

## 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 200<sup>th</sup> 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 204<sup>th</sup> 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 204<sup>th</sup> 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](http://www.brookingscountysd.gov)**