

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

AGENDA

Brookings County Planning & Zoning Commission meetings are still open to the public and we will be enforcing social distancing. If you would like to call in, dial 605-697-8255 and enter code 6056968205 when prompted. Please, 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, and call in if you have any comments or questions.

1. Joint Meeting Call to Order.

Brookings County Planning & Zoning Commission and Brookings City Planning Commission Joint Meeting - 7:00 PM, Tuesday, April 6, 2021.

2. Approval of Joint Minutes.

Documents:

[March 3, 2020 DRAFT Jt City and County Mtg Minutes_3-6-2020.pdf](#)

3. Approval of Agenda

4. 2021rz001

COD Investments LLC by David Kneip has made an application, 2021rz001, to the Brookings County Planning & Zoning Commission for property to be re-zoned from Joint Jurisdiction Agriculture and R-1B (Agriculture and Residence: Single-Family) District to Joint Jurisdiction B-3 (Business: Heavy) District. The property has a legal description of: "NE1/4 NE1/4, Except Lot H-1 and Except that part lying East and North of Lot H-1 in Section 14, T109N, R50W~~ located at 21625 471st Ave, Brookings, SD 57006.

Documents:

[2021rz001 Staff Report.pdf](#)

5. Adjourn Joint Meeting.

6. Call to Order - Brookings County Planning & Zoning Commission

Immediately following Brookings County Planning & Zoning Commission and the Brookings City Planning Commission Joint Meeting.

7. Approval of Minutes.

Documents:

[MINUTES-March 2, 2021 PZ Minutes DRAFT 3-03-2021.pdf](#)

8. **Items to be Added to Agenda by Commission Members or Staff**
9. **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.)
10. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**
11. **Approval of Agenda**
12. **Convene as Brookings County Planning and Zoning Commission**
13. **Consideration of Plats**

A. **2021plat003**

“Plat of Lot 58A of the First Addition of Lake Poinsett Heights Subdivision in Lot 2, Section 5, T112N, R52W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat003 Staff Report.pdf](#)

B. **2021plat004**

“Plat of Tract 1 of Hansen Addition in the NW1/4 Except Lot H-1 and H-2 of Section 20, T110N, R49W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat004 Staff Report.pdf](#)

C. **2021plat005**

“Plat of Lots 2A, 3A and 5A, Block 2, Sunset Point Addition of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2021plat005 Staff Report.pdf](#)

14. Discussion of possible zoning ordinance changes.

15. 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.*

16. 2021cu004

Dawes Beynon has made an application, 2021cu004 to the Brookings County Board of Adjustment for a conditional use for "Gravel Mining Operation". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .4: "Sand, gravel or quarry operation, mineral exploration and extraction" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 4: "Sand, gravel or quarry operation, mineral exploration and extraction". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~~ located at 4314 34th Ave S, Brookings, SD 57006.

Documents:

[2021cu004 Staff Report.pdf](#)

A. **Comments received - 2021cu004**

Documents:

[HHartung_phone_3-26-2021.pdf](#)

[HHartung_phone_4-1-2021 Addtnl.pdf](#)

17. 2021cu005

Dawes Beynon has made an application, 2021cu005 to the Brookings County Board of Adjustment for a conditional use for "Rock Crushers". Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # .5: "Rock crushers, concrete and asphalt mixing plants" and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: "Rock Crushers". The property is described as: "SE1/4 Exc H-3 of Section 7, T109N, R49W (Trenton Township)." ~~ located at 4314 34th Ave S, Brookings, SD 57006.

Documents:

[2021cu005 Staff Report.pdf](#)

A. Comments received - 2021cu005

Documents:

[HHartung_phone_3-26-2021.pdf](#)
[HHartung_phone_4-1-2021 Addtnl.pdf](#)

18. 2021cu006

Steve and Sheila Fritz have made an application, 2021cu006, to the Brookings County Board of Adjustment for a conditional use. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.02 Conditional Uses Permit # 6: Accessory buildings with a side-wall greater than fourteen (14) feet or more than 2,000 square feet and used accessory buildings greater than 120 square feet. The property is described as: "S245.36' in Block 2 of the Pearson-Overby Addition in Govt Lot 4 of Section 22, T112N, R47W (Lake Hendricks Township)".

Documents:

[2021cu006-Staff Report.pdf](#)

19. 2021cu007

Marty Syrstad-Sullivan has made an application, 2021cu007, to the Brookings County Board of Adjustment for a conditional use. Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. "A" Agricultural District, Section 408: Special Exception # 18: Extended home occupations: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business. The property is described as: "SW1/4 NW1/4 lying S of OL 'A' of said SW1/4 NW1/4 extended east, except the E 245' of the N 72' of the S344' of the SW1/4 NW1/4, all in Section 12, T109N, R50W. Including a 66' wide access easement across the W550' of the SW1/4 NW1/4, the centerline of said easement being 210' south of the OL 'A' in the SW1/4 NW1/4 of said Section 12, T109N, R50W. (Medary Township)"~~ located at 3631 Medary Ave S, Brookings, SD 57006.

Documents:

[2021cu007 Staff Report.pdf](#)

A. Comments received - 2021cu007

Documents:

[R-J Fedeler Ltr_rcvd 4-1-2021.pdf](#)

20. 2021var006

Joel Edman has made an application, 2021var006, 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: "Lots 39A & 40B of DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 4 &

5 in Section 7, T111N, R51W (Oakwood Township)~~ located at 57 & 61
Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2021var006 Staff Report.pdf](#)

21. **2021var007**

Calvin & Julie Christianson by Fred Lebahn have made an application, 2021var007, 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 1 of Jorenby's Third Addition in the SW1/4 of Section 28, T109N, R50W (Medary Township) and Lot 11 Jorenby's First Addition in Govt Lot 1 of Section 28, T109N, R50W (Medary Township)"~~ located at 2672 Lake Shore Drive, Volga, SD 57071.

Documents:

[2021var007 Staff Report.pdf](#)

22. **2021var008**

Lawrence Risty by Matthew Pavek have made an application, 2021var008, 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: "Lots 11-12-11A-12A Camara Beach Addition in NW1/4 Section 15, T112N, R47W (Lake Hendricks Township)"~~ located at 107 N. Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2021var008 Staff Report.pdf](#)

23. **Department Reports**

24. **Adjourn**

25. **Executive Session, if Necessary.**

26. **Public Notices**

Brookings County Zoning Office * Brookings City & County Government Center * 520 3rd Street, Suite 200 * (605) 696-8350 * www.brookingscountysd.gov