

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

SEPTEMBER 5, 2023 AGENDA

1. **Call to Order - Tuesday, September 5, 2023: following the 8 PM Joint BOA Meeting.**

2. **Approval of Minutes.**

Documents:

[MINUTES-August 1, 2023 PZ Minutes DRAFT 8-15-2023.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 much sign in prior to the start of the meeting. Any requested action items much 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. **2023preplat013**

"Plat of Lots 13, 14 and 15 in Cedar Pointe Addition in Govt Lot 3 of the NW1/4 of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2023preplat013 Staff Report .pdf](#)

B. **2023plat014**

"Plat of Lots 1A and 2A of Highland Addition in Govt Lot 4 of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2023plat014 Staff Report .pdf](#)

C. **2023plat015**

"Plat of Lots 13, 14 and 15 in Cedar Pointe Addition in Govt Lot 3 of the NW1/4 of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2023plat015 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. 2023var009

Lowell Kruse has made an application, 2023var009, 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: "W1/2 NW1/4 Lying North of Lot H-2 in Section 8, T111N, R48W (Sherman Township)" -- located at 47904 SD Hwy 30, White, SD 57276.

Documents:

[2023var009 Staff Report.pdf](#)

A. Comments received - 2023var009

Documents:

[Selleck, C ltr rcvd 8-7-2023_2023var009.pdf](#)

[Willmott, M-C ltr rcvd 8-7-2023_2023var009.pdf](#)

11. 2023cu012

Luke Schwitzer for Buffalo Ridge I LLC, a subsidiary of Avangrid Renewables LLC has made an application, 2023cu12, 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 SW1/4, SW1/4 NW1/4 of Section 16, T111N, R47W (Lake Hendricks Township)".

Documents:

[2023cu012 Staff Report .pdf](#)

12. 2023cu013

Luke Schwitzer for Buffalo Ridge I LLC, a subsidiary of Avangrid Renewables LLC has made an application, 2023cu13, 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: "SE1/4 of Section 9, T111N, R47W (Lake Hendricks Township) and N1/2 NE1/4 of Section 16, T111N, R47W (Lake Hendricks Township)".

Documents:

[2023cu013 Staff Report .pdf](#)

13. Convene as Brookings County Planning and Zoning Commission

14. Public Hearing and Action

Ordinance 23-01 changes to the Brookings County Zoning Ordinance 2015-03, which readopted the 1997 Revised Zoning Ordinance as amended. The proposed change being to Amend Article IV Chapter 4.02 "Commercial/Industrial Districts" Section 4.02.01 –

"Permitted Use" and Section 4.02.02 - "Conditional Uses", adopted by Ordinance 2018-03.

Documents:

Chapter 4.02- Commerical Ordinance-DRAFT-Update 6-6-2023-Removal and additions.pdf
4.02 CI Comm Ord Update Staff Report and Ord update 8252023 Sept 05 2023 mtg.pdf

15. **Department Reports**
16. **Executive Session, if Necessary.**
17. **Adjourn**
18. **Public Notices**

Brookings County Zoning Office * Brookings City & County Government Center

*** 520 3rd Street, Suite 200 * (605) 696-8350 * www.brookingscountysd.gov**