

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

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, August 3, 2021.**

2. **Approval of Minutes.**

Documents:

[MINUTES-July 6, 2021 PZ Minutes DRAFT 7-12-2021.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.)

A. **Jan Sanderson**

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

6. **Approval of Agenda**

7. **Jan Sanderson to address the board.**

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

9. **Consideration of Plats**

A. **2021preplat**

"Preliminary plat of Lot B of Haffner Addition in Govt Lots 2 & 3 in the SW1/4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2021preplat001 Staff Report .pdf](#)

B. **2021plat010**

"Plat of Block 2, Goodfellow Acres Addition in parcel 4 of the plat of Govt Lot 1 and in Govt Lot 6 and in the W1/2 of the NE1/4 and the W1/2 of the E1/2 of the

NE1/4, all in Section 31, T112N, R51W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat010 Staff Report .pdf](#)

C. 2021plat011

“Plat of Block 3, Goodfellow Acres Addition in parcel 4 of the plat of Govt Lot 1, Except the W 967.27’ thereof, and Govt. Lots 2 & 3, Except the W967.27’ thereof and Govt Lot 6, all in the NW1/4 of Section 31, T112N, R51W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat011 Staff Report.pdf](#)

D. 2021plat012

“Plat of Lot 1A of Kodiak Addition in the SE1/4 of Section 3, T109N, R48W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat012 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. 2021cu012

Hammink Dairy LLC by Wim Hammink has made an application, 2021cu012, 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: “SW1/4 to include SW1/4 of SW1/4 & 100’ of SE1/4 of SW1/4 in Section 22, T112N, R50W (Eureka Township)” ~~ located at 46914 200th St, Bruce, SD 57220.

Documents:

[2021cu012 Staff Report.pdf](#)

[2021cu012 Hammink Engineer Report Packet.pdf](#)

12. 2021cu013

Ryan & Stacy Ness have made an application, 2021cu013, 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 Use Permit # 3: Resorts. The property is described as: “Lot 1A & 2A of Goodfellow Addition in the N1/2 NE1/4 Section 18, T111N, R51W (Oakwood Township)” ~~ located at 46075 204th St, Bruce, SD 57220.

Documents:

[2021cu013 Staff Report.pdf](#)

A. Comments received - 2021cu013

Documents:

13. **2021cu014**

Ryan & Stacy Ness have made an application, 2021cu014, 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 Use Permit # 2: Private parks and camp grounds. The property is described as: "Lot 2A of Goodfellow Addition of the N1/2 NE1/4 Section 18, T111N, R51W (Oakwood Township)" ~~ located at 46075 204th St, Bruce, SD 57220.

Documents:

[2021cu014 Staff Report.pdf](#)

A. **Comments received - 2021cu014**

Documents:

[Phone-Myrth W_7-22-2021.pdf](#)

14. **2021cu015**

Dakota Layers LLC by Jason Ramsdell has made an application, 2021cu015, 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: "NE1/4 in Section 10, T109N, R48W (Parnell Township)".

Documents:

[2021cu015 Dakota Layers Specialty Production Engineer Report Packet.pdf](#)
[2021cu015-Staff Report.pdf](#)
[Dakota Layers Specialty Barn Plan Sheets 7.29.21.pdf](#)

A. **Comments Received - 2021cu015**

Documents:

[2021cu015 Parnell Twp note_7-26-2021.pdf](#)
[Julia Coughlin ltr-rcvd 7-29-2021.pdf](#)
[John Coughlin ltr-rcvd 7-29-2021.pdf](#)

15. **Department Reports**

16. **Executive Session, if Necessary.**

17. **Adjourn**

18. **Public Notices**

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