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 the 10 or less guideline and social distancing. If you would like to attend this meeting, please call the County Development Office by 4:00 PM on Tuesday, April 7, 2020 to make arrangements for entry into the building. 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. **Call to Order - 8:00 PM on Tuesday, April 7, 2020**
2. **Approval of Minutes - February 4, 2020 Meeting Minutes.**

   Documents:

   Feb 4, 2020 DRAFT PZ Minutes_2-14-2020.pdf
3. **Items to be Added to Agenda by Commission Members or Staff**
4. **Election of Officers.**
5. **Invitation for Citizens to Schedule Time on the Commission Agenda for an Item Not Listed**

   Anyone wanting to speak during this agenda item much sign in prior to the start of the meeting. Any requested action items much be scheduled for a future meeting date.

   (Time limited to 5-minutes per person to address the commission.)
6. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**
7. **Approval of Agenda**
8. **Convene as Brookings County Planning and Zoning Commission**
9. **Consideration of Plats**

   A. **2020plat005**

   "Plat of Lot 1 A, Block 2, Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

   Documents:

   2020plat005 Staff Report.pdf

B. **2020plat006**

"Plat of East Water Tower Addition in the E1/2 SE1/4, Exc S880' Thereof, and Exc N33' Highway ROW thereof, in Section 23, T110N, R51W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat006 Staff Report.pdf

C. **2020plat007**

"Plat of Lots 1,2,3,4,6 & 7 in Cedar Pointe Addition in Govt Lot 3 of the NW1/4 Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat007 Staff Report.pdf

D. **2020plat008**

"Plat of Block 21; Block 22; Block 23; Silverthorne Circle; and Castle Rock Circle of Timberline Addition, in the E1635' of the N1/2 NW1/4, Except Clites Addition, and Except the E264' therefor, in Section 34, T110N, R50W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat008 Staff Report.pdf

E. **2020plat009**

"Plat of Lot 1 of Richarz Addition in the SE1/4 of Section 35, T109N, R52W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat009 Staff Report.pdf

10. **Department Reports**
11. **Executive Session, if Necessary.**
12. **Adjourn**
13. **Public Notices**

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 4, 2020 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, February 4, 2020 with the following members present: Chair Kimberly Elenkiwich, Tom Davis, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Randy Jensen, Chad Ford, alternate County Commissioner Angela Boersma and alternate board members Roger Erickson and Spencar Diedrich. Absent were: Michael McHugh and County Commissioner Mike Bartley. Also present were: Deputy Director Richard Haugen, County Development Director/Emergency Manager Robert Hill, Senior Planner Luke Muller and Payton Schafers from First District.

CALL TO ORDER
Chair Elenkiwich called the meeting to order at 7:38 PM.

APPROVAL OF MINUTES
(Ford/Nelson) Motion to approve the January 7, 2020 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
Davis items 2020cu001, 2020cu002, 2020cu006 & 2020cu007.

APPROVAL OF AGENDA
(Ford/Kleinjan) Motion to approve the agenda for the February 4, 2020 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

CONSIDERATION OF PLATS

2020PLAT002
For property described as "Plat of Lot 10 in Block 1 in Paradise Point Addition in Govt. Lot 2, Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota." Submitted by Lake Dreams, LLC. Plat of a lake front lot that contains 40,687 square feet. Preliminary Plat for Paradise Point had been approved by the board on August 7, 2007.

(Kleinjan/Nelson) Motion to approve the plat. All present voted aye. **MOTION CARRIED.**

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2020PLAT003

For property described as "Plat of Lots 1A & 2A of Goodfellow Addition in the N1/2 of the NE1/4 of Section 18, T111N, R51W of the 5th P.M., Brookings County, South Dakota." Submitted by Vance Goodfellow. Plat to vacate and replat Lots 1 & 2 of Goodfellow Addition of "Plats of Lots 1 & 2 of Goodfellow Addition and Lot 1 of Myrth Williamson Trust Addition" (platted on December 15, 2015) into Lots 1A & 2A for a property line adjustment. Lot 1A - 35.5 acres, a buildable lot for a residence. Lot 2A - 5 acres, existing homestead with a house and outbuildings.

(Ford/Boersma) Motion to approve the plat. All present voted aye. **MOTION CARRIED.**

2020PLAT004

For property described as "Plat of Lots 1 and 2 of Converse Addition in the SE1/4 of Section 6, T111N, R52W of the 5th P.M., Brookings County, South Dakota." Submitted by Gordon Converse. Plat to divide existing building site and farmland. Lot 1- 34 acres, existing building site with access off 203rd St. Lot 2 – 126 acres, farmland with access off 455th Ave.

(Boersma/Nelson) Motion to approve the plat. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT

Davis recused himself Diedrich took seat.

2020CU001

Application by Thomas A Davis 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)".

(Ford/Spence) Motion to remove from the table.

DISCUSSION: Chair Elenkiwich reminded those in attendance that the public hearing for the mining permit (2020cu001) had been held at prior meeting (January 7, 2020). Chair Elenkiwich called Tom Davis and Tom Sterzinger forward to provide information on road agreements from Sherman and Alton Townships, road construction costs and alternate haul route. Davis gave an update using a plat book map to show locations of: mining site, hill that he proposed to cut down in grade, the proposed private haul road and location of wetlands. He noted if the board required the private haul road, he would not pursue the permit. He then presented a haul route map using 480th Avenue. Trucks will enter and exit the pit on 480th Avenue for 1.5 miles to 207th Street. The sharp angle of the service road will prevent trucks from entering from the south or exiting to the south. A signed road agreement with Sherman Township, and signed road agreement with Sherman Township that noted upgrade to road (lower approximate 7% grade hill to be 4% or less grade) were also displayed and reviewed. Davis had not received word on a road agreement with Alton Township.

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Chair Elenkiwich clarified that Davis would not be building a private road across his land to the east, the haul route would head north on 480th Avenue for 1.5 miles to 207th Street (County gravel road #8) of which ½ mile was in Alton Township & 1 mile was in Sherman Township. She called a member of the Sherman Township board and Alton Township board forward to answer questions. Craig Haber, Supervisor for Sherman Township came forward. He stated, "From a board stand point we need gravel, we realize road right now is a poor road, but their agreement is to rebuild it. We have had problems with the hill forever and if it gets cut down it will be a benefit to us." Brett Knutson, Supervisor for Alton Township came forward. Mr. Knutson noted the township board was waiting with road agreement until after the vote and decision of the Zoning Commission. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: 6-Aye, 3-Nay. **MOTION CARRIED.**

2020CU002

Application by Thomas A. Davis 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)".

(Ford/Boersma) Motion to remove from table the Conditional Use. All present voted aye. **MOTION CARRIED.**

(Erickson/Kleinjan) Motion to approve Conditional Use.

STAFF REPORT: Applicant is requesting a Conditional Use Permit # 5A to process mined gravel with Tom Sterzinger from Taunton, Minnesota as the crushing operator. Report given noted the operator's site plan, business plan, hours of operation, and reclamation plan.

PUBLIC HEARING: Applicant Tom Davis noted that Richard had summarized it well. Using visuals Davis then clarified for those present the area that would be mined, location of clay and location of a 5 barb wire fence to keep cattle out of proposed pit location.

Proponents: Keith Rounds, Andrew Austreim, Mike Erickson, and Mark Hayes spoke for the permit. They noted need for a new source of quality material that can be crushed for road beds, etc. as the supply available from current pits in the area was being exhausted.

Opponents: Board members had been given 14 comments that were received via letter, email or phone by the office prior to the meeting. All comments had been placed online and filed. Those present that spoke in opposition were: Mary Bowne, Lawrence Wipf, Aaron Bowne, Dale Bowne, and Bruce Westley. Concerns voiced: 1) Negative effect on family – concern for the safety of children and adults that live along and use the roads. 2) Concerned with trucks heading south onto 480th Avenue 3) Hauling before or after the

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hours of the planned hours of operation. 4) 45 degree angle of access/exit road would not prevent trucks from going south.

DISCUSSION: Jensen noted item under discussion was for just the crushing permit and asked for clarification from the operator: 1) Approximate number of days per year crushing would occur on site (10-12 days/year)? 2) Approximate tonnage being 130,000-140,000 tons? 3) Time period when crushing would occur. 4) Direction operator would use when bringing in crushing equipment. 5) Plans to crush concrete or asphalt.

Sterzinger and Davis answered: 1) Crushing would be up to 20 days per year. 2) Probably 70,000-80,000 tons per year, depending what the need is. 3) In the spring to start off with. 4) Equipment would be hauled in from the North. 5) No plans to crush concrete or asphalt at this time, if applicant wants to in the future he would come to the board to get permission.

Boersma had administrative question regarding recourse, if there was non-compliance by the applicant. Hill noted if it was in Findings of Facts the office would investigate, take to the States Attorney's office and he would be advised. In some cases the permit would be withdrawn by the office and in some cases when there was a state permit it could also be revoked by the state. There would be recourse if the pit was not in compliance. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: 5-Aye, 4-Nay. **MOTION FAILED.**

Davis returned to the Commission.

2020VAR001

Application for VanderWal Farms, Inc. by Scott VanderWal 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: "E 586' of the N 1056' of the NE1/4 SE1/4; Exc N 1 Rod, the E 285' of the N 270', and Outlot 1; but to include S 121.2' of N 1177.2' of E 300' of NE1/4 SE1/4 Exc S 61' of the N 1177.2' of the W 68' of the E 300', thereof, all in Section 15, T110N, R51W (Volga Township)" ~~ located at 619 N. Samara Ave., Volga, SD 57071.

(Boersma/Nelson) Motion to approve the Variance request.

STAFF REPORT: Applicant is seeking a variance of 95 feet, required setback is 150 feet from the center of the road. The applicant wants to locate two grain bins on the site, one of which will be 55 feet from the center of Samara Ave (County Rd #5 – blacktop road). Report given noted limited space on the established building site as well as a natural gas pipeline and sub-station being located on the property.

PUBLIC HEARING: Applicant Scott VanderWal representing VanderWal Farms, Inc. informed those present they were planning to build 2 bins asking for about 60 feet from the center of the road and keeping in line with the existing bunker silo. Reason for the

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location, limited available space on the farm site, and space would allow for semi-trucks and an auger that was needed.

Proponents: None.

Opponents: None.

DISCUSSION: Davis asked if snow drifting would be an issue. Hill noted that the highway department had been informed of the request and had no issues or concerns. Nelson inquired as to how bins were loaded. VanderWal described loading and unloading of the bins with use of: long auger, double conveyor between the 2 bins and loading to occur between the 2 bins using a truck auger. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: All present voted aye. **MOTION CARRIED.**

Davis recused himself Diedrich took seat.

2020CU006

Application by Lawrence Rogge 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: "NW1/4 of Section 8, T111N, R47W (Lake Hendricks Township)".

(Boersma/Ford) Motion to approve the Conditional Use.

STAFF REPORT: Applicant is requesting a Conditional Use Permit # 4 to mine gravel on a site for a period of 5 years and has a 5 year lease agreement with the land owner. Report given noted office had received site plan, hours of operation, dust control and reclamation plan. Roads to be used were 485th Avenue and SD Highway 30. East Dakota Water Development District had reviewed the application and documents. Applicant presented board with signed road agreement from Lake Hendricks Township, and intent to mine mining permit, items were put on file.

PUBLIC HEARING: Applicant Lawrence Rogge informed those present the proposed pit was to be used for providing material for the wind tower project that would be south of Hendricks.

Proponents: Rolland Peirce identified himself as the landowner and was for the permit.

Opponents: No opponents in attendance. Haugen read comment received Jan. 21, 2020 via phone call from Vernelle Clayton. Comment had been placed online and filed.

DISCUSSION: Jensen asked for clarification on proposed usage, if long term and if state highway had any issue with approach location. Rogge noted the proposed pit was mainly to be used this year for hauling of the majority of gravel for the wind turbine project. The operation would calm down and other townships may come to the pit for

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product the other years. State Highway department was ok with the usage of the approach at the current location and would only require to be contacted if they (Rogge) wanted to widen the approach. Expiration date of Feb. 4, 2025 was noted in the Findings of Facts. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: All present voted aye. **MOTION CARRIED.**

2020CU007

Application by Lawrence Rogge for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: Rock Crushers. The property is described as: "NW1/4 of Section 8, T111N, R47W (Lake Hendricks Township)".

(Boersma/Ford) Motion to approve the Conditional Use.

STAFF REPORT: Applicant is requesting a Conditional Use Permit # 5A to process mined gravel. Report given noted the proposed rock crushing area was to be located on the west side of the property running north and south along 485th Avenue. Plan of operation, reclamation plan and signed road agreement with Lake Hendricks Township were viewed, discussed and placed on file.

PUBLIC HEARING: Applicant Lawrence Rogge informed those present that the plan was as presented by Haugen, nothing had changed.

Proponents: None.

Opponents: None.

DISCUSSION: Board member had no questions or comments regarding the request. Expiration date of Feb. 4, 2025 was noted in the Findings of Facts. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: All present voted aye. **MOTION CARRIED.**

Davis returned to the Commission.

2020CU008

Application by Jesse and David W. King for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home Extended Business". The property is described as: "S 734' of E 753' Except the S 225' of W 359' of E 753' in the SW1/4 of Section 3, T112N, R49W (Argo Township) and the S 225' of W 359' of E 753' in the SW1/4 of Section 3, T112N, R49W (Argo Township)" ~~ located at 47542 197th St, Toronto, SD 57268.

(Nelson/Boersma) Motion to approve the Conditional Use.

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STAFF REPORT: Applicant is requesting a conditional use for a “Home Extended Business”. The proposed business would provide a drop off point, warehouse and customer pick up of bulk agricultural input products (such as: crop protection chemical products, adjuvants, surfactants and bio-stimulants). Seed products may be added in the future. Report given noted items would be stored in an existing pole shed that had a cement floor. Applicant would attain a Fertilizer and Pesticide License from the SD Department of Agriculture for a warehouse and follow state regulations. Business and site plan were presented and reviewed.

PUBLIC HEARING: Applicant Jesse King informed those present that he had an agreement with a company pending approval of his application to provide a warehouse to store crop protection products in at this time. He had been in discussion with department of Agriculture and the site would not be considered a bulk facility as all containers would be 300 gallons or less. They would require that he attain a pesticide dealer’s license and a commercial fertilizer’s license. Mike Olson from Argo Township had been contacted and the township had no issues with request and would recommend approval. Business would be seasonal (late March – August), with 1-2 trucks per week at peak times. He noted the company he would provide warehousing for: 1) had completed a site inspection. 2) Required training which he had completed. 3) Hazmat course was required and would be attended 4) Local Fire Chief from Toronto would be consulted and an emergency action plan would be developed.

Proponents: No proponents in attendance. Haugen read comment received Jan. 31, 2020 via phone call from Michael Olson, Clerk of Argo Township. Comment had been placed online and filed.

Opponents: None.

DISCUSSION: Davis and Kleinjan were concerned with containment of hazardous materials in the event of a spill and possible liability issues should a spill occur. Hill and Haugen discussed the use of “PIG” Spill Containment– one of which is a sock like tube that would provide a containment barrier. Board also discussed installation of a 6-8 concrete containment barrier placed inside the shed along the walls. King noted per the SD Department of Agriculture in Pierre, the facility would not be classified as a bulk facility as containers were under 300 gallons, so no containment system would be required. Haugen noted that any spill would be reported through the local office of emergency management, appropriate authorities and the Department of Natural Resources would dictate how the spill would need to be cleaned up. Muller asked for clarification regarding if the business would be located over shallow aquifer and if an existing building was going to be used. Haugen reported that the location was not over the shallow aquifer and an existing building on the site was to be used as the warehouse. Findings of Facts where reviewed and completed by the board and placed on file.

VOTE: All present voted aye. **MOTION CARRIED.**

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DEPARTMENT REPORTS

Hill expressed well wishes and thanks from the County Commission and Zoning Board members to Kimberly Elenkiwich who was resigning from the board. He also announced that flood predictions were not looking good, be prepared for flooding. The office was making preparations and was acquiring sand bags. Hill advised the public to prepare now, acquire sandbags in preparation of filling and placing in the coming months. He also advised townships to take photos now showing that roads are travelable for possible documentation for FEMA should another disaster declaration occur. Hill announced that the position left open by Elenkiwich would be advertised. He then asked that Muller be allowed to give a brief report. Muller wanted to make the board members aware that there may be a bill dropped in Pierre related to the term "permitted special use". The Bill would clarify what a permitted special use was and clarify somethings with appeals.

Haugen asked those present how many would not be at the scheduled March meeting as it was the same day as the Township meetings. Those that may be absent: Davis, Jensen and Diedrich.

Elenkiwich noted that she would be moving out of the Brookings County area and thanked the board.

Hill announced that elections would be held at the March or next meeting for vacant seat be it for Chairperson and/or Vice Chairperson.

ADJOURN

(Boersma/Spence) Motion to adjourn. All member voted "aye." **MOTION CARRIED.** Chair Elenkiwich adjourned the meeting at 11:17 PM.

_____

Rae Lynn Maher
Brookings County
Development Department

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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

2020plat005 – April 7, 2020

Prepared by Richard Haugen,

Applicant/Owner: Lake Dreams LLC, Preston Mettler & Jim Breckenridge 2809 E 51st St, Sioux Falls, SD 57103

Legal Description: "Plat of Lot 1A, Block 2 of Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5th Principal Meridian, Brookings County, South Dakota."

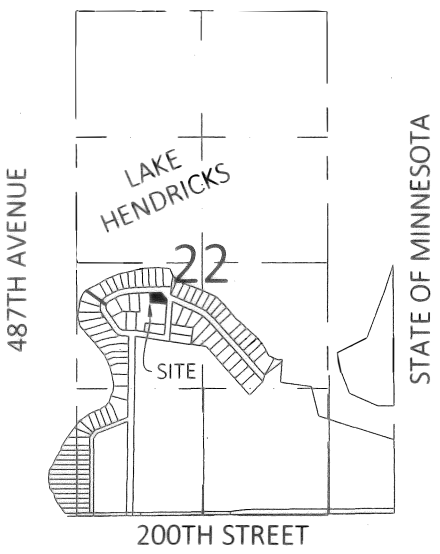
2019plat005: This is a plat of "Lot 1A in Block 2 of Sunset Point Addition." Sunset Point Addition is located at Lake Hendricks, it was originally platted and approved by the Zoning Commission on November 1st, 2005, into lake lots meeting the 20,000 sq ft requirement. On October 2nd, 2012 all the lots that were platted in 2005 that were not sold were re-platted into larger lots for tax purposes. They have sold a lot and it is being re-platted into an individual lake lot, like it was originally platted.

PLAT OF

LOT 1A, BLOCK 2, SUNSET POINT ADDITION

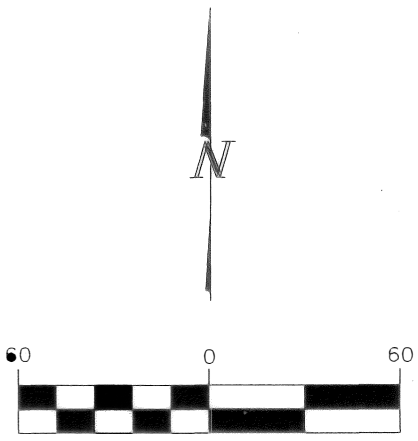
IN GOVERNMENT LOTS 3 & 4

OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP

SEC 22, T112N, R47W



○ = FOUND IRON PIN

● = SET 5/8" REBAR W/CAP #8295

U.E. = UTILITY EASEMENT

NOTES:

1.) DRAINFIELD EASEMENT RECORDED IN MISC. BOOK 138 ON PAGES 133-134
LOCATION OF EASEMENT SOUTHWESTERLY FROM LOT 1 OF WEST LAWDELL BAY ADDITION AND LOT H-1, THE ACCESS ROAD

SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MARCH 2, 2020, SURVEY A PORTION OF TRACT 4 OF LAKE DREAMS ADDITION IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 1A, BLOCK 2, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 0.46 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 3RD DAY OF March, 2020.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO. 8295
NATHAN L. JIBBEN
SOUTH DAKOTA

NATHAN L. JIBBEN, RLS 8295

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

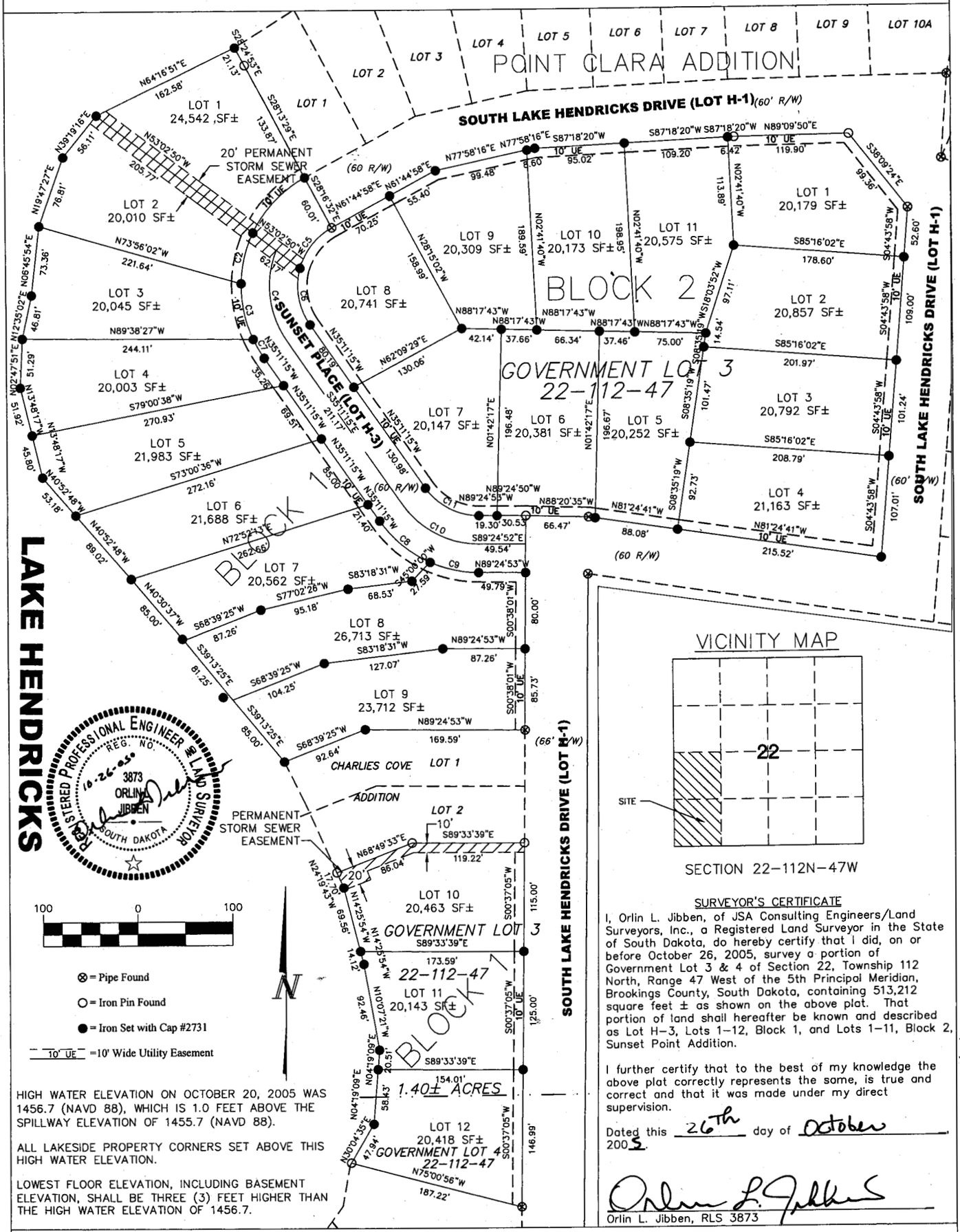
Lot 1A - Block 2 - Sunset Point Addition

PLAT OF

LOT H–3; AND LOTS 1–12, BLOCK 1; AND LOTS 1–11, BLOCK 2; IN SUNSET POINT ADDITION

IN GOVERNMENT LOT 3 & 4
OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
BROOKINGS COUNTY, SOUTH DAKOTA

#195901 Filed: Decmber 14, 2005 at 9:30 A.M., recorded in Book 24 of Plats, page 77.



VICINITY MAP

SECTION 22–112N–47W

HIGH WATER ELEVATION ON OCTOBER 20, 2005 WAS 1456.7 (NAVD 88), WHICH IS 1.0 FEET ABOVE THE SPILLWAY ELEVATION OF 1455.7 (NAVD 88).

ALL LAKESIDE PROPERTY CORNERS SET ABOVE THIS HIGH WATER ELEVATION.

LOWEST FLOOR ELEVATION, INCLUDING BASEMENT ELEVATION, SHALL BE THREE (3) FEET HIGHER THAN THE HIGH WATER ELEVATION OF 1456.7.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
REG. NO. 3873
10-26-05
ORLIN JIBBEN
SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Orlin L. Jibben, of JSA Consulting Engineers/Land Surveyors, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before October 26, 2005, survey a portion of Government Lot 3 & 4 of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota, containing 513,212 square feet ± as shown on the above plat. That portion of land shall hereafter be known and described as Lot H–3, Lots 1–12, Block 1, and Lots 1–11, Block 2, Sunset Point Addition.

I further certify that to the best of my knowledge the above plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 26th day of October 2005.

Orlin L. Jibben, RLS 3873

#195901

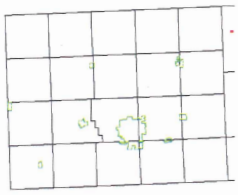
PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 3700 S. WEST AVENUE, SIOUX FALLS, S.D. 57105–6352 (605)–367–1036

BROOKINGS/SUNSET_POINT/70065/32012–01.DWG

2020 plat 005

Beacon™ Brookings County, SD

Overview



Legend

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

County Roads

- Gravel Roads
- Paved Roads

Parcel ID	092301124722304	**Alternate ID**	n/a	**Owner Address**	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	**Class**	AGC		2809 E 51ST ST
Property Address		**Acreage**	2.36		SIOUX FALLS SD 57103
District	0910A				

Brief Tax Description LAKE DREAMS ADDN TRACT 4 EXC LOT 4A & 10A BLK 2 SUNSET POINT ADDN SEC 22-112-47 2.36 ACRES
(Note: Not to be used on legal documents)

Date created: 3/13/2020
Last Data Uploaded: 3/13/2020 8:19:41 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, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission
April 7, 2020 – 8:00 PM meeting

2020plat006 – April 7, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant/Owner: Gary W. Jensen, PO Box 529, Brookings, SD 57006

Legal Description: "Plat of East Water Tower Addition in the East ½ of the Southeast ¼, Except the South 880 feet thereof, and Except the North 33 feet Highway Right of Way thereof, in Section 23, T110N, R51W of the 5th P.M., Brookings County, South Dakota."

2020plat006: Gary Jensen is platting off a 1.16 acre parcel. The property adjoins the south city limits of Volga and will be annexed into the City of Volga in the near future. Platting of property is the first step in that process, giving the property a legal description. If for some reason the annexation does not proceed, a residence cannot be built on the property as it does not meet the size requirement.

07001-00-08

PLAT OF

EAST WATER TOWER ADDITION

IN THE E1/2 OF THE SE1/4, EXCEPT THE S880' THEREOF, AND EXCEPT THE NORTH 33 FEET (N33') HIGHWAY RIGHT OF WAY THEREOF, IN SECTION 23-T110N-R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

LEGEND

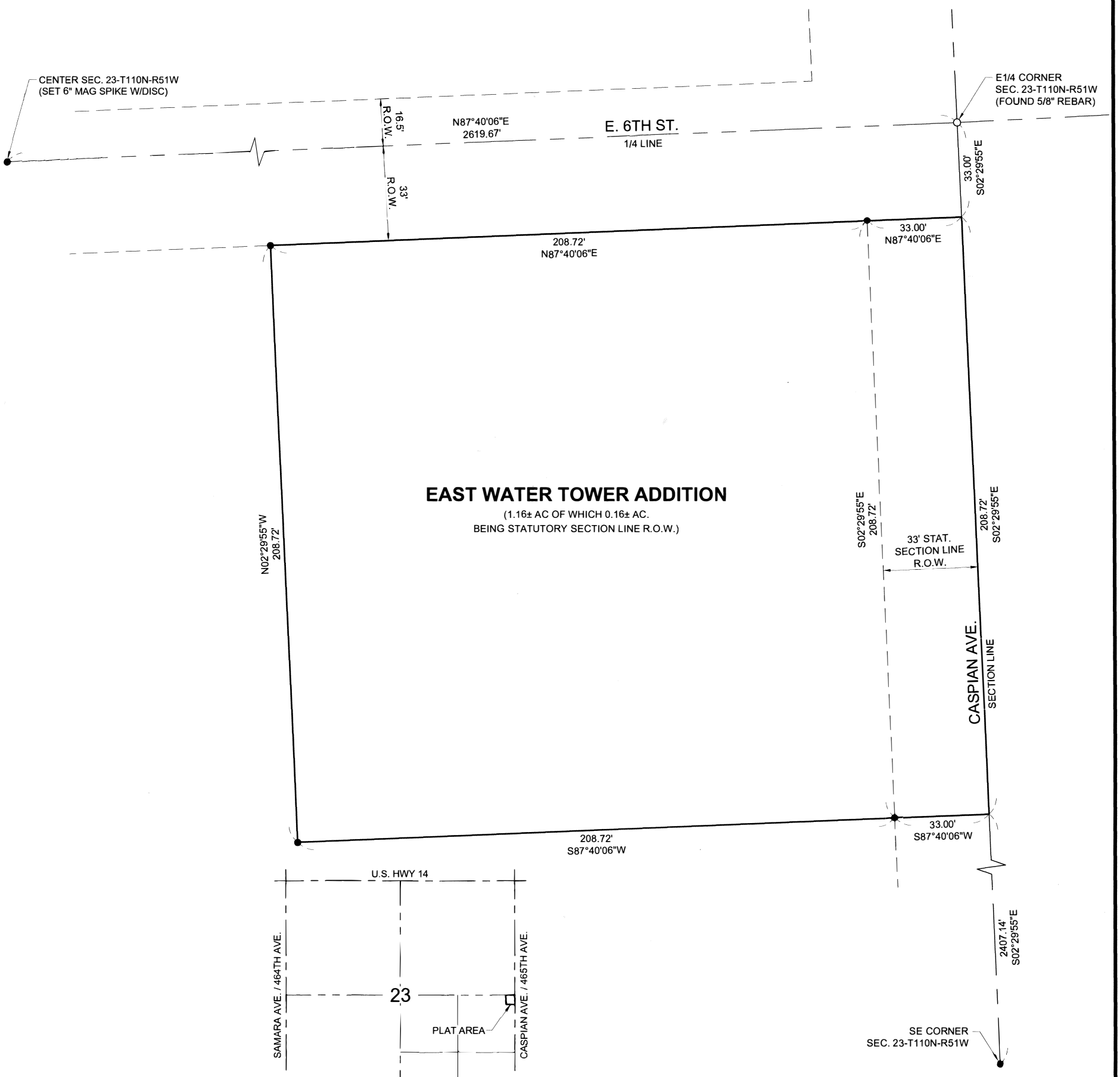
○ MONUMENT FOUND

● MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP)

GEODETIC BEARING

0 20' 40'

SCALE: 1" = 40'



VICINITY MAP

SECTION 23-110-51

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

SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **August 2, 2019**, at the request of the owner(s) listed hereon, survey a portion of that parcel of land described as the **E1/2 OF THE SE1/4, EXCEPT THE S880' THEREOF OF SECTION 23-T110N-R51W, IN BROOKINGS COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **EAST WATER TOWER ADDITION IN THE E1/2 OF THE SE1/4, EXCEPT THE S880' THEREOF, AND EXCEPT THE NORTH 33 FEET (N33') HIGHWAY RIGHT OF WAY THEREOF, IN SECTION 23-T110N-R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

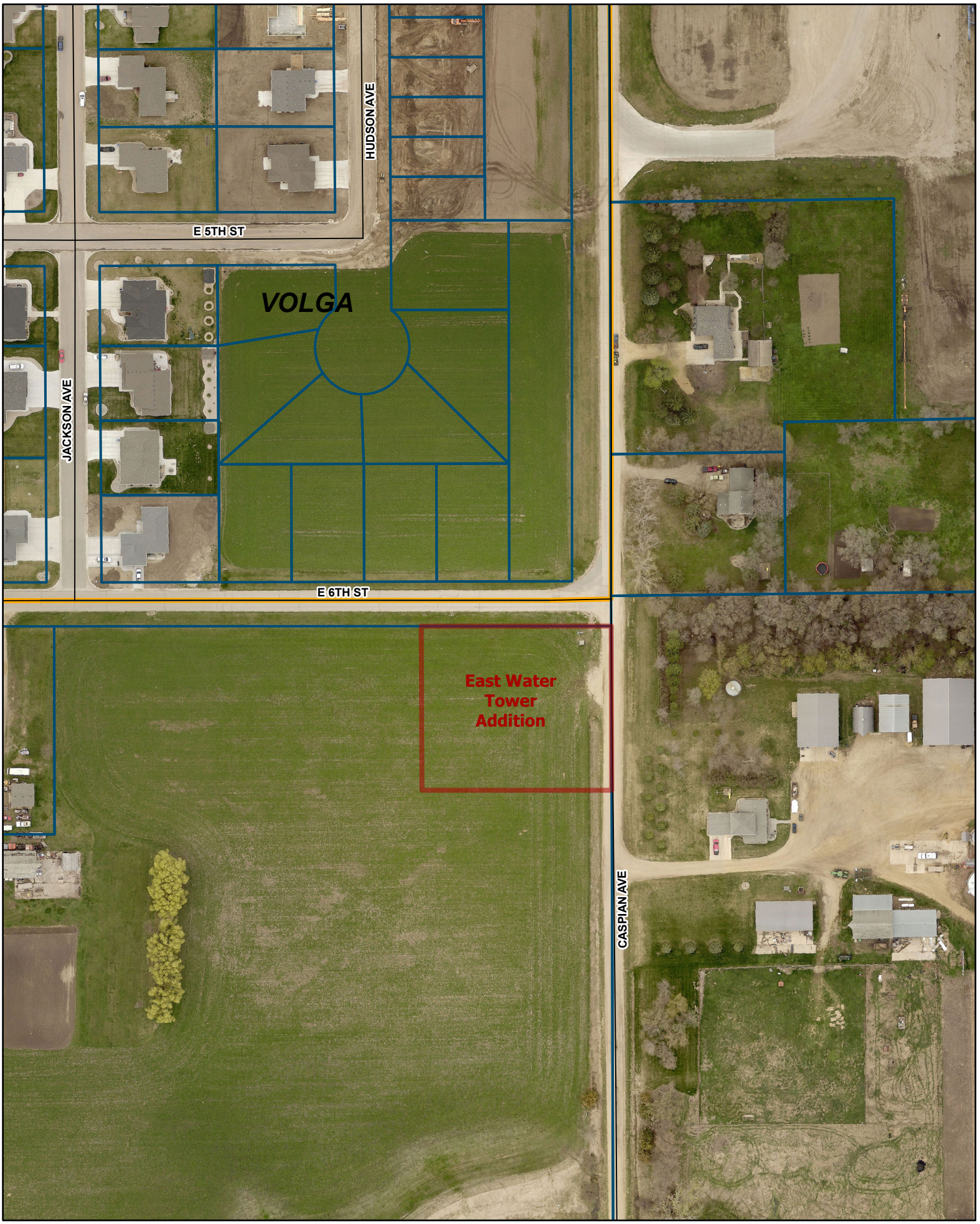
I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH day of AUGUST, 20 19.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 10957
AUSTIN L. JOHNSON
SOUTH DAKOTA

Austin L. Johnson
Professional Land Surveyor
Registration No. 10957

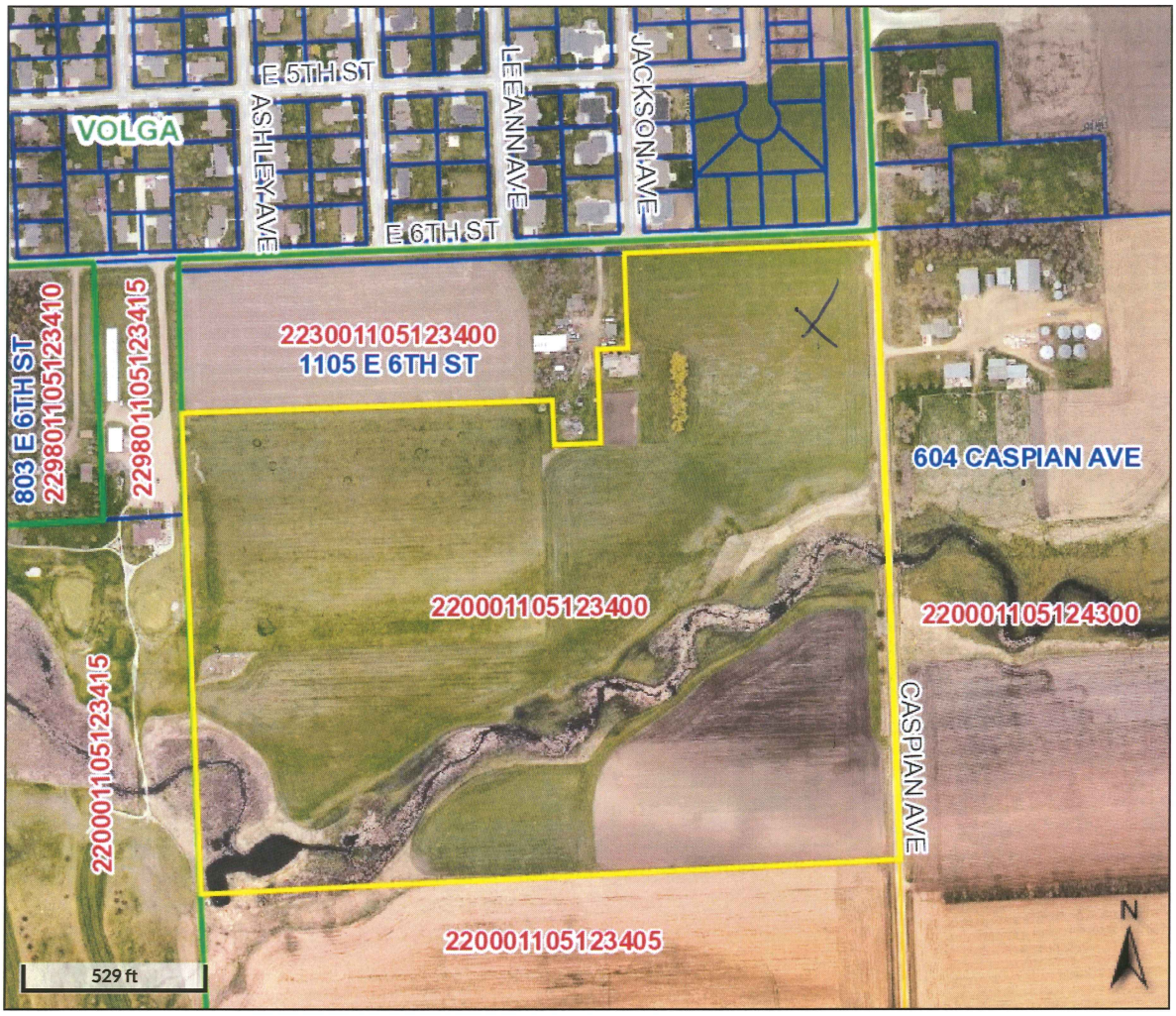
Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342



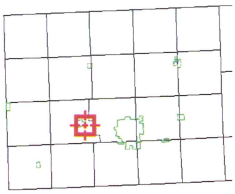
East Water Tower Addition

2020 plat 006

Beacon™ Brookings County, SD



Overview



Legend

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

County Roads

- Gravel Roads
- Paved Roads

Parcel ID	220001105123400	**Alternate ID**	n/a	**Owner Address**	JENSEN, GARY W
Sec/Twp/Rng	23-110-51	**Class**	AGA		PO BOX 529
Property Address		**Acreage**	66.87		BROOKINGS SD 57006
District	2205				
Brief Tax Description	E 1/2 SE 1/4 EXC S 880'; E 1/2 W 1/2 SE 1/4 EXC OL "A" & EXC S 880' SEC 23-110- 51 66.87 AC				
	(Note: Not to be used on legal documents)				

Date created: 3/13/2020
Last Data Uploaded: 3/13/2020 8:19:41 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, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission
April 7, 2020 – 8:00 PM meeting

2020plat007 – April 7, 2020

Prepared by Richard Haugen

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

Legal Description: "Plat of Lots 1,2,3,4,5,6,7, 8A & 9A 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."

2020plat007: Keith Rounds is platting off Lots 1,2,3,4,5,6,7, 8A & 9A in Cedar Pointe Addition, located on the northwest side of Lake Campbell. The Preliminary Plat was approved by this board on June 2, 2009, which is included with this report. The land was sold and Mr. Rounds and he is proceeding with development as planned with minor adjustments. All the lots exceed our 20,000 sq. feet lot size requirement for the Lake-Park District. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements. Mr. Rounds has increased the Utility Easement from the required 10 feet in our Subdivision Ordinance to 30 feet in width on lots 1-7 and lots 8A and 9A. Lots 8A and 9A are being re-plated to show the increase of the 30 feet utility easement. Application plans have been submitted for Historical, Corp of Engineers and Game, Fish and Parks for review and approval.

23041-00

PLAT OF

LOTS 1, 2, 3, 4, 5, 6, 7, 8A AND 9A 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 LOTS 8 & 9 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 NW¼ 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

LAKE CAMPBELL

LAKE CAMPBELL

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C18	84.89'	100.00'	82.36'	S62°38'40"W

CEDAR POINTE ADDITION

LOT 10

LOT 11A

LOT 9A 21,879± S.F.

LOT 8A 21,504± S.F.

LOT 7 20,970± S.F.

LOT 6 20,579± S.F.

LOT 5 20,366± S.F.

LOT 4 20,166± S.F.

LOT 3 20,169± S.F.

LOT 2 20,397± S.F.

LOT 1 23,042± S.F.

N75°08'00"W 75.00'
N72°52'41"W 75.00'
N71°19'48"W 75.00'
N72°25'32"W 75.00'
N77°37'36"W 75.00'
N86°29'28"W 76.37'
S86°12'39"W 75.00'
N87°07'49"W 75.00'
N77°08'24"W 75.00'

N01°01'36"E 151.42'
N00°56'23"E 148.22'
N00°42'04"E 147.06'
N00°20'38"E 113.51'
N00°02'34"E 104.92'
N00°19'11"W 84.48'
N00°03'01"W 88.58'
N00°04'30"W 85.93'
N00°05'18"W 82.55'
S04°03'01"E 72.18'

N01°01'36"E 149.12'
N00°56'23"E 150.37'
N00°42'04"E 146.73'
N00°20'38"E 173.54'
N00°02'34"E 176.78'
N00°19'11"W 183.49'
N00°03'01"W 177.05'
N00°04'30"W 186.99'
N00°05'18"W 188.95'
S04°03'01"E 189.74'

75.00' N76°39'49"W
75.00' N76°39'49"W
75.00' N76°39'49"W
75.00' N76°39'49"W
75.00' S88°12'58"E
30' UE
75.00' S88°12'58"E
75.00' S88°12'58"E
75.00' S88°12'58"E

33.8'
N00°05'18"W 45.25'
C18
S86°58'43"W 18.00'

CEDAR POINTE CIRCLE

SECTION LINE

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

ADDITION

1/4 LINE

1/4 LINE

W1/4 CORNER SEC. 28-T109N-R50W

LAKESHORE DRIVE

LOT 3 DRAKE'S ADDITION

LOT 4 DRAKE'S ADDITION

66' R.O.W.

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

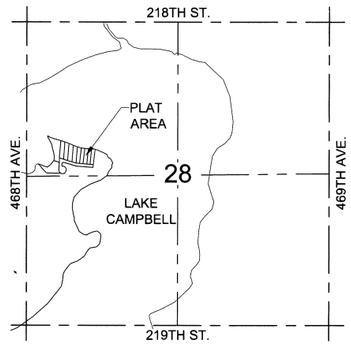
GEODETIC BEARING

0 50' 100'

SCALE: 1" = 100'

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

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 10957
AUSTIN L. JOHNSON
SOUTH DAKOTA
3/17/20

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

MARCH 2020

Cedar Pointe Addition - Lots 1-7, 8A, 9A

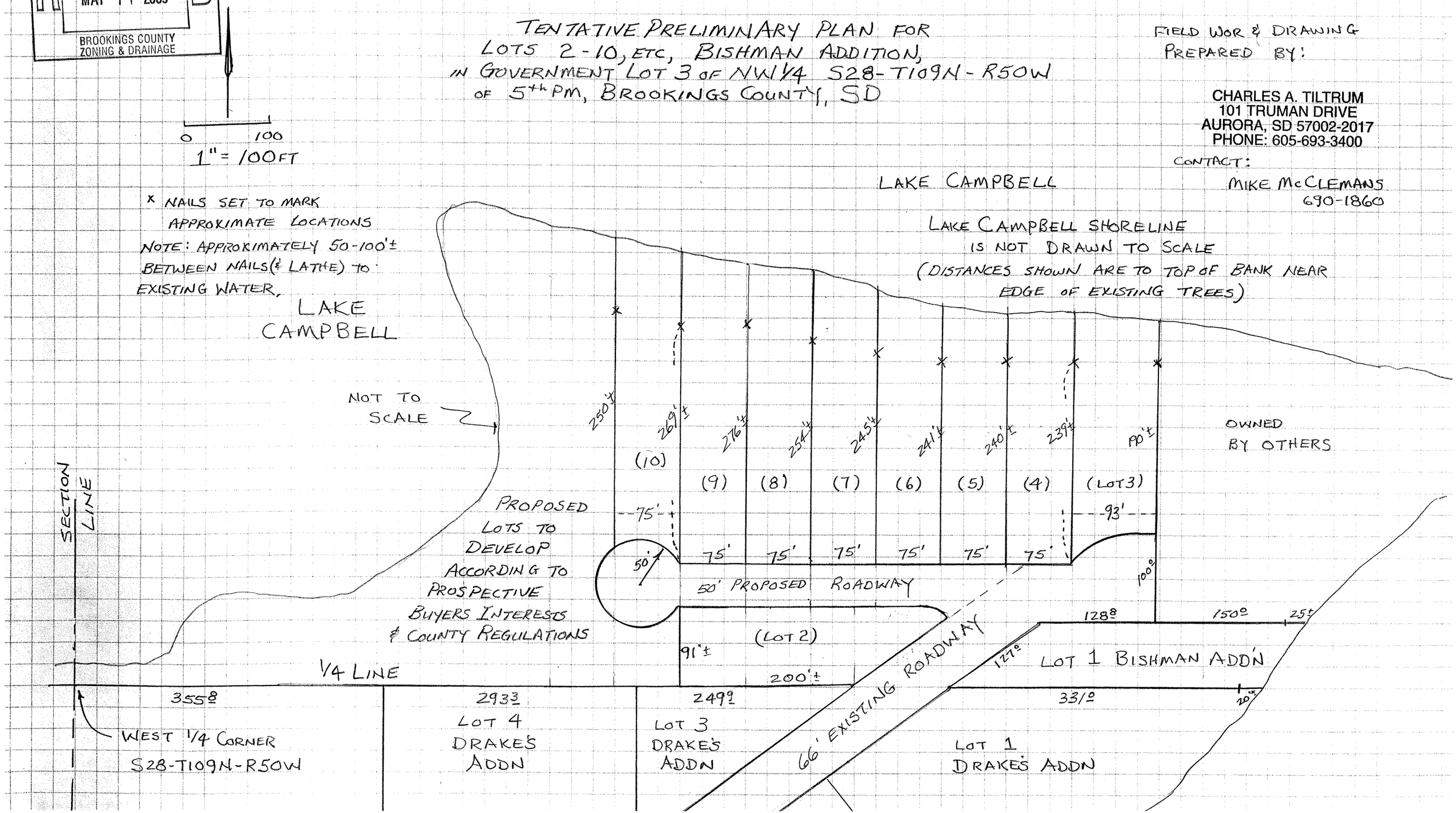
RECEIVED
MAY 11 2009
BROOKINGS COUNTY
ZONING & DRAINAGE

TENTATIVE PRELIMINARY PLAN FOR LOTS 2-10, ETC, BISHMAN ADDITION, IN GOVERNMENT LOT 3 OF NW1/4 S28-T109N-R50W OF 5th PM, BROOKINGS COUNTY, SD

FIELD WOR & DRAWING PREPARED BY:

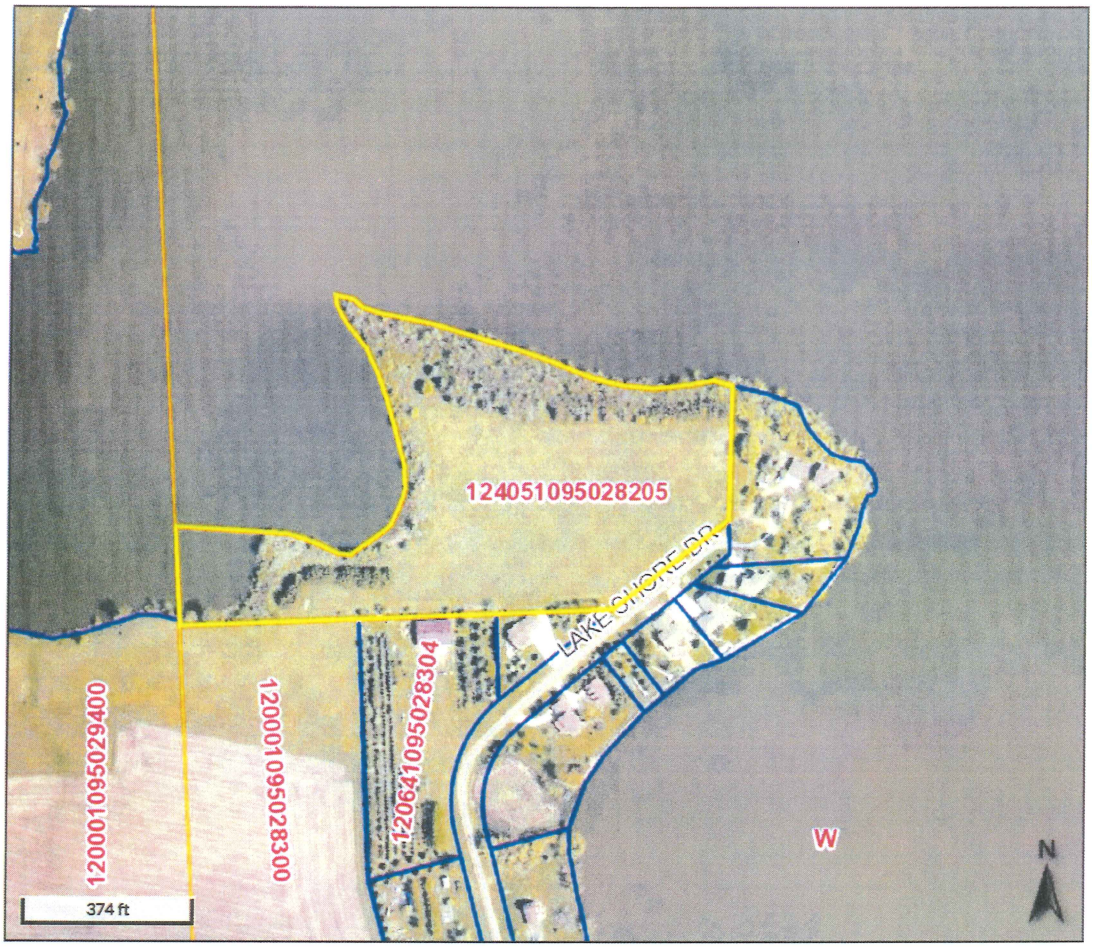
CHARLES A. TILTRUM
101 TRUMAN DRIVE
AURORA, SD 57002-2017
PHONE: 605-693-3400

CONTACT:
MIKE McCLEMANS
690-1860

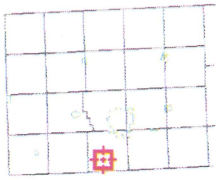


2020 plat 007

Beacon™ Brookings County, SD



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, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission
April 7, 2020 – 8:00 PM meeting

2020plat008 – April 7, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant/Owner: Gerard and Jean Moriarty, 1405 W 8th St S, Brookings, SD 57006

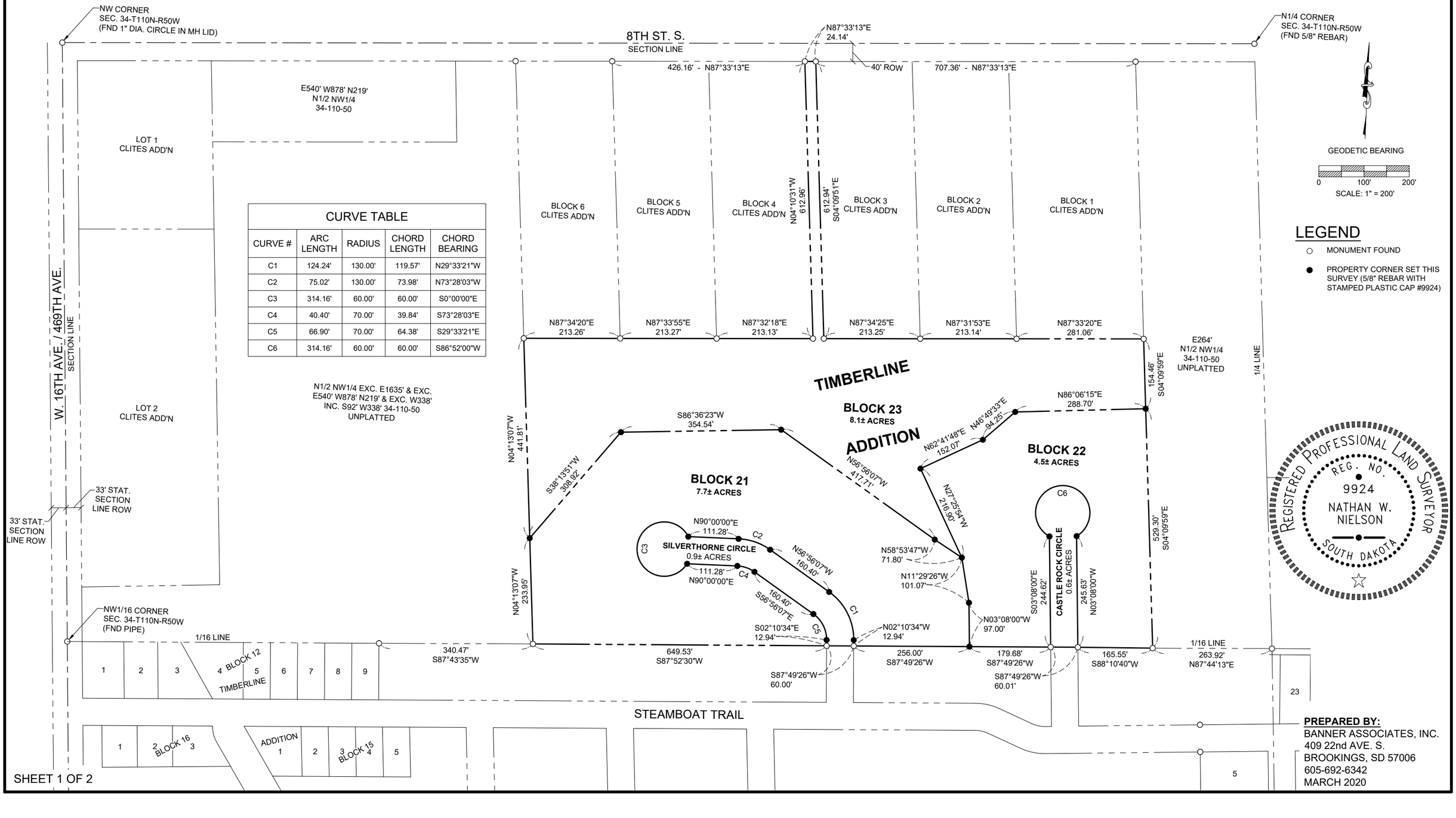
Legal Description: "Plat of Block 21; Block 22; Block 23; Silverthorne Circle; and Castle Rock Circle of Timberline Addition, in the East 1,635 feet of the N1/2 of the NW1/4, Except Clites Addition, and Except the East 264 Feet thereof, in Section 34, T110N, R50W of the 5th P.M., Brookings County, South Dakota."

2020plat008: Gerard Moriarty is platting off a 20.7acre parcel into three tracts. The property adjoins Timberline Addition located in southwest city limits of Brookings. The property owners will be submitting an application to be annexed into the City of Brookings in the near future. Platting of property is the first step in that process, giving the property a legal description. If for some reason the annexation does not proceed, a residence cannot be built on any of the blocks, as it they do not meet the acreage size requirement.

PLAT OF

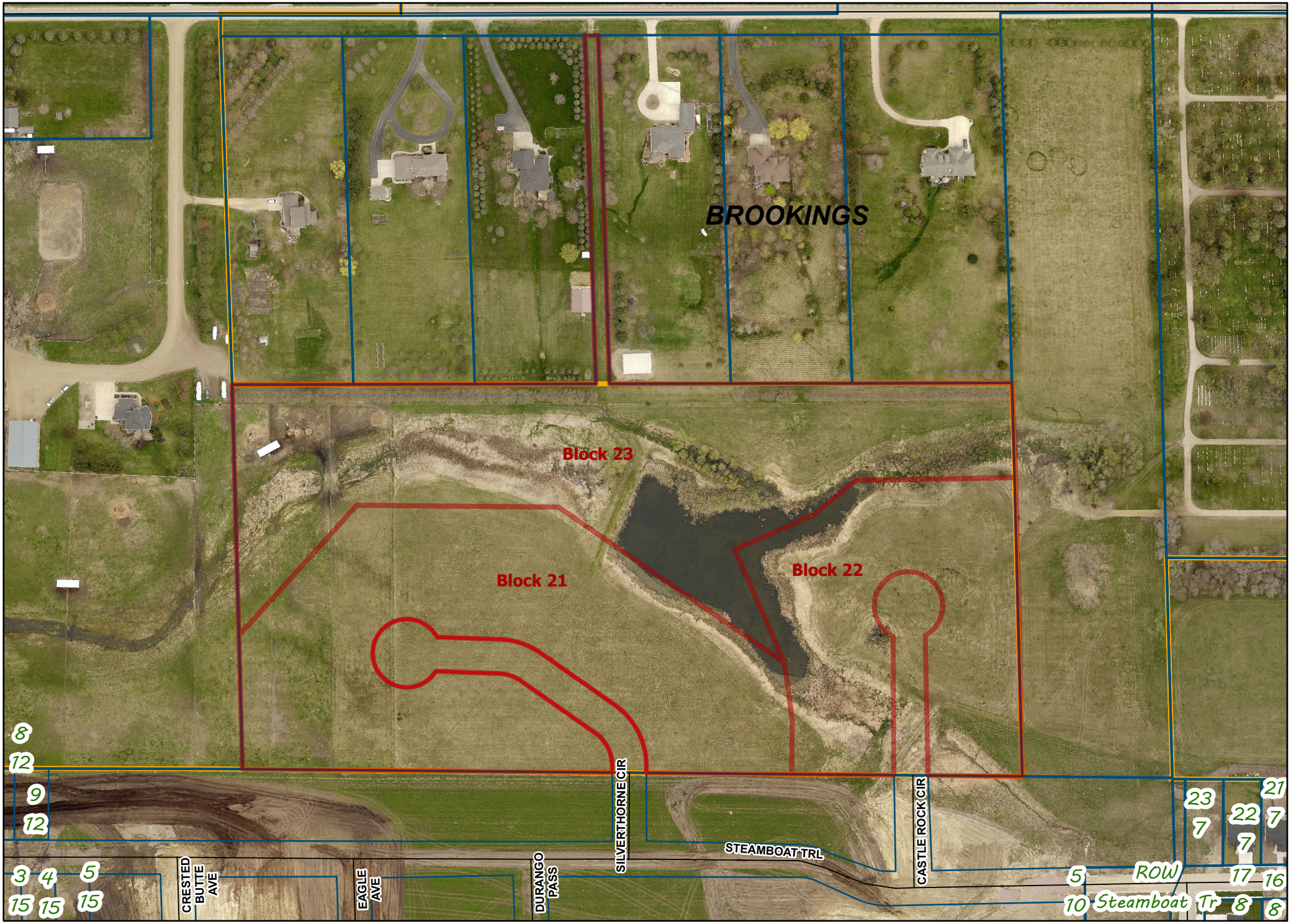
BLOCK 21; BLOCK 22; BLOCK 23; SILVERTHORNE CIRCLE; AND CASTLE ROCK CIRCLE OF TIMBERLINE ADDITION,

IN THE EAST 1635 FEET OF THE N 1/2 OF THE NW 1/4, EXCEPT CLITES ADDITION, AND EXCEPT THE EAST 264 FEET THEREOF,
IN SECTION 34-T110-R50W OF THE 5TH P.M., BROOKINGS COUNTY SOUTH DAKOTA.



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	124.24'	130.00'	119.57'	N29°33'21"W
C2	75.02'	130.00'	73.98'	N73°28'03"W
C3	314.16'	60.00'	60.00'	S0°00'00"E
C4	40.40'	70.00'	39.84'	S73°28'03"E
C5	66.90'	70.00'	64.38'	S29°33'21"E
C6	314.16'	60.00'	60.00'	S86°52'00"W

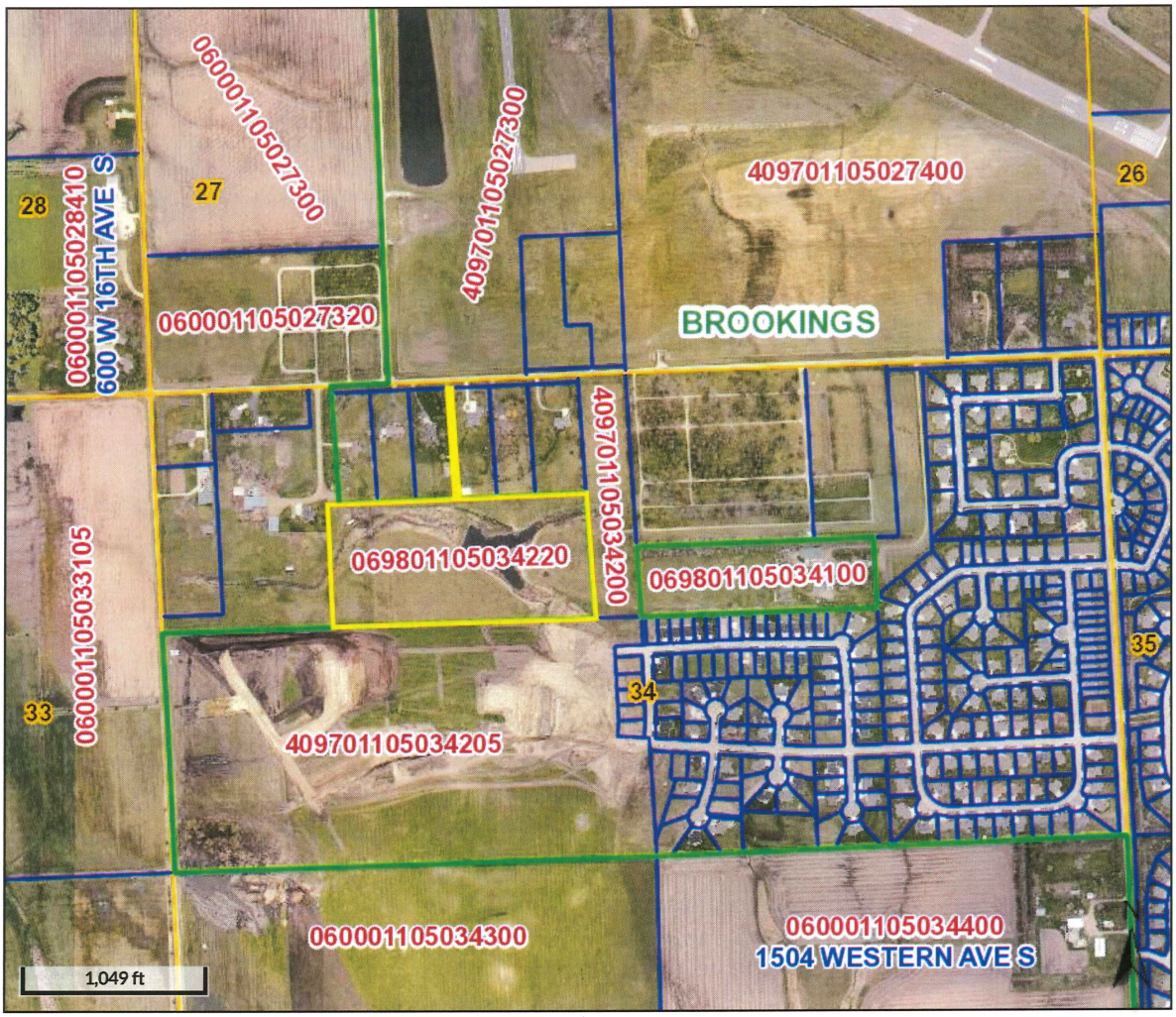
PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
605-692-6342
MARCH 2020



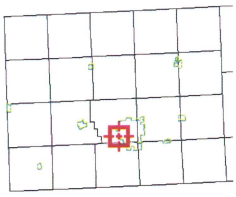
Timberline Addition - Blocks 21 - 23

Beacon™ Brookings County, SD

2020 plat 008



Overview



Legend

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

Parcel ID	069801105034220	**Alternate ID**	n/a	**Owner Address**	SIOUX EMPIRE DEVELOPMENT CORP
Sec/Twp/Rng	34-110-50	**Class**	AGC		PO BOX 705
Property Address		**Acreage**	20.77		BROOKINGS SD 57006
District	0601				

Brief Tax Description E 1635' OF N 1/2 NW 1/4 EXC CLITES ADDN & EXC E 264' BUT INCL A PARCEL OF LAND ABUTTING BLK 3 CLITES ADDN ON WEST & ABUTTING BLK 4

(Note: Not to be used on legal documents)

Date created: 3/17/2020
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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
April 7, 2020 – 8:00 PM meeting

2020plat009 – April 7, 2020

Prepared by Richard Haugen

Applicant/Owner: Marvin Richarz, 45884 220th St, Volga, SD 57071

Legal Description: "Plat of Lot 1 of Richarz Addition in the SE1/4 of Section 35, T109N, R52W, of the 5th P.M., Brookings County, South Dakota."

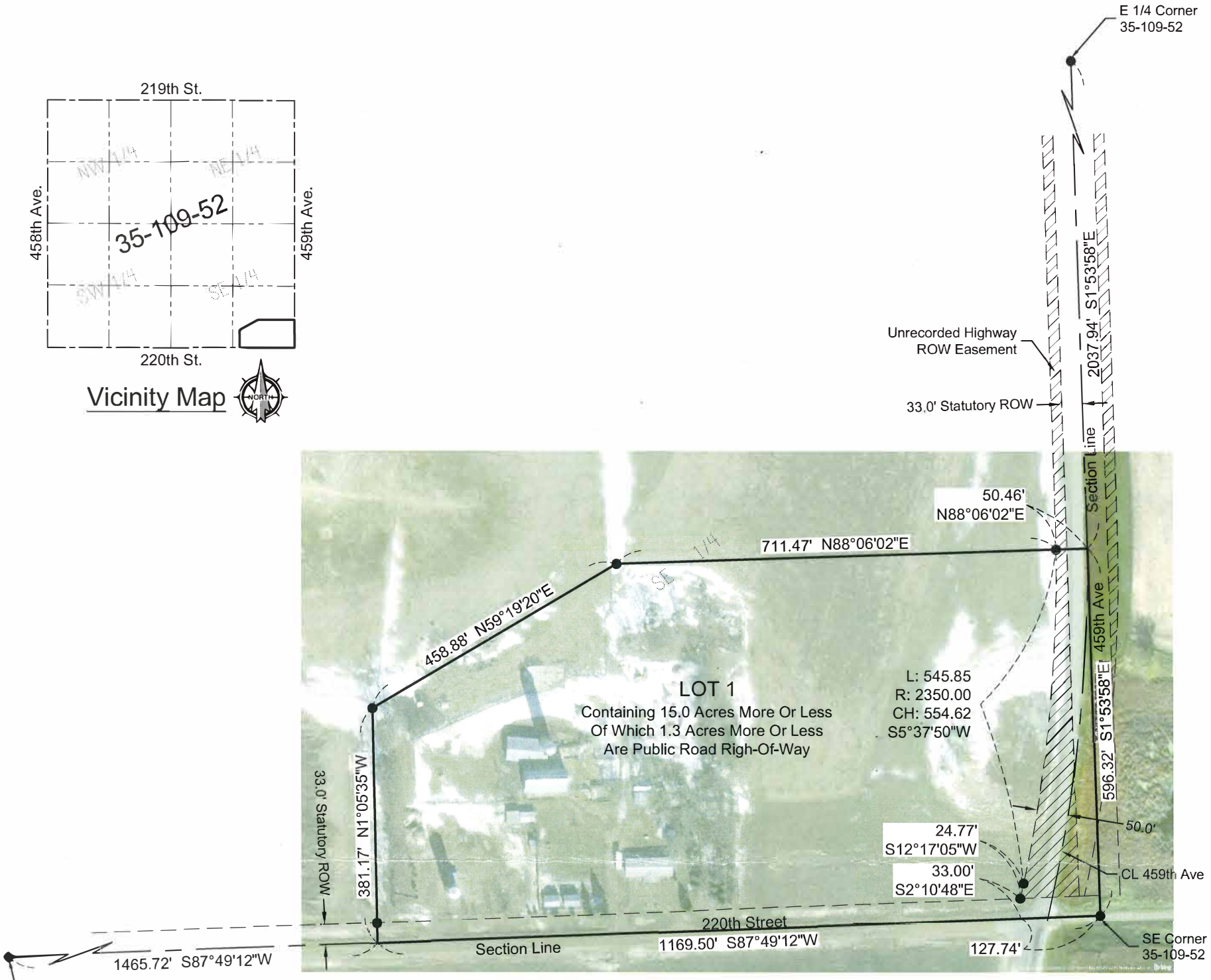
2020plat009: Marvin Richarz is platting off 15.0 acres that contain a homestead and building site from the 158.0 acres they own. The farmstead will use the existing driveway located on 220th Street for access to the property.

The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF

LOT 1 OF RICHARZ ADDITION IN THE SE ¼ OF SECTION 35, T109N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

Vicinity Map



February, 2020
Scale: 1" = 200'
○ Monument Recovered
● Monument Set
(⅝" x 18" Capped Rebar RLS 10400)
Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 24th day of Februuary, 2020 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SE ¼ of Section 35, Township 109 North, Range 52 West of the 5th P.M. Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: **"PLAT OF LOT 1 OF RICHARZ ADDITION IN THE SE ¼ OF SECTION 35, T109N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".**

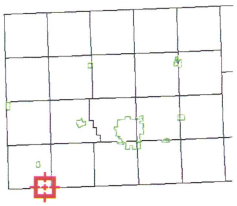
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 24th day of February, 2020.

Prepared By:
CIVIL DESIGN INC
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200

2020 plat 009

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	100001095235400	**Alternate ID**	n/a	**Owner Address**	RICHARZ, MARVIN P ET UX
Sec/Twp/Rng	35-109-52	**Class**	AGA		45884 220TH ST
Property Address	45884 220TH ST VOLGA	**Acreage**	158		VOLGA SD 57071
District	1005				
Brief Tax Description	SE 1/4 EXC. N 208' OF E 241' SEC 35-109-52 158.0 AC (Note: Not to be used on legal documents)				

Date created: 3/18/2020
Last Data Uploaded: 3/18/2020 8:07:39 AM

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