

**BROOKINGS COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF SEPTEMBER 7, 2021    REGULAR PLANNING & ZONING MEETING**

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, September 7, 2021. The following members were present: Chad Ford, Mike Bartley, Michael McHugh, Darrel Kleinjan, Kyle Vanderwal, Neil Trooien, Randy Jensen, and alternates Roger Erickson and Dale Storhaug. Absent was: Brian Gatzke and Spencar Diedrich. Also present were: Deputy Director Richard Haugen, County Development Director/Emergency Manager Robert Hill, and Senior Planner from First District Association of Local Governments Luke Muller.

**CALL TO ORDER**

Chair Ford called the meeting to order at 8:00 PM

**APPROVAL OF MINUTES**

(Vanderwal/Erickson) Motion to approve the August 3, 2021 Meeting Minutes. All present voted aye. **MOTION CARRIED.**

**ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.**

None added.

**INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED.** *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

**DISCLOSURE OF CONFLICTS OF INTEREST**

None.

**APPROVAL OF AGENDA**

(Barley/Vanderwal) Motion to approve the agenda for the September 7, 2021 Meeting. All present voted aye. **MOTION CARRIED.**

**CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION**

**CONSIDERATION OF PLATS**

**2021PLAT013**

For property described as "Plat of Blocks 1A & 1B, Intermill-Misar Addition in the SE1/4 of Section 12, T110N, R51W of the 5<sup>th</sup> P.M., Brookings County, South Dakota." Submitted by Pamela & Lance Intermill, vacating Block 1 containing 10.4 acres that was platted on June 17, 2020. Emil Misar is platting off approximately 55 acres to be combined with the vacated portion of Block 1 and will be known as Block 1A (60.4 acres), and Block 1B (5.75 acres) with the existing homestead access off 210<sup>th</sup> Street. Both Block 1A and 1B are located in the floodplain and any future buildings will need a Brookings County Floodplain Development permit and will need to follow FEMA Guidelines for building in the Floodplain. The plat meets all 2016 Comprehensive Plan-Unincorporated Rural Area Land Use requirements for Agricultural Land Use.

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(Jensen/Trooien) Motion to approve the plat. VOTE: Bartley-aye, Erickson-aye, McHugh-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Jensen-aye, Storhaug-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

#### **2021PLAT014**

For property described as "Plat of Lot 2A of Block 1 in Country Club Estates in the SE1/4 of the NE1/4 of Section 28, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota." Submitted by Charles & Nancy Zink to vacate Lots 2 and 3, along with the access easement and combine all into Lot 2A. The adjoining landowner's and the developer of the subdivision have no objections to vacating the access easement. Lot 2A is 42,612 sq. feet with a buildable area of 28,068 sq. feet. Lots 2 and 3 were originally platted on November 12, 2006. The lot exceeds the 20,000 sq. feet lot size requirement for the Lake-Park District and the plat meets the Brookings County Subdivision Ordinance and Lake Park requirements.

(Vanderwal/Jensen) Motion to approve the plat. VOTE: Erickson-aye, Storhaug-aye, McHugh-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Jensen-aye, Bartley-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

#### **2021PLAT015**

For property described as "Plat of Lot 1 Sanderson Addition in the N1/2 of SW1/4 of Section 14, T110N, R49W of the 5<sup>th</sup> P.M., Brookings County, South Dakota." Submitted by Mark Sanderson to plat off 4.0 acres of trees and grass located in the northwest corner, from the rest of the farmland. There is a 20 feet access easement along the south edge of the property for access. The access easement will be filed as a separate document and not with the plat. The parcel is located in the floodplain and the lot is not a buildable site for a residence. The plat meets all 2016 Comprehensive Plan-Unincorporated Rural Area Land Use requirements for Agricultural Land Use.

(Vanderwal/Kleinjan) Motion to approve the plat. VOTE: Storhaug-aye, McHugh-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Jensen-aye, Bartley-aye, Erickson-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

### **CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT**

#### **2021CU016**

Application by Jonathon & Nicolle Moir on property owned by Wayne & Cindy Eighmy 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: "SE1/4 of Section 7, T111N, R50W (Sterling Township)" ~~~ located at 46690 204<sup>th</sup> St, Bruce, SD 57220.

(McHugh/Storhaug) Motion to approve the Conditional Use.

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STAFF REPORT: The applicants are requesting a conditional use to move in a new mobile/manufactured home as a secondary residence on their parent's property. Report noted: 1) Nicolle's parents live in the primary residence and Nicolle & Jonathon will live in the manufactured home. 2) The manufactured home, would be located northwest of the existing house and a separate driveway off 467<sup>th</sup> Ave (Sterling Township gravel road) would be used for access. Public notices were published in the Brookings Register on August 24 & 31, 2021 and the Volga Tribune on August 26, 2021 and September 2, 2021. Letters were sent to the adjoining landowner's, and the Sterling Township Chairman and Clerk.

PUBLIC HEARING: Applicants Johnathon and Nicolle Moir informed those present they had nothing further to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions or comments regarding the request. Findings of Facts were reviewed and completed by the board, concurred with by Bartley and placed on file.

VOTE: Kleinjan-aye, Vanderwal-aye, Trooien-aye, Jensen-aye, Bartley-aye, Erickson-aye, Storhaug-aye, McHugh-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

### **DEPARTMENT REPORTS**

Hill discussed with the board a past conditional use 2015cu014 home extended business for a dog kennel that had been approved November 3, 2015. The applicant wanted to possibly move to a new location and a current employee would then move onto the property. Board instructed Hill to seek advice on handling the matter with the State Attorney office. Hill reported the 2020 Census results to the board and reminded all present to use caution in operating of farm equipment due the dry conditions. Haugen discussed with the board possible issues on Oakwood Lake regarding decks that had been built during shoreline modification work. Board discussed and instructed Haugen to further discuss with the South Dakota Game, Fish & Parks.

### **ADJOURN**

(Vanderwal/Trooien) Motion to adjourn.  
Chair Ford adjourned the meeting at 8:50 PM.

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Rae Lynn Maher  
Brookings County  
Development Department

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