

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

AGENDA

1. **6:30 PM: Call to Order on January 7, 2020**
2. **Approval of Agenda**
3. **Discussion and review on updating Joint Jurisdiction Zoning Ordinance DRAFT - with First District.**
4. **Adjourn**
5. **Convene as Brookings County Planning and Zoning Commission**
6. **Call to Order - 7:30 PM Immediately following Joint Work Session on January 7th, 2020.**
7. **Approval of Minutes from December 2, 2019 Joint Brookings City/County Planning Commission Meeting & Brookings County Planning & Zoning Commission Regular Meeting**

Documents:

[December 2, 2019 DRAFT Joint City and County Mtg Minutes_12-10-2019.pdf](#)
[December 2, 2019 DRAFT PZ Minutes_12-10-2019.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. **Election of Officers for 2020**
13. **Convene as Brookings County Planning and Zoning Commission**
14. **Consideration of Plats**

A. **2020plat001**

“Plat of Lot 11A in Cedar Pointe Addition in Govt. Lot 3 of the NW1/4 of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota.”

Documents:

[2020plat001 Staff Report.pdf](#)

15. **Convene as Brookings County Board of Adjustment**

(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)

16. **2020cu001**

Thomas A Davis has made an application, 2020cu001, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 4: "Sand, gravel or quarry operation, mineral exploration and extraction". The property is described as: "E1/2 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4 of Section 4, T110N, R48W (Alton Township)".

Documents:

[2020cu001 Staff Report.pdf](#)

A. **Comments received - 2020cu001**

Documents:

[Dale Bowne-rcvd 1-6-2020_2020cu001-2020cu002.pdf](#)

[Mary Bowne-rcvd1-6-2020_2020cu001-2020cu002.pdf](#)

17. **2020cu002**

Thomas A Davis has made an application, 2020cu002, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: Rock Crushers. The property is described as: "E1/2 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4 of Section 4, T110N, R48W (Alton Township)".

Documents:

[2020cu002 Staff Report.pdf](#)

A. **Comments received - 2020cu002**

Documents:

[Dale Bowne-rcvd 1-6-2020_2020cu001-2020cu002.pdf](#)

[Mary Bowne-rcvd1-6-2020_2020cu001-2020cu002.pdf](#)

18. **2020cu003**

Jesse Bermel for Coyote Ridge Wind, LLC has made an application, 2020cu003, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 6: Contractors' shops and yards. The property is described as: "NE1/4 of Section 15, T111N, R48W (Sherman Township)".

Documents:

[2020cu003-Staff Report.pdf](#)

19. **2020cu004**

Wanzek Construction, Inc. by Tanya Lance has made an application, 2020cu004, to the Brookings County Board of Adjustment for a conditional use.

Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 6: Contractors' shops and yards. The property is described as: "NW1/4 Exc H-1 & Exc S338' of W850'; N486' of S824' of W305'; & N236' of S574' of E74' of W379' Section 14, T111N, R49W (Afton Township)".

Documents:

[2020cu004 Staff Report.pdf](#)

20. **2020cu005**

Daryl & Joan Nelson have made an application, 2020cu005, 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: "Lot 8 Haffner Knoll Addition in Govt Lot 3 of Section 22, T112N, R47W (Lake Hendricks Township)".

Documents:

[2020cu005 Staff Report.pdf](#)

21. **Department Reports**

22. **Executive Session, if Necessary.**

23. **Adjourn**

24. **Public Notices**

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

BROOKINGS COUNTY DEVELOPMENT DIRECTOR
BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
ROBERT W. HILL
TELEPHONE (605) 696-8350
FAX (605) 696-8355
E-MAIL: zoning@brookingscountysd.gov

December 2, 2019 Minutes
Joint Brookings City and Brookings County Planning Commission Minutes

Joint Brookings City Planning and Brookings County Planning & Zoning
Commission
December 2, 2019 – 7:00 PM
Brookings City & County Government Center
310 Chambers

Brookings County Planning & Zoning Commission Chair Elenkiwich called the meeting to order at 7:01 PM. Brookings City Planning Commission members present were: Tanner Aiken, James Drew, Alan Johnson, Gregg Jorgenson, Jason Meusburger, Lee Ann Pierce, Greg Fargen and Chair Erik Rasmussen. Absent City member was Ashley Biggar. Brookings County Planning Commission members present were: Chair Kimberly Elenkiwich, Mike Bartley, Michael McHugh, Tom Davis, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Randy Jensen, Chad Ford, and alternate board member and Roger Erickson. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, County Development Director Robert W. Hill, County Development Deputy Director Richard Haugen and First District Association of Local Governments Senior Planner Luke Muller.

Brookings City Planning Commission Chair Erik Rasmussen read **agenda item # 2: Approval of Agenda** and asked that each board make a motion of approval. Motion to approve by City Planning Commission member Gregg Jorgenson and Lee Ann Pierce second. Motion to approve by County Planning & Zoning Commission member Tom Davis and Michael McHugh second. Voice vote, all present voted aye. Motion carried.

Chair Rasmussen read **agenda item #3: Hearing and action to rezone**. **Notice is hereby given that Caleb Svartoi of EC Properties, LLC submitted a petition to rezone the following described real estate in the joint Jurisdiction Area of the City of Brookings and Brookings County, South Dakota. "The S150' of the E165' of Lot 1 Krogman 1st Addition in the SE1/4 SE1/4 of Section 16, T110N, R50W, also known as 1806 US Hwy 14, from a Joint Jurisdiction Residence R-1B Single-Family District to a Joint Jurisdiction Business B-3 Heavy District.** Chair Rasmussen asked City of Brookings Planner for a staff report. Ms. Bungard gave her report stating, "The

applicant is seeking a rezoning request for a portion of property located at 1806 US Highway 14 from JJR-1B to JJB-3 District as the applicant would like to relocate the existing residence and use the property for a use consistent with the Joint Jurisdiction B-3 District. She noted: 1) The 2.32 acre property is located just north of US Highway 14 and a portion of the land was rezoned from JJB-3 to JJR-1B in 1995 to allow for a residence to be constructed. 2) The ownership of the property has changed and the current owner would like to relocate the existing home to another location and use the entire parcel for business uses. The land to be rezoned is entirely surrounded by property zoned JJB-3 with the RJ's Gas Stop immediately to the south. 3) The County and City Planning Commissions both make a recommendation to their respective governing bodies. The County Commissioners and City Council hear the rezoning request and make the final determination. Ms. Bungard went over the Findings of Fact: (1) The 2040 City of Brookings Comprehensive plan shows this general area as either commercial or low density residential. The City Comprehensive Plan does support the rezoning of the property to JJB-3. (2) The general area is predominately zoned JJB-3. Staff recommends approval of the rezoning request based on the support of the City Comprehensive Plan and the surrounding land uses. Chair Rasmussen asked for a motion to approve from the City. Motion by City Planning Commission member Alan Johnson and Tanner Aiken second. Motion to approve by County Planning & Zoning Commission member Mike Bartley and Michael McHugh second. Chair Rasmussen opened the public hearing portion asking for proponents. Caleb Svartoen identified himself and stated, "I am looking to move the house off and we have a landscape business here in Brookings and we are looking to use the property for that." Chair Rasmussen asked for opponents, hearing none he closed the public hearing portion and asked if members of the City Planning Commission had any questions. City Board member Pierce asked what the permitted uses would be if the property was rezoned. Ms. Bungard presented a visual of the permitted uses for the property if it was rezoned to JJB-3. Chair Elenkiwich asked if the County Planning Commission had any questions, hearing none. Hearing no further questions Chair Rasmussen called for City and County alternating roll-call vote. Aiken-aye, McHugh-aye, Drew-aye, Davis-aye, Johnson-aye, Nelson-aye, Jorgenson-aye, Kleinjan-aye, Pierce-aye, Ford-aye, Fargen-aye, Spence-aye, Meusburger-aye, Jensen-aye, Rasmussen-aye, Elenkiwich-aye, Bartley-aye. Motion carried.

Chair Elenkiwich read **agenda item #4: Discussion and review on updating Draft Joint Jurisdiction Zoning Ordinance.** Luke Muller from First District Association of Local Governments presented the board with handouts and a power point presentation that went over the Draft of the Joint Jurisdiction Ordinance that had been worked on by the Joint Jurisdiction Subcommittee. Muller then asked the boards for ideas on setting a meeting schedule to work jointly with getting the draft completed and ready for public hearing and adoption. Board members discussed and agreed to plan on meeting jointly between the City Planning Commission and the County Planning & Zoning Commission monthly meetings that take place the first Tuesday of each month. Time to be determined.

Tentative meeting schedule:

Meeting #1

- Review of Subcommittee Process
- General Description of Proposed Ordinances

Meeting #2

- Joint Jurisdiction Area
- Administration
 - + Joint Board of Adjustment
 - + City vs County permits

Meeting #3

- Ag District
 - + Houses on small lots
 - + CAFO's
 - + Mining
 - + Uses in General

Meeting #4

- Aquifer Protection District

Meeting #5

- Other topics brought up by Planning Commission
- Review of previously discussed topics

Meeting was adjourned at 7:55 PM

Rae Lynn Maher
Brookings County
Development Department

BROOKINGS COUNTY DEVELOPMENT DIRECTOR
BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
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December 2, 2019 Minutes
Brookings County Planning & Zoning Commission
December 2, 2019
Brookings City & County Government Center
310 Chambers

Chair Elenkiwich called the meeting to order at 8:10 PM. Commission members present were: Mike Bartley, Kimberly Elenkiwich, Michael McHugh, Tom Davis, Darrell Nelson, Darrel Kleinjan, Chad Ford, Terrell Spence, Randy Jensen and alternate board member Roger Erickson.

Chair Elenkiwich read **agenda item # 2: Approval of minutes from November 5, 2019 meeting.** Darrell Nelson moved to approve the minutes. Mike Bartley second. Chair Elenkiwich called for a voice vote. 9-ayes and 0-nays, motion carried.

Chair Elenkiwich stated, "We are now acting as the Brookings County Planning and Zoning Commission" read the opening statement and **agenda item # 3: Items to be added to agenda by commission members or staff.** a) Luke Muller – update on staff members. b) Robert Hill – nothing to add.

Chair Elenkiwich read **agenda item # 4: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Elenkiwich read **agenda item # 5: Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication.** None.

Chair Elenkiwich read **agenda item # 6: Approval of Agenda.** Michael Mc Hugh moved to approve the agenda. Chad Ford second. Chair Elenkiwich called for a voice vote. 9-ayes and 0-nays, motion carried.

Chair Elenkiwich read **agenda item # 7: Discussion and review on updating Draft Joint Jurisdiction Zoning Ordinance with First District.** Luke Muller discussed with the board how the joint review with the City Planning Commission would work. Board members discussed: 1) the 50 year time frame related to inhabited dwelling vs. 10 years. 2) Joint Jurisdiction Aquifer area Zone A – no new buildings/structures or additions, no new Confined Animal Feeding Operations, area can be hayed and grazed. 3) Creation of a new board that County Commission would make the appointment from existing board members and

consist of: 1-County Commissioner, 2-County Planning Officials, 1-City Council and 1-City Planner. 4) AU (Animal Units) on small acreages vs actual animal head. 5) Number of residences per quarter/quarter section. Luke Muller noted that he was available to answer any questions via telephone or email.

Chair Elenkiwich read **agenda item # 8: Department Reports**. Chair Elenkiwich asked Mr. Hill for his Directors report. Mr. Hill announced: 1) Randy Jensen, Tom Davis and Roger Erickson had filed and been reappointed to the board. He noted there was still an opening for the alternate position left by Davis becoming a regular member of the board. 2) Richard would be attending a CAFO Workshop on Wednesday, December 11, 2019 in Huron. 3) FEMA was in Brookings to offer assistance to those affected by the September Flooding Event. He encouraged the public to register by phoning: 1-800-621-3362 to report damages. 4) A public assistance meeting with FEMA was taking place on Tuesday, Dec 3, 2019 at 9:00AM for cities and townships that had filed damages from the September event. 5) Radio repeaters were installed and communications were being monitored to improve the service to White and Bruce. Mr. Haugen noted he had nothing to add.

Chair Elenkiwich read **agenda item # 9: Executive Session, if Necessary**. Chair Elenkiwich noted no need for executive session.

Chair Elenkiwich asked for a motion to adjourn. Michael McHugh made a motion to adjourn the meeting.

Chair Elenkiwich adjourned the meeting at 8:40 PM.

Rae Lynn Maher
Brookings County
Development Department.

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission

January 7, 2020 – 7:00 PM meeting

2020plat001 – January 7, 2020

Prepared by Richard Haugen

Applicant/Owner: Keith Rounds Living Trust, PO Box 458, Brookings, SD 57006

Legal Description: “Plat of Lot 11A in Cedar Point Addition in Government Lot 3 of the NW1/4 of Section 28-T109N-R50W of the 5th P. M., Brookings County, South Dakota.”

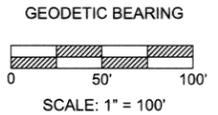
2020plat001: Keith Rounds is vacating Lot 11 in Cedar Point Addition and platting off Lot 11A for a property line adjustment. The lot is located on the northwest side of Lake Campbell. Lot 11 was originally approved by this board on October 1, 2019, which is included with this report. Lot 11 was originally 44,529 square feet and has been reduced to 36,041 square feet. The property line adjustment will give the adjoining un-platted future lot more square feet. The lot exceeds our 20,000 sq. feet lot size requirement for the Lake-Park. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

PLAT OF
LOT 11A IN CEDAR POINTE ADDITION
IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTICE:

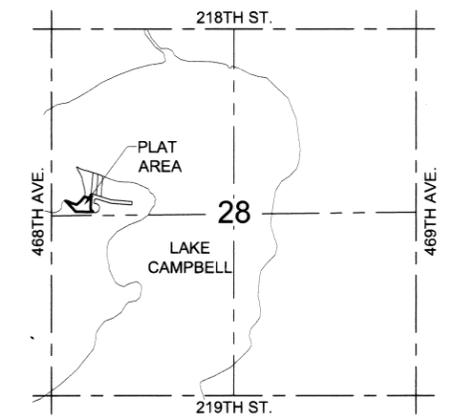
THIS PLAT WILL VACATE LOT 11 AS SHOWN IN THE PLAT OF LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT-OF-WAY; ALL IN CEDAR POINTE ADDITION IN GOVERNMENT LOT 3 OF THE NW $\frac{1}{4}$ OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA. FILED OCTOBER 8TH, 2019 FILED IN BOOK 37 ON PAGE 43 THEREOF

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	68.64'	65.00'	65.49'	S32°49'48"E



LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- WITNESS CORNER SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- ▨ UTILITY EASEMENT (UE)



VICINITY MAP
SECTION 28-109-50



PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
NOVEMBER 2019

SECTION LINE

LAKE CAMPBELL

LAKE CAMPBELL

CEDAR

POINTE

ADDITION

LOT 11A
36,041± S.F.

LOT 10

LOT 9

LOT 8

GOV'T LOT 3
NW1/4 28-109-50

GOV'T LOT 3
NW1/4 28-109-50

LOT 3
DRAKE'S ADDITION

LOT 4
DRAKE'S ADDITION

GOV'T LOT 2
NW1/4 28-109-50

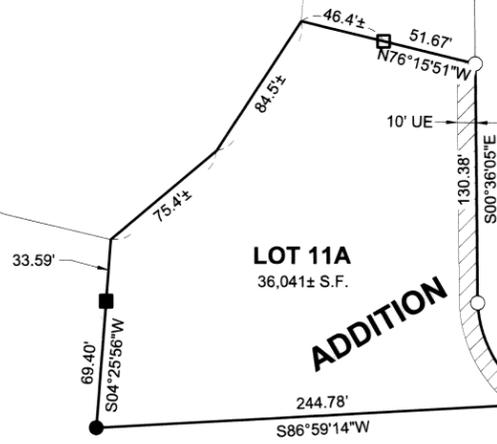
W1/4 CORNER
SEC. 28-T109N-R50W

1/4 LINE

LAKESHORE DRIVE

1/4 LINE

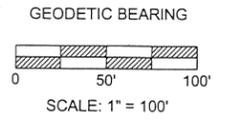
66'
R.O.W.



**PLAT OF
 LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT OF WAY; ALL IN CEDAR POINTE ADDITION
 IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**

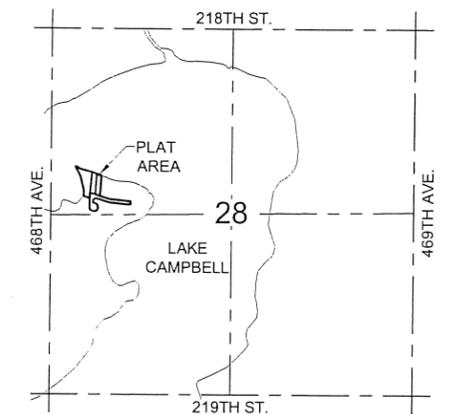
23041-00

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	68.64'	65.00'	65.49'	S32°49'48"E
C2	234.74'	65.00'	126.43'	N13°27'33"E
C3	27.21'	15.00'	23.63'	N51°22'03"E
C4	24.26'	10.00'	18.73'	S18°42'27"E



LEGEND

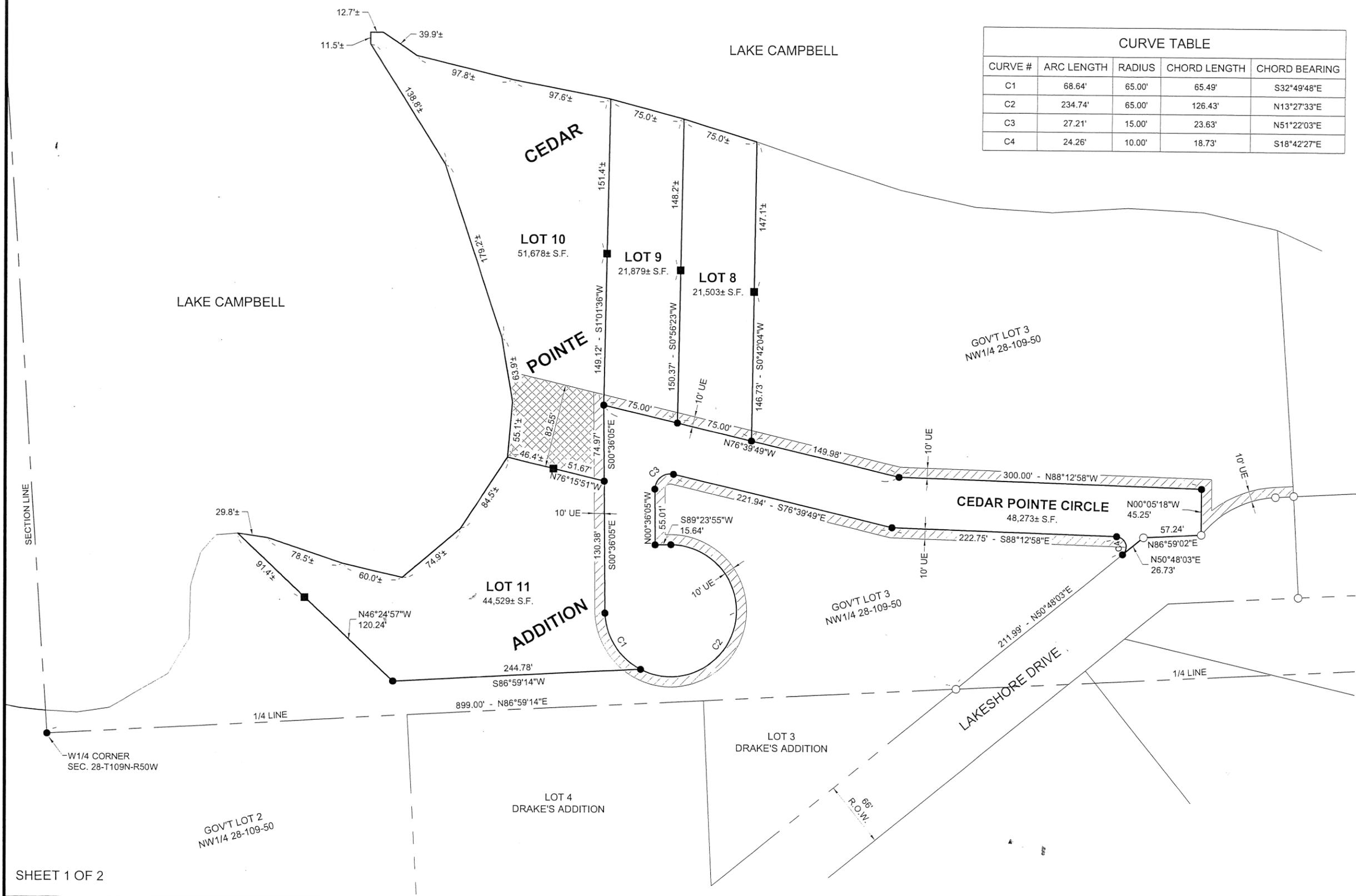
- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- WITNESS CORNER SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)
- ▨ UTILITY EASEMENT (UE)
- ▩ DRAINAGE EASEMENT



VICINITY MAP
SECTION 28-109-50



PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-6342
 SEPTEMBER 2019





Lot 11A - Cedar Pointe Addition

11

Cedar Pointe Cir ROW

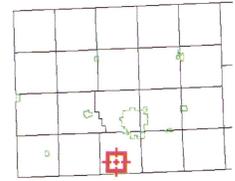
LAKE SHORE DR

Lot 11A - Cedar Pointe Addition





Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads

Parcel ID	124051095028205	Alternate ID	n/a	Owner Address	CEDAR POINTE LLC
Sec/Twp/Rng	28-109-50	Class	NAC		1119 COPPER MT RD
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LOT 3 EXC. E 260' OF W 1503' & EXC LOT 1 BISHMAN ADDN (LOT 1 BISHMANS - REPLATTED IN 2009 TO BIRD'S ADDTIION & EXC LOTS 8-9-10-11 CEDAR (Note: Not to be used on legal documents)				

Date created: 12/12/2019
 Last Data Uploaded: 12/12/2019 8:02:09 AM

Developed by  Schneider
 GEOSPATIAL

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

January 7, 2020 – 7:30 PM meeting.

2020cu001 – January 7, 2020

Prepared by Richard Haugen

Applicant: Tom Davis, 48185 210th St, Elkton, SD 5702

Mining/Crushing Operator: Tom Sterzinger, 3273 290th Ave, Taunton, MN 56291

Legal Description: “E1/2 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4 of Section 4, T110N, R48W (Alton Township)”.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction”.

2020cu001: Tom Davis, has applied for a conditional use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction” to mine gravel on the above described property. Tom Sterzinger from Taunton, Minnesota, will be the mining and crushing operator. The operator’s site plan, business plan and hours of operation, reclamation plan are included in this report. Road access will be to the west of the proposed mining and crushing operation across pasture land the applicant’s family owns, to 480th Ave, an Alton Township gravel road. The applicant and the operator have been in contact with Alton and Sherman Townships regarding road agreements. Hours of operation will be 6:00 AM-6:00 PM Monday- Friday and 6:00 AM-12:00 PM on Saturday. As noted on the site plan, during the mining operation there will be a berm constructed along the natural water way to keep the soil and sediment from entering the water way. The water way is located in the very northwest corner of the proposed mining area is in the flood plain. The First Occurrence of Aquifer Materials Map shows the proposed mining area to be in “Zone B” with the presence of sand or gravel is generally less than or equal to 50 feet below land surface. The gravel layer to be mined is approximately 20 feet in depth and the mining will be done above the water table. Refueling of mining equipment will be done on site. The onsite fuel storage will have containment structures and will be located at the south side of the property, as noted in the site map. The reclamation plan is to stock pile the top soil

2020cu001

Staff Report

January 7, 2020

and once the mining is complete the top soil will be placed back on top of the ground and seeded back down to pasture grass.

East Dakota Water Development District has reviewed the application and documents provided by the applicant and the mine operator.

The applicant has also applied for a conditional use 2020cu002 for conditional use # 5A: Rock Crusher; to process the mined gravel on site. The board will be hearing this request on the same night.

The Zoning Office has reviewed the above documents and has made a site visit to the proposed location.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star and Elkton Record on December 19, 2019 and January 2, 2020

Letters were sent to the adjoining landowners, Alton and Sherman Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 11-14-2019

Permit Number: 2020Ccu 001
min

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

mining of gravel and Rock

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11. Section 11.01 "A" Agricultural District Conditional Use # 4: Sand gravel, or quarry operation, mineral exploration and extraction

C.) Legal Description of Property:

E 1/2 NE 1/4 SW 1/4 NE 1/4 SE 1/4 NW 1/4 Sec 4 110-48W
(ALTON TWP) Parcel 020001104804100

RECEIVED

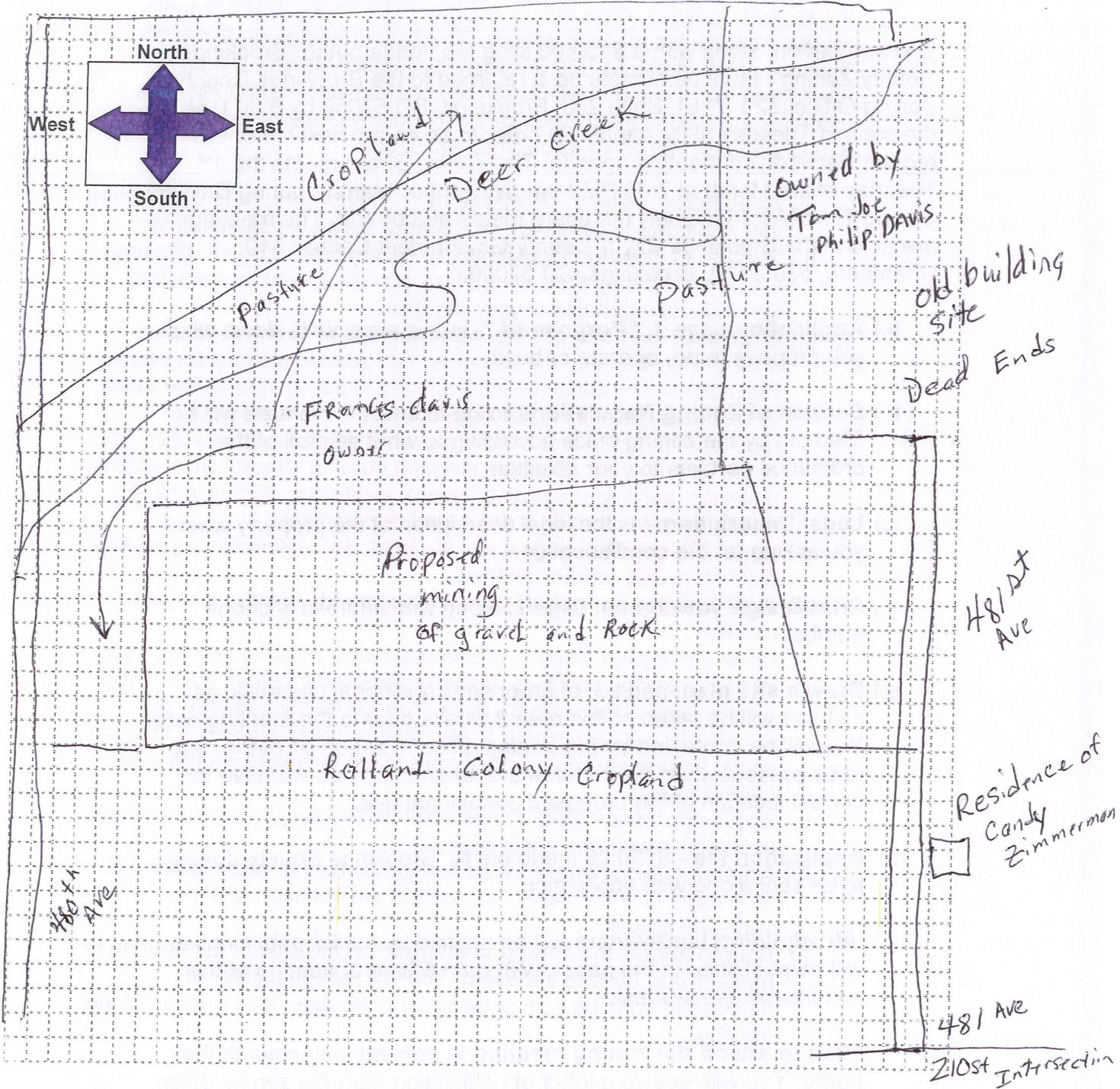
NOV 25 2019

Form continued on page 2

2020 cu 001 & 2020 cu 002

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



Richard,

In response to your e-mail,

#1 Hours of operation is 6:00 am to 6:00 p.m. Monday thru Friday and 6:00 a.m. to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road south 480th Ave to US. 14 and from pit access go north on 480th Ave to County Road 8 or 207th St. going East and West.

#3 I will contact the townships and county on about hauling on roads.

#4 Refueling area with containments will be listed on maps.

#5 A earth type dam approximately 250' long will be used as a silt fence along creek or waterway area.

#6 Depth of gravel at this point is undetermined, it is roughly 20' plus feet.

#7 All mining will be done above the water table at this time.

#8 In the reclamation plan all top soil will be stockpiled to the North and when the gravel is all mined the top soil will be placed back on top of mined area and seeded back to pasture grass.

#9 The number of years the the mine site will be expected to be mined is approximately 30 years.

I have attached a map which shows the are of stockpile and fuel containment.

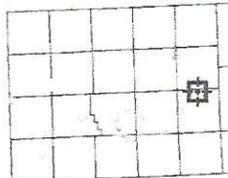
Tom Sterzinger,
Sterzinger Crushing, Inc.

2020 cu 001 + 2020 cu 002

Beacon™ Brookings County, SD



Overview



Legend

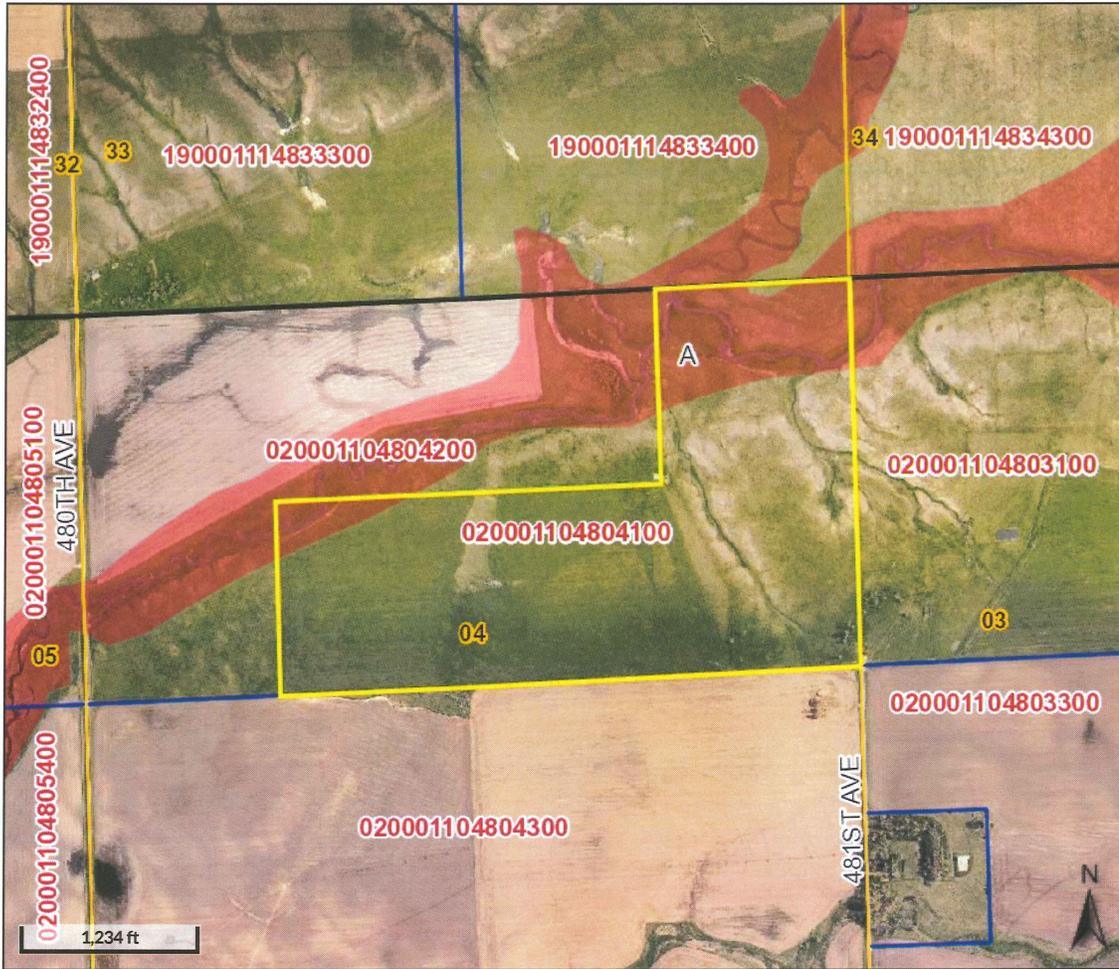
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
District	0203				
Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES (Note: Not to be used on legal documents)				

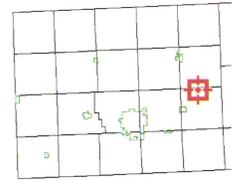
Date created: 11/14/2019
 Last Data Uploaded: 11/14/2019 8:01:19 AM

Developed by Schneider
 GEOSPATIAL

2020cu001 + 2020cu002 Floodplain Map



Overview



Legend

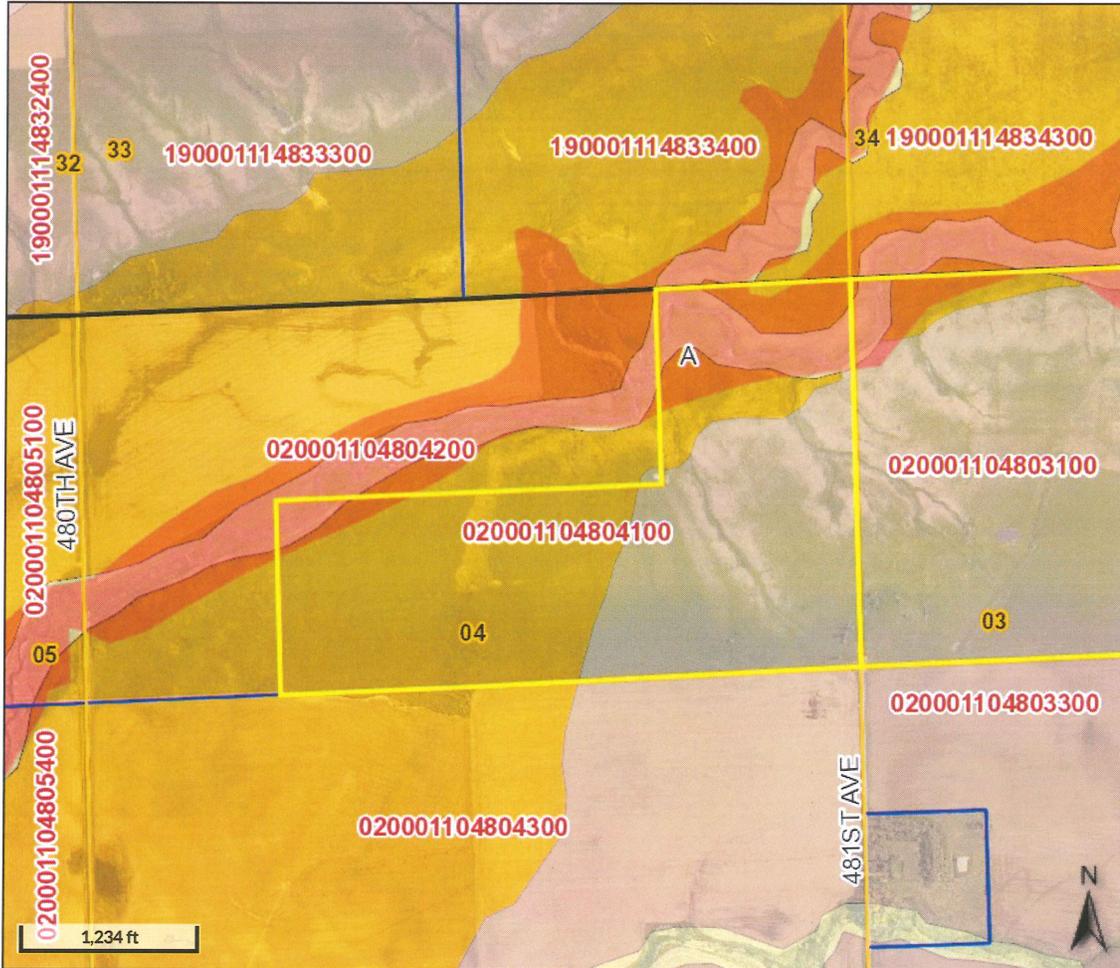
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
District	0203				
Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES				
	(Note: Not to be used on legal documents)				

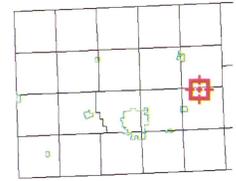
Date created: 12/10/2019
 Last Data Uploaded: 12/10/2019 8:04:28 AM

Developed by Schneider
 GEOSPATIAL

2020cu001 + 2020cu002 Aquifer Materials
BeaconTM Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Aquifer Materials**
- Alluvium
- Outwash
- Sand and Gravel 0-50
- Sand and Gravel 100+
- Sand and Gravel 50-100
- Parcels
- Roads
- Floodplain 2008**
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Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
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Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 12/10/2019
 Last Data Uploaded: 12/10/2019 8:04:28 AM

Developed by Schneider
 GEOSPATIAL

2020 cu 001 + 2020 cu 002



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads

Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
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Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/14/2019
Last Data Uploaded: 11/14/2019 8:01:19 AM

Developed by 

Pasture entrance to the left off 481st Ave.



Pasture lane going west to propose mining area.



Tom Davis
2020cu001 & 2020cu002

Looking west, south end of proposed mining area. Gravel crushing and stock pile area.
West field entrance off of 480th Ave.



Looking west-northwest. Proposed mining area.



Looking north-northwest.
Proposed mining area.



Looking north from east
property line of proposed
mining area.



This document discusses the road usage with 80,000 Tons of gravel per season.

If a gravel pit sells 60,000 Ton of gravel and a semi typically weighs 80,000 loaded or 30,000 empty, that means that they will be making approximately 2400 trips loaded and 2400 trips unloaded, equating to 4800 total round trips.

If 20,000 Tons goes out on smaller dump trucks, approximately weighing 50,000 pounds each, hauling 15 Tons, that equates to 1,333 trips loaded or 2,666 total round trips.

These gravel roads cannot handle the weight and they cannot handle the number of trucks that will be driving on them. With the information and data I just provided you above, there will be a total of 7,466 trips on these gravel roads with these large trucks each year.

In an 8 month season, with 22 days per month, that equals 44 trips per day or 5.5 trips per hour or a truck every 11 minutes. That is a lot of road and bridge usage and a lot of dust. The township roads are NOT meant to meet large trucks on them. This leads to safety issues, road issues, and more.

The hauling doesn't stop due to rain or other weather conditions. This is just an example of 80,000 Tons of gravel per season. There will be years where more gravel will be sold which heightens the numbers even more.

Atton TOWA Residents
Ship

Dale Bonne

FILED JAN 6 2020

I am writing today as a mother of four children and as a farmwife. My children and other neighbors often play outside. We all use these gravel roads for various purposes. We use our gravel roads to drive, bike and run to my in-laws house which is less than 2 miles away for family farm operation purposes. We tell our children to be cautious and to obey road rules at all times.

I have major concerns with this proposal due to various reasons. I am going to mention those reasons below.

-My first and foremost concern is the safety for my children, my husband, myself, and that of surrounding neighbors. We have blind spots on our gravel roads and driveways. One of the proposed turns on the highway is a blind spot for travelers coming from the north and the south...when these trucks slow down and turn, they need both lanes. Who is going to be held liable if someone is killed or someone is badly hurt? What if property is destroyed?

-My second concern is how the roads will be destroyed from so much weight and speed. Who will maintain these roads? Who will pay for the maintenance of these roads?

-My third concern is that of dust. Many companies that use gravel roads for their business use dust controller for anyone near their business or anyone who may be involved. Who will pay for this dust control at all farms/acreages where these trucks go by? Who will pay for the vet bills or deaths when livestock get respiratory issues? Who is going to maintain our clean farm equipment and vehicles that drive through the controlled substance? What about the excessive dust on everyone's crops?

Our farms and acreages were here first....not this proposal. We live on these farms for our livelihood and for our family farms to flourish. We don't want these above concerns to come true, nor do we want it to come true for our neighbors.

I ask that you not allow this proposal to occur unless the owner builds his own road across his own land to the highway nearest the pit for gravel transport and truck usage. They should not use the township or gravel roads in any way. If this proposal is approved, a contract needs to be signed for this to remain and hold true throughout the duration of the gravel pit. No verbal agreements....signed contracts only that cannot be broken or altered in any way.

Alton Township Resident
Mary Bourne

FILED JAN 6 2020

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

January 7, 2020 – 7:30 PM meeting

2020cu002 – January 7, 2020

Prepared by Richard Haugen

Applicant: Tom Davis, 48185 210th St, Elkton, SD 5702

Mining/Crushing Operator: Tom Sterzinger, 3273 290th Ave, Taunton, MN 56291

Legal Description: “E1/2 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4 of Section 4, T110N, R48W (Alton Township)”.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 5A: “Rock crushers.”

2020cu002: Tom Davis, has applied for a conditional use # 5A: “Rock crushers.” to process mined gravel on the above described property. Tom Sterzinger from Taunton, Minnesota, will be the crushing operator. The operator’s site plan, business plan and hours of operation, reclamation plan are included in this report. Road access will be to the west of the proposed mining and crushing operation across pasture land the applicant’s family owns, to 480th Ave, an Alton Township gravel road. The applicant and the operator have been in contact with Alton and Sherman Townships regarding road agreements. Hours of operation will be 6:00 AM-6:00 PM Monday- Friday and 6:00 AM-12:00 PM on Saturday. As noted on the site plan, during the mining operation there will be a berm constructed along the natural water way to keep the soil and sediment from entering the water way. The water way is located in the very northwest corner of the proposed mining area is in the flood plain. The First Occurrence of Aquifer Materials Map shows the proposed mining area to be in “Zone B” with the presence of sand or gravel is generally less than or equal to 50 feet below land surface. The gravel layer to be mined is approximately 20 feet in depth and the mining will be done above the water table. Refueling of mining equipment will be done on site. The onsite fuel storage will have containment structures and will be located at the south side of the property, as noted in the site map. The reclamation

2020cu002

Staff Report

January 7, 2020

plan is to stock pile the top soil and once the mining is complete the top soil will be placed back on top of the ground and seeded back down to pasture grass.

East Dakota Water Development District has reviewed the application and documents provided by the applicant and the mine operator.

The applicant has also applied for a conditional use 2020cu001 for conditional use # 4: "Sand, gravel or quarry operation, mineral exploration and extraction" to mine gravel on site. The board will be hearing this request on the same night.

The Zoning Office has reviewed the above documents and has made a site visit to the proposed location.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star and Elkton Record on December 19, 2019 and January 2, 2020

Letters were sent to the adjoining landowners, Alton and Sherman Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 11-14-2019

Permit Number: 2020 cu 002
Crush

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of: Tom Davis, Joe Davis, Phillip Davis

Mining and Crushing gravel and Rock for township and County use
and some private hauling

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11. Section 11.01 "A" Agricultural
District. Conditional use # 5A Rock
Crushing Crusher

C.) Legal Description of Property:

Located in the ^{North} ~~East~~ half of Section 4

E1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 sec 4, T110N, R48W

(ALTON TWP)

Parcel # 020001104804100

RECEIVED

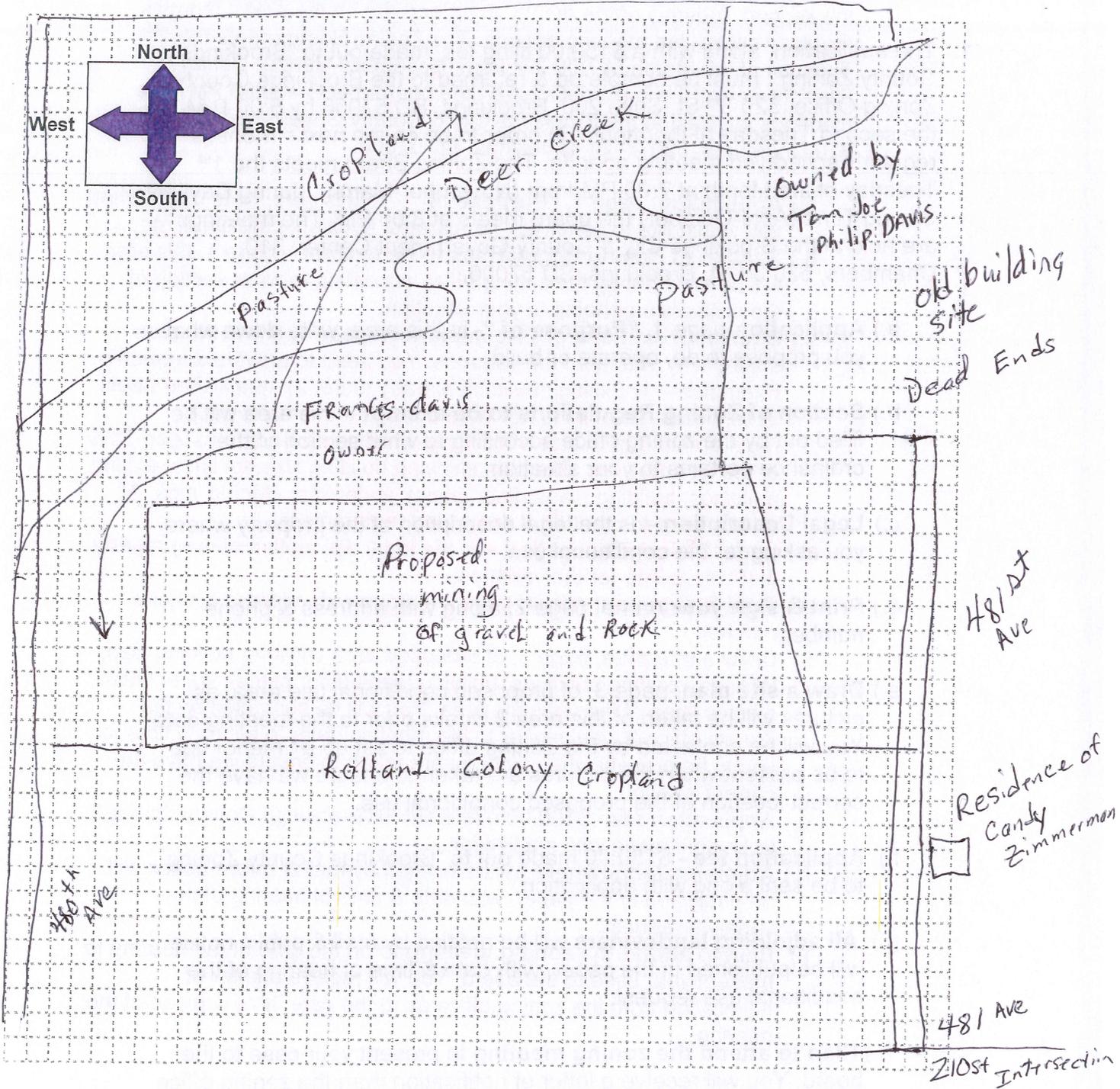
Form continued on page 2

NOV 25 2019

2020 cu 001 & 2020 cu 002

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



Richard,

In response to your e-mail,

#1 Hours of operation is 6:00 am to 6:00 p.m. Monday thru Friday and 6:00 a.m. to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road south 480th Ave to US. 14 and from pit access go north on 480th Ave to County Road 8 or 207th St. going East and West.

#3 I will contact the townships and county on about hauling on roads.

#4 Refueling area with containments will be listed on maps.

#5 A earth type dam approximately 250' long will be used as a silt fence along creek or waterway area.

#6 Depth of gravel at this point is undetermined, it is roughly 20' plus feet.

#7 All mining will be done above the water table at this time.

#8 In the reclamation plan all top soil will be stockpiled to the North and when the gravel is all mined the top soil will be placed back on top of mined area and seeded back to pasture grass.

#9 The number of years the the mine site will be expected to be mined is approximately 30 years.

I have attached a map which shows the are of stockpile and fuel containment.

Tom Sterzinger,
Sterzinger Crushing, Inc.

2020 cu 001 + 2020 cu 002

Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

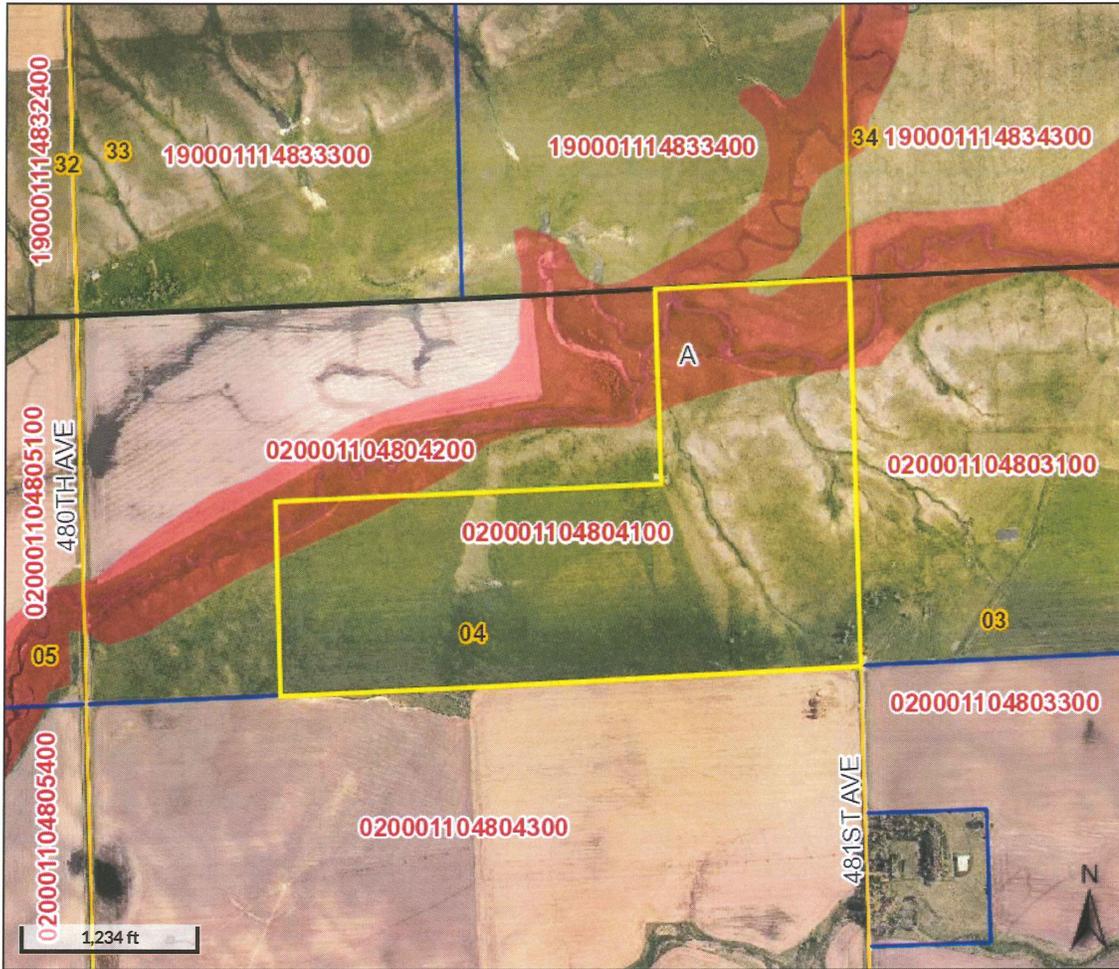
Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
District	0203				
Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES				
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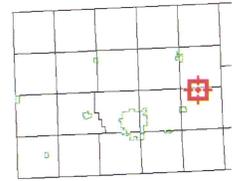
Developed by Schneider GEOSPATIAL

2020cu001 + 2020cu002 Floodplain Map

BeaconTM Brookings County, SD



Overview



Legend

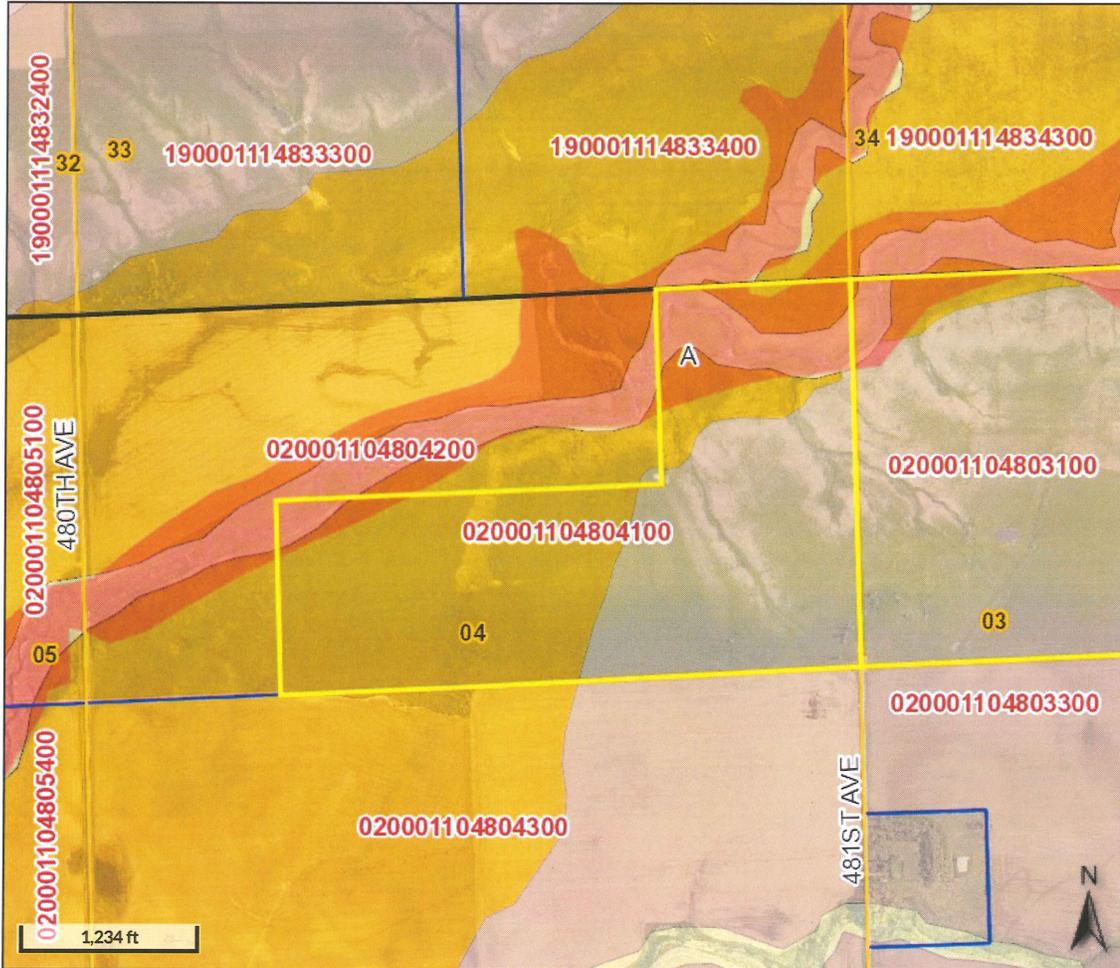
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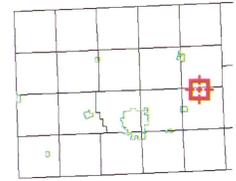
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Developed by Schneider
 GEOSPATIAL

2020cu001 + 2020cu002 Aquifer Materials
BeaconTM Brookings County, SD



Overview



Legend

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- Outwash
- Sand and Gravel 0-50
- Sand and Gravel 100+
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Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
District	0203				
Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES				
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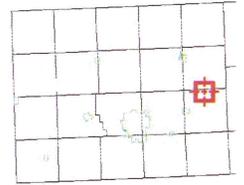
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Developed by Schneider
 GEOSPATIAL

2020 cu 001 + 2020 cu 002



Overview



Legend

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-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads

Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
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Date created: 11/14/2019
Last Data Uploaded: 11/14/2019 8:01:19 AM

Developed by 

Pasture entrance to the left off 481st Ave.



Pasture lane going west to propose mining area.



Tom Davis
2020cu001 & 2020cu002

Looking west, south end of proposed mining area. Gravel crushing and stock pile area.
West field entrance off of 480th Ave.



Looking west-northwest. Proposed mining area.



Looking north-northwest.
Proposed mining area.



Looking north from east
property line of proposed
mining area.



This document discusses the road usage with 80,000 Tons of gravel per season.

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Atton TOWA Residents
Ship

Dale Bonne

FILED JAN 6 2020

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Our farms and acreages were here first....not this proposal. We live on these farms for our livelihood and for our family farms to flourish. We don't want these above concerns to come true, nor do we want it to come true for our neighbors.

I ask that you not allow this proposal to occur unless the owner builds his own road across his own land to the highway nearest the pit for gravel transport and truck usage. They should not use the township or gravel roads in any way. If this proposal is approved, a contract needs to be signed for this to remain and hold true throughout the duration of the gravel pit. No verbal agreements....signed contracts only that cannot be broken or altered in any way.

Alton Township Resident
Mary Bourne

FILED JAN 6 2020

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
January 7, 2020 – 7:30 PM meeting

2020cu003 – January 7, 2020

Prepared by Richard Haugen,

Applicant: Coyote Ridge Wind LLC, % Golda Portillo, 1125 NW Couch St, Suite, 700, Portland, OR 97209

Landowner: Norfeld Hutterian Brethren, 20426 482nd Ave, White, SD 57276

Legal Description: “NE1/4 of Section 15, T111N, R48W of the 5th P.M., Brookings County, South Dakota (Sherman Township).”

Brookings County Zoning Ordinance, Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 6: Contractors’ shops and yards.

2020cu003: Coyote Ridge LLC by Jesse Bermel has applied for an agricultural district conditional use # 6: Contractor’s shop and yard. The contractor’s yard will be temporary with an anticipated ending date of August 31, 2020. The contractor yard is already in place, Conditional Use 2018cu021 was approved by this board on September 4, 2018 with an end date of November 1, 2019 for the Coyote Ridge Wind project. The Coyote Ridge Wind LLC wind project has been delayed due to the wet weather this past year. The majority of the project has been completed, but the last phase of project is to be completed and the site cleared by August 31, 2020. The 10 acre site is located on the northeast corner of the quarter along 482nd Ave (Brookings County gravel road # 27) on the east side and 204th Street on the north side. The laydown yard will be used for construction trailers, wind tower components and supplies used during the construction phase of the Coyote Ridge Wind Towers. The applicant has visited with the township and county highway department about a road agreement.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star on December 19, 2019 and January 2, 2020

Letters were sent to the land owner, adjoining landowner’s, Sherman Township Chairman and Clerk and the Brookings County Highway Department.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 12/05/2019

Permit Number: 2020cu003

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Coyote Ridge Wind, LLC is submitting this application to extend the use of the temporary construction laydown yard (2018cu021) in Brookings County, SD. The laydown yard would be used for construction of the Coyote Ridge Wind Farm and would house construction trailers, wind tower components and supplies used to construct the project. The 10 ac site is located in the northwest corner of the quarter section along 482nd Ave on the east side and 204th Street on the north side. The laydown yard would be up to 10 acres in size and removed after construction is completed which is estimated as August 31, 2020. A batch plant is not required at this site.

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11, Section 11.01. "A" Agricultural District: Conditional Use #6, Contractors shops and yards.

C.) Legal Description of Property:

NE1/4 of Section 15, T111N, R48W of the 5th P.M., Brookings County, South Dakota (Sherman Township).

Form continued on page 2

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5-15-2018

1 of 4

DEC 9 2019

BROOKINGS
COUNTY DEVELOPMENT

2020 u 003



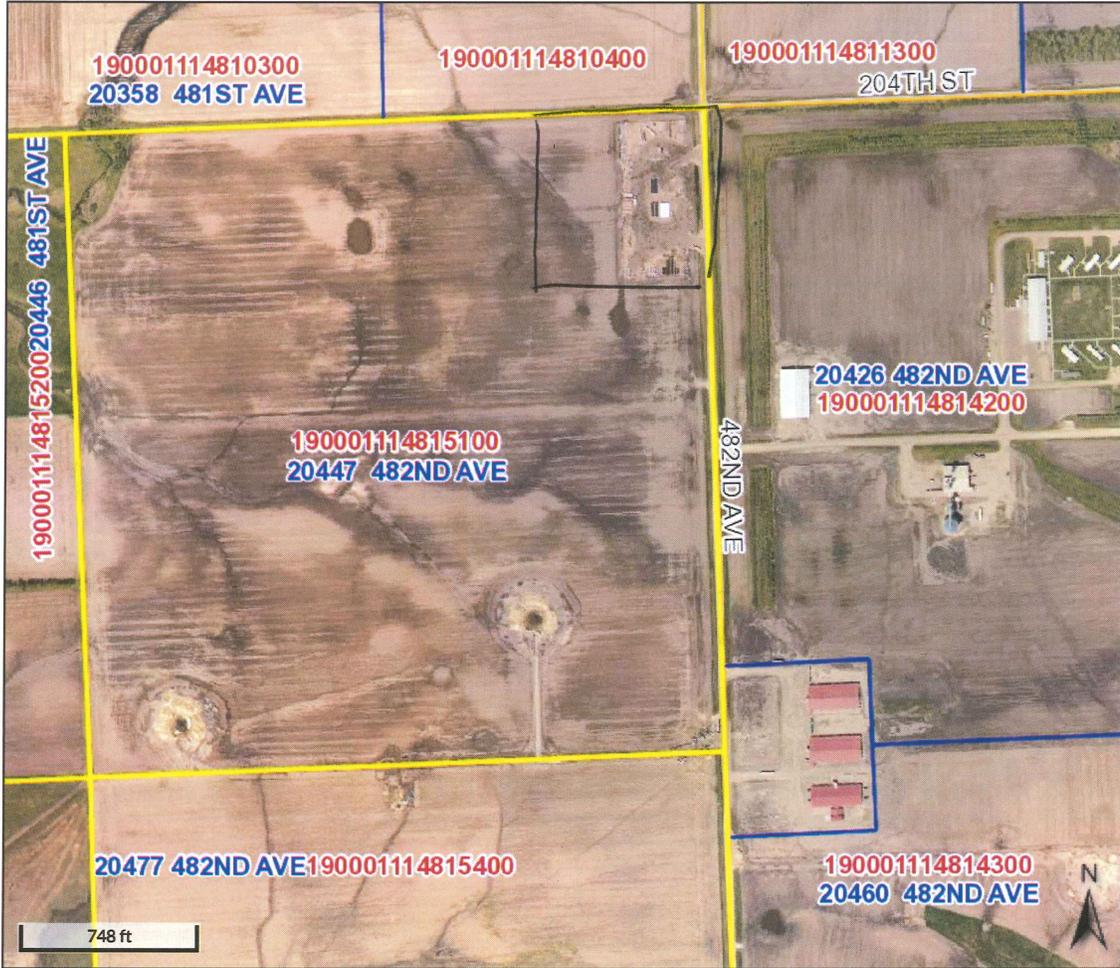
Laydown Area
Coyote Ridge Wind Project

- Streams
- Wetlands NWI
- Wetland Delineation
- Laydown Area (~10 acres)
- Property Boundary

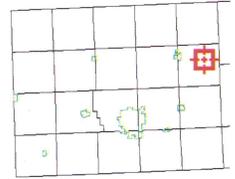
0 200 400 600
Feet

**AVANGRID
RENEWABLES**

2020 cu 003



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	190001114815100	Alternate ID	n/a	Owner Address	NORFELD HUTTERIAN BRETHREN INC
Sec/Twp/Rng	15-111-48	Class	AGA		20426 482ND AVE
Property Address	20439 482ND AVE	Acreege	160		WHITE SD 57276
	WHITE (WIND TOWER)				
District	1910				
Brief Tax Description	NE 1/4 SEC 15-111-48 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 12/9/2019
Last Data Uploaded: 12/9/2019 8:01:59 AM

Developed by Schneider
GEOSPATIAL

482nd Ave (Brookings County gravel road # 27). Contractor yard.



North entrance of contractor yard.



2020cu003-Coyote Ridge Wind LLC by Jesse Bermel

South driveway of contractor yard.



South end of contractor yard.



BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

January 7, 2019 – 7:30 PM meeting

2020cu004 – January 7, 2020

Prepared by Richard Haugen,

Applicant: Wanzek Construction, Inc. by Tanya Lance, 2028 2nd Ave NW, West Fargo, ND 58078

Landowner: Chadwick Willmott and Mavis Willmott, 20293 480th Ave, White, SD 57276

Site Address: 47633 SD Highway 30, White, SD 57276

Legal Description: “NW1/4 Exc. H-1 & Exc S338’ of W850’; N486’ of S824’ of W305’; & N236’ of S574’ of E74’ of W379’ of Section 14, T111N, R49W of the 5th P.M., Brookings County, South Dakota (Afton Township).”

Brookings County Zoning Ordinance, Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 6: Contractors’ shops and yards.

2020cu004: Wanzek Construction Inc. by Tanya Lance has applied for an agricultural district conditional use # 6: Contractor’s shop and yard. The applicant has previously used this site for Conditional Use 2019cu003, approved on March 7, 2019 by this board, for a contractor’s yard during the construction of Coyote Ridge Wind LLC, wind farm. The laydown yard will be used for temporary storage of wind tower blades, turbines, bases, components, supplies and equipment storage to be used during the construction phase of the Tekonha Wind Farm in Deuel County, with an anticipated ending date of December 31, 2020. The applicant has extended their land use agreement with the landowner and South Dakota Department of Transportation for the driveways. The loaded trailers will be parked in a designated staging area, unhooked and stored until they are hauled to the designated turbine site. The laydown yard is located on property known as the “Willmott Gravel Pit”, 1 ½ miles west of White on South Dakota State Highway 30. The east driveway that will be used for entering and existing the property off SD Highway 30. The applicant has widen the existing driveway approaches to South Dakota Department of Transportation standards and approval, to accommodate the long loads and returning them back to original design once the project is completed. The applicant has traffic signs located one-half mile east and west of the driveway, to alert traffic on South

2020cu004

Staff Report

January 7, 2020

Page 1 of 2

Dakota Highway 30. The applicants proposed site plan is also attached to this report.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star on December 19, 2019 and January 2, 2020

Letters were sent to the land owner, adjoining landowner's, South Dakota Department of Transportation and Afton Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: December 2, 2019

Permit Number: 2020 cu004

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Wanzek Construction, Inc. is submitting this application to construct and operat a temporary laydown yard / staging area in Brookings County, SD. The laydown yard/staging area would be used for turbine component deliveries, unloading and reloading components. The laydown yard/staging area would be approximately 7.5 acres in size and removed upon construction completion.

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article II: Section 11.01: "A" Agriculture District; Conditional Use Permit # 6 Contractor shops & yard.

C.) Legal Description of Property:

Approximately 7.5 acre pracel of land located at NW 1/4 EXC H-1 & EXC S 338' of W850', N 486' of 824' of W 305'; N 236' of of 574' of E74' of W379' SEC 14-111-49 147.08. Parcel ID 010001114914200
Afton Township

RECEIVED

Form continued on page 2

DEC 9 2019



LEGEND:

	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	EXISTING EDGE OF PAVEMENT
	PROPOSED ROAD IMPROVEMENTS
	PROPOSED TEMPORARY GRAVEL AREA
	EXISTING RIGHT OF WAY
	PROPOSED PERIMETER SEDIMENT CONTROL
	TEMPORARY OBSTACLE FREE AREA FOR TRAILER OVERHANG
	TURBINE DELIVERY DIRECTION - INGRESS
	TURBINE DELIVERY DIRECTION - EGRESS

Designed:	DJR	
Checked:	DJR	
Drawn:	MAC	
As-Built Drawing:		
Revisions:		
#	DATE	DESCRIPTION

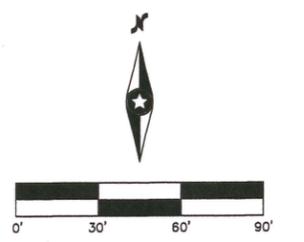
Prepared for:

WANZEK
 a MasTec company

2026 2nd Avenue NW
 West Fargo, ND 58078

Coyote Ridge
 Wind Farm

1125 NW Couch Street, Suite 700
 Portland, OR 97209



- GENERAL NOTES:**
- ALL CUT/FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - CULVERTS SHALL HAVE A MINIMUM 1' OF COVER OVER TOP OF PIPE. CONTRACTOR TO ADHERE TO PIPE MANUFACTURERS INSTALLATION GUIDELINES FOR COVER BASED ON LOADINGS AND INSTALLATION METHOD.
 - DISTURBED SOILS WITHIN DITCHES AND SIDE SLOPES SHALL BE STABILIZED WITH WOOD FIBER BLANKET.
 - CULVERT MATERIALS WITHIN STATE RIGHT-OF-WAY SHALL CONFORM TO SDDOT STANDARDS.
 - PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
 - STRUCTURAL SECTIONS SHOWN ARE THE MINIMUM THICKNESS REQUIREMENTS DURING NORMAL FIELD CONDITIONS. THE SECTIONS MAY NEED TO BE INCREASED BASED ON ACTUAL CONDITIONS AT THE TIME OF CONSTRUCTION. CONDITIONS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION DURING THE FREEZE/THAW CYCLE, UNUSUALLY WET PERIODS, OR IN LOW/WET AREAS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS, CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS.
 - PROVIDE SELECT COMPACTED BACKFILL TO ONE FOOT OVER THE TOP OF EXISTING UTILITY. COORDINATE IN ADVANCE WITH THE APPROPRIATE UTILITY COMPANY REGARDING OTHER REQUIREMENTS.
 - THE CONTRACTOR SHALL EMPLOY TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH SDDOT STANDARDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL ORDINANCES AND FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO INITIATING CONSTRUCTION.
 - REMOVE TEMPORARY IMPROVEMENTS AFTER CONSTRUCTION OF WTG IS COMPLETE.
 - CONTRACTOR TO PROVIDE TRAFFIC CONTROL AND RELOCATE ALL IMPACTED SIGNAGE AS REQUIRED BY STATE OR COUNTY OFFICIALS.

**Coyote Ridge
 Wind Project**

Brookings County, South Dakota

**Temporary Improvements
 State Highway 30 &
 GE Laydown Entrance**

NOT FOR CONSTRUCTION

Date: 01/9/19
 Sheet: 2 OF 2



LEGEND:

- EXISTING 1' CONTOURS
 - EXISTING 5' CONTOURS
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED ROAD IMPROVEMENTS
 - PROPOSED TEMPORARY GRAVEL AREA
 - EXISTING RIGHT OF WAY
 - PROPOSED PERIMETER SEDIMENT CONTROL
- LAYDOWN YARD CROSS SECTION**

 - 4" PIT RUN GRAVEL
 - COMPACTED SUBGRADE

GENERAL NOTES

1. THE GROUND SURFACE CONTOURS (AT TWO-FOOT VERTICAL INTERVALS) AND ELEVATIONS ARE BASED ON PUBLIC LIDAR DATA OBTAINED FROM THE STATE OF SOUTH DAKOTA. AS SUCH, THE ACCURACY OF THE ELEVATIONS AND CONTOURS IS NOT AS HIGH AS INFORMATION GATHERED USING CONVENTIONAL FIELD SURVEYING PROCEDURES.
2. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL STORMWATER PERMIT REQUIREMENTS. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THE COYOTE RIDGE WIND PROJECT FOR DETAILS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE COUNTY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE SOUTH DAKOTA HIGHWAY DEPARTMENT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 4:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THE PLAN. ALL SLOPES 4:1 OR GREATER SHALL BE SEEDED AND STABILIZED WITH FIBER BLANKET.
6. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES INVOLVED.
7. PROVIDE EROSION CONTROL SILT FENCE AT THE PERIMETER OF ALL TEMPORARY STOCKPILES. LOCATIONS TO BE DETERMINED BY SEQUENCE OF GRADING OPERATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS.
9. THE CONTRACTOR SHALL NOTIFY SOUTH DAKOTA 811 AT LEAST 48 HOURS BEFORE EXCAVATION ACTIVITIES COMMENCE.

EXECUTION

1. THE LAYDOWN YARD IS TO BE CONSTRUCTED WITHIN THE EXISTING GRAVEL PIT AREA. CONTRACTOR SHALL GRADE THE AGGREGATE AREA TO PROVIDE POSITIVE DRAINAGE. THE EXISTING DRIVEWAY ACCESS ROADS SHALL BE IMPROVED AS NECESSARY TO ACCOMMODATE CONSTRUCTION ACTIVITIES. THE PLACEMENT OF ADDITIONAL AGGREGATE MAY BE NEEDED.
2. THE SUBGRADE IS ASSUMED TO BE A ROCK BOTTOM, TYPICALLY FOUND IN A GRAVEL PIT, IN WHICH A PROOF-ROLL IS NOT REQUIRED. IF A ROCK BOTTOM IS NOT ENCOUNTERED, THE SUBGRADE SHALL BE PROOF-ROLLED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE TO IDENTIFY AREAS OF UNSTABLE SUBGRADE.
3. AGGREGATE BASE SHALL BE PROOF-ROLLED AND PROVIDE ONE SIEVE ANALYSIS.

LAYDOWN SITE

LAYDOWN AGGREGATE FOOTPRINT = 326,700 SF
 LAYDOWN AGGREGATE IMPORT = 4,033 CY (4" DEPTH)
 16' ACCESS DRIVE = 28,515 SF

Westwood

Phone (602) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (602) 937-5822 Minnetonka, MN 55343
 Toll-Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

Designed: DJR
 Checked: DJR
 Drawn: MAC

As-Built Drawing:

Revisions	DATE	DESCRIPTION

Prepared for:



2028 2nd Avenue NW
 West Fargo, ND 58078



1125 NW Couch Street, Suite 700
 Portland, OR 97209



**Coyote Ridge
 Wind Project**

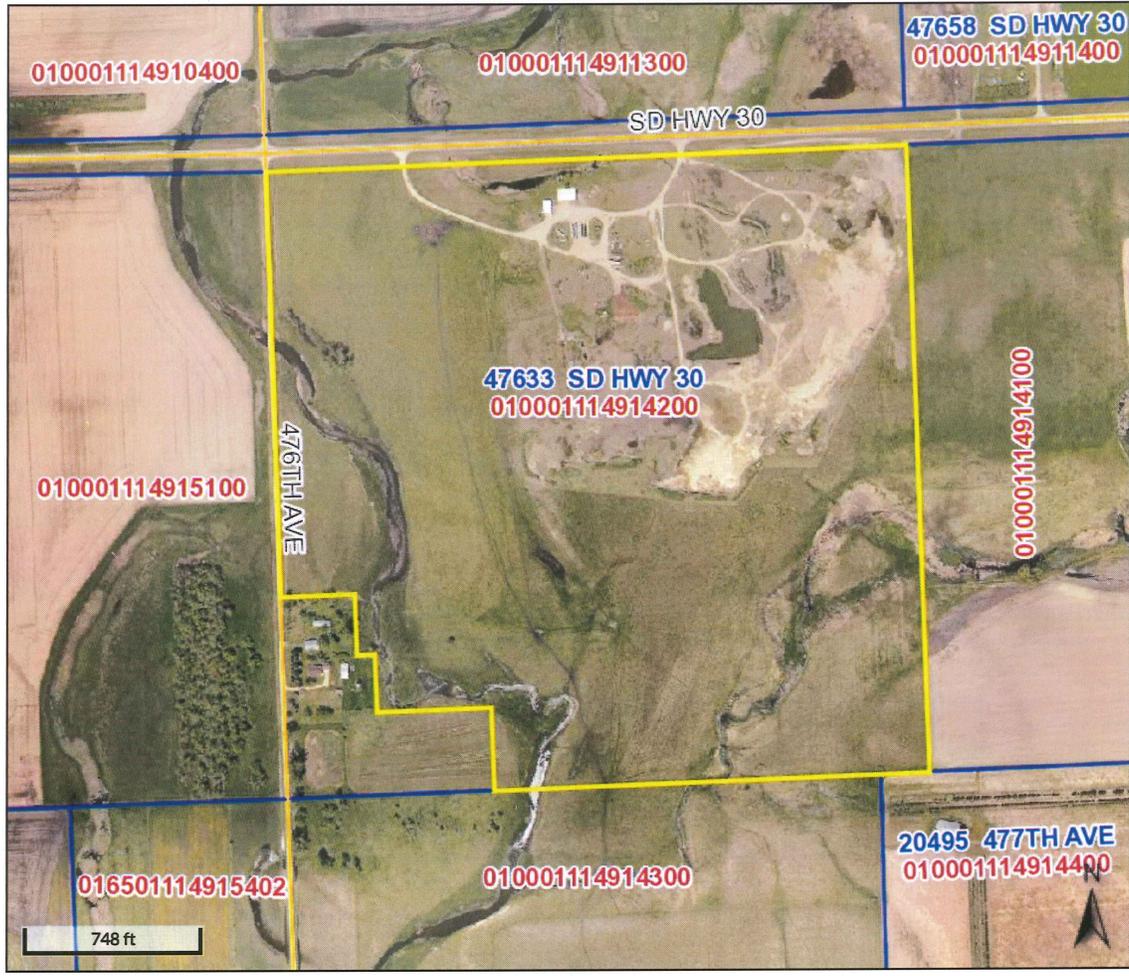
Brookings County, South Dakota

Laydown Yard
 Site Plan

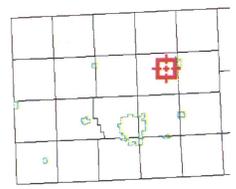
NOT FOR CONSTRUCTION

Date: 01/9/19
 Sheet: 1 OF 2

2020 CU004



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	010001114914200	Alternate ID	n/a	Owner Address	WILLMOTT, THOMAS C ET AL
Sec/Twp/Rng	14-111-49	Class	AGA		20293 480TH AVE
Property Address	47633 SD HWY 30 WHITE	Acreage	135.08		WHITE SD 57276
District	0110				
Brief Tax Description	NW 1/4 EXC H-1 & EXC S 338' OF W 850'; N 486' OF S 824' OF W 305'; & N 236' OF S 574' OF E 74' OF W 379' SEC 14-111-49 147.08 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 12/10/2019
Last Data Uploaded: 12/10/2019 8:04:28 AM

Traffic signs one-half mile west of entrance on SD Highway 30.



Over width driveway entrance on SD Highway 30.



2020cu004 – Wanzek Const.

Driveway entrance, going south east into laydown yard.



Driveway entrance looking south.



BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

January 7, 2020 – 7:30 PM meeting

2020cu005 – January 7, 2020

Prepared by Richard Haugen

Applicant/Owner: Daryl and Joan Nelson, 3101 S. Powder House Rd, Sioux Falls, SD 57110

Site Address: 710 S Lake Hendricks Dr, Hendricks, MN 56136

Legal Description: “Lot 8 Haffner Knoll Addition in Govt Lot 3 in SW1/4 Section 22, T112N, R47W (Lake Hendricks Township)”

Brookings County Zoning Ordinance-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.

2020cu005: Daryl and Joan Nelson have applied for Lake-Park District conditional use to build an accessory building 40 feet (wide) x 64 feet (long) with a 14 feet sidewall (2,560 sq. ft.) to be used for storage. The proposed accessory building will be located on a non-lake front lot and will meet the setback requirements of 25 feet from the road, 25 feet from the rear property line and 8 feet from the side property lines.

Mr. Nelson’s lot is located on south side of Lake Hendricks in the Haffner Knoll Addition across the road from their lake cabin at 710 S Lake Hendricks Dr. The lot is 100 feet wide x 242 feet long. Haffner Knoll Addition was platted in November of 1978.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and Lake Hendricks Pioneer on December 25, 2019 and January 1, 2020.

Letters were sent to the adjoining landowners, Lake Hendricks Township Chairman and Clerk and Brookings County Highway Department.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: Dec 10, 2019

Permit Number: 2020cu005

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

We would like to build a 40x64
building with 12'-14' sidewalks. This
will be used for cold storage.

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article IV District Reg.: Chapter 4.03 "LP" Lake Park District:
Section 4.03.02 Conditional uses Permit #6: Accessory
buildings with a sidewalk greater than 14 feet or
more than 20,000 sq. ft. and used accessory bldg.
greater than 120 sq. ft.

C.) Legal Description of Property:

Lot 8 Haffner/Knoll Addtn in Govt Lot 3 of Sec 22, T112N,
R47W (Lake Hendricks Twp)
Parcel # 092011124722308

RECEIVED

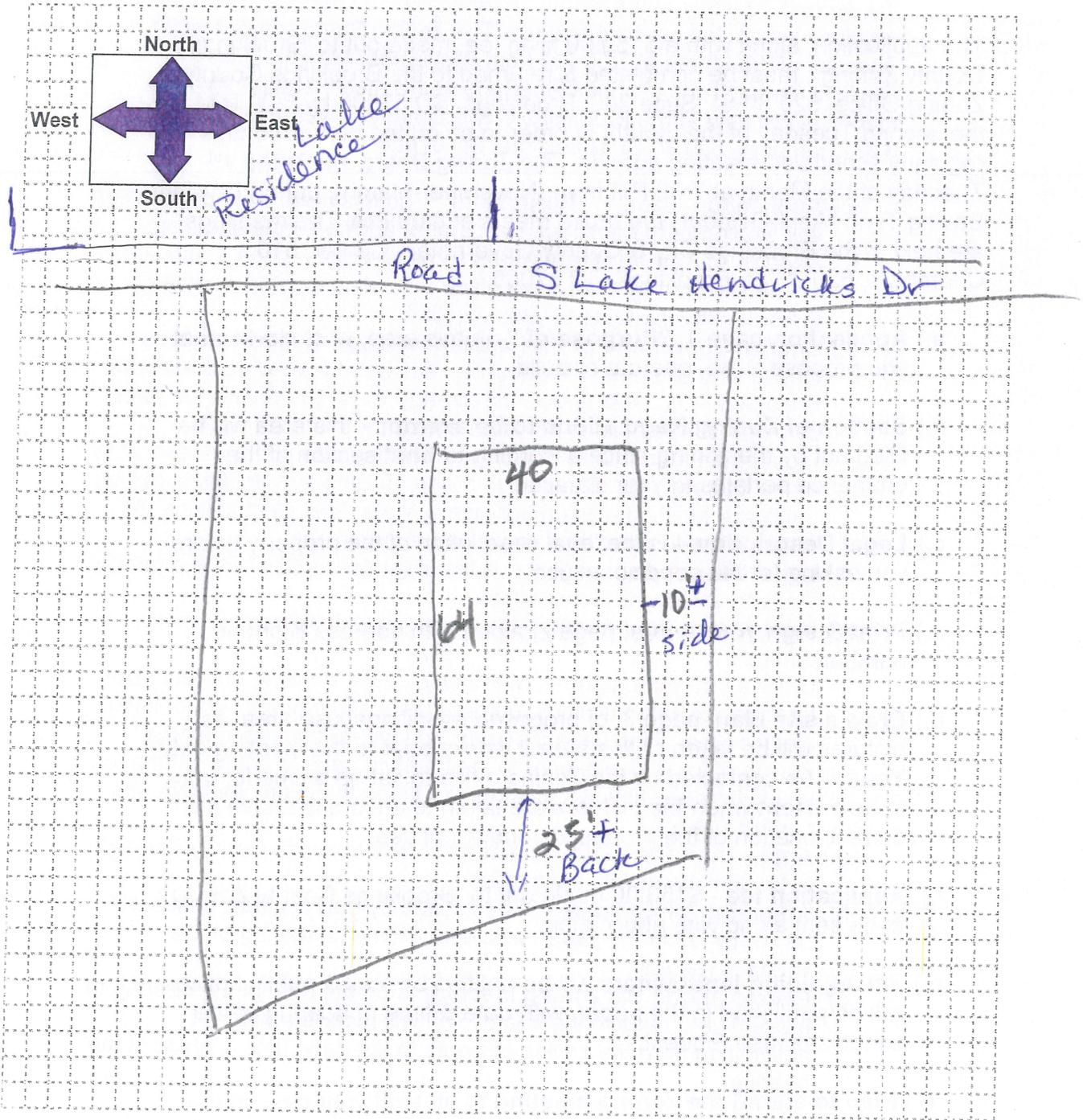
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2020 cu 005

SKETCH

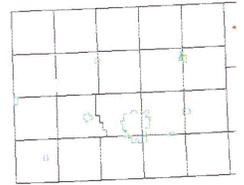
Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



2020 cu005



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	092011124722308	Alternate ID	n/a	Owner Address	NELSON, DARYL A ET UX
Sec/Twp/Rng	22-112-47	Class	NAC		3101 S POWDER HOUSE RD
Property Address		Acreage	n/a		SIOUX FALLS SD 57110
District	0910A				
Brief Tax Description	HAFFNER KNOLL ADDN LOT 8 IN SW 1/4 SEC 22-112-47 27,410 SQ FT				
	(Note: Not to be used on legal documents)				

Date created: 12/10/2019
 Last Data Uploaded: 12/10/2019 8:04:28 AM

Developed by Schneider
 GEOSPATIAL

West property line.



Looking south in middle of the lot.



2020cu005 – Daryl & Joan Nelson

East property line.



Looking southwest from east property line.

