

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

AGENDA

1. **Call to Order**

Brookings County Planning & Zoning Commission and Brookings City Planning Commission Joint Meeting - 8:00 PM - May 1st, 2018

2. **Approval of Agenda**

3. **2018rz001**

Steven & Sherrie Houglund have made an application, 2018rz001, to the Brookings County Planning & Zoning Commission for property to be re-zoned from Agricultural District to Residential R-1A District. The property has a legal description of: "S245' of the W246' of the E495' of the SE1/4 SW1/4 of Section 3, T109N R50W (Medary Township)" -- located at 1002 W 32nd St S, Brookings, SD 57006.

Documents:

[2018rz001 Staff Report.pdf](#)

4. **Adjourn**

5. **Call to Order Brookings County Planning & Zoning Commission**

Immediately following Brookings County Planning & Zoning Commission and Brookings City Planning Commission Joint Meeting

6. **Approval of Minutes from April 3rd, 2018.**

Documents:

[April 3rd, 2018 Draft Minutes.pdf](#)

7. **Items to be Added to Agenda by Commission Members or Staff**

8. **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.)

9. **Approval of Agenda**

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

11. **Public Hearing and Consideration of Resolution**

Public Hearing and Consideration of Resolution declaring boundaries and recommending creation of the Tax Increment District Number Two, Brookings County, South Dakota. To be located in the following location: "South Dakota Soybean Processor's Tract 3 B in the NW1/4 of Section 24, T110N, R51W of the 5th, P.M., Brookings County, South Dakota."

Documents:

[TIF-Staff Report.pdf](#)

12. **Convene as Brookings County Board of Adjustment**

(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)

13. **2018var002**

David Rochel has made an application 2018var002 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: "N 838' of E 1585' of NW1/4 Section 17, T109N, R47W (Elkton Township)".

Documents:

[2018var002 Staff Report.pdf](#)

A. **Comments received - 2018var002**

Documents:

[Trageser Email_4-3-2018 \(Well-Resid\).pdf](#)

14. **2018var003**

David Rochel has made an application 2018var003 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: "N 838' of E 1585' of NW1/4 Section 17, T109N, R47W (Elkton Township)".

Documents:

[2018var003-Staff Report.pdf](#)

A. **Comments received - 2018var003**

Documents:

[Vaske phone_rcvd-3-28-2018.pdf](#)

15. **2018var004**

David Rochel has made an application 2018var004 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: "N 838' of E 1585' of NW1/4 Section 17, T109N, R47W (Elkton Township)".

Documents:

[2018var004 Staff Report.pdf](#)

A. **Comments received - 2018var004**

Documents:

[Trageser Email_4-3-2018 \(Well- Resid\).pdf](#)

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

17. **2018cu007**

David Rochel has made an application, 2018cu007, 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: "N 838' of E 1585' of NW1/4 Section 17, T109N, R47W (Elkton Township)".

Documents:

[2018cu007 Staff Report.pdf](#)
[Tab 2 - NMP.pdf](#)
[Tab 3 - Plat Map and Lease Agreements.pdf](#)
[Tab 4 - Plat Map and FSA Maps.pdf](#)
[Tab 5 - Soils Maps.pdf](#)
[Tab 6 - Buffer and Water.pdf](#)
[Tab 7 - Soils Info.pdf](#)
[Tab 8 - RUSLE Calculations.pdf](#)
[Tab 9 - Fly, Odor and Manure Mgmt and Op Plan.pdf](#)
[Tab 10 - Emergency and Mortality Plans.pdf](#)
[Cover,info and table of contents \(1\).pdf](#)
[Tab 1 - Contact Info.pdf](#)
[18-085-Site80-2.pdf](#)

A. **Comments received - 2018cu007**

Documents:

[Parnell Twp Chairman_rcvd 4-24-2018.pdf](#)

18. **Convene as Brookings County Board of Adjustment**

(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)

19. **2018var005**

Donald L. Larson has made an application, 2018var005, 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: "Lots 31,32 & 33 of DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 1, 4, 5 & 6 of Section 7, T111N, R51W (Oakwood Township)" ~~ located at 48 & 49 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2018var005 Staff Report.pdf](#)

A. **Comments received - 2018var005**

Documents:

[McGlothlen Email_rcvd 4-19-2018.pdf](#)

20. **2018var007**

Reed Intermill has made an application, 2018var007, 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 14 of DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 & 6 in Section 7, T111N, R51W (Oakwood Township)" ~~ located at 28 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2018var007 Staff Report.pdf](#)

A. **Comments received - 2018var007**

Documents:

[Ferris Email_rcvd 4-20-2018.pdf](#)

[Shay Email_rcvd 4-20-2018.pdf](#)

21. **2018var008**

Mick McGlothlen has made an application, 2018var008, 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 30 of DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 & 6 in Section 7, T111N, R51W (Oakwood Township)" ~~ located at 47 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2018var008 Staff Report.pdf](#)

A. **Comments received - 2018var008**

Documents:

[Larson Email_rcvd 4-19-2018.pdf](#)

[Nettleton Letter_rcvd 4-20-2018.pdf](#)

22. **2018var006**

Larry Brooks has made an application, 2018var006, 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: "Lots 13-14-13A-14A Camara Beach Addn in NW1/4 Section 15, T112N, R47W (Lake Hendricks Township)" ~~ located at 108 N. lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2018var006 Staff Report.pdf](#)

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

24. **2018cu008**

Larry Brooks has made an application, 2018cu008, 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: "Lots 13-14-13A-14A Camara Beach Addn in NW1/4 Section 15, T112N, R47W (Lake Hendricks Township)" -- located at 108 N. Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2018cu008 Staff Report.pdf](#)

25. Consideration of Plats

A. 2018preplat001

Postponed from April 3rd, 2018 meeting: "Preliminary Plat Berkland Addition located in Govt Lots 3 & 4, Section 32, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

B. 2018plat002

"Plat of Aldrich Addition in the NW1/4 of the NW1/4 of Section 14, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2018plat002 Staff Report.pdf](#)

26. Department Reports

27. Adjourn

28. Public Notices

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