

## BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

### AGENDA

**Brookings County Planning & Zoning Commission meetings are still open to the public and we will be enforcing social distancing. If you would like to call in, dial 605-697-8255 and enter code 6056968205 when prompted. Please, 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, and call in if you have any comments or questions.**

**1. Call to Order - 8:00 PM on Tuesday, May 4, 2021**

**2. Approval of Minutes.**

Documents:

[MINUTES-April 6, 2021 PZ Minutes DRAFT 4-23-2021.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. Convene as Brookings County Planning and Zoning Commission**

**8. Consideration of Plats**

**A. 2021plat006**

"Plat of Lot 1 Smyer Addition in the W1/2 of Section 25, T112N, R48W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

Documents:

[2021plat006 Staff Report.pdf](#)

**9. 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.***

**10. 2021cu004**

Dawes Beynon has made an application, 2021cu005 to the Brookings County Board of Adjustment for a conditional use for "Rock Crushers". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .5: "Rock crushers, concrete and asphalt mixing plants" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: "Rock Crushers". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~ located at 4314 34<sup>th</sup> Ave S, Brookings, SD 57006.

Documents:

[2021cu004 Staff Report.pdf](#)

**A. Comments received - 2020cu004**

Documents:

[HHartung\\_phone\\_3-26-2021.pdf](#)

[HHartung\\_phone\\_4-1-2021 Addtnl.pdf](#)

[D-M Vockrodt email ltr from Attorney T Wieczorek\\_filed 4-28-2021.pdf](#)

**11. 2021cu005**

Dawes Beynon has made an application, 2021cu005 to the Brookings County Board of Adjustment for a conditional use for "Rock Crushers". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .5: "Rock crushers, concrete and asphalt mixing plants" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: "Rock Crushers". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~ located at 4314 34<sup>th</sup> Ave S, Brookings, SD 57006.

Documents:

[2021cu005 Staff Report.pdf](#)

**A. Comments received - 2020cu005**

Documents:

[HHartung\\_phone\\_3-26-2021.pdf](#)

[HHartung\\_phone\\_4-1-2021 Addtnl.pdf](#)

**12. 2021cu008**

Wesley Tschetter has made an application, 2021cu008, 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: "Lots 34, 35 & 36 of Al-Mar Lake Hendricks Addition in Govt Lot 6 of Section 28, T112N, R47W, and Govt Lot 5 of Section 21, T112N, R47W (Lake Hendricks Township)" -- located at 19994 W Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2021cu008-Staff Report.pdf](#)

**13. 2021var009**

Kingbrook Rural Water by Bill Osterberg has made an application, 2021var009, to the Brookings County Board of Adjustment for variances. Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 3: Side Yard: The minimum width of a side yard shall be twenty-five (25) feet and Area Regulation # 4: Rear Yard: The minimum depth of a rear yard shall be fifty (50) feet. The property is described as: "Booster Site in SE1/4 SW1/4 of Section 8, T109N, R51W (Oslo Township)". -- located at 46126 216<sup>th</sup> St, Volga, SD 57071.

Documents:

[2021var009 Staff Report.pdf](#)

**14. Department Reports**

**15. Executive Session, if Necessary.**

**16. Adjourn**

**17. 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)**