

**BROOKINGS COUNTY PLANNING & ZONING COMMISSION**  
**MINUTES OF SEPTEMBER 6, 2022    REGULAR PLANNING & ZONING MEETING**

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, September 6, 2022. The following members were present: Chad Ford, Mike Bartley, Darrel Kleinjan, Brian Gatzke, Spencar Diedrich, Kyle Vanderwal, Neil Trooien, Randy Jensen, new board member Tim Paulson, and alternates Roger Erickson and Dale Storhaug. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, and via phone 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 and welcomed new board member Tim Paulson.

**APPROVAL OF MINUTES**

(Diedrich/Vanderwal) Motion to approve the August 2, 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**

(Vanderwal/Gatzke) Motion to approve the agenda for the September 6, 2022 Meeting. All present voted aye. **MOTION CARRIED.**

**CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT**

**2022VAR016**

Application by Kevin D. Tetzlaff for a variance. Article 19.00: Section 19.01: "Shelterbelt Setback Requirements". The property is described as: "N1208' of the E1443' of the NE1/4 of Section 36, T111N, R50W (Sterling Township)" ~~ located at 47179 207<sup>th</sup> St, Brookings, SD 57006.

(Diedrich/Bartley) Motion to approve the Variance request.

STAFF REPORT: Applicant is requesting a variance to plant a shelterbelt parallel wit the road, 90 feet from the center of 472<sup>nd</sup> Ave, a variance of 43 feet. Report noted: 1) Applicant wanted to plant a new 5 row shelterbelt closer to the road (472<sup>nd</sup> Ave, Sterling Township gravel road) to maximize his tillable farm ground. 2) New shelterbelt would

September 6, 2022

Meeting Minutes APPROVED

align with the east end of an existing shelterbelt on the south end of the property. Public notices were published in the Brookings Register on August 23 and 30, 2022. Letters were sent to adjoining landowners, Sterling Township Chairman and Clerk.

PUBLIC HEARING: Applicant Brian Tetzlaff informed those present he just wanted to plant trees, support wildlife, and keep as much ground farmable as possible.

Proponents: None.

Opponents: None.

DISCUSSION: Board members Diedrich and Bartley asked applicant: 1) if township had been contacted and had any concerns, 2) if proposed shelterbelt location would match up with existing and if there were any entrances or exits in the area. Mr. Tetzlaff noted the township had been contacted and had no issues and that the proposed shelterbelt would match up with the existing and no entrances or exits were in the area. Findings of Facts were reviewed, completed by the board, concurred with by Diedrich and placed on file.

VOTE: Bartley-aye, Paulson-aye, Gatzke-aye, Diedrich-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Jensen-aye, Ford-aye. 9-aye, 0-nay. **MOTION CARRIED.**

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

### **CONSIDERATION OF PLATS**

#### **2022PLAT025**

For property described as "Plat of Lots 1A & 1B, Telkamp's Second Addition in the SE1/4 of the SE1/4 of Section 13, T110N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota." Submitted by Lyle and Dawn Howey to plat off Lot 1A, 4.68 acres, location of existing vehicle repair shop and Lot 1B, 4.71 acres, location of existing horse stable. The original 10-acre parcel was platted on October 2, 1974. The property is in the Joint Jurisdictional area. Existing easements and streets will be maintained on the new plat. Current owners will be selling Lot 1B and the new owners will be applying for a conditional use permit in the future for the horse stable/boarding.

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

### **DISCUSSION/POSSIBLE ACTION ITEM – JOINT JURISDICTION BOUNDARY.**

Bartley noted options the board had: 1) Motion to move the boundaries of the joint area back to the original as proposed by the subcommittee a have a public hearing. If passed, then a Joint City and County meeting. 2) Amendment. Board discussed and noted the area was the Northern border area of the map only. Discussion of current issues in developments, structures and used in the area currently and proposed area, permitted uses, conditional uses, livestock operations in the area and possible effects on, numbers

September 6, 2022

Meeting Minutes APPROVED

of current ag structures, ag houses, sites with animals and CAFO sizes. Also noted was the area of the Aquifer which would limit activity in the area. Luke Muller noted the proposed expansion to the joint area was due to 1) Current plan/map was over 40 years old, 2) Concerns with: the 35-acre rule, uses and rezoning in the joint area.

Gatzke removed himself from the room while discussion continued, and Storhaug assumed the vacated seat.

Board discussed annexation, lifespan of hog CAFO in the area, subcommittee option to review and propose another map for consideration, option to revisit possible expansion of border area every 5 years vs. waiting another 40 years. Board members decided to move forward with having both the County Planning Commission and the City Planning Commission meet, have a public hearing. Proposed date would be Tuesday, October 4, 2022, at 7:00 PM.

### **DEPARTMENT REPORTS**

Hill noted he would be attending SDACC Conference (September 11-13, 2022) and Hill and Haugen would attend the SDEMA Annual Conference (September 13-15, 2022) Haugen asked the board members for interpretation of a building site.

### **ADJOURN**

(Diedrich/Vanderwal) Motion to adjourn. All present voted aye. **MOTION CARRIED.**  
Chair Ford adjourned the meeting at 9:45 PM.

---

Rae Lynn Maher  
Brookings County  
Development Department