

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 Hougland 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