

## **BROOKINGS COUNTY PLANNING & ZONING COMMISSION**

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

### **AGENDA**

1. **7:00 PM: Call to Order - August 7th, 2018**
2. **Approval of Minutes from July 3rd, 2018 meeting**  
Documents:  

[July 3rd, 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. **Action to approve Amendment of May 1<sup>st</sup>, 2018 meeting minutes**  
Action to approve Amendment of May 1<sup>st</sup>, 2018 meeting minutes of the Brookings County Planning and Zoning Commission for May 1<sup>st</sup>, 2018 agenda item # 6: 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." The amendment will state that "Darrell Nelson moved to approve the resolution and declaration of boundaries for Tax Increment District Number Two. Kimberly Elenkiwich second. The motion passed unanimously."  
Documents:  

[May 1st, 2018 AMENDED Minutes-Draft.pdf](#)
8. **Action to adopt a Resolution**  
  
Action to adopt a Resolution recommending to the Brookings County Commission that it approve the creation of Brookings County Tax Increment Financing District Number Two, along with approval of the district boundaries and the plan for Prairie AquaTech. – Tobin J. Morris from Dougherty & Company LLC.

Documents:

[PAT\\_6.12.18. Toby.pdf](#)

**9. Consideration of Plats**

**A. 2018plat008**

“Plat of Thompson Strong-New Beginning’s Addition in the S1/2 of the SW1/4 of Section 3, T111N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat008 Staff Report.pdf](#)

**B. 2018plat010**

“Plat of Lot 10A, Block 1, Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat010 Staff Report .pdf](#)

**C. 2018plat011**

“Plat of Lots 1 through 6 of Block 1, Lots 7 through 19 of Block 2, and Block 3, Arlington Beach Addition in the SW1/4 of Section 5, T112N, R52W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat011 Staff Report.pdf](#)

**D. 2018plat012**

“Plat of South Dakota Soybean Processor’s Tract 1A & Tract 1B in the NW1/4 of Section 24, T110N, R51W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat012 Staff Report.pdf](#)

**E. 2018plat013**

“Plat of Lots 1 & 3, Dakota Shores Second Subdivision all being located in Govt. Lots 4 & 5, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat013 Staff Report.pdf](#)

**F. 2018plat014**

“Plat of Lot 3, Olson’s Subdivision all being located in Govt. Lot 4, Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2018plat014 Staff Report.pdf](#)

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

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

**11. 2018var013**

Bobcat Farms RE, LLC by Barry Kerkaert has made an application 2018var013 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: "N1/2 of the NE1/4 Section 6, T110N, R47W (Richland Township)".

Documents:

[2018var013 - Staff Report.pdf](#)

12. **2018cu014**

Bobcat Farms RE, LLC by Barry Kerkaert has made an application, 2018cu014, to the Brookings County Board of Adjustment 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: "N1/2 of the NE1/4 Section 6, T110N, R47W (Richland Township)".

Documents:

[9 Connector Hallway Plans.pdf](#)  
[10 Details.pdf](#)  
[11 Office-Loadout Plan Views.pdf](#)  
[1 Cover Letter, letters and OM Guidelines.pdf](#)  
[3 Layout-site map.pdf](#)  
[4 Setback Map.pdf](#)  
[5 GDU Plans.pdf](#)  
[6 Gestation Area Plans.pdf](#)  
[7 Farrowing Area Plans.pdf](#)  
[8 Compost Floor Plan and Sections.pdf](#)  
[2018-08-07 Bobcat Boring Logs.pdf](#)

13. **2018var014**

Jodi Jensen has made an application, 2018var014, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake/Park Districts: Section 4.03.03. Density, Area and Yard Regulation (Lake Front). The property is described as: "Parcels Numbered One (1), Two (2), Three (3) and Four (4) in Lot 25 in the Subdivision and Replat of Lake Poinsett Heights in Section 5, T112N, R52W (Laketon Township)" ~~ located at 170 South Lake Dr, Arlington, SD 57212.

Documents:

[2018var014 Staff Report.pdf](#)

A. **Comments received-2018var014**

Documents:

[M Fuhr\\_rcvd 7-26-2018.pdf](#)

14. **2018var015**

Randy L. Hume has made an application, 2018var015, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake/Park Districts: Section 4.03.03. Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 8 & 8A Camara Beach Addition in NW1/4 of Section 15, T112N, R47W (Lake Hendricks Township)" ~~ located at 105 N Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2018var015 Staff Report.pdf](#)

15. **2018var016**

Grant Sunne has made an application, 2018var016 to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 4: Rear Yard: The minimum depth of a rear yard shall be fifty (50) feet. The property is described as: "Tract 3 of Knutson's Addition: Subject to Lot H-2 thereof, in the SW1/4 of Section 18, T110N, R51W (Volga Township)" ~~ located at 46042 US Hwy 14, Volga, SD 57071.

Documents:

[2018var016 Staff Report.pdf](#)

**16. 2018cu018**

Marla Mitchell has made an application, 2018cu018, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 16: "One manufactured or mobile home as a secondary residence, on an established farmstead to be used for the occupancy of a farm employee, or by parents, grandparents, children or brothers and sisters of the occupant of the land, provided that said mobile home is removed within ninety (90) days of the vacation there from by the qualified occupant or occupants. The property is described as: "Lot 1 of Parker Subdiv in SW1/4 SE1/4 of Section 33, T111N, R52W (Winsor Township)" ~~ located at 45652 208th St, Arlington, SD 57212.

Documents:

[2018cu018 Staff Report.pdf](#)

**17. 2018cu019**

Stefini Thomsen has made an application, 2018cu019, to the Brookings County Board of Adjustment for a conditional use. Article IV District Requirements: Chapter 4.03 "LP" Lake Park District: Section 4.03.02 Conditional Uses Permit # 6: Accessory buildings with a side-wall greater than fourteen (14) feet or more than 2,000 square feet and used accessory buildings greater than 120 square feet. The property is described as: "Lot 11 Haffner Knoll Addition in SW1/4 Section 22, T112N, R47W (Lake Hendricks Township)".

Documents:

[2018cu019-Staff Report.pdf](#)

**18. Department Reports**

**19. Adjourn**

**20. Public Notices**

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