

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

APRIL 5, 2022 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, April 5, 2022.

2. Approval of Minutes.

Documents:

[MINUTES-March 1, 2022 PZ Minutes DRAFT 3-07-2022.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 Planning and Zoning Commission

8. Amend Article IV District Requirements – Chapter 4.06. – Aquifer Protection adopted by Ordinance 2018-03.

Documents:

[Art IV-Aquifer Ord Update-Staff Report.pdf](#)
[Chapter 4.06-Aquifer Protection-DRAFT-Update 3-8-2022.pdf](#)

9. Consideration of Plats

A. 2022plat004

“Plat of Lots 1 and 2 of CKS Partners Addition in the SW1/4 of Section 20, T110N, R49W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2022plat004-Staff Report.pdf](#)

B. 2022plat005

"Plat of Lot 1 of Forseth Addition in Govt. Lot 2 of Section 4, T110N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2022plat005 Staff Report.pdf](#)

10. 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.

11. 2022var005 - Postponed from March 1, 2022

Bradley Vostad has made an application, 2022var005, 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 and Minimum Side Yard). The property is described as: "Lot 26 of DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 4 & 5 in SE1/4 of Section 7, T111N, R51W (Oakwood Township)" ~~ located at 43 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2022var005 Staff Report-Updated for April 5, 2022, meeting.pdf](#)

12. 2022var007

Steven Knutson has made an application, 2022var007, to the Brookings County Board of Adjustment for a variance. Article 19.00: Section 19.01: "Shelterbelt Setback Requirements". The property is described as: "W1549' of S650' of SW1/4 of Section 5, T112N, R49W (Argo Township)" ~~ located at 47318 197th St, Toronto, SD 57268.

Documents:

[2022var007-Staff Report .pdf](#)

A. Comments received - 2022var007

Documents:

[Argo Twnshp - 3-25-2022.pdf](#)

13. 2022var008

Sylvia L. Wolters has made an application, 2022var008, 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 4 of Point Clara Addition in Govt Lot 3 of Section 22, T112N, R47W (Lake Hendricks Township)" ~~ located at 723 S Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2022var008 Staff Report.pdf](#)

14. 2022cu006

Lester Van Dyke has made an application, 2022cu006, to the Brookings County Board of

Adjustment, for a conditional use for "Gravel Mining". Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 4: "Sand, gravel or quarry operation, mineral exploration and extraction". The property is described as: "NW1/4 of Section 1, T110N, R49W (Aurora Township) and W631.2' of NE1/4 of Section 1, T110N, R49W (Aurora Township).

Documents:

[2022CU006-Staff Report.pdf](#)

15. **2022cu007**

Lester Van Dyke has made an application, 2022cu007, to the Brookings County Board of Adjustment, for a conditional use for "Rock Crushers". Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 5A: "Rock crushers". The property is described as: "NW1/4 of Section 1, T110N, R49W (Aurora Township) and W631.2' of NE1/4 of Section 1, T110N, R49W (Aurora Township).

Documents:

[2022CU007-Staff Report.pdf](#)

16. **2022cu008**

Joint Well Field, Inc by Gene Wilts has made an application, 2022cu008, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 15: Water pumping stations, elevated tanks and similar essential public utilities and service structures. The property is described as: "BDK Wellfield #1A Tract N1/2 NE1/4 of Section 25, T112N, R51W (Preston Township) and Tract #4 in NE1/4 NE1/4 of Section 25, T112N, R51W BDK Wellfield #1 Tract N1/2 NE1/4 of Section 25, T112N, R51W" (Preston Township).

Documents:

[2022cu008-Staff Report.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