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March 7th, 2017 Minutes

Brookings County Planning & Zoning Commission
March 7th, 2017 – 7:00 PM
Brookings City & County Government Center
310 Chambers

Chair Robbins called the meeting to order at 7:00 PM. Commission members present were: Lee Ann Pierce, Robert Rochel, Kimberly Elenkiwich, Darrell Nelson, Darrel Kleinjan, Terrell Spence, and alternate board member Roger Erickson. Absent were Randy Jensen, Michael Vande Weerd, and alternate Tom Davis.

Chair Robbins read **agenda item # 2: Approval of minutes from February 7th, 2017 meeting.** Darrell Nelson moved to approve the minutes. Terrell Spence second. Chair Robbins called for a voice vote. 8-ayes and 0-nays, motion carried.

Chair Robbins read **agenda item # 3: Items to be added to agenda by commission members or staff.** None added.

Chair Robbins read **agenda item # 4: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Robbins read **agenda item # 5: Approval of Agenda.** Mr. Haugen stated, "agenda item #9 c. 2017plat004 will be withdrawn from meeting as an error has been found, and it will be moved to next month's meeting." Roger Erickson moved to approve the agenda. Darrel Kleinjan second. Chair Robbins called for a voice vote. 8-ayes and 0- nays, motion carried.

Chair Robbins announced that the applicant Killeskillen, LLC of agenda items # 6, 7 & 8 would not be in attendance at tonight's meeting and it has been requested that we pull each item off the table and move it to be put on the agenda for the next meeting the first week of April (April 4th, 2017).

Chair Robbins stated, "We are now acting as the Brookings County Board of Adjustment" read the opening statement and **agenda item # 6: 2017var003: Killeskillen LLC by Michael Crinion has made an application 2017var003 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: "W1/2 SW1/4 of Section 28, T109N, R48W (Parnell Township)". Darrell Nelson moved to take from the table. Kimberly Elenkiwich second. Chair Robbins called for a voice vote. 8-ayes and 0-nays, motion carried. Darrel Kleinjan moved to table variance request to the next month's meeting. Lee Ann Pierce second. Chair Robbins called for a voice vote. 8-aye and 0-nays, motion carried to table until next month's meeting.

Chair Robbins read **agenda item # 7: 2017var004: Killeskillen LLC by Michael Crinion has made an application 2017var004 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: "W1/2 SW1/4 of Section 28, T109N, R48W (Parnell Township)".** Kimberly Elenkiwich moved to take from the table. Darrell Nelson second. Chair Robbins called for a voice vote. 8-ayes and 0-nays, motion carried. Lee Ann Pierce moved to table variance request to the next month's meeting. Terrell Spence second. Chair Robbins called for a voice vote. 8-aye and 0-nays, motion carried to table until next month's meeting.

Chair Robbins stated, "We are now acting as the Brookings County Planning and Zoning Commission" read the opening statement and **agenda item # 8: 2017cu004: Killeskillen LLC by Michael Crinion has made an application 2017cu004 to the Brookings County Planning and Zoning Commission 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: "W1/2 SW1/4 Section 28, T109N, R48W (Parnell Township)".** Lee Ann Pierce moved to take from the table. Kimberly Elenkiwich second. Chair Robbins called for a voice vote. 8-ayes and 0-nays, motion carried. Robert Rochel moved to table conditional use request to the next month's meeting. Roger Erickson second. Chair Robbins called for a voice vote. 8-aye and 0-nays, motion carried to table until next month's meeting.

Chair Robbins read **agenda item # 9: Consideration of Plats a. 2017plat002: "Plat of Block 2 and Block 3, VanLaecken's Addition in the SE1/4 of Section 22, T109N, R50W of the 5th P.M., Brookings County, South Dakota."** Darrell Nelson moved to approve the plat. Roger Erickson second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. VanLaecken is platting off Block 2 & 3, Block 3 is an existing 8.57 acre building site, with a 20 feet private access easement to Block 2, Block 2 is a 7.62 acre parcel containing trees and grassland. A residence cannot be built on Block 2. The platting of Block 2 and Block 3 is the best way to describe the property do to their irregular shape. The adjoining parcels were platted in December 2000, January 2009 and May 2013." Mr. Haugen then used visuals to further describe the plat. Chair Robbins opened up for discussion from the board. Hearing none he opened up for discussion from the audience, seeing none. Chair Robbins asked the board for questions or comments, hearing none he called for a

roll call vote: Pierce-aye, Rochel-aye, Nelson-aye, Elenkiwich-aye, Kleinjan-aye, Spence-aye, Erickson-aye, Robbins-aye. 8-ayes, 0-nays, motion carried.

Chair Robbins read **agenda item # 9 b. 2017plat003: "Plat of Lot 1, Landsman Addition in the NW1/4 of Section 26, T110N, R48W of the 5th P.M., Brookings County, South Dakota."** Roger Erickson moved to approve the plat. Robert Rochel second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Barbara Landsman is platting off Lot 1 of the Landsman Addition in the NW1/4 of Section 26, T110N, R48W. She is platting 13.2 acres of an existing building site. The original size of the building site was deeded off in 1994, containing 20 acres, which included some farmland and part of a waterway. With the waterway and farmland included in the current building site, it was not convenient for the owner of the farm ground surrounding the building site to perform maintenance of the waterway or farming of the farm ground. The farm ground surrounding the building site is owned by a family member. This plat will return the farm ground and water way back to the owner of the farm ground, both parties involved are family members. The plat is for a change in the property line. And meets our comprehensive requirements for the unincorporated land use plan." Mr. Haugen then used visuals to further describe the plat. Chair Robbins opened up for discussion from the board. Hearing none he opened up for discussion from the audience, seeing none. Chair Robbins asked the board for questions or comments, hearing none he called for a roll call vote: Rochel-aye, Nelson-aye, Kleinjan-aye, Spence-aye, Erickson-aye, Elenkiwich-aye, Pierce-aye, Robbins-aye. 8-ayes, 0-nays, motion carried.

Chair Robbins then read **agenda item # 10: Department Reports.** Mr. Haugen reported the following: 1) in the last 3 weeks the office had 6 inquiries regarding Class C and/or Class B Swine CAFO's. Class C would be 2400 head or 960 AU (Animal Units). One inquiry would put two on his place consisting of 4800 head = 1800+AU a Class B Swine Finishing Unit. He noted there was lot of talk and interest in the county right now regarding this type of CAFO. 2) Rolland Colony will be expanding Turkey operation by 234 AU which is less than the 500 AU accumulative built into the plan, this comes out to 13,000 head. 3) Possibility of a one-time event regarding meeting start time: Allowing for the April 4th, 2017 meeting to begin at 7:00 PM. Board members discussed and Chair Robbins noted with approval of board members - the April 4th, 2017 meeting would start at 7:00 PM. 4) He attended the Kodiak Pork reception/open house that was on March 7th, 2017. Mr. Hill reported: 1) The Grant County court case had been settled and the office would send out copies to the board members to review. Lee Ann Pierce and Luke Muller discussed with the board members their thoughts on the outcome of the case. 2) Update on Brush Lake search. 3) Upcoming conferences – Richard would be attending the Western Planners Conference to be September 12-15, 2017 in Spearfish, SD & Mr. Hill would be attending the South Dakota Emergency Management Conference on September 11-14, 2017 in Deadwood, SD. Mr. Hill will also be attending the South Dakota Association of County Commissioners Convention to be held September 18-19, 2017 in Rapid City, SD. Mr. Haugen also noted that Natural Resource and Commercial Subcommittee members (Spence

and Rochel) would be given copies of the updated Ordinance revisions for their review as work continued on updating the County Ordinances.

Chair Robbins noted for the record that the board members had received a letter in regards to the Parnell Township request (2017cu004) for them to review.

Mr. Hill asked that Mr. Luke Muller from First District Association of Local Governments gave a report on updates/revisions under consideration such as: Agricultural District, Lake Park District, Natural Resource and Commercial/Industrial Districts. Board members discussed various aspects of the Wind Tower Ordinance and consideration of a Solar Farm Ordinance.

Chair Robbins asked for a motion to adjourn. Kimberly Elenkiwich made a motion to adjourn the meeting, Terrell Spence second. Chair Robbins called for a voice vote. 8-ayes, 0-nays.

Chair Robbins adjourned the meeting at 7:49 PM.

Rae Lynn Maher
Brookings County
Development Department.