

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 April 3rd, 2018**
2. **Approval of Minutes from March 22nd, 2018 Meeting**
Documents:

[March 22nd, 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 Planning and Zoning Commission**
7. **Toby Morris from Dougherty & Company LLC, discussion on Tax Increment Finance District (TIF).**
8. **Notice of Public Hearing on proposed changes in the Brookings County Zoning Ordinance**

The Brookings County Planning Commission will hold a public hearing on proposed changes to the Brookings County Zoning Ordinance 2015-03 which re-adopted the 1997 Revised Zoning Ordinance as amended. The proposed changes to the Brookings County Zoning Ordinance 2015-03 will repeal the following articles in the 1997 Revised Zoning Ordinance of Brookings County, as amended, - Article 12.00 – Commercial/Industrial Districts.; Article 13.00 – Lake/Park Districts.; Article 14.00 – Natural Resources Districts.; Article 15.00 – Flood Damage Prevention.; Article 16.00 – Aquifer Protection.; and replace said Articles with Article IV District Requirements - Chapter 4.02. “CI” – Commercial / Industrial Districts.; Chapter 4.03. “LP” – Lake Park Districts.; Chapter 4.04. – Natural Resource Districts.; Chapter 4.05. – Flood Damage Prevention.; Chapter 4.06. – Aquifer Protection.; and the repealing of conflicting ordinances. A copy of the ordinance changes is available at the Brookings County Finance Office, Brookings County Zoning Office or online at: www.brookingscountysd.gov .

Documents:

[Comparison - Commercial-Industrial_01-18-2018 DRAFT_FINAL.pdf](#)
[Comparison - Lake Park_1-18-2018 DRAFT_FINAL.pdf](#)
[Comparison - Natural Resources Districts_12-15-2017 DRAFT_FINAL.pdf](#)
[Comparison - Flood Damage Prevention_1-18-2018 DRAFT_FINAL.pdf](#)
[Comparison - Aquifer Protection_1-18-2018 DRAFT_FINAL.pdf](#)

A. **Comments received**

Documents:

[Comments for Ord rev_Ch 4.02-4.06_hearing 040318_email 4-2-18_CCarter.pdf](#)

9. **2018cu006**

2018cu006: Hillestad Farms Inc by Austin Hillestad has made an application, 2018cu006, 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 NE1/4 Section 29, T109N, R51W (Oslo Township)".

Documents:

[2018cu006 Staff Report.pdf](#)
[Hillestad Report Packet - 2018cu006.pdf](#)

10. **Consideration of Plats**

A. **2018preplat001**

"Preliminary Plat Berkland Addition located in Govt Lots 3 & 4, Section 32, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2018preplat001 Staff Report.pdf](#)

B. **2018preplat002**

"Preliminary Plat of Berkland West Addition located in the SE1/4 of the SE1/4, Section 31, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2018preplat002 Staff Report.pdf](#)

11. **Department Reports**

12. **Adjourn**

13. **Public Notices**

Tentative: The Brookings County Planning and Zoning Commission will have a work session on April 19th, 2018 at 7:00 PM in the Brookings City & County Government Center, 310 Chambers, 520 3rd St, Brookings, SD 57006.

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