

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

FEBRUARY 6, 2024 AGENDA

1. **Call to Order - 7:00 PM on Tuesday, February 6, 2024.**
2. **Approval of Minutes.**
Documents:

[MINUTES-Jan 2, 2024 PZ Minutes DRAFT 1-05-2024.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 must sign in prior to the start of the meeting. Any requested action items must be scheduled for a future meeting date.
(Time limited to 5-minutes per person to address the commission.)*
5. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**
6. **Approval of Agenda**
7. **Convene as Brookings County Planning and Zoning Commission**
8. **Consideration of Plats**
 - A. **2024preplat001**
"Preliminary Plat of Homesteads at the Marsh Addition in Govt Lots 2 & 3 in Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2024preplat001-Staff Report .pdf](#)
9. **Public Hearing - Proposed changes to Ordinance.**
The Brookings County Planning Commission will hold a public hearing on proposed changes to the Brookings County Zoning Ordinance 2015-03 which re-adopted the 1997 Revised Zoning Ordinance as amended. The proposed changes to the Brookings County Zoning Ordinance 2015-03 will repeal all or portions of the following articles in the 1997 Revised Zoning Ordinance of Brookings County, as amended, - Article 1.00 Short Title and Application.; Article 2.00 Definitions.; Article 3.00 Establishment of Districts.; Article 4.00 Non-conforming Uses of Lots of Record.; Article 9.00 Legal Status Provisions.; Article 11.00 Agricultural Districts.; Article 17.00 General Requirements.; Article 18.00 Minimum Mobile/Manufactured Home Requirements.; Article 19.00 Shelterbelt Setback Requirements.; Article 20.00 Home Occupations.; Article 21.00 Extended Home

Occupations.; Article 22.00 Concentrated Animal Feeding Operation.; Article 23.00 Wind Energy System (WES) Requirements.; Article 24.00 Transmission Pipeline Risk Reduction Overlay District.; and replace said Articles with Article I General Provisions.; Article II Definitions.; Article III District Requirements; Article IV District Requirements – Chapter 4.01. "A" Agricultural Land District. and Chapter 4.07. Transmission Pipeline Risk Reduction Overlay District and Article V General Requirements.; and Article VI Administration as amended.

Documents:

[ARTICLE IV - District Requirements - Ag Ch 4.01 - PH 2-6-2024.pdf](#)
[ARTICLE IV - District Requirements - Pipeline \(TPRROD\) Ch 4.07 - PH 2-6-2024.pdf](#)
[ARTICLE V - General Requirements - PH 2-6-2024.pdf](#)
[ARTICLE VI - ADMINISTRATION - PH 2-6-2024.pdf](#)
[ARTICLE I - GENERAL PROVISIONS - PH 2-6-2024.pdf](#)
[ARTICLE II - Definitions - PH 2-6-2024.pdf](#)
[ARTICLE III - DISTRICT REGULATIONS - PH 2-6-2024.pdf](#)

10. **Department Reports**
11. **Executive Session, if Necessary.**
12. **Adjourn**
13. **Public Notices**

Brookings County Zoning Office * Brookings City & County Government Center * 520 3rd Street, Suite 110 * (605) 696-8350 * www.brookingscountysd.gov