

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

JULY 10, 2023 AGENDA

1. **Call to Order - 8:00 PM on Monday, July 10, 2023.**

2. **Approval of Minutes.**

Documents:

[MINUTES-June 6, 2023 PZ Minutes DRAFT 6-9-2023.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. **2023plat010**

"Plat of Lots 2B and 2C of Block 1 in Country Club Estates in the SE1/4 of the NE1/4 of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2023plat010 Staff Report.pdf](#)

9. **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.

10. **2023var005**

Garret Reed has made an application, 2023var005, 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: "S677' of

SW1/4 & N633' of S1310' of W352' of SW1/4 of Section 22, T112N, R51W (Preston Township)" -- located at 19994 463rd Ave, Bruce, SD 57220.

Documents:

[2023var005 Staff Report.pdf](#)

11. **2023var006**

Wayne Reiser has made an application, 2023var006, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Side Yard). The property is described as: "Lot 4 Reaves Subdivision in SW1/4 Section 5, T112N, R52W (Laketon Township).

Documents:

[2023var006 Staff Report.pdf](#)

12. **2023var007**

Bill Heylens, Jr. has made an application, 2023var007, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front). The property is described as: "Lots 4 & 5 of DeBoer's Lake Tetonkaha West subdivision in Govt Lots 1, 4, 5 & 6 in Section 7, T111N, R51W (Oakwood Township)" -- located at 17 & 18 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2023var007 Staff Report.pdf](#)

13. **2023cu010**

Jeff Christensen has made an application, 2023cu010, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 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: "S1/2 SW1/4 in Section 29, T110N, R52W (Bangor Township)." -- located at 45530 213th St, Arlington, SD 57212.

Documents:

[2023cu010 Staff Report .pdf](#)

14. **2023cu011**

Hemphill, LLC by Blair Ransom has made an application, 2023cu011, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 17: Commercial Radio & TV Towers. The property is described as: "SW1/4 Exc Lot H-1 thereof, in Section 10, T111N, R49W (Afton Township)".

Documents:

[2023cu011 Staff Report .pdf](#)

15. **Reconvene as Brookings County Planning & Zoning Commission.**
16. **Public Hearing and Action to Amend Article IV Chapter 4.02 “Commercial/Industrial Districts” Section 4.02.01 – Permitted Use Adopted by Ordinance 2018-03.**

Documents:

[4.02 CI-Commercial Ord Update -Staff Report \(July Mtg\).pdf](#)
[Chapter 4.02- Commerical Ordinance-DRAFT-Update 6-6-2023-Remove residences.pdf](#)

17. **Department Reports**
18. **Executive Session, if Necessary.**
19. **Adjourn**
20. **Public Notices**

Brookings County Zoning Office * Brookings City & County Government Center * 520 3rd Street, Suite 200 * (605) 696-8350 * www.brookingscountysd.gov