

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF NOVEMBER 2, 2021 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, November 2, 2021. The following members were present Chad Ford, Mike Bartley, Spencar Diedrich, Darrel Kleinjan, Kyle Vanderwal, Neil Trooien, and alternates Roger Erickson and Dale Storhaug. and Senior Planner from First District Association of Local Governments Luke Muller. Absent were Michael McHugh, Brian Gatzke and Randy Jensen. Also present were Deputy Director Richard Haugen and County Development Director/Emergency Manager Robert Hill.

CALL TO ORDER

Chair Ford called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

(Vanderwal/Diedrich) Motion to approve the October 5, 2021 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

(Diedrich/Vanderwal) Motion to approve the agenda for the November 2, 2021 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

CONSIDERATION OF PLATS

2021PLAT017

For property described as “Plat of Lots 1, 2 & 3 of Freyberg Addition in the E1/2 of Section 29, T110N, R48W of the 5th P.M., Brookings County, South Dakota.” Submitted by Evelyn Freberg to plat off 311 acres into Lots 1, 2 & 3. Platting of lots due to the lay of the land and an irregular property line from a former railroad track that went across the property. Lot sizes: Lot 1 - 114.4 acres, Lot 2 – 121.5 acres and Lot 3 – 71.8 acres. The existing building site has already been deeded off.

(Vanderwal/Bartley) Motion to approve the plat. Roll call vote: Storhaug-aye, Diedrich-aye, Erickson-aye, Kleinjan-aye, Vanderwal-aye, Trooien- aye, Bartley-aye, Ford-aye. 8-aye, 0-nay. **MOTION CARRIED.**

November 2, 2021

Meeting Minutes APPROVED

CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT

2021CU023

Application for Smokins Pub & Grub by Wendy Hanson for a conditional use. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.02 Conditional Uses Permit # 16: Laundromats. The property is described as: "Twisters Addition in Lot 1 Kapanke Subdivision in E1/2 NW1/4 of Section 6, T112N, R52W (Laketon Township)" ~~ located at 45439 S. Lake Dr., Arlington, SD 57212.

(Diedrich/Kleinjan) Motion to approve the Conditional Use.

STAFF REPORT: The applicant is requesting a conditional use #16 for a Laundromat. The existing business, Smokins Pub & Grub will continue, and the laundromat will be a secondary use. The report noted: 1) laundromat for 21 years and older. 2) open year around, Monday – Sunday, 9:00 AM – 10:00 PM. 3) Laundromat will have: 2 commercial stackable washer and dryers, 2 large commercial washer and dryers and 1 extra-large commercial washer and dryer, and a workstation area for folding laundry. The building also houses an existing restroom, seating area and a casino area. Smokins Pub & Grub has a liquor license and is an established business in the Lake Poinsett area. Public notices were published in the Brookings Register on October 19 and 26, 2021 and in the Arlington Sun on October 21 and 28, 2021. Letters were sent to the adjoining landowners, Laketon Township Chairman and Clerk and the Brookings County Highway Department.

PUBLIC HEARING: Applicant Wendy Hanson informed those present she had nothing further to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members Diedrich, Bartley and Kleinjan reviewed: 1) septic/sewer requirements, 2) discussion on age restriction to laundromat, 3) ability to lock or have separate entrances into Bar and Casino area separate from laundromat. 4) Hours and months of operation of Laundromat vs Casino and bar. 5) Discussion and decision to remove the 21 years of age restriction for the laundromat. Owner expressed concerns with unsupervised children in the laundromat area being reason she had initially noted age requirement. Board noted owner to handle any concerns with unsupervised children as situation may determine.

Findings of Facts were reviewed and completed by the board, concurred with by Diedrich and placed on file.

VOTE: Bartley-aye, Storhaug-aye, Erickson-aye, Kleinjan-aye, Vanderwal-aye, Trooien-aye, Diedrich-aye, Ford-aye. 8-aye, 0-nay. **MOTION CARRIED.**

DEPARTMENT REPORTS

November 2, 2021

Meeting Minutes APPROVED

Hill noted he had spoken with the Fire Chief and the county burn ban would remain in place until after harvest.

Haugen asked board for thoughts on an inquiry regarding usage of a lake residence by others if application for VROB (Vacation Rental By Owner) may be needed. Update on the concerns regarding decks on shoreline of Lake Oakwood. The South Dakota Game, Fish & Parks had been consulted and they had no issues with decks and as of now would be considered in compliance.

ADJOURN

(Vanderwal/Trooien) Motion to adjourn.

Chair Ford adjourned the meeting at 7:35 PM.

Rae Lynn Maher
Brookings County
Development Department