# 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 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.)*

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
2020var002 Staff Report.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
2020var003 Staff Report.pdf

12. **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
2020cu011 Staff Report.pdf

13. **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
2020cu009-Staff Report.pdf

A. **Comments received - 2020cu009**

Documents:

S McLeod Breuer_Email 4-28-2020.pdf
W Osterberg_Email 4-28-2020.pdf
Michael Bjerke_Email 4-28-2020.pdf
T Osterberg_Email 4-28-2020.pdf
M Bjerke_Email 4-27-2020.pdf
J Wittmeier_Email w-attachments 4-28-2020.pdf
S McLeod Breuer_Email 4-29-2020.pdf
J Bjerke_Email 4-29-2020.pdf
A Bjerke_Email w-attachments 4-29-2020.pdf
N Heylens Life Est Et al_Letter rcvd via mail 4-30-2020.pdf
C Bjerke_Email 4-30-2020.pdf
J Wittmeier,Pres.-SD Lakes Streams Assoc_Email w-attachments 4-30-2020.pdf

14. **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
jensen pit instructions-Business Plan-2020cu00 and 2020cu010.pdf
2020cu009 and 2020cu010 Beacon SIte Maps.pdf
2020cu010-Staff Report.pdf

A. **Comments received - 2020cu010**

Documents:

S McLeod Breuer_Email 4-28-2020.pdf
W Osterberg_Email 4-28-2020.pdf
Michael Bjerke_Email 4-28-2020.pdf
T Osterberg_Email 4-28-2020.pdf
M Bjerke_Email 4-27-2020.pdf
J Wittmeier_Email w-attachments 4-28-2020.pdf
J Bjerke_Email 4-29-2020.pdf
S McLeod Breuer_Email 4-29-2020.pdf
A Bjerke_Email w-attachments 4-29-2020.pdf
N Heylens Life Est Et al_Letter rcvd via mail 4-30-2020.pdf
C Bjerke_Email 4-30-2020.pdf

J Wittmeier,Pres.-SD Lakes Streams Assoc_Email w-attachments 4-30-2020.pdf

15. **Department Reports**
16. **Executive Session, if Necessary.**
17. **Adjourn**
18. **Public Notices**