

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF JUNE 6, 2023 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, June 6, 2023. The following members were present: Chad Ford, Mike Bartley, Tim Paulsen, Spencar Diedrich, Darrel Kleinjan, Kyle Vanderwal, Brian Gatzke, and Randy Jensen, and alternates Roger Erickson and Dale Storhaug. Absent was Neil Trooien. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, and Senior Planner from First District Association of Local Governments Luke Muller.

CALL TO ORDER

Chair Ford called the meeting to order at 8:00 PM

APPROVAL OF MINUTES

(Diedrich/Paulsen) Motion to approve the May 2, 2023, Meeting Minutes. All present voted aye. **MOTION CARRIED.**

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF AGENDA

(Vanderwal/Jensen) Motion to approve the agenda for the June 6, 2023 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

CONSIDERATION OF PLATS

2023PLAT006

For property described as “Plat of Lot 1 and 2 of Stime Addition in the SW1/4 of the SE1/4 of Section 9, T109N, R52W of the 5th P.M., Brookings County, South Dakota.” Submitted by Mark and Sharon Stime to subdivide 53.75 acres into two parcels, Lot 1 containing 35.0 acres and Lot 2 containing 22.9 acres. Lot 1 meets the 35 acre size requirement to build a residence on. Lot 2 has a 60’ x 80’ shed that was built in 2011. The shed has a partial finish with a bathroom and small living quarters. As the shed does not meet code requirements for fire separation, the living quarters were added after the fact. If the shed was modified to meet code requirements, it would then qualify as a residence. Until that is done, the shed is not considered a residence, and a

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new residence cannot be built on Lot 2. Portions of each lot are in the floodplain and will need to meet the floodplain building requirements if any new structure are built.

DISCUSSION: Board members Diedrich and Kleinjan noted: 1) concern with acres discrepancy 2) clarification on building eligibility and shed residential status. Haugen noted: 1) Equalization was aware of the acres error and would be correcting. 2) Shed did not meet current building code requirements for it to be considered residential and if changes and modifications were done to code such as fire wall between living area and garage area then it could be a residence. The structure had been on the site more than 10 years making the site eligible for containing a residence. Muller asked if current landowner was aware of status of the proposed lots. Haugen noted numerous discussions took place with the landowners and they were aware of the status of the shed, fire code and any changes needed to meet the code(s).

(Diedrich/Vanderwal) Motion to approve the plat. Roll call vote: Bartley-aye, Paulson-aye, Diedrich-aye, Kleinjan-aye, Vanderwal-aye, Gatzke-aye, Erickson-aye, Jensen-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

2023PLAT007

For property described as “Plat of Lot 1 of Peterson Addition in the SE1/4 of Section 5, T110N, R49W of the 5th P.M., Brookings County, South Dakota.” Submitted by James A. and Brenda Peterson and Eric R. and Miranda C. Peterson to plat off a 13.9 acre building site. The original building site is owned by Eric and Miranda and was described with a footage description prior to this plat request. James and Brenda are platting off some of the east existing shelterbelt and farm ground, west of the building site, both the pieces will be added to the building site. The original building site was 4.87 acres, with the additional area it will be 13.9 acres and be known as Lot 1.

(Vanderwal/Paulson) Motion to approve the plat. Roll call vote: Paulson-aye, Diedrich-aye, Vanderwal-aye, Kleinjan-aye, Gatzke-aye, Erickson-aye, Jensen-aye, Bartley-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

2023PLAT008

For property described as “Plat of Lot 1 in Block 2, Goodfellow Acres Addition in parcel 4 of the Plat of Govt Lot 1 in Govt Lot 6 and in the W1/2 of the NE1/4 and W1/2 of E1/2 of the NE1/4, all in Section 31, T112N, R51W of the 5th P.M., Brookings County, South Dakota.” Submitted by Matthew and Jodie Fenske to plat off 36.9 acres from the 135.8 acres they own. They are building a house and other buildings on Lot 1, and it meets the acreage requirements to build a residence on.

(Jensen/Bartley) Motion to approve the plat. Roll call vote: Diedrich-aye, Kleinjan-aye, Vanderwal-aye, Gatzke-aye, Erickson-aye, Jensen-aye, Bartley-aye, Paulsen-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

2023PLAT009

For property described as “Plat of Lots 2C and 4C, Block 2, Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South

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Dakota.” Submitted by Aaron Dale who is purchasing additional land from the adjoining landowner, Blair Masonry, who owns Lots 2B & 3B. The three lots were surveyed to reflect the change in property lines and will be know as Lot 2C & 4C. Lots 2C and 4C exceed the minimum of 20,00 square feet as required for the Lake Park District. This is a property line adjustment from 3 lots to 2 lots.

(Paulsen/Kleinjan) Motion to approve the plat. Roll call vote: Kleinjan-aye, Vanderwal-aye, Gatzke-aye, Erickson-aye, Jensen-aye, Bartley-aye, Paulsen-aye, Diedrich-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

DEPARTMENT REPORTS

Hill reported: 1) At the upcoming July meeting revisions to 4.02 would be proposed and acted on. 2) The subcommittee was just about done with the Ordinance review and board members would be given information when available. 3) Floodplain map update – a conference call had taken place regarding updating the floodplain maps, it would be possibly 18 months to 2 years before new maps would be in place. 4) Dry conditions with hit and miss rains and high temperatures causing drought conditions. Haugen noted the July meeting would not be held on July 4th due to the Holiday and an alternated date of possibly July 11 was being considered with a busy agenda in the works.

ADJOURN

(Diedrich/Paulson) Motion to adjourn. All present voted aye. **MOTION CARRIED.** Chair Ford adjourned the meeting at 8:21 PM.

Rae Lynn Maher
Brookings County
Development Department