

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 NOON on Friday, May 1, 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, May 5, 2020**

2. **Approval of Minutes.**

Approval of Minutes from April 7, 2020 Meeting.

Documents:

[April 7, 2020 DRAFT PZ Minutes_4-14-2020.pdf](#)

3. **Items to be Added to Agenda by Commission Members or Staff**

4. **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.)

5. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**

6. **Approval of Agenda**

7. **Convene as Brookings County Planning and Zoning Commission**

8. **Consideration of Plats**

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

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

10. **2020var002**

Thomas A. Tofte for Tofte Brothers, LLC has made an application, 2020var002, to the Brookings County Board of Adjustment 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: "S1/2 S1/2 SE1/4 of Section 9, T109N, R51W (Oslo Township)".

Documents:

[2020var002 Application.pdf](#)
[2020var002 Beacon Map.pdf](#)

11. 2020var003

Mary C Walkes has made an application, 2020var003, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front). The property is described as: "Lot 28 and the E 20' of Lot 29 in Marvin Wade's Subdivision of Govt Lots 1, 2 and 3 in the NE1/4 of Section 6, T112N, R52W (Laketon Township)" ~~ located at 228 S Lake Dr, Arlington, SD 57212.

Documents:

[2020var003 Application.pdf](#)
[2020var003 Beacon Map.pdf](#)

12. 2020cu009

Tom Sterzinger has made an application, 2020cu009, 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: "NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp)."

Documents:

[2020cu009 Application.pdf](#)
[jensen pit instructions-Business Plan-2020cu00 and 2020cu010.pdf](#)
[2020cu009 and 2020cu010 Beacon Site Maps.pdf](#)

13. 2020cu010

Tom Sterzinger has made an application, 2020cu010, 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: "NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp)."

Documents:

[2020cu010 Application.pdf](#)

14. **2020cu011**

Mike Cotton and George Cotton have made an application, 2020cu011, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 19: Seasonal retail stands, excluding garden produce but including fireworks stands. The property is described as: "W317' of E357' of W800.81' of S332' of SW1/4 SE1/4 Exc H-1 & H-2 and N643' of S975' of E357' of W800.81' & E40' of W800.81' of S332' of SE1/4 all in Section 14, T110N, R51W (Volga Township)" ~~ located at 638 E Hwy 14, Volga, SD 57071.

Documents:

[2020cu011 Site Map.pdf](#)
[Notes of operation 2020cu011.pdf](#)
[2020cu011 Application.pdf](#)

15. **Department Reports**

16. **Executive Session, if Necessary.**

17. **Adjourn**

18. **Public Notices**

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

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF APRIL 7, 2020 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, April 7, 2020. Modified meeting practices were used due to the global pandemic of COVID-19. Attendance for meetings to be via phone or for those in attendance the CDC recommended guidelines were followed in the Commission Chambers. The following members were present: Mike Bartley, Chad Ford, Darrel Kleinjan, Darrell Nelson, Randy Jensen, Kyle Vanderwal and alternate board member Roger Erickson. Members that phoned in were: Michael McHugh, Tom Davis, and alternate board member Spencar Diedrich. Absent was: Terrell Spence. Also present were: Deputy Director Richard Haugen and County Development Director/Emergency Manager Robert Hill.

CALL TO ORDER

Haugen called the meeting to order at 8:01 PM

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

ELECTION OF OFFICERS.

Haugen opened up nominations for chairperson.

(Kleinjan/Bartley) Motion to nominate Ford as Chairperson for the rest of 2020.

(Bartley/Kleinjan) Motion to appoint Chad Ford as Chairperson. Roll call vote: Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Ford-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Erickson-aye. **MOTION CARRIED.**

(Davis/no second) Motion to nominate Diedrich as Vice Chairperson for the rest of 2020.

(Ford/Bartley) Motion to nominate Kleinjan as Vice Chairperson for the rest of 2020.

(Bartley/Vanderwal) Motion to appoint Darrel Kleinjan as Vice Chairperson. Roll call vote: Davis-aye, Nelson-aye, Kleinjan-aye, Ford-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Erickson-aye, Bartley-aye. **MOTION CARRIED.**

Haugen turned meeting over to new Chairman Ford.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF MINUTES – (Due to lack of agenda items a March 3, 2020 regular meeting was not held.)

(Bartley/Kleinjan) Motion to approve the February 4, 2020 Meeting Minutes. Roll call vote: Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Erickson-aye, Ford-aye. **MOTION CARRIED.**

APPROVAL OF AGENDA

(Davis/Erickson) Motion to approve the agenda for the April 7, 2020 Meeting. Roll call vote: Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Erickson-aye, Bartley-aye, Davis-aye, Ford-aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

CONSIDERATION OF PLATS

2020PLAT005

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 re-platted individual lake lot that was originally platted and approved by Zoning Commission on November 1st, 2005.

(Bartley/Kleinjan) Motion to approve the plat. Roll call vote: Jensen-aye, Erickson-aye, McHugh-aye, Bartley-aye, Davis-aye, Vanderwal-aye, Nelson-aye, Kleinjan-aye, Ford-aye. **MOTION CARRIED.**

2020PLAT006

For property described as “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.” Submitted by Gary W. Jensen. Plat of 1.16 acre parcel that adjoins the south city limits of Volga. Area to be annexed into the City of Volga in the near future. Platting is the first step in preparation for annexation as it gives the property a legal description. If the area is not annexed, a residence cannot be built on the property as it does not meet the size requirement.

(Nelson/Kleinjan) Motion to approve the plat. Roll call vote: Erickson-aye, Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Ford-aye. **MOTION CARRIED.**

2020PLAT007

For property described as “Plat of Lots 1, 2, 3, 4, 5, 6, 7, 8A & 9A 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.” Submitted by Keith Rounds. Plat of Lake-Park District lots that exceed the 20,000 sq. feet lot requirement. The utility easement was increased from the required 10 feet to be 30 feet. Lots 8A and 9A were re-platted to show the increased utility easement.

(Davis/Nelson) Motion to approve the plat. Roll call vote: Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Erickson-aye, Ford-aye. **MOTION CARRIED.**

2020PLAT008

For property described as "Plat of Block 21; Block 22; Block 23; Silverthorne Circle; and Castle Rock Circle of Timberline Addition, in the E1635' of the N1/2 of the NW1/4, Except Clites Addition, and Except the E264' therefor, in Section 34, T110N, R50W of the 5th P.M., Brookings County, South Dakota." Submitted by Gerard and Jean Moriarty. Plat of 20.7 acre parcel making up three tracts that adjoin the Timberline Addition. Application will be submitted to annex area into the City of Brookings in the future. If annexation does not proceed, a residence cannot be built on any of the blocks as they do not meet the acreage size requirement.

(Kleinjan/Vanderwal) Motion to approve the plat. Roll call vote: Vanderwal-aye, Erickson-aye, Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Ford-aye. **MOTION CARRIED.**

2020PLAT009

For property described as "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." Submitted by Marvin Richarz. Plat to divide off 15.0 acres farmstead and building site from the original 158.0 acres they own.

(Vanderwal/Nelson) Motion to approve the plat. Roll call vote: Kleinjan-aye, Nelson-aye, Jensen-aye, Erickson-aye, Bartley-aye, Davis-aye, McHugh-aye, Vanderwal-aye, Ford-aye. **MOTION CARRIED.**

DEPARTMENT REPORTS

Hill announced the Brookings County had 6 COVID-19 cases and 2 of those were now recovered. He urged everyone to follow CDC guidelines. He noted that the county offices were still open but locked with limited public access and the county was following the safe business practices and reducing or modify gatherings to be 10 people or less and maintain social distancing of at least 6 feet. He reminded the elderly and those with health issues to be extra cautious as it is a virus and can be spread before symptoms appear. Hill noted the county would re-evaluate as the May meeting approached.

Haugen noted and welcomed new board member Kyle Vanderwal that took the seat left when Kimberly Elenkiwich resigned from the board. He also noted the office was working on May meeting items and would be monitoring the COVID-19 status and any changes needed regarding meetings.

Bartley noted appreciation to all those in attendance and reminded everyone that there was the option to phone in if anyone wished to do so for future meetings during the health crisis.

ADJOURN

(Bartley) Motion to adjourn. All member voted "aye." **MOTION CARRIED.**
Chair Ford adjourned the meeting at 8:37 PM.

Rae Lynn Maher
Brookings County
Development Department

DRAFT 4-14-2020

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

APR - 6 2020

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 4/1/2020

Variance Number: 2020VAR 002

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 Variance to the Brookings County Zoning Regulations for the purpose of:

Pole shed for storage of tree farm.

B.) Section(s) of Zoning Regulations to be exempted:

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.

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

See Attachment I

D.) Legal Description of Property:

sect
5 1/2 5 1/2 SE 1/4 of 9-109-51 Brookings County SD
(Oslo Twp)
Parcel # 15980-10951-094-00

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

~~4/11/2020~~ 5-5-2020
Date

8:00 PM
Time

Approved _____

Rejected _____

Date _____

Chairman of Brookings County Board
of Adjustment

Thomas D. Tofto PARTNER
Person filing petition - print

T D Tofto
Person filing petition - sign
Tofto
Brothers,
LLC

4055 South Brady CT
Address

Sioux Falls
City

SD
State

57103
Zip Code

605-351-5207
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

Section C) – Special Circumstances – Attachment 1

Our site plan proposal is to build a 60' x 88' pole shed for storage and hobby farm (CRP, land rent, pheasants, and tree farm) for this 40 acre parcel. The proposed building site requests a variance of the structure being back 150 foot from the center of the oil road. We are requesting a variance that the most southern end of the structure would be 107 feet from the middle of the road, or a variance of 43 feet. The following hardships would exist if the building could not be located where proposed with the requested variance:

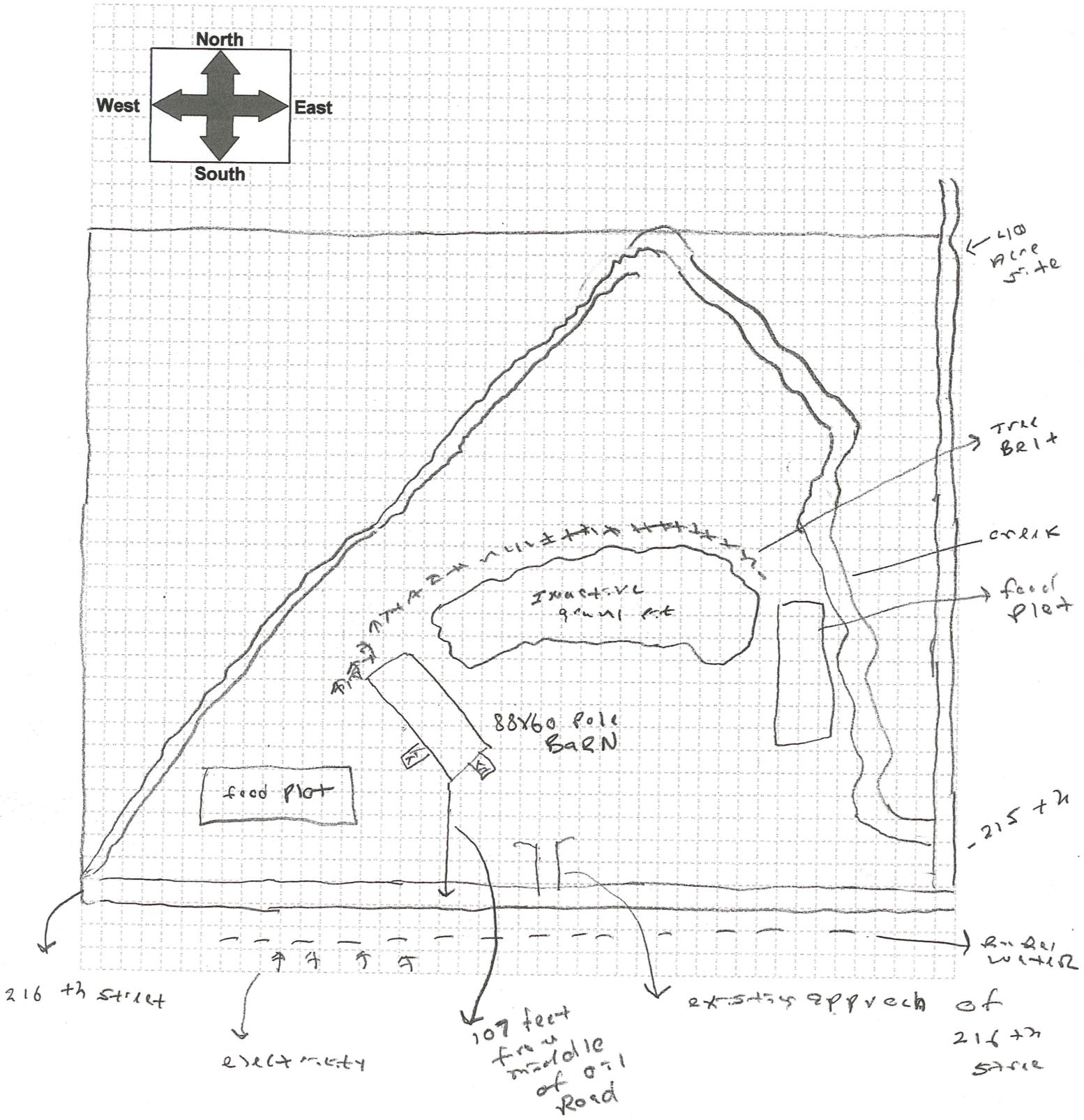
- We cannot build the building straight back as inactive gravel pit exists there. There is also a shelter belt around the gravel pit. While our proposal is to locate the building catty corner to the south west edge of the gravel pit, we would need to remove several trees and complete materially more dirt work (and build much closer to a lower land area creek that goes through the property) to meet the 150 foot set back requirement. Also, utility trenching would be farther.

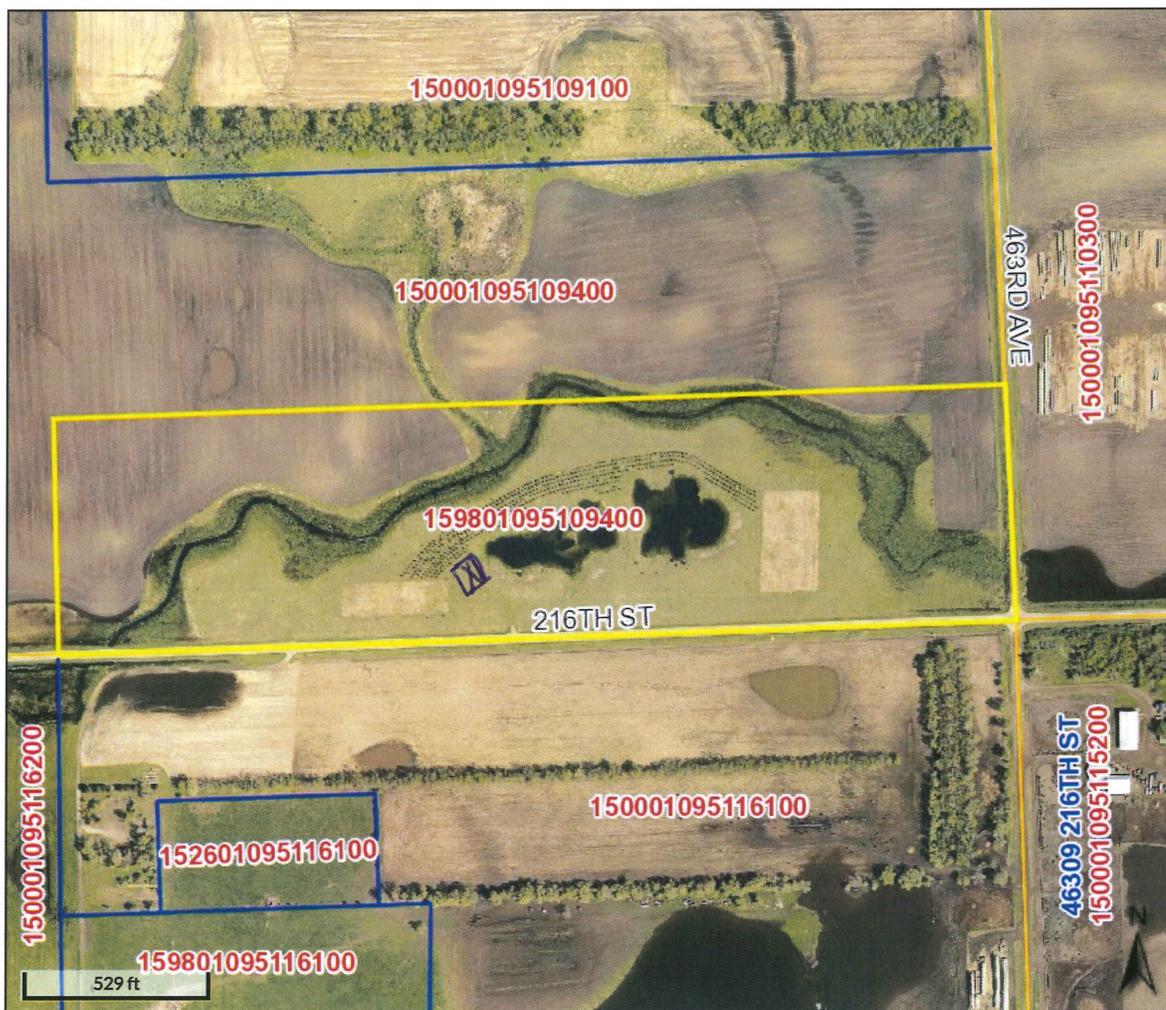
Given the above, we respectfully request a county variance for our proposed building site. Our proposed site does not create any sightline or snowdrift issues. Applicant's verbal discussions with Highway Superintendent Brian Gustad indicated he did not object to our proposal.

2020VAR 002

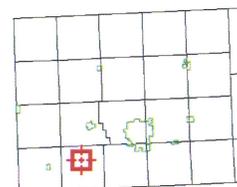
SKETCH

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.





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	159801095109400	Alternate ID	n/a	Owner Address	TOFTE BROTHERS LLC
Sec/Twp/Rng	9-109-51	Class	AGA		4055 S BRADY CT
Property Address		Acreage	40		SIOUX FALLS SD 57103
District	1505				
Brief Tax Description	S 1/2 OF S 1/2 OF SE 1/4 SEC 09-109-51 40 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2020
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 GEOSPATIAL

APR 14 2020

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

BROOKINGS
COUNTY DEVELOPMENT

Date of Application: 4/13/20

Variance Number: 2020var003

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 Variance to the Brookings County Zoning Regulations for the purpose of:

Building a carport west of our lake home.

B.) Section(s) of Zoning Regulations to be exempted:

Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03-03 Density, Area and Yard Regulation (Minimum Lake Front)

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

3) Size and shape of lot is not large enough to meet set back requirement.

D.) Legal Description of Property:

Lot 28 and the east 20' feet of Lot 29 in
Marvin Wade's Subdivision of Government Lots 1, Two 2,
and 3 in the Northeast quarter (NE 1/4) of section 6,
Township 112 North, Range 52 West of the 5th P. M.
in Brookings County, South Dakota, according to the recorded
plat thereof.

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

May 5, 2020
Date

8:00 Pm
Time

Approved

Rejected

Date

Chairman of Brookings County Board
of Adjustment

Mary C Walkes
Person filing petition - print

Mary C Walkes
Person filing petition - sign

41039 304th St.
Address

Avon
City

South Dakota
State

57315
Zip Code

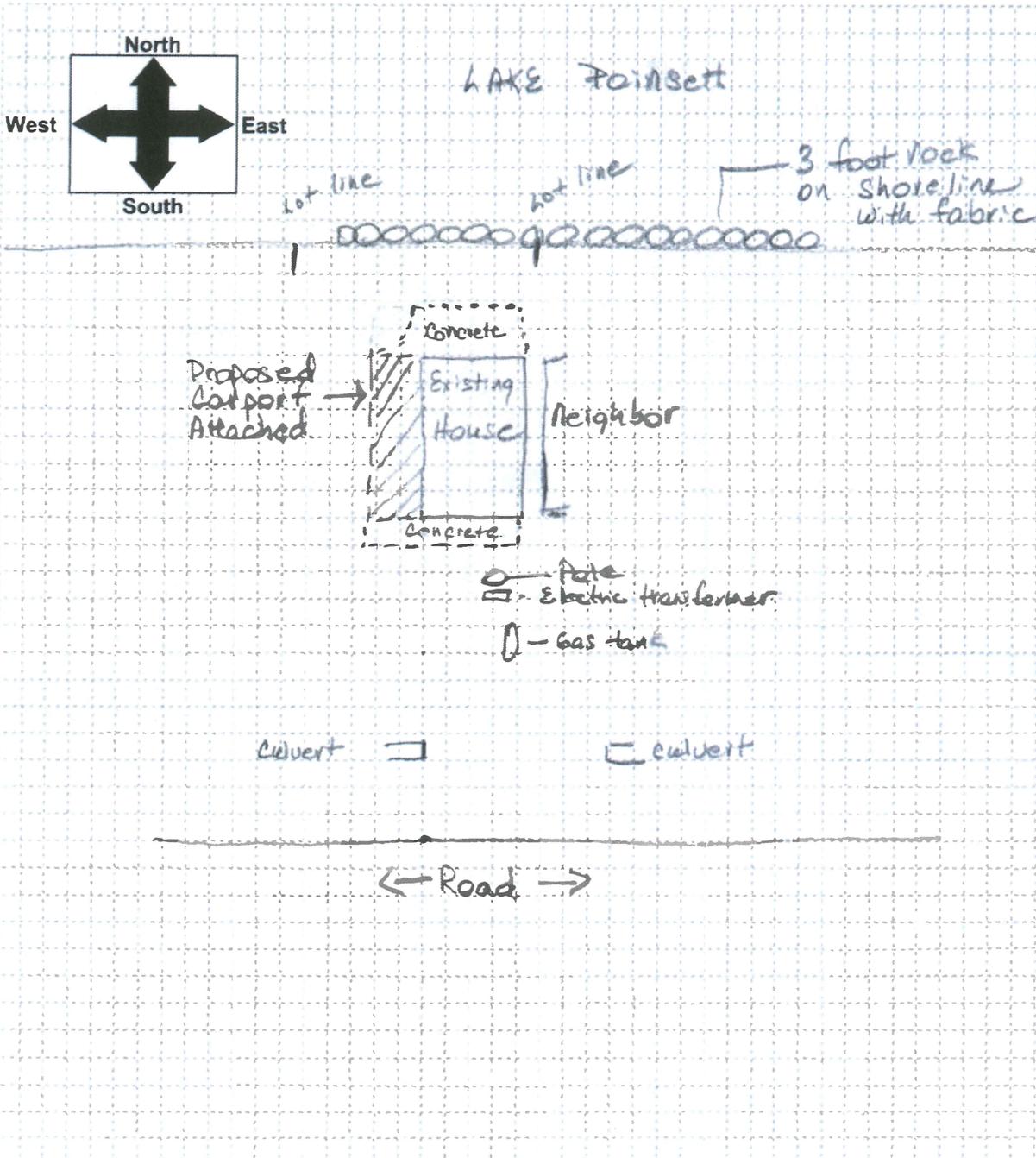
605-661-6726
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

2020 var 003

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.



1 square
= 6 feet

o Carport 14 feet wide x length of cabin o



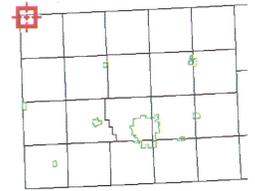
Beacon™

Brookings County, SD

2020 var 003



Overview



Legend

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

Parcel ID	112251125206157	Alternate ID	n/a	Owner Address	WALKES, DAVID LIVING TRUST
Sec/Twp/Rng	6-112-52	Class	NAC		41039 304TH ST
Property Address	228 S LAKE DR	Acreage	n/a		AVON SD 57315
	ARLINGTON				
District	110919				
Brief Tax Description	MARVIN WADE SUBDIVISION LOT 28 & E 20' LOT 29 IN NE 1/4 SEC 6-112-52 60' X 82'				
	(Note: Not to be used on legal documents)				

Date created: 4/13/2020
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Developed by Schneider
 GEOSPATIAL

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 3/28/2020

Permit Number: 2020cu009

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 Gravel

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:

2020cu009 & 2020cu010

C) Legal Description of Property: NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp)

Parcels: 230001115213200, 230001115213100, 230001115212405, 230001115212305 & 230001115212300

RECEIVED

Form continued on page 2

D.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

May 5, 2020
Date

8:00 Pm
Time

Approved

Rejected

Date

Chairman of Brookings County
Board of Adjustment

Tom Sterzinger
Person filing petition - print


Person filing petition - sign

3273 296th Ave
Address

Taunton
City

Minnesota
State

56291
Zip Code

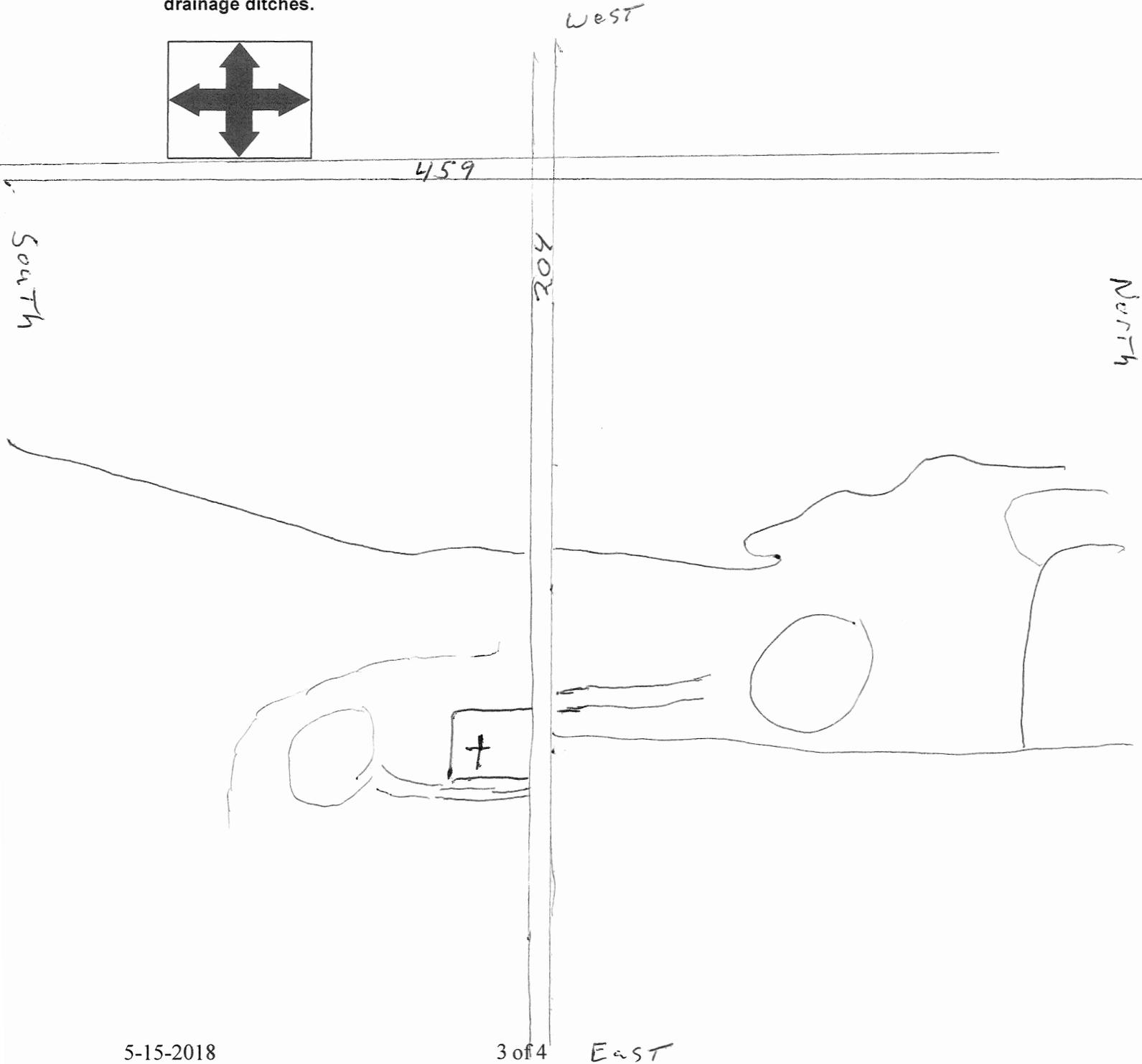
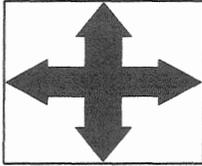
507-530-6547
Telephone

A conditional use that is granted and not used within three (3) years will be considered invalid.

2020 CU009 + 2020 CU010

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.



5-15-2018

3 of 4

East

STERZINGER CRUSHING INC.

3273 290TH AVE

TAUNTON, MN 56291

Phone 507-530-6547

Richard,

In response to your E-mail,

#1 Hours of operation is 6:00 a.m. to 7:00 pm. Monday thru Friday and 6:00a.m.to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road 204 St. east and west.

#3 I will have county about hauling on roads.

#4 Refueling area will have containment.

#5 A earth type dam will be placed along creeks or waterway in Lou of silt fence.

#6 Depth of gravel at this point is undetermined, it will vary 6' to 15'.

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

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

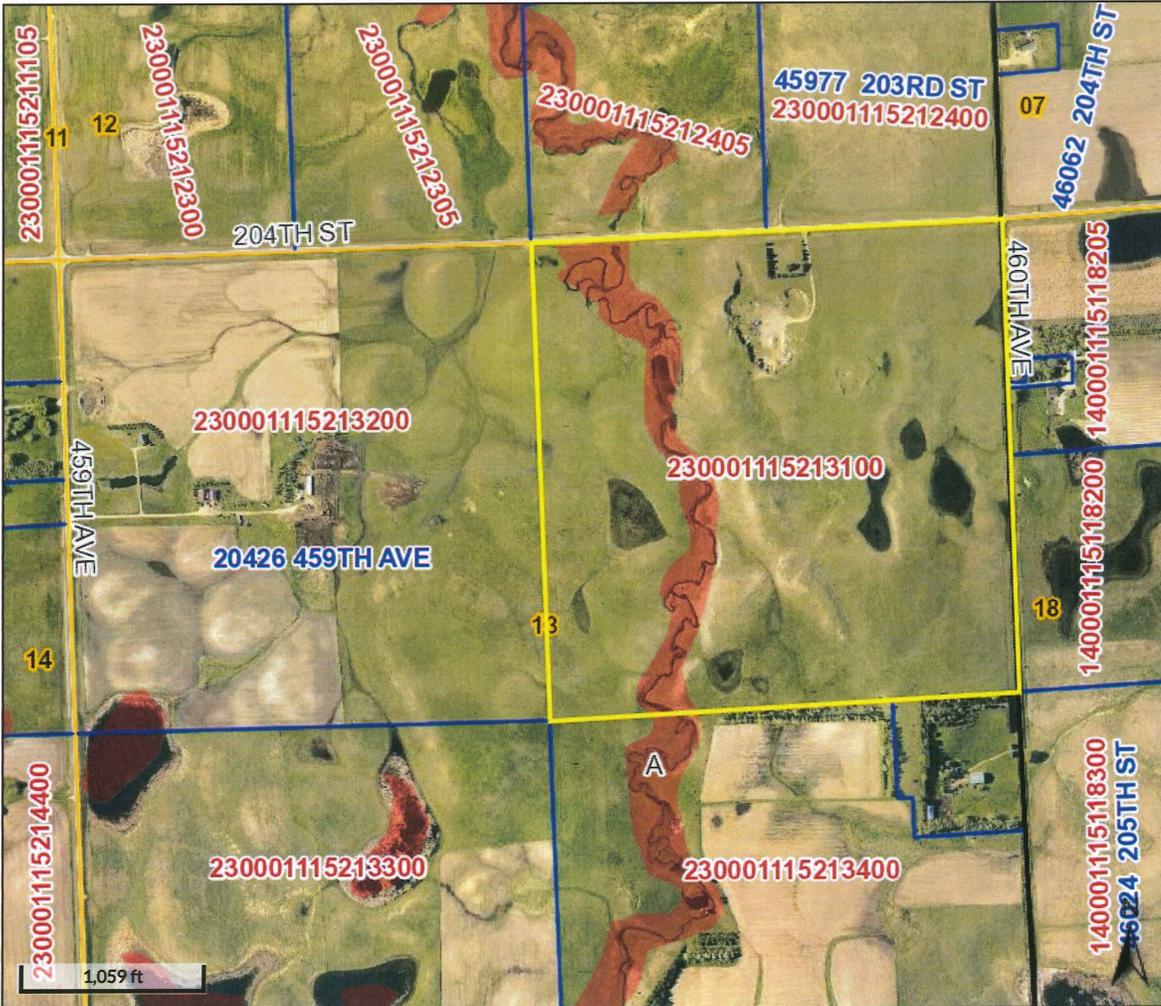
#9 The number of years the mine site will be expected to be mined is approximately 30 years.

Tom Sterzinger,

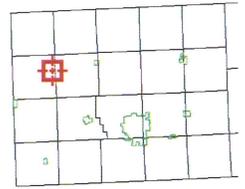
Sterzinger Crushing, Inc.

2020 CU009 + 2020 CU010

Beacon™ Brookings County, SD



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	230001115213100	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	13-111-52	Class	AGA		20426 459TH AVE
Property Address		Acres	159		BRUCE SD 57220
District	2309				
Brief Tax Description	NE 1/4 SEC 13-111-52 159.0 AC TO INCLUDE CEMETARY				
	(Note: Not to be used on legal documents)				

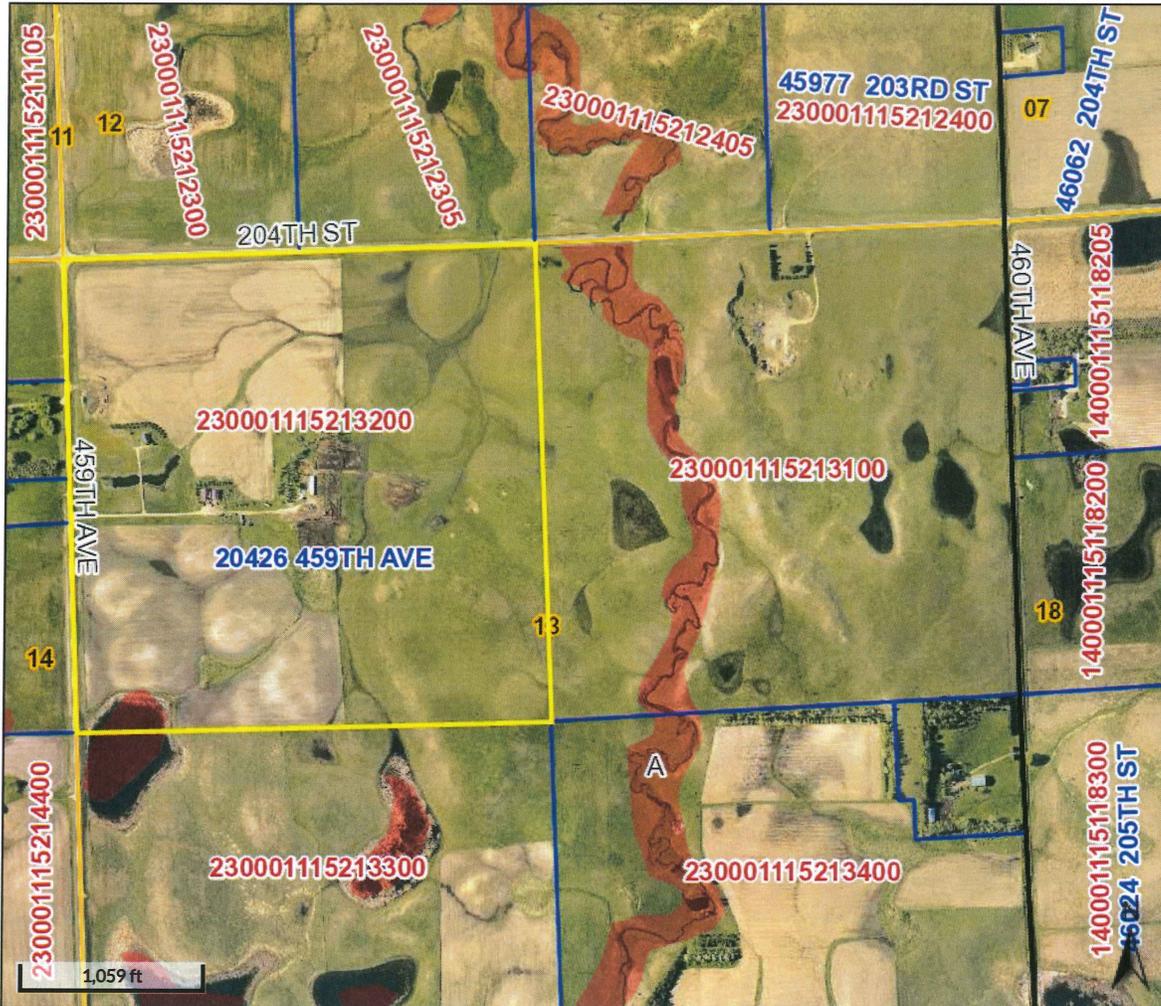
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Developed by Schneider GEOSPATIAL

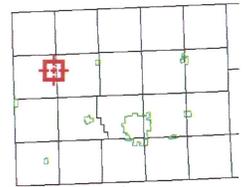


Beacon™

2020cu009 + 2020cu010
Brookings County, SD



Overview



Legend

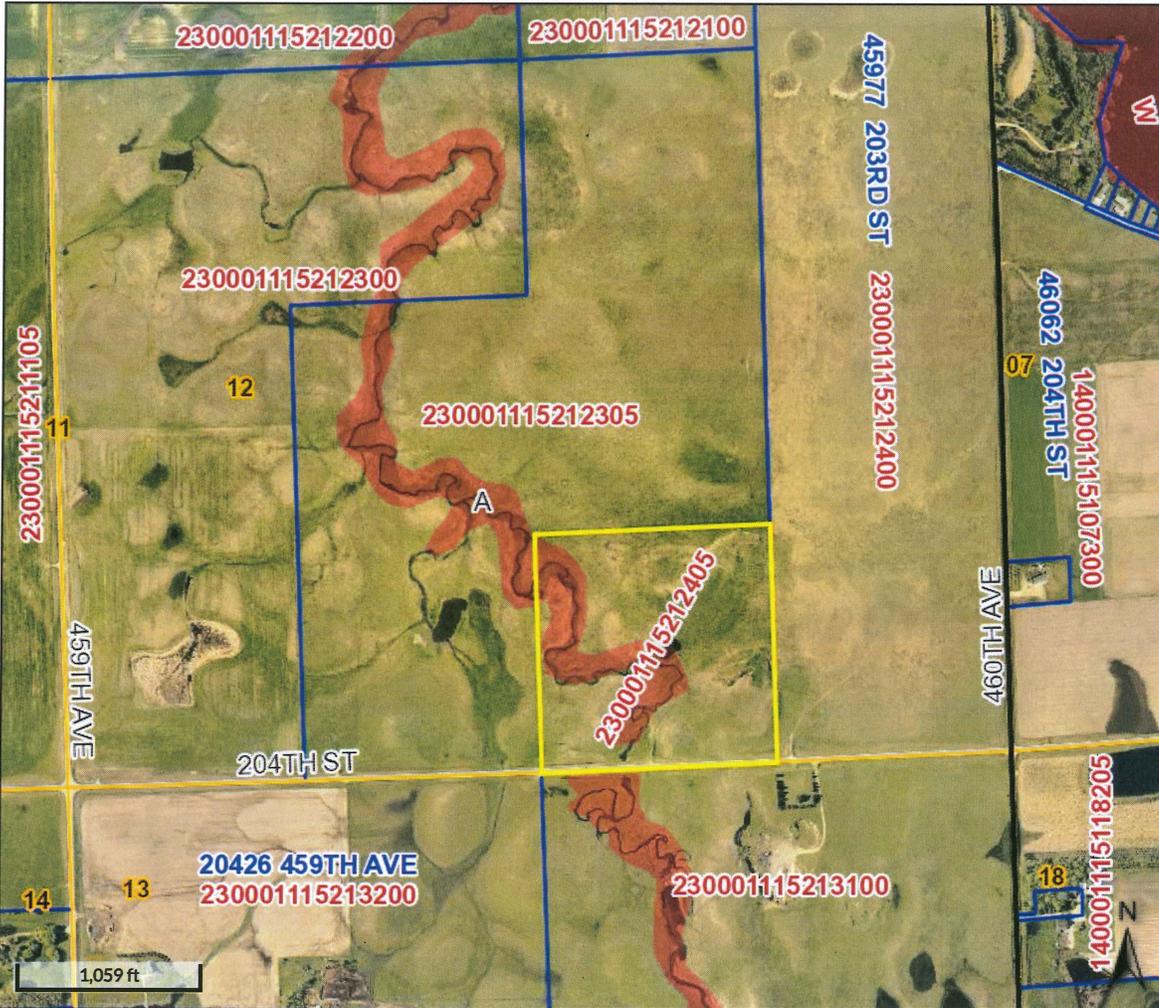
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	23000115213200	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	13-111-52	Class	AGA		20426 459TH AVE
Property Address	20426 459TH AVE BRUCE	Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	NW 1/4 SEC 13-111-52 160.0 AC (Note: Not to be used on legal documents)				

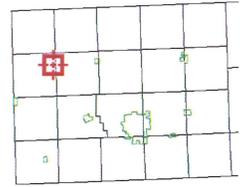
Date created: 4/8/2020
Last Data Uploaded: 4/8/2020 8:08:26 AM

Developed by Schneider GEOSPATIAL

2020 cu 009 + 2020 cu 010



Overview



Legend

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

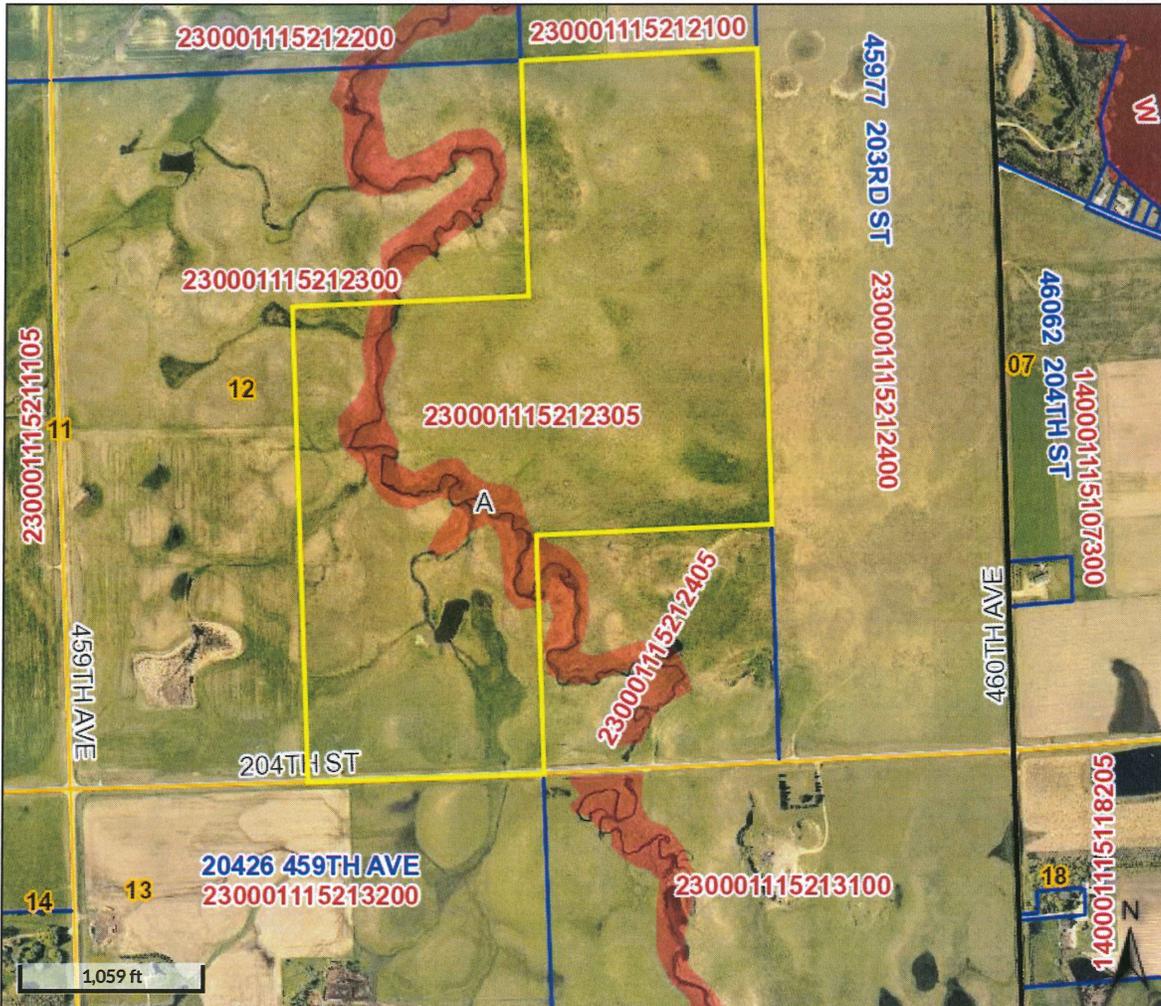
Parcel ID	230001115212405	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	40		BRUCE SD 57220
District	2309				
Brief Tax Description	SW 1/4 SE 1/4 SEC 12-111-52 40.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 4/8/2020
 Last Data Uploaded: 4/8/2020 8:08:26 AM

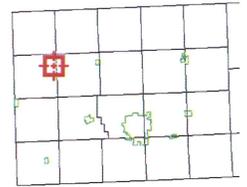


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2020cu009 + 2020cu010
Brookings County, SD



Overview



Legend

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Parcel ID	230001115212305	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	E 1/2 SW 1/4, NW 1/4 SE 1/4, SW 1/4 NE 1/4 SEC 12-111-52 160.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/8/2020
Last Data Uploaded: 4/8/2020 8:08:26 AM

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APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 3/08/2020

Permit Number: 2020cu010

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:

Crushing Gravel

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

Article II; Section 11.01: "A" Agricultural District: Conditional Use Permit # 5A: Rock Crushers.

C.) Legal Description of Property:

2020cu009 & 2020cu010

C) Legal Description of Property: NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp)

Parcels: 230001115213200, 230001115213100, 230001115212405, 230001115212305 & 230001115212300

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Form continued on page 2

D.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

May 5, 2020
Date

8:00 pm
Time

Approved

Rejected

Date

Chairman of Brookings County
Board of Adjustment

Tom Stezinger
Person filing petition – print

[Signature]
Person filing petition – sign

3273 290th Ave
Address

Taunton
City

Minnesota
State

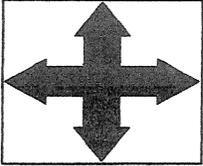
56291
Zip Code

507-530-6547
Telephone

A conditional use that is granted and not used within three (3) years will be considered invalid.

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.



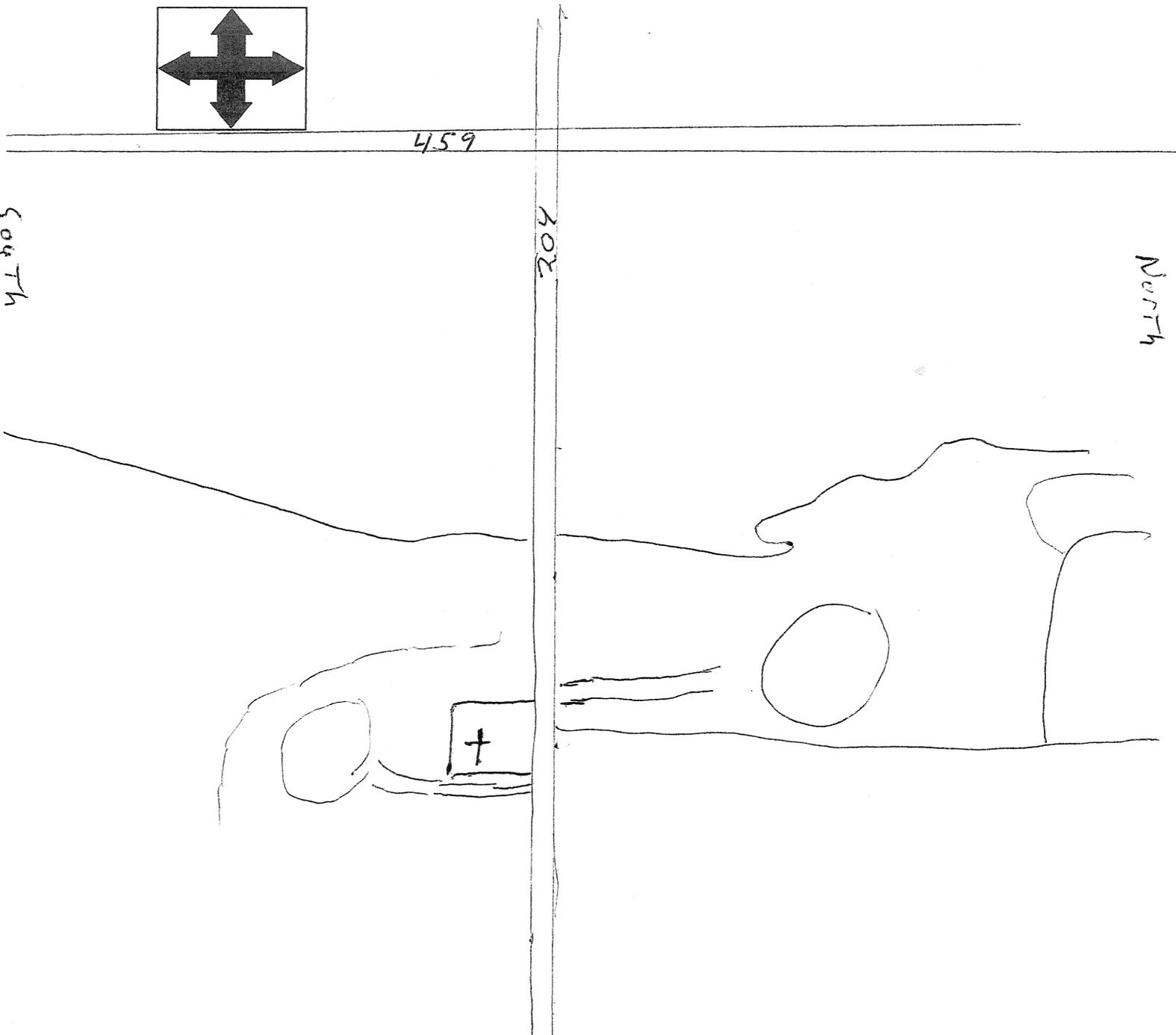
West

459

204

North

South



STERZINGER CRUSHING INC.

3273 290TH AVE

TAUNTON, MN 56291

Phone 507-530-6547

Richard,

In response to your E-mail,

#1 Hours of operation is 6:00 a.m. to 7:00 pm. Monday thru Friday and 6:00a.m.to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road 204 St. east and west.

#3 I will have county about hauling on roads.

#4 Refueling area will have containment.

#5 A earth type dam will be placed along creeks or waterway in Lou of silt fence.

#6 Depth of gravel at this point is undetermined, it will vary 6' to 15'.

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

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

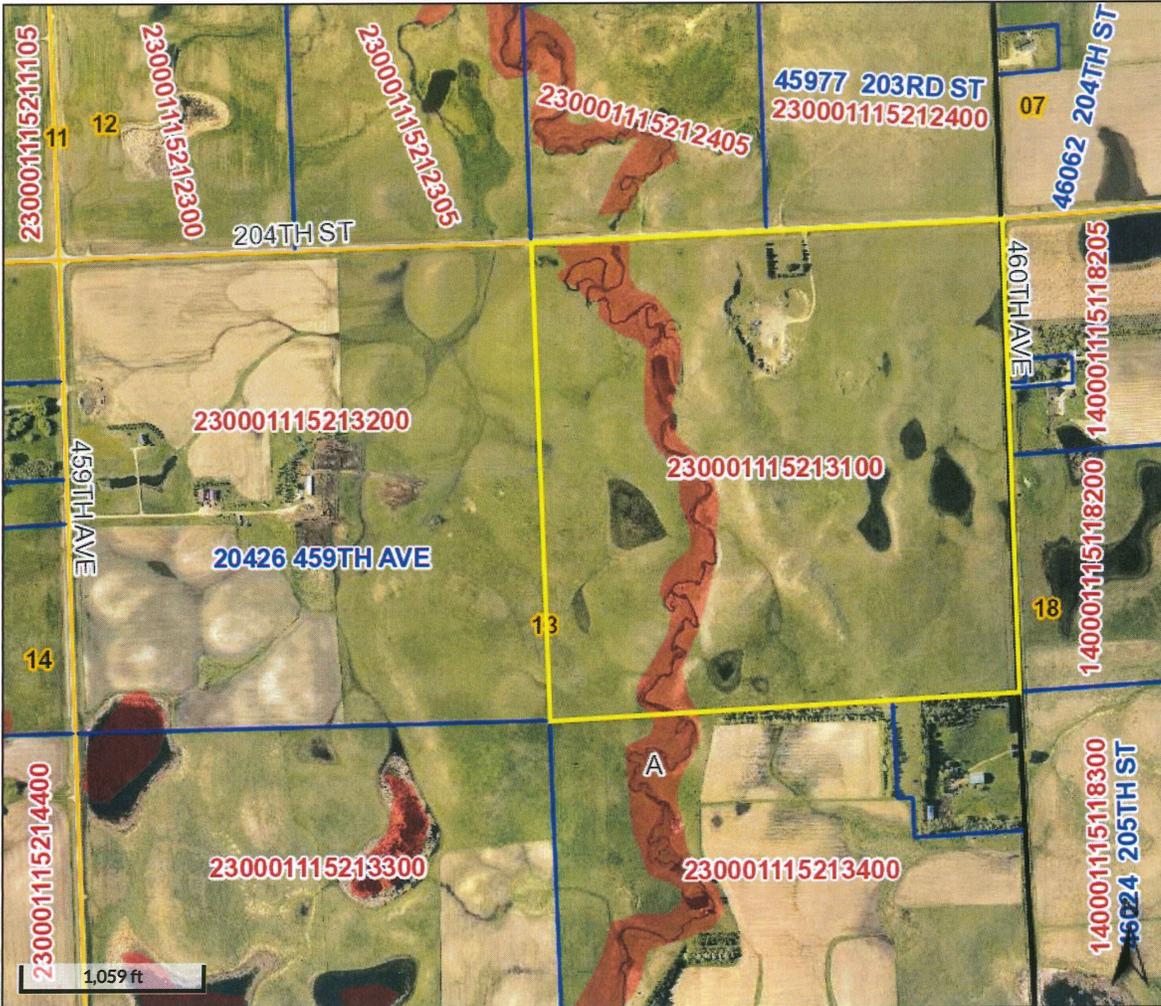
#9 The number of years the mine site will be expected to be mined is approximately 30 years.

Tom Sterzinger,

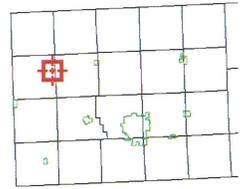
Sterzinger Crushing, Inc.

2020 cu009 + 2020 cu010

Beacon™ Brookings County, SD



Overview



Legend

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Parcel ID	23000115213100	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	13-111-52	Class	AGA		20426 459TH AVE
Property Address		Acres	159		BRUCE SD 57220
District	2309				
Brief Tax Description	NE 1/4 SEC 13-111-52 159.0 AC TO INCLUDE CEMETARY				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/8/2020
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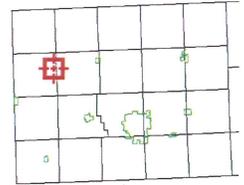


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2020cu009 + 2020cu010
Brookings County, SD



Overview



Legend

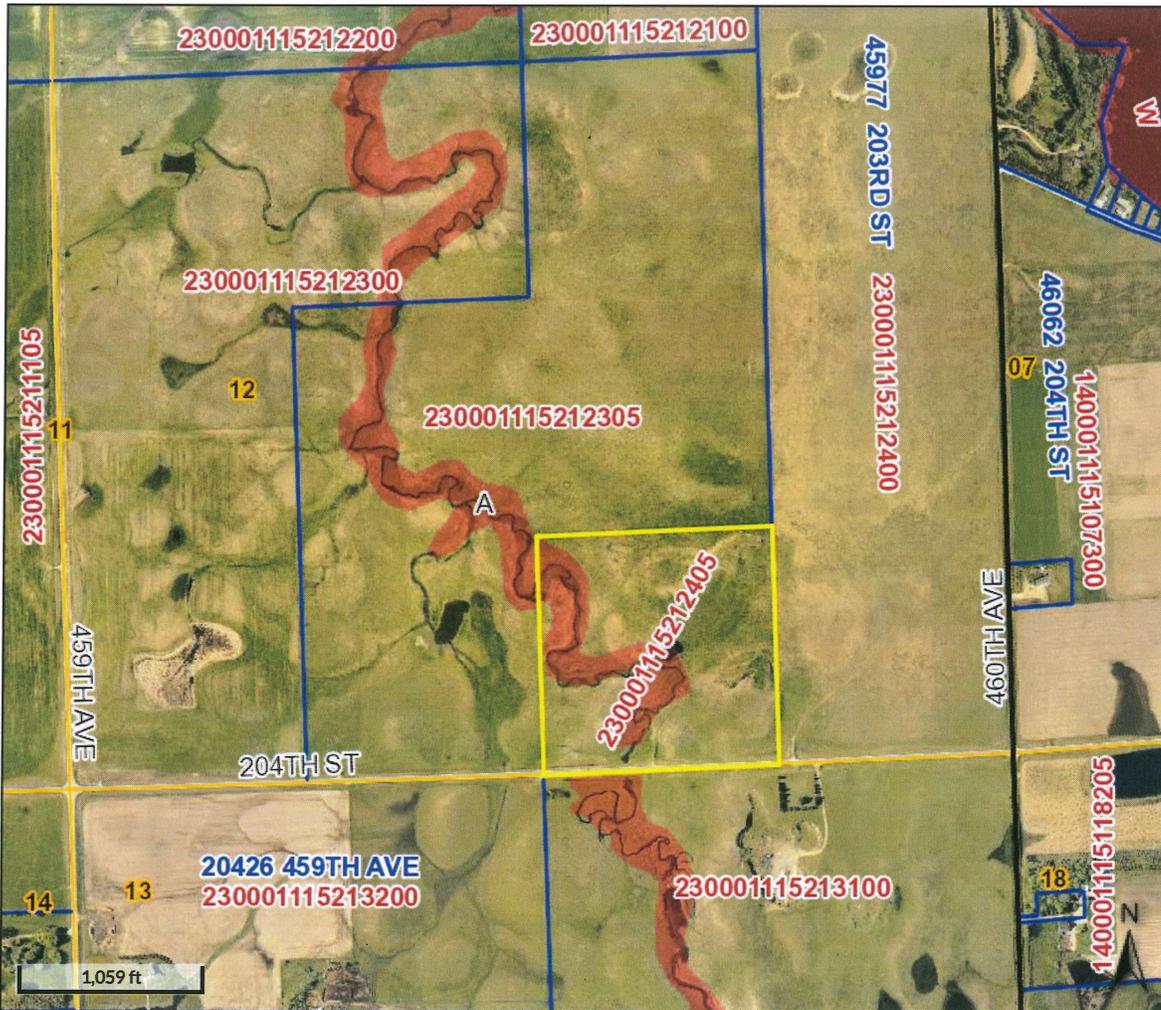
- Brookings City Limits
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Parcel ID	23000115213200	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	13-111-52	Class	AGA		20426 459TH AVE
Property Address	20426 459TH AVE	Acreage	160		BRUCE SD 57220
	BRUCE				
District	2309				
Brief Tax Description	NW 1/4 SEC 13-111-52 160.0 AC				
	(Note: Not to be used on legal documents)				

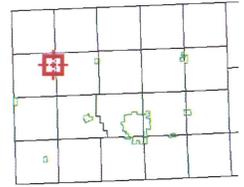
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2020 cu 009 + 2020 cu 010



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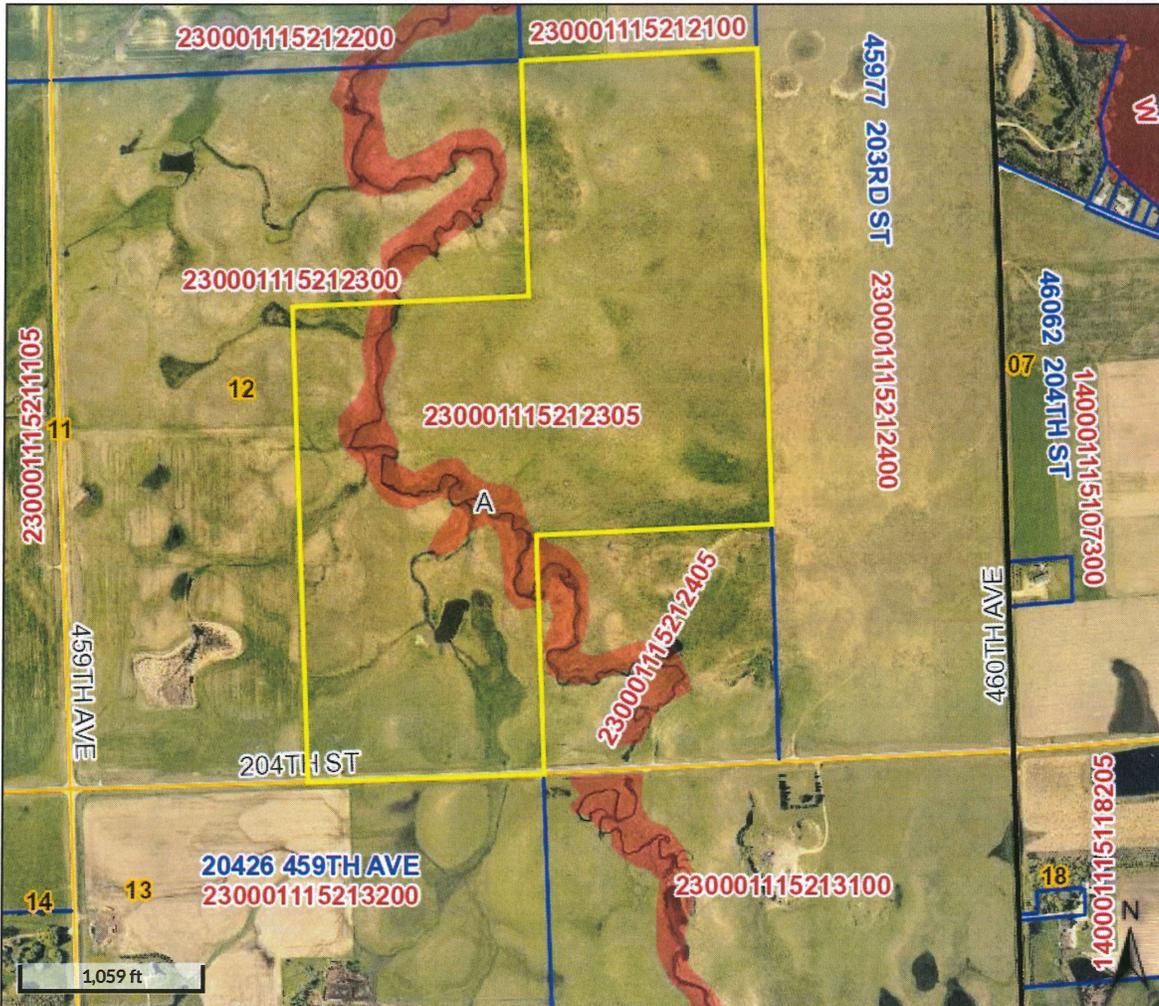
Parcel ID	23000115212405	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreege	40		BRUCE SD 57220
District	2309				
Brief Tax Description	SW 1/4 SE 1/4 SEC 12-111-52 40.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/8/2020
 Last Data Uploaded: 4/8/2020 8:08:26 AM

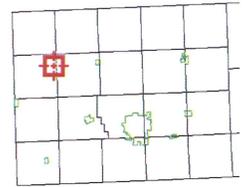


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2020cu009 + 2020cu010
Brookings County, SD



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Parcel ID	230001115212305	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	E 1/2 SW 1/4, NW 1/4 SE 1/4, SW 1/4 NE 1/4 SEC 12-111-52 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 4/8/2020
Last Data Uploaded: 4/8/2020 8:08:26 AM

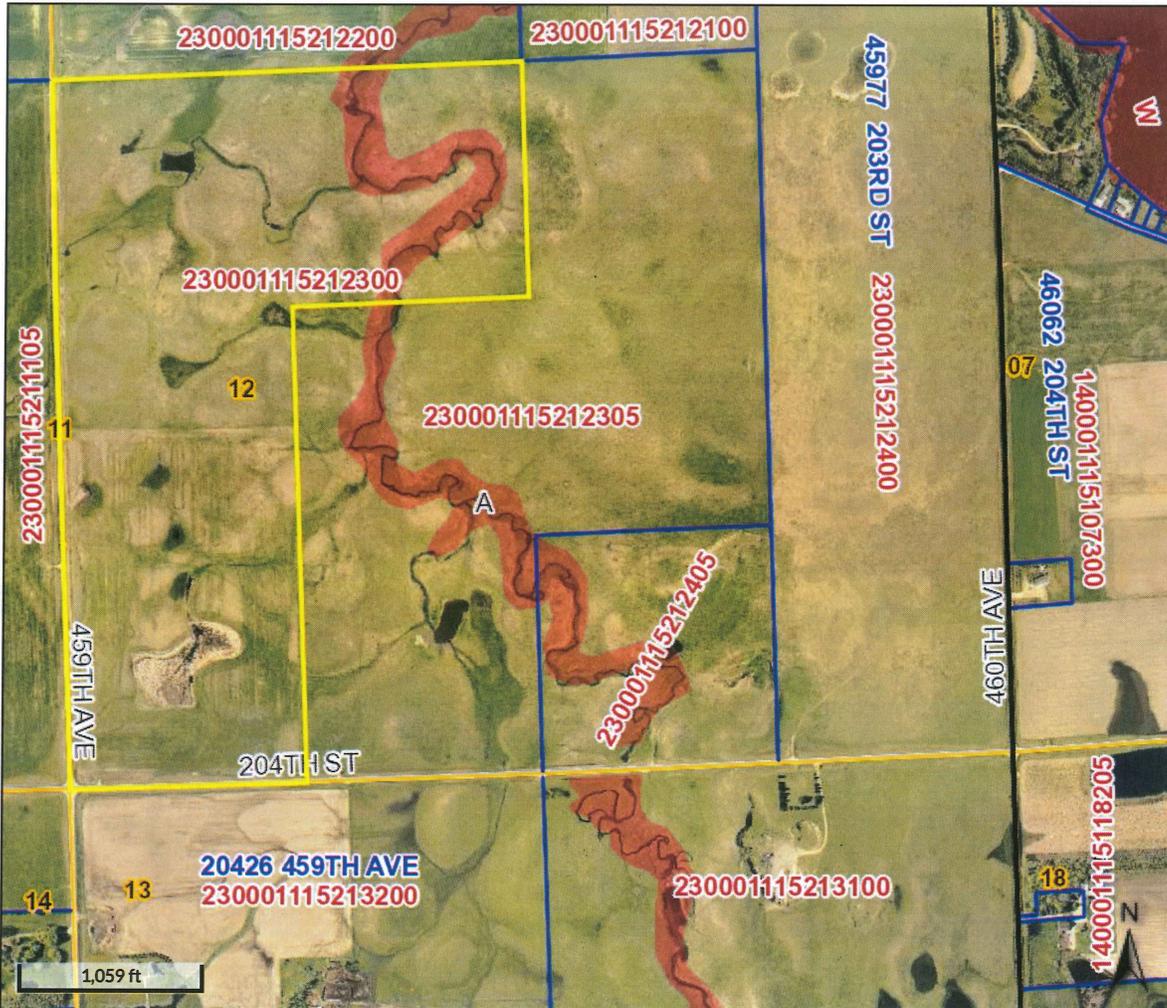
Developed by Schneider GEOSPATIAL



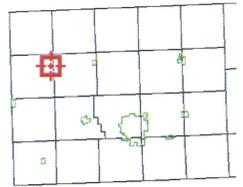
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Brookings County, SD

2020 cu 009 + 2020 cu 010



Overview



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- AE
- X

Parcel ID	230001115212300	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	W 1/2 SW 1/4, S 1/2 NW 1/4 SEC 12-111-52 160.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/8/2020
Last Data Uploaded: 4/8/2020 8:08:26 AM

Developed by Schneider GEOSPATIAL

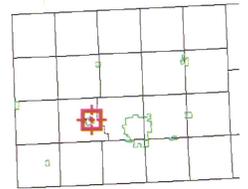


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2020 cu 011 Site map
Brookings County, SD



Overview



Legend

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

Parcel ID	229801105114400	Alternate ID	n/a	Owner Address	COTTON, MIKE ET UX
Sec/Twp/Rng	14-110-51	Class	NACS		638 E HWY 14
Property Address	638 E HWY 14	Acres	n/a		VOLGA SD 57071
	VOLGA				
District	2205				
Brief Tax Description	W 317' OF E 357' OF W 800.81' OF S 332' OF SW 1/4 SE 1/4 EXC. H-1 & H-2 SEC 14-110-51 2.39 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/17/2020
Last Data Uploaded: 4/17/2020 8:09:29 AM

Developed by Schneider
GEOSPATIAL

27 JUN - JUL 5

10am - 10pm

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 4-17-2020

Permit Number: 2020cu011

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:

Sell Fireworks Seasonal

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

Article 11.00 Section 11.01 "A" Agricultural District"
Conditional use #19: Seasonal retail stands, excluding
garden produce but including firework stands.

C.) Legal Description of Property:

W317' of E357' of W800.81' of S332' of SW1/4 SE1/4 Exc H-1 & H-2
and N643' of S975' & E357' of W800.81' & E40' of W800.81'
& S332' of SE1/4 all in Section 14, 110N, R51W (Volga Twp)

Parcel # 229801105114400 & 229801105114405
Addr: 638 E Hwy 14, Volga SD 57071

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APR 17 2020

Form continued on page 2

BROOKINGS
COUNTY DEVELOPMENT

D.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

May 5, 2020
Date

8:00 PM
Time

Approved

Rejected

Date

Chairman of Brookings County
Board of Adjustment

MIKE COLEMAN 
Person filing petition – print

~~MIKE COLEMAN~~ George Coleman
Person filing petition – sign

638E Hwy 14634 Ethel
Address

Volga SD Volga SD
City

SD SD
State

57071 57071
Zip Code

605-690-1157 / 605-690-5100
Telephone

A conditional use that is granted and not used within three (3) years will be considered invalid.

2020 cu 011

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.

