

BROOKINGS COUNTY DEVELOPMENT DIRECTOR  
BROOKINGS CITY & COUNTY GOVERNMENT CENTER  
520 3rd Street, Suite 200  
BROOKINGS, SOUTH DAKOTA 57006  
(605)-696-8350  
ROBERT W. HILL  
TELEPHONE (605) 696-8350  
FAX (605) 696-8355  
E-MAIL: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

### **September 4th, 2018 Minutes**

Brookings County Planning & Zoning Commission  
September 4th, 2018 – 8:00 PM  
Brookings City & County Government Center  
310 Chambers

Chair Rochel called the meeting to order at 8:00 PM. Commission members present were: Kimberly Elenkiwich, Darrell Nelson, Darrel Kleinjan, Michael McHugh, Randy Jensen and alternate board members Tom Davis and Roger Erickson. Absent were: Lee Ann Pierce, Terrell Spence and Chad Ford.

Chair Rochel read **agenda item # 2: Approval of minutes from August 7<sup>th</sup>, 2018 meeting.** Michael McHugh moved to approve the minutes. Roger Erickson second. Chair Rochel called for a voice vote. 8-ayes and 0-nays, motion carried.

Chair Rochel read **agenda item # 3: Items to be added to agenda by commission members or staff.** No items were added.

Chair Rochel 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 Rochel read **agenda item # 5: Approval of Agenda.** Richard Haugen asked that the agenda be amended and item # 7c. 2018plat017 be withdrawn from the meeting's agenda. Darrell Nelson moved to approve the agenda as amended. Darrel Kleinjan second. Chair Rochel called for a voice vote. 8-ayes and 0-nays, motion carried.

Chair Rochel stated, "We are now acting as the Brookings County Planning and Zoning Commission" read the opening statement and **agenda item # 6: 2018rz002: Timothy Murphy has made an application, 2018rz002, to the Brookings County Planning & Zoning Commission for property to be rezoned from Agricultural District to Commercial/Industrial Districts. The property has a legal description of: "N528' of the S921' of the W445.5' of the SW1/4 of Section 2, T111N, R48W of the 5th P.M., Brookings County, South Dakota (Sherman Township).**" Tom Davis moved to approve the rezoning request. Michael McHugh second. Chair Rochel opened up for

discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Tim Murphy has applied for the rezoning of 5 acres, with the legal description of: *"The North 528 feet of the South 921 feet of the West 445.50 feet of the Southwest Quarter of Section 2, Township 111 North, Range 48 West, Brookings County, South Dakota" (Sherman Township)*" from agricultural to commercial district. The land is contained in a 157 acre parcel that being used for crop production. The five acres will be located in the southwest corner of the property. He also noted: 1) The proposed driveway for access would be located approximately 500 feet north of SD Hwy 30 off 482<sup>nd</sup> Ave. (Sherman Township gravel road) 2) Lay of the land prevents the proposed area needed from being located closer to the highway, ground is lower and a natural water area between the proposed site and the highway. 3) Road agreement with Sherman Township was being worked on. 4) Site would be the location of the Coyote Ridge Wind LLC, Operation and Maintenance Center and a long term lease would exist with the landowner. 5) The proposed property would meet the requirements for Brookings County Zoning Ordinance, Article IV: District Requirements: Chapter 4.02-"CI"-Commercial/Industrial Districts. 6) Public notices had been published in the Brookings Register (August 21<sup>st</sup> and 28<sup>th</sup>, 2018) and the White Tri-City Star (August 23<sup>rd</sup> and 30<sup>th</sup>, 2018). 7) Letter had been sent to abutting landowner's, Sherman Township Chairman and clerk, and the applicant. He then presented a visual presentation of the site. Chair Rochel asked the applicant to come forward and address the board. The applicants identified themselves as Tim Murphy and Jesse Bermel (Avangrid Renewables) and stated, "Nothing to add to the report." Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board, hearing none. Chair Rochel called for a roll-call vote: Erickson-aye, McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Davis-aye, Jensen-aye, Rochel-aye. 8-ayes, 0-nays, motion carried. Mr. Haugen noted the rezoning request would next be heard by the county commission for final vote of approval or denial.

Chair Rochel read **agenda item # 7: Consideration of Plats: a. 2016plat015: "Plat of Lot 1 of Lake Poinsett Substation Addition in the SW1/4 of Section 18, T112N, R52W of the 5th P.M., Brookings County, South Dakota."** Darrell Nelson moved to approve the plat. Kimberly Elenkiwich second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Lillian Christensen is platting off 3.80 acres of farmland for a proposed future site of an electrical substation for East River Electric Power Coop Inc. The proposed Lot is approximated 3.80 acres (excluding approximately 0.45 acre of R.O.W). The parcel is large enough to meet the setback requirements and will be accessed off of 199<sup>th</sup> Street (Brookings County black top road # 4). The current use of the land is for crop production." Mr. Haugen used visuals to describe the plat. Chair Rochel asked the applicant to come forward and address the board. Ron Golden came forward and identified himself as Ron Golden, Land Agent for East River Electric. Chair Rochel opened up for questions from the board, hearing none. He opened up the

public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked the board for questions or comments, hearing none he called for a roll-call vote: McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Davis-aye, Jensen-aye, Erickson-aye, Rochel-aye. 8-ayes, 0-nays, motion carried

Chair Rochel read **agenda item b. 2016plat016: “Plat of Tract 1 of Bobcat Addition in a portion of Govt Lots 1 & 2 (N1/2 NE1/4) of Section 6, T110N, R47W of the 5th P.M., Brookings County, South Dakota.”** Tom Davis recused himself. Michael McHugh moved to approve the plat. Darrell Nelson second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Joe Davis is platting off 31.21 acres of farm ground from the approximate 80 acres he owns. The plat has an access easement from an adjoining landowner to access off 485<sup>th</sup> Ave, a Richland Township gravel road. This will be the future site of Bobcat Farms RE LLC, the parcel does not meet our 35 acre requirement to build a residence on. The plat meets the platting requirements for the 2016 Comprehensive Plan Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.” Mr. Haugen used visuals to describe the plat. Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked the board for questions or comments. Board member Elenkiwich inquired if the applicant understood the 35 rule and was aware that the site would not be considered a buildable site for a residence. Mr. Haugen noted that they were aware. Chair Rochel called for a roll-call vote: Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, Erickson-aye, McHugh-aye, Rochel-aye. 7-ayes, 0-nays, motion carried. Tom Davis resumed his seat on the board.

Chair Rochel read **agenda item d. 2016plat018: “Plat of Lot 1, Telkamp Addition in the SW1/4 of Section 8, T110N, R49W of the 5th P.M., Brookings County, South Dakota.”** Randy Jensen moved to approve the plat. Roger Erickson second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Julie Rae Loving is platting off approximately 4.5 acres of an existing building site from 131 acres they own. The current use of the land is a residence, farm ground, grassland and pasture area. The existing driveway is on 30<sup>th</sup> St that will be used for access to the property. The location of the residence being platted, 3421 30<sup>th</sup> St, Brookings, SD is in the Brookings City/County-Joint Jurisdiction area at the intersection of 34<sup>th</sup> Ave (473<sup>rd</sup> Ave) and 30th St (210<sup>th</sup> St) north of Brookings. *Brookings City/County Joint Jurisdictional Ordinance: Section 405. Agricultural District A: 407. Permitted use: .3 Single-family residences on less than 35 acre lots provided that such residences are on an established farm building site, abandoned school site, and further provided that the proposed site has established road access, the lot has clearly delineated boundaries and the site can meet minimum water and sewer standards.* The plat is for agricultural land or residence and the Brookings County Planning and Zoning Commission has jurisdiction and can recommend approval of the plat. The plat meets the platting requirements for the 2016 Comprehensive

Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.” Mr. Haugen used visuals to describe the plat. Chair Rochel noted that the plat boundaries included the trees and an area beyond which the board likes seeing next to farmable areas. He then opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked the board for questions or comments, hearing none he called for a roll-call vote: Nelson-aye, Kleinjan-aye, Davis-aye, Erickson-aye, McHugh-aye, Elenkiwich-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item e. 2016plat019: “Plat of Lot 1, Telkamp Addition in the NW1/4 of Section 17, T110N, R49W of the 5th P.M., Brookings County, South Dakota.”** Kimberly Elenkiwich moved to approve the plat. Randy Jensen second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Julie Rae Loving is platting off approximately 6.7 acres of an existing building site from 158 acres they own. The current use of the land is a residence, farm ground, and grassland. The existing driveway is on 34<sup>th</sup> Ave that will be used for access to the property. The location of the residence being platted, 2606 34<sup>th</sup> Ave, Brookings, SD is in the Brookings City/County-Joint Jurisdiction area on 34<sup>th</sup> Ave, north of the US Highway 14 By-Pass. *Brookings City/County Joint Jurisdictional Ordinance: Section 405. Agricultural District A: 407. Permitted use: .3 Single-family residences on less than 35 acre lots provided that such residences are on an established farm building site, abandoned school site, and further provided that the proposed site has established road access, the lot has clearly delineated boundaries and the site can meet minimum water and sewer standards.* The plat is for agricultural land or residence and the Brookings County Planning and Zoning Commission has jurisdiction and can recommend approval of the plat. The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.” Mr. Haugen used visuals to describe the plat. Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked the board for questions or comments, hearing none he called for a roll-call vote: Kleinjan-aye, Jensen-aye, Erickson-aye, McHugh-aye, Elenkiwich-aye, Nelson-aye, Davis-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel stated, “We are now acting as the Brookings County Board of Adjustment” read the opening statement and **agenda item # 8: 2018var017: G & M McKeown Trust by Beth Frederiksen has made an application, 2018var017 to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 “A” Agricultural District: Area Regulation # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards. The property is described as: “NE1/4 Exc E285’ of the S205’ of the N1685’ of Section 10, T110N, R48W (Alton Township)”**. Tom Davis moved to approve the variance request. Randy Jensen second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr.

Haugen stated, "G & M McKeown Trust by Beth Frederiksen has applied for a front yard variance to build a 8 feet wide x 48 feet long overhang 130 feet from the center of 482<sup>nd</sup> Ave (Brookings County blacktop road # 27) a variance of 20 feet." He further noted: 1) the existing machine shed was built in 1979, prior to current setback requirements. 2) Building was screened by trees and evergreens. 3) The porch roof would be built on the south end of the building the same width of the building and wrap around to west and head north to extend over an existing shop door. 4) The covered porch roof would be the same distance from the center of the road as the existing building. 5) Hardships were the location of the existing building and when the structure was built prior to current setback requirements. 6) Public notices were published in the Brookings Register (August 21 and 28, 2018) and in the Elkton Record (August 23 and 30, 2018). 7) Letters were sent to the adjoining landowner's, Alton Township Chairman and Clerk, and the Brookings County Highway Department. Mr. Haugen then presented a visual presentation of the site. Chair Rochel asked Ms. Frederiksen to come forward and address the board. The applicant identified herself as Beth Frederiksen and stated, "I think we had a good discussion in the office. My husband drew up the plans. It is to be used as a meeting place for the Trust. In the next few years we will probably put part of the shed as a meeting place. Right now it is rented out. It won't be a living place, it will just be a meeting place." Chair Rochel opened up for questions from the board hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Davis-aye, Jensen-aye, Erickson-aye, McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 9: 2018cu020: Jesse Bermel for Coyote Ridge Wind, LLC has made an application, 2018cu020, to the Brookings County Board of Adjustment for a conditional use. Article IV District Requirements: Chapter 4.02 "CI" Commercial/Industrial Districts: Section 4.02.02 Conditional Uses Permit #9: Contractors' shops and yards. The property is described as: "N528' of the S921' of the W445.5' of the SW1/4 of Section 2, T111N, R48W (Sherman Township)"**. Michael McHugh moved to approve the conditional use request. Kimberly Elenkiwich second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Coyote Ridge Wind LLC by Jesse Bermel has applied for a commercial conditional use # 9: Contractor's shop and yard, for the future site of their operations and maintenance center for the Coyote Ridge LLC Wind Farm." He noted: 1) the building would be used for their operation center, to monitor and control the wind turbines, office space, garage-workspace and replacement part storage. 2) Large replacement parts such as blades would be stored in the open area. 3) All commercial setbacks would be met (100 feet - front, side and rear yard). 4) Area would be secured with a chain link fence around perimeter with a gate for access. 5) Applicant would have a long term lease agreement with the landowner for the location of the O & M building. 6) Public notices were published

in the Brookings Register (August 21 and 28, 2018) and in the White Tri City Star (August 23 and 30, 2018). 7) Letters had been sent to the land owner, adjoining landowner's, Sherman Chairman and Clerk and the applicant. Mr. Haugen then presented a visual presentation of the site. Chair Rochel asked the applicant to come forward and address the board. The applicant identified himself as Jesse Bermel representative of the Coyote Ridge Wind Farm and stated, "I have nothing to add at this time." Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board. Luke Muller, from First District Association of Local Governments and board members Nelson and Davis asked questions regarding: 1) hard surface requirement and amount, 2) drainage of the site, 3) handling of any landowner opposition, 4) hours of operation, Mr. Bermel noted that: 1) there would be concrete immediately around the building and the lot area would consist of gravel, 2) water/run-off would naturally flow down a natural waterway, 3) they were working with landowner to the north that had concerns, 4) normal hours of operation with as needed after hours in the event of a call out. Chair opened up the public again asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board. Board members Nelson and Davis asked questions regarding: fencing of area, lighting and security. Mr. Bermel noted the area would have a chain link fence in place around the entire perimeter of the property, and security lights and cameras would be located on site. Chair Rochel asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Jensen-aye, Erikson-aye, McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Davis-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Mr. Hill noted that the next 2 (two) agenda items were identical and recommended during the discussion that the type of use be considered as being the same for both properties. The agenda items would each be read but the discussion for the first one would apply to the second item without needing to duplicate the discussion of each item separately. Mr. Bermel remained seated in the applicant seat awaiting questions from the board.

Chair Rochel read **agenda item # 10: 2018cu021: Jesse Bermel for Coyote Ridge Wind, LLC has made an application, 2018cu021, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5B: Concrete Mixing Plant and Conditional Use Permit # 6: Contractors' shops and yards. The property is described as: "NE1/4 of Section 15, T111N, R48W (Sherman Township)".** Roger Erickson moved to approve the conditional use request. Tom Davis second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Coyote Ridge LLC by Jesse Bermel has applied for an agricultural district conditional use # 6: Contractor's shop and yard and conditional use # 5B: Concrete Mixing Plant. The contractor's yard and concrete mixing plant will both be temporary with an anticipated ending date of November 1, 2019." He also noted: 1) location of the 10 acres site 2) Purpose of the laydown yard would be for construction trailers, wind tower

components and supplies used during the construction phase, 3) concrete mixing plant would be used to supply concrete for the cement foundations of the towers. 4) A water supply on site would be used. 5) Road agreements with the township and highway department were being prepared. 6) Public notices were published in the Brookings Register (August 21 and 28, 2018) and in the White Tri City Star (August 23 and 30, 2018). 7) Letters had been sent to the land owner, adjoining landowner's, Sherman Chairman and Clerk and the Brookings County Highway Department. 8) The Brookings County Highway Department had approved the road use permits. 9) Entrances/access would be off County Road 27 (gravel road) and off the minimum maintenance road – put in and removed by the contractor following county specifications. Mr. Haugen then presented a visual presentation of the site. Mr. Hill announced, "A County Road Agreement between the County and Avangrid had been signed at the County Commission meeting that had been held in the morning of September 4, 2018." Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Erickson-aye, McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Davis-aye, Jensen-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 11: 2018cu022: Jesse Bermel for Coyote Ridge Wind, LLC has made an application, 2018cu022, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 6: Contractors' shops and yards. The property is described as: "NW1/4 Exc H-1 & Exc S294' of W296.33' in Section 12, T111N, R48W (Sherman Township)".** Michael McHugh moved to approve the conditional use request. Roger Erickson second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Coyote Ridge Wind LLC by Jesse Bermel has applied for an agricultural district conditional use # 6: Contractor's shop and yard. The contractor's yard will be temporary with an anticipated ending date of November 1, 2019." He also noted: 1) the laydown yard would be used during the construction phase to store and supply construction trailers, wind tower components and supplies. 2) The site would be located on 483<sup>rd</sup> Ave, three-quarters of a mile south of SD Hwy 30. 3) Road agreement with the township was being prepared. 4) Public notices were published in the Brookings Register (August 21 and 28, 2018) and in the White Tri City Star (August 23 and 30, 2018). 5) Letters had been sent to the land owner, adjoining landowner's, Sherman Chairman and Clerk and the applicant. Mr. Haugen then presented a visual presentation of the site. Chair Rochel opened up for questions from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a

roll-call vote: McHugh-aye, Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, Davis-aye, Erickson-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 12: 2018cu023: East River Electric Power Coop, Inc. by Ronald Golden has made an application, 2018cu023, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 15: Water pumping stations, elevated tanks and similar essential public utilities and service structures. The property is described as: "Lot 1 of Lake Poinsett Substation Addition in the SW1/4 of Section 18, T112N, R52W (Laketon Township)"**. Roger Erickson moved to approve the conditional use request. Tom Davis second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "East River Electric Power Coop., Inc. has applied for a "A" Agricultural District: Conditional Use Permit # 15 for a new electrical substation to be located on 199<sup>th</sup> Street (Brookings County blacktop road # 4), a short one-half mile of off US Highway 81." He then noted: 1) the substation would be used to meet the electrical needs of the area. 2) The perimeter would be fenced and the substation components would meet all setback requirements (Front yard – 150 from center of 199<sup>th</sup> Street, side yards – 25 feet and rear yard – 50 feet). 3) Site of substation had been platted, approved earlier in the meeting and would be purchased from the current land owner. 4) Public notices were published in the Brookings Register (August 21 and 28, 2018) and in the Arlington Sun (August 23 and 30, 2018). 5) Letters had been sent to the land owner, adjoining landowner's, Laketon Township Chairman and Clerk and the Brookings County Highway Department. Mr. Haugen then presented a visual presentation of the site. Chair Rochel asked the applicant to come forward and address the board. The applicant identified himself as Ron Golden from East River Electric, Madison, SD. Chair Rochel opened up for questions from the board. Board members Nelson and Davis asked questions regarding topography and drainage direction, and noise. Mr. Golden noted the drainage would follow the natural contours and decibel levels would be well below normal conversation and only a slight hum would be heard in the substation area itself during a heavy load time. He further noted the substation was a typical substation and was set up for 3 Coops – Sioux Valley Energy, HD Electric (north) and Kingsbury County (west). It would provide better electrical service around the lakes in the area, northeast corner of Kingsbury County, northwest corner of Brookings County and the southern part of Hamlin County. Chair Rochel asked for further comments from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board and noted he liked that it was placed farther back from the right-of-way and provided a better safety factor. He then asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Elenkiwich-aye, Nelson-aye, Kleinjan-aye, Davis-aye, Jensen-aye, Erickson-aye, McHugh-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 13: 2018cu024: Steve Casjens has made an application, 2018cu024, to the Brookings County Board of**



**Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 16: "One manufactured or mobile home as a secondary residence, on an established farmstead to be used for the occupancy of a farm employee, or by parents, grandparents, children or brothers and sisters of the occupant of the land, provided that said mobile home is removed within ninety (90) days of the vacation there from by the qualified occupant or occupants. The property is described as: "Foster Addition in SE1/4 of Section 6, T112N, R50W (Eureka Township)" -- located at 46698 197th St, Bruce, SD 57220.** Tom Davis moved to approve the conditional use request. Randy Jensen second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Steve Casjens has applied for a conditional use to move in a used manufactured home as a secondary residence on his property. Steve lives in the primary residence and his daughter and grandson will live in the manufactured home." He further noted: 1) the used manufactured home was a 2011 Highland, would be located north of the existing building site and meet all setback requirements. 2) The applicant had acquired all the adjoining landowner's signatures required for allowance of a used manufactured home. 3) The property was located on 197<sup>th</sup> Street (Brookings County gravel road #40). 4) The property was located in the floodplain and FEMA standard would need to be met before a building permit would be issued. 5) Public notices were published in the Brookings Register (August 21 and 28, 2018) and in the Volga Tribune (August 23 and 30, 2018). 6) Letters had been sent to the adjoining landowner's, Eureka Township Chairman and Clerk and the Brookings County Highway Department. Mr. Haugen then presented a visual presentation of the site. Chair Rochel asked the applicant to come forward and address the board. The applicant identified herself as Ginger Casjens and stated, "I have nothing to add, I think he (Richard) said it pretty well." Chair Rochel opened up for questions from the board. Board members Nelson and Elenkiwich asked questions regarding location of septic system and access/driveway to the mobile home. Ms. Casjens noted the septic system would be to the north of the proposed mobile home location. The driveway would be a shared drive and there was plenty of room in the yard and no visual obstructions near the road. Chair Rochel asked for further comments from the board, hearing none. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked for additional comments from the board. Board member Nelson asked if an additional 911 address would be assigned to the site. Mr. Hill stated, "When they get the building permit for the home they will be required to purchase another/additional 911 sign for the additional home." Chair Rochel hearing no additional questions asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Nelson-aye, Kleinjan-aye, Davis-aye, Jensen-aye, Erickson-aye, McHugh-aye, Elenkiwich-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 14: Department Reports**. Chair Rochel asked Mr. Hill for his Directors report. Mr. Hill announced: (1) The South Dakota Planners Conference would be Oct. 17 & 18, 2018 in Huron, SD and any board members that would like to attend were to let Rae Lynn know so they could get

registered. (2) He would be out of the office: Sept. 10-13, 2018 to attend conferences (1. SDACC Annual Conference - Sept. 10 & 11, 2018 in Pierre, SD. 2. SDEMA Conference - Sept. 12 & 13, 2018 in Sioux Falls, SD.). Richard Haugen would also be out of the office to attend the SDEMA Conference – Sept. 10-13, 2018 in Sioux Falls, SD. Mr. Hill would also be out of the office to attend Emergency Management Training, September 16-21, 2018 in Anniston, AL. He also noted that the county staff would also be involved in Emergency Management Training on September 24, 2018 in Bruce, SD. (3) a reminder to other board members and the public to be safe during harvest and aware of slow moving vehicles and equipment. (4) Avangrid would be starting the new wind tower construction project. The office staff, Brookings County Sheriff and the highway superintendent would be meeting on Wednesday and Thursday (Sept 5<sup>th</sup> & 6<sup>th</sup>, 2018) with Avangrid to discuss progress and plans. (5) Be safe during the upcoming hunting season and wear orange if not done in the fields with harvest. Mr. Haugen noted he had nothing to report.

Chair Rochel asked that Mr. Hill look into the possibility of having an article(s) in the Brookings Register and/or a public service announcement on the radio regarding safety issues/concerns during harvest season.

Chair Rochel asked for a motion to adjourn. Michael McHugh made a motion to adjourn the meeting, Roger Erickson second.

Chair Rochel adjourned the meeting at 10:02 PM.

Rae Lynn Maher  
Brookings County  
Development Department.