

**BROOKINGS COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF JUNE 7, 2022    REGULAR PLANNING & ZONING MEETING**

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, June 7, 2022. The following members were present: Chad Ford, Mike Bartley, Darrel Kleinjan, Kyle Vanderwal and Neil Trooien, and alternates Roger Erickson and Dale Storhaug. Absent were Brian Gatzke, Spencar Diedrich, and Randy Jensen. The board also has 1 vacant seat in District 3 to fill. 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 8:12 PM

**APPROVAL OF MINUTES**

(Vanderwal/Trooien) Motion to approve the May 3, 2022, 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**

(Erickson/Kleinjan) Motion to approve the agenda for the June 7, 2022 Meeting. All present voted aye. **MOTION CARRIED.**

**CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION**

**CONSIDERATION OF PLATS**

**2022PLAT007**

For property described as "Plat of Block 1, Rennich Addition in the NE1/4 of Section 21, T112N, R49W of the 5<sup>th</sup> P.M., Brookings County, South Dakota." Submitted by the Rennich family to plat off an existing 8.84 acre building site from the 160 acres they own. Site access is off 475<sup>th</sup> Ave, Argo Township gravel road.

(Erickson/Vanderwal) Motion to approve the plat. Roll call vote: Kleinjan-aye, Vanderwal-aye, Trooien-aye, Erickson-aye, Storhaug-aye, Bartley-aye, Ford-aye. 7-aye, 0-nay.

**MOTION CARRIED.**

**2022PLAT010**

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For property described as “Plat of Lot 1 of GTK Addition in the E1/2 of Section 8 and W1/2 of Section 9, T109N, R51W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.” Submitted by RS Maatilaan LLC to plat off an existing 18.7 acre building site from the 160 acres they own. The building site existing access is off 461B Ave, an Oslo Township minimum maintenance gravel road. The building site has a 911 address and equalization records show a residence had been on the property.

(Bartley/Trooien) Motion to approve the plat. Roll call vote: Vanderwal-aye, Trooien-aye, Bartley-aye, Erickson-aye, Storhaug-aye, Kleinjan-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

### **2022PLAT011**

For property described as “Plat of Tract 1 of Crevier’s Addition in the N1/2 of the NE1/4 of Section 22, T109N, R48W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.” Submitted by Verle Thompson and Jacob Crevier to enlarge the Crevier acreage. Verle Thompson is platting off 3.15-acre parcel from the 75 acres he owns. Jacob Crevier is purchasing to enlarge his 3.0-acre acreage. The plat includes the existing building site, which has a footage description. The two parcels will be combined, resulting in a 6.15 acre building site plat.

(Storhaug/Vanderwal) Motion to approve the plat. Roll call vote: Trooien-aye, Bartley-aye, Erickson-aye, Storhaug-aye, Kleinjan-aye, Vanderwal-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

## **CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT**

### **2022VAR011**

Application by Tim Intermill 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: “SE1/4 less E 2 Rods in Section 25, T109N, R52W (Lake Sinai Township)” ~~ located at 21883 460<sup>th</sup> Ave, Volga, SD 57071.

(Vanderwal/Erickson) Motion to approve the Variance request.

STAFF REPORT: Applicant is requesting a front yard variance for a manufactured home to be 93 feet from the center of 460<sup>th</sup> Ave, a variance of 40 feet. Report noted: 1) Existing mature shelterbelt to the west that prevents the proposed home from being farther back from the road. 2) A manufacture home had been located on the site in the past and the applicant wanted to use the existing piers, water, electric and septic system. 3) Side and rear setback will be met. Public notices were published in the Brookings Register on May 24 & 31, 2022 and the Volga Tribune on May 26, 2022 & June 2, 2022. Letters were sent to adjoining landowners, Lake Sinai Township Chairman and Clerk.

PUBLIC HEARING: Brandon Intermill appeared in place of the applicant Tim Intermill and informed those present he would be the family member that would live on the proposed manufactured home site.

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Proponents: None.

Opponents: None.

DISCUSSION: Board member Vanderwal asked Brandon Intermill if his current mobile home had been destroyed in the recent storm (Derecho – May 12, 2022). Mr. Intermill noted that in fact it had been destroyed. Findings of Facts were reviewed, completed by the board, concurred with by Bartley and placed on file.

VOTE: Bartley-aye, Erickson-aye, Storhaug-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

### **2022CU010**

Application by Tim Intermill for a conditional use permit. 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: “SE1/4 less E 2 Rods in Section 25, T109N, R52W (Lake Sinai Township)” ~~ located at 21883 460<sup>th</sup> Ave, Volga, SD 57071.

(Vanderwal/Trooien) Motion to approve the Conditional Use.

STAFF REPORT: The applicant is requesting a conditional use permit #16 to move in a used mobile/manufactured home as a secondary residence for his son to live in. The report noted: 1) Tim’s parents (Brandon’s grandparents) live in existing residence, son (Brandon) is part of the farming operation and would live in the manufactured home. 2) History – May 6, 1996 Brookings Planning & Zoning Commission had approved for a manufactured home to be located on the site for a family member to live in, years later the home had been removed but electric, water and septic system were left in place. 3) Applicant also applying for a variance to place the home closer to the road due to location of existing shelterbelt and to use the existing infrastructure. Public notices were published in the Brookings Register on May 24 & 31, 2022 and the Volga Tribune on May 26, 2022 & June 2, 2022. Letters were sent to adjoining landowners, Lake Sinai Township Chairman and Clerk.

PUBLIC HEARING: Brandon Intermill appeared in place of the applicant Tim Intermill and informed those present he had nothing to add.

Proponents: Michael Glazier spoke and noted he was not an adjoining landowner, nor knew the applicant, he was for the request but had a concern. He wanted to note he disagreed with the requirement that the home be removed within 90 days, noting he felt that was not enough time.

Opponents: None.

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DISCUSSION: Luke Muller, and board member Bartley noted the current ordinance was 90 days, it could be reviewed when that section of the ordinance was reviewed in the future, but under current regulations the 90-day requirement would stand. Hill noted the ordinance was to allow for family members to reside in a secondary residence, it was not to be used as a rental. Findings of Facts were reviewed and completed by the board, concurred with by Vanderwal and placed on file.

VOTE: Erickson-aye, Storhaug-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Bartley-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

### **2022CU011**

Application by Michael Glazier for a conditional use permit. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home Extended Business". The property is described as: "S1/2 SE1/4 of Section 17, T112N, R47W (Lake Hendricks Township)" ~~ located at 48578 199<sup>th</sup> St, Hendricks, MN 56136.

(Vanderwal/Storhaug) Motion to approve the Conditional Use.

STAFF REPORT: The applicant is requesting a conditional use permit # 20: Home Extended Business for a temporary seasonal campground for construction workers. Report noted: 1) Original application 2019cu006 approved June 20, 2019 was valid for 3 years and expires on June 20, 2022. 2) applicant wants to extend season campground for another 3 years as there are two construction projects being built in the area. 3) Original permit was for 15 camping spots for spring, summer and fall seasons. Water, electrical and sewer hook ups are still in place. Once expired the infrastructure will be removed and the area will be returned to grass. 4) Campsites for construction workers only, no recreational camping. 5) Dumpster on site for garbage/trash, basement of applicant's residence to serve as severe weather shelter. 6) No complaints in the past from adjoining landowners and Highway Department Superintendent Brian Gustad has no objections to the request. Letter were sent to the adjoining landowners, Lake Hendricks Township Chairman and Clerk and Brookings County Highway Superintendent. Public notices were published in the Brookings Register on May 24 & 31, 2022 and the White Tri-City Star on May 26, 2022 & June 2, 2022.

PUBLIC HEARING: Applicant Michael Glazier informed those present he had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members discussed and increased allowable camping spaces from 15 to 24 as the applicant had 2 septic systems, infrastructure, and space to allow for the increase. The additional spots were not to be closer to the road to the south than the existing sites. Findings of Facts were reviewed and completed by the board, concurred with by Vanderwal and placed on file.

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VOTE: Storhaug-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Bartley-aye, Erickson-aye, Ford-aye. 7-aye, 0-nay. **MOTION CARRIED.**

### **DEPARTMENT REPORTS**

Hill reported May 12, 2022 Brookings County suffered a Derecho and Haboob. Power was out in the Brookings City for over 28 hours. Memorial Day weekend (May 30, 2022) another series of storm hit the area, IPAWS messaging system was used to alert the public. FEMA would be visiting the small towns on Wednesday, June 8, 2022, with hopes of getting a FEMA declaration to at least help with damage to the public infrastructure.

Haugen reported that a former applicant, Marty Syrstad Sullivan, had applied for conditional use permit 2021cu007 in April 2021 for a dog kennel. She wanted to possibly relocate the kennel to a different location on the property. The location would be farther to the west on the north side of the driveway or south of the driveway. The application had been for the entire parcel so no new application would be needed, just a change in the location on the site. Board noted they preferred for structures to be located farther to the south. The stipulation of 2 rows of conifers would still be required and all setbacks would need to be met. Haugen also reminded the board members that another joint meeting would take place on Monday, June 13, 2022 at 6:00 PM. The meeting would be a public hearing for the Joint Jurisdictional Ordinance that had been reviewed and revised during joint work sessions with the City Planning Commission.

### **ADJOURN**

(Bartley/Erickson) Motion to adjourn. All present voted aye. Chair Ford adjourned the meeting at 9:07 PM.

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Rae Lynn Maher  
Brookings County  
Development Department