

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

October 5, 2021 AGENDA

If you have any symptoms of COVID-19 or believe you may have been exposed, consider watching the meeting from home broadcast live on Swiftel channel 19, ITC channel 168, or the Brookings County Youtube channel.

1. **Call to Order - 8:00 PM on Tuesday, October 5, 2021.**
2. **Approval of Minutes.**
Documents:

[JT MINUTES-Sept 7, 2021 PZ-CC Jt Minutes DRAFT 9-20-2021.pdf](#)
[MINUTES-Sept 7, 2021 PZ Minutes DRAFT 9-17-2021.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. **2021plat016**

“Plat of Lots 1, 2, 3 & 4 of Lot B Haffner Addition in Government Lots 2 & 3 in the SE1/4 of the SW1/4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat016 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. **2021var016**

Lance Intermill has made an application, 2021var016, 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: "Block 1A, Intermill-Misar Addition in the SE1/4 of Section 12, T110N, R51W (Brookings Township)".

Documents:

[2021VAR016 Staff Report.pdf](#)

11. **2021var017**

Daniel and Elizabeth Skordahl has made an application, 2021var017, 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: "S 667' of E 708' of NE1/4 of Section 9, T110N, R47W (Richland Township)". ~~ located at 20947 487th Ave, Elkton, SD 57026.

Documents:

[2021VAR017 Staff Report.pdf](#)

12. **2021var018**

Matthew Aas has made an application, 2021var018, 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 12 of DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 1,4,5 and 6 in Section 7, T111N, R51W (Oakwood Township)" ~~ located at 25 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2021VAR018 Staff Report.pdf](#)

A. **Comments received - 2021var018**

Documents:

[D-M DeBoer Ltr_rcvd 9-27-2021.pdf](#)

13. **2021cu017**

Willmott Gravel by Chad Willmott has made an application, 2021cu017, to the Brookings County Board of Adjustment for a conditional use for a "Construction and Demolition Debris Disposal Facility". Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 26: "The

County Zoning Commission may permit other uses which, in its opinion, are not detrimental to other uses and are in the general character of the Agricultural District". The property is described as: "NW1/4 Exc H-1 & Exc S338' of W850'; and Exc N486' of S824' of W305'; & Exc N236' of S574' of E74' of W379' in Section 14, T111N, R49W (Afton Township)".
~~ located at 47633 SD Hwy 30, White, SD 57276.

Documents:

[2021cu17 Staff Report.pdf](#)

14. 2021cu018

Winter Contracting, LLC by Nick Winters has made an application, 2021cu018, to the Brookings County Board of Adjustment for a conditional use for a "Gravel mining operation". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .4: "Sand, gravel or quarry operation, mineral exploration and extraction" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 4: "Sand, gravel or quarry operation, mineral exploration and extraction". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~~ located at 4314 34th Ave S, Brookings, SD 57006.

Documents:

[2021cu18 Staff Report.pdf](#)

15. 2021cu019

Winter Contracting, LLC by Nick Winters has made an application, 2021cu019, to the Brookings County Board of Adjustment for a conditional use for a "Rock Crushers". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .5: "Rock crushers, concrete and asphalt mixing plants" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: "Rock Crushers". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~~ located at 4314 34th Ave S, Brookings, SD 57006.

Documents:

[2021cu019 Staff Report.pdf](#)

16. 2021cu020

James Butler has made an application, 2021cu020, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home Extended Business". The property is described as: "Outlot 1 of the SE1/4 SW1/4 of Section 27, T110N, R49W (Aurora Township)"~~ located at 47548 213th St, Aurora, SD 57002.

Documents:

[2021cu020 Staff Report.pdf](#)

17. 2021cu021

Marvin Post has made an application, 2021cu021, to the Brookings County Board of Adjustment 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: "N956' of E508' of E1/2 W1/2 of Section 32, T110N, R51W (Volga Township)" ~~ located at 46145 213th St, Volga, SD 57071.

Documents:

[2021cu021 Staff Report .pdf](#)

18. 2021cu022

Terry McCutcheon and Mark Engen have made an application, 2021cu022, to the Brookings County Board of Adjustment 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: "McCutcheon Addition in N1/2 SW1/4 of Section 15, T109N, R50W (Medary Township)" ~~ located at 21672 469th Ave, Brookings, SD 57006.

Documents:

[2021CU022 Staff Report.pdf](#)

19. Discussion and Amending of Findings of Facts for Conditional Use Permit # 2015cu014 issued to Mark Engen on November 3, 2015. The property is described as: "E382' of S888' & S238' of W398' of E780' of SW1/4 SE1/4 Section 28, T110N, R50W (Brookings Township)." ~~ located at 1900 W 8th St S, Brookings, SD 57006.

Documents:

[2015cu014 Appl-Approved,signed,dated.pdf](#)

[2015cu014_Findings of Facts-completed,signed,dated.pdf](#)

20. Department Reports

21. Executive Session, if Necessary.

22. Adjourn

23. **Public Notices**

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