

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

JANUARY 4, 2022 AGENDA

If you have any symptoms of COVID-19 or believe you may have been exposed, consider watching the meeting from home broadcast live on Swiftel channel 19, ITC channel 168, or the Brookings County Youtube channel.

1. **Call to Order - 8:00 PM on Tuesday, January 4, 2022.**

2. **Approval of Minutes.**

Documents:

[MINUTES-Dec 6, 2021 PZ Minutes DRAFT 12-07-2021.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**

Anyone wanting to speak during this agenda item much sign in prior to the start of the meeting. Any requested action items much be scheduled for a future meeting date.

(Time limited to 5-minutes per person to address the commission.)

5. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**

6. **Approval of Agenda**

7. **Election of Officers for 2022**

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

9. **Consideration of Plats**

A. **2022plat001**

"Plat of Tract 1, Oien Addition in the E1/2 of the SW1/4 of Section 20, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2022plat001 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 variance agenda item.

**The Board of Adjustment needs a majority approval of the members present to approve any conditional use agenda item.

11. **2022var001**

Norfeld Colony by Joseph Stahl has made an application, 2022var001, to the Brookings County Board of Adjustment, for a variance. Article 22: Concentrated Animal Feeding Operation: 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: "SE1/4 in Section 34, T112N, R48W (Oak Lake Township)".

Documents:

[2021var019 - Staff Report.pdf](#)

A. **2022var001 Comments received**

Documents:

[Email from G Vaselaar_rcvd 12-17-2021.pdf](#)

12. **2022cu001**

Norfeld Colony by Joseph Stahl has made and application, 2022cu001, to the Brookings County Board of Adjustment, for a conditional use permit. 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: "SE1/4 in Section 34, T112N, R48W (Oak Lake Township)".

Documents:

[2022CU001 CAFO Pkt from Engineer-Updated 11192021.pdf](#)
[Oak Lake Twp Notification-2022cu001.pdf](#)
[Sherman Twp Notification-2022cu001.pdf](#)
[2022cu001 Staff Report.pdf](#)

13. **2022cu002**

Todd Stone has made an application, 2022cu002, to the Brookings County Board of Adjustment for a conditional use permit. 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 "A" of Wacek Beach Addition in Govt Lot 4 in Section 3, T112N, R52W (Laketon Township)".

Documents:

[2022cu002-Staff Report.pdf](#)

14. **2022cu003**

Todd Stone has made an application, 2022cu003, to the Brookings County Board of Adjustment for a conditional use permit. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.02 Conditional Uses Permit #22: Bed and Breakfasts/Vacation Rental By Owner (VRBO). The property is described as: "Lots 1 & 2 & "A" of Wacek Beach Addition in Govt Lot 4 in Section 3, T112N, R52W (Laketon Township) ~~ located at 312 SE Lake Dr, Estelline, SD 57234.

Documents:

[2022cu003-Staff Report.pdf](#)

15. 2022cu004

Daniel Nelson has made an application, 2022cu004, to the Brookings County Board of Adjustment, for a conditional use permit. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 2: Cemetery. The property is described as: "E765' of S628' of N1262' of SE1/4 in Section 19, T109N, R47W (Elkton Township)" -- located at 21769 485th Ave, Elkton, SD 57026.

Documents:

[2022cu004-Staff Report.pdf](#)

16. Department Reports

17. Executive Session, if Necessary.

18. Adjourn

19. Public Notices

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