents:

[Darryl Moore\\_3-19-2018\\_phone.pdf](#)

**11. 2018cu003**

Corey Granum has made an application, 2018cu003, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11.00: Section 11.01 "A" Agricultural District: Conditional Use #20: "Home Extended Business". The property is described as: "S1/2 NE1/4, N1/2 SE1/4 of Section 35, T109N, R51W (Oslo Township)" ~~ located at 21943 465<sup>th</sup> Ave, Volga, SD 57071.

Documents:

[2018cu003 Staff Report.pdf](#)

**12. 2018cu004**

Travis Renkly and Josh Renkly have made an application, 2018cu004, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 11: Class A, B, C and D Concentrated Animal Feeding Operation. The property is described as: Block 1, Pickering Addition in the SE1/4 Section 4, T110N, R52W (Bangor Township)".

Documents:

[Renkly Hog CAFO Plan -2018cu004.pdf](#)  
[2018cu004 Staff Report.pdf](#)

**A. Comments received-2018cu004**

Documents:

13. **2018cu005**

S & J Farms Inc. by James Pickard has made an application, 2018cu005, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 11: Class A, B, C and D Concentrated Animal Feeding Operation. The property is described as: "NE1/4 Exc H-2 & Exc SE1/4 NE1/4 Section 14, T112N, R50W (Eureka Township)".

Documents:

[Comp. Nutrient Management Plan-2018cu005.pdf](#)  
[2018cu005 Staff Report.pdf](#)

14. **Consideration of Plats**

A. **2018plat001**

"Plat of Brookings Substation 2<sup>nd</sup> Addition a replat of USBR Brookings Substation and an unplatted portion of land located in SW1/4 of the NW1/4 and NW1/4 of the SW1/4 of Section 1, T110N, R50W, of 5<sup>th</sup> P.M. Brookings County, South Dakota."

Documents:

[2018plat001 Staff Report.pdf](#)

15. **Department Reports**

16. **Adjourn**

17. **Public Notices**

A. **April 3rd, 2018 Meeting - will be held at 7 PM**

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