

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

OCTOBER 4, 2022 AGENDA

1. **Call to Order - 8:00 PM on Tuesday, October 4, 2022.**

2. **Approval of Minutes.**

Documents:

[MINUTES-September 6, 2022 PZ Minutes DRAFT 9-19-2022.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 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.

8. **2022var017**

Dawn E. Campbell has made an application, 2022var017, 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: "Lot 3 DeBoer's Lake Tetonkaha Subdivision in Govt Lots 5 and 6 of SE1/4 of Section 7, T111N, R51W (Oakwood Township)" -- located at 3 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2022var017 Staff Report.pdf](#)

9. **2022var018**

Richard Wright has made an application, 2022var018, 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: "Lot 1 of Anderson Addition in the E1/2 NW1/4 of Section 21, T109N, R48W (Parnell Township)" -- located at 48039 SD Hwy 324, Elkton, SD 57026.

Documents:

[2022var018 Staff Report.pdf](#)

10. **2022var019**

Darwin Ulvestad has made an application, 2022var019, 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 of Section 33, T112N, R50W (Eureka Township)" -- located at 46889 201st St, Bruce, SD 57220.

Documents:

[2022var019 Staff Report.pdf](#)

11. **2022cu012**

Misty Jurens has made an application, 2022cu012, to the Brookings County Board of Adjustment for a conditional use. Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # 10: Stables: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 12: Stables. The property is described as: "Lot 1B, Block 2, Telkamp's Second Addition in SE1/4 SE1/4 of Section 13, T110N, R50W. (Brookings Township)" -- located at 1913 20th Ave, Brookings, SD 57006.

Documents:

[2022cu012 Staff Report.pdf](#)

A. **Comments received - 2022cu012**

Documents:

[Ramsdell Ltr Emailed-Rcvd 9-30-2022.pdf](#)

12. **2022cu013**

Mary Jo Minor has made an application, 2022cu013, to the Brookings County Board of Adjustment for a conditional use. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.02 Conditional Uses Permit # 6: Accessory buildings with a side-wall greater than fourteen (14) feet or more than 2,000 square feet and used accessory buildings greater than 120 square feet. The property is described as: "Campbellot Addition in NE1/4 and Govt Lot 1 of NW1/4, Exc S200' of N610', less E245' and Exc Block 1 Hardt Addition all in Sec 33, T109N, R50W (Medary Township)".

Documents:

[2022cu013-Staff Report.pdf](#)

13. **2022cu014**

Jessica Andronowitz has made an application, 2022cu014, to the Brookings County Board of Adjustment for a conditional use. Brookings Joint Jurisdiction Area: Article IV:

Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # 10: Stables: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 12: Stables. The property is described as: "Lot M-2 of Warrior Commercial Park Addition & Lot M-2 in Warrior Commercial Park 2nd Addition incl vacated portion of Street in SW1/4 of Section 18, T110N, R49W. (Aurora Township)" -- located at 1900 25th Ave, Brookings, SD 57006.

Documents:

[2022cu014-Staff Report.pdf](#)

14. **Department Reports**

15. **Executive Session, if Necessary.**

16. **Adjourn**

17. **Public Notices**

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