BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

AGENDA

Brookings County Planning & Zoning Commission meetings are still open to the public and we will be enforcing social distancing. If you would like to call in, dial 605-697-8255 and enter code 6056968205 when prompted. Please, if you have any symptoms of COVID-19 or believe you may have been exposed, consider watching the meeting from home broadcast live on Swiftel channel 19, ITC channel 168, or the Brookings County Youtube channel, and call in if you have any comments or questions.

1. **Call to Order - 8:00 PM on Tuesday, June 2, 2020.**
2. **Approval of Minutes - May 5, 2020 Meeting Minutes.**

   Documents:

   May 5, 2020 PZ Mtg Minutes_DRAFT-5-19-2020.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**

   A. **2020plat010**

   "Plat of Block 1, Elenkiwich Addition in the NE1/4 of Section 10, T110N, R50W of the 5th P.M., Brookings County, South Dakota."

   Documents:

   2020plat010 Staff Report.pdf

   B. **2020plat011**

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"Plat of Block 1, Ommen Second Addition in Govt. Lot 8 & 9 in the NE1/4 of Section 12, T112N, R48W pf the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat011 Staff Report.pdf

C. **2020plat012**

"Plat of Block 1, Intermill-Misar Addition in the SE1/4 of Section 12, T110N, R51W of the 5th P.M., Brookings County, South Dakota. Block 2, Intermill-Misar Addition in the NE1/4 of Section 13, T110N, R51W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat012 Staff Report.pdf

D. **2020plat013**

"Plat of Block 1, Jensen Addition in the NE1/4 of the NW1/4 of Section 32, T110N, R48W of the 5th P.M., Brookings County, South Dakota."

Documents:

2020plat013 Staff Report.pdf

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. **2020var004**

Keith Drew has made an application, 2020var004, 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 53 DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 and 6 in Section 7, T111N, R51W (Oakwood Township)" ~~ located at 77 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

2020var004-Application.pdf
Deck Sketch.pdf

2020var004-Beacon Map.pdf
2020var004-Staff Report.pdf

A. **Comments received - 2020var004**

Documents:

H Randall-note_6-1-2020.pdf
J-S Ryan_note_6-1-2020.pdf

11. **2020var005**

Michael J Robbins for THO F F Inc has made an application, 2020var005, 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: "S 950' of E 950' of SE1/4 in Section 22, T111N, R49W (Afton Township)" ~~ located at 20593 476th Ave, White, SD 57276.

Documents:

2020var005 Application.pdf
2020var005 Beacon Map.pdf
2020var005 Staff Report.pdf

12. **2020var006**

Todd and Rachel Smidt has made an application, 2020var006, 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 35 of DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1,4,5 and 6 in Section 7, T111N, R51W (Oakwood Township)" ~~ located at 53 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

2020var006 Application.pdf
2020var006 Beacon Map.pdf
2020var006 Staff Report.pdf

13. **Department Reports**

14. **Executive Session, if Necessary.**

15. **Adjourn**

16. **Public Notices**

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF MAY 5, 2020 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, May 5, 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, Randy Jensen, Kyle Vanderwal and alternate board members Spencar Diedrich and Roger Erickson. Members that phoned in were: Michael McHugh, Tom Davis, Darrell Nelson and Senior Planner from First District Association of Local Governments Luke Muller. Absent was: Terrell Spence. Others present were: Deputy Director Richard Haugen, County Development Director/Emergency Manager Robert Hill.

CALL TO ORDER
Chair Ford called the meeting to order at 8:00 PM

APPROVAL OF MINUTES
(Bartley/Diedrich) Motion to approve the April 7, 2020 Meeting Minutes. Roll call vote: Diedrich-aye, Vanderwal-aye, Kleinjan-aye, Jensen-aye, Bartley-aye, Davis-aye, Nelson-aye, McHugh-aye, Ford-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 2020cu009 & 2020cu010.

APPROVAL OF AGENDA
(Vanderwal/Kleinjan) Motion to approve the agenda for the May 5, 2020 Meeting. Roll call vote: Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Diedrich-aye, Ford-aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

CONSIDERATION OF PLATS
None.

CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT

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2020VAR002

Application by Thomas A. Tofte for Tofte Brothers, LLC 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)".

(Kleinjan/Vanderwal) Motion to approve the Variance request.

STAFF REPORT: Applicant is requesting a variance to build a 60' x 88' pole shed with 18' sidewalls, 107' from the center of 216th St (Brookings County blacktop road), a variance of 43 feet. Buildable area limited due to topography, shape and size of area, waterway, low land and ponds.

PUBLIC HEARING: Thomas Tofte via phone, informed those present that he was in a partnership with his brother Richard. He noted the land had been in the family for a number of years, was the site of a reclaimed gravel pit, and a shelterbelt had been established on the site. The future plans were to have a wholesale tree farm on the site and the building would offer storage for current and future needs and uses. The location of the proposed building would not cause any snow or visual issues.

Proponents: Board members were given a letter the office received via email from adjoining landowners Chad and Rhonda Wosje which was placed on record and filed.

Opponents: None.

DISCUSSION: Bartley noted constraints on the site, the size being 40 acres and the parcel being a buildable residential site. Jensen and Diedrich verified that a right to farm form would need to be filed if a residence was built on the site in the future. Haugen and Bartley noted filing a right to farm would address concerns noted by Wosje's should a residence be built on the site in the future. Findings of Facts were reviewed and completed by the board and placed on file.

VOTE: Roll call vote: Vanderwal-aye, Kleinjan-aye, Jensen-aye, Diedrich-aye, McHugh-aye, Bartley-aye, Davis-aye, Nelson-nay, Ford-aye. **MOTION CARRIED.**

2020VAR003

Application by Mary C. Walkes 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.

(Diedrich/Vanderwal) Motion to approve the Variance request.

STAFF REPORT: Applicant is requesting a variance to build a 14' x 28' post frame carport attached to the west side of their lake cabin. The outer most post of the carport would be 25' from the highest know water mark, a variance of 50 feet. The property is

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currently in the floodplain but the carport is considered a non-substantial improvement and can be built in the floodplain. Consideration or hardships were shape and size of the lot, area was platted in May 24, 1949 prior to current zoning regulations. No objections or concerns were received by the zoning office.

PUBLIC HEARING: Applicant Mary Walkes via phone, informed those present she had nothing to add to Haugen's report.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions or comments regarding the request. Findings of Facts were reviewed and completed by the board and placed on file.

VOTE: Roll call vote: Kleinjan-aye, Jensen-aye, Bartley-aye, Davis-aye, Nelson-aye, McHugh-aye, Vanderwal-aye, Diedrich-aye, Ford-aye. **MOTION CARRIED.**

2020CU011

Application by Mike Cotton and George Cotton 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.

(McHugh/Vanderwal) Motion to approve the Conditional Use.

STAFF REPORT: Applicant is requesting a conditional use for a seasonal firework stand. Applicant was granted a one year permit last year (2019cu004) and was reapplying to continue their seasonal stand. Site plan and hours of operation on file. No objections to the request from City of Volga or SD Department of Transportation.

PUBLIC HEARING: Applicant Mike Cotton via phone, informed those present he had nothing to add to Haugen's report.

Proponents: None.

Opponents: None.

DISCUSSION: Vanderwal asked the expiration date of the request. Haugen noted the permit could be issued with an expiration date of 1 year, 3 years, 5 years or no end date. Bartley verified that no complaints had been received and asked that the permit be permitted with an expiration date of May 5, 2026. Findings of Facts were reviewed and completed by the board and placed on file.

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VOTE: Roll call vote: Jensen-aye, Bartley-aye, Davis-aye, Nelson-aye, Kleinjan-aye, McHugh-aye, Vanderwal-aye, Diedrich-aye, Ford-aye. **MOTION CARRIED.**

Davis recused himself Erickson took seat.

2020CU009

Application by Tom Sterzinger 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)."

(Diedrich/Kleinjan) Motion to approve the Conditional Use.

STAFF REPORT: Applicant is requesting a conditional use for a mining operation. The proposed operation would be made up of 2 sites. Site #1 will be in Section 13 and Site #2 will be in Section 12. The operator's site plan, business plan, hours of operation and reclamation plan are on file. If approved the applicant would apply for a mining permit from the South Dakota Department of Environment and Natural Resources and abide by their standards and requirements.

PUBLIC HEARING: Applicant Tom Sterzinger was on site and informed those present his plans to mine the old mined sites that weren't on state record. He noted Site #1 (Section 13) would be south of cemetery: 1) the pit site would be cleaned before mining would begin and would be excavated for approximately 2-3 years. 2) Mining would keep distance from cemetery and overburden would be put on in-slopes to protect the cemetery. 3) Once south site mining is completed it would be seeded down and operation would move to North site (Section 12) and head north with excavating.

Proponents: None.

Opponents: Haugen noted several correspondence opposing the permit application had been received prior to the meeting and had been given to the board and posted online. Those in attendance that spoke in opposition were: Jeff Jacobson, Jared Thomas, Chad Bjerke, Doug Leighton and Dennis DeBoer. Concerns were: 1) Cemetery representative asked that mining operation not occur during burials, Sundays or Holiday's observed at the cemetery and that proper setbacks and back sloping be studied, monitored and used. 2) Excessive traffic, noise and dust and impact on township roads. 3) Lack of information in the submitted application. 4) Site not suitable for a mining operation – in aquifer area. 5) Asked that weeds be monitored and controlled and consideration to reducing speed limit in the area.

DISCUSSION: Vanderwal and Ford asked who was hauling from the area currently, who was using as a junkyard and plans to clean-up the area prior to mining. Sterzinger noted he was not hauling from the proposed pit site and did not know who was, and would be

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cleaning up the junk before operations would begin. He further noted he would maintain a safe distance from the cemetery, use portable fuel containment and that he was working with SD DENR regarding the existing easement. Diedrich and Bartley discussed if township roads would be used for haul routes and noted road agreements would need to be acquired. Bartley wanted it noted that any fuel containment requirements would be met and followed and the state DENR would restrict and have requirements that Mr. Sterzinger would need to follow. Haugen noted that he had spoken with US Fish & Wildlife (Federal Agency) in regards to mining grassland easement ground, it was allowable and would be monitored by other agencies. Haugen also presented, read and put on file a Memorandum from Brian Gustad, Brookings County Highway Superintendent. Bartley, Vanderwal and Kleinjan further discussed dust control, mining run-off plans (3:1 to 4:1 slope on earthen berm) and safe guards, and limiting permit if approved to be for Site #1 area in NE1/4 Section 13 only and a new application would need to be filed for Site #2 area in Section 12. The board agreed on a 5 year limit with the permit expiring on May 5, 2025. Findings of Facts were reviewed and completed by the board and placed on file.

VOTE: Roll call vote: Bartley-aye, Diedrich-aye, Vanderwal-aye, Kleinjan-aye, Jensen-aye, Erickson-aye, Nelson-aye, McHugh-aye, Ford-aye. **MOTION CARRIED.**

2020CU010

Application by Tom Sterzinger 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)."

(Diedrich/Vanderwal) Motion to approve the Conditional Use.

STAFF REPORT: Applicant is requesting a conditional use for a "rock crusher" to process gravel. The proposed operation would be made up of 2 sites located off Brookings County blacktop highway #6. Site #1 will be in Section 13 and Site #2 will be in Section 12. The operator's site plan, business plan, hours of operation and reclamation plan are on file.

PUBLIC HEARING: Applicant Tom Sterzinger informed those present he did not have any additional comments.

Proponents: None.

Opponents: Chad Bjerke expressed concern with noise and asked the board to consider applying an operating time frame limit for rock crushing. Dennis DeBoer asked how many board members had viewed the site. Bartley noted he had drove by the site but it was gated and locked so unable to walk on to review.

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DISCUSSION: Kleinjan asked that the permit be limited to be the NE1/4 Section 13, T111, R50W. Ford asked Sterzinger to explain if limiting the time of operation to 8 AM-5 PM would be a constraint. Sterzinger noted that generally the crew is on site at 6 AM and in operation by 7 AM and shutdown operations around 6-6:30 PM. Shortening the hours would affect pay to the crew. He noted the noise would be minimal ¼ mile away. Kleinjan noted a pay loader's noise would be similar to the crusher and noted the crusher would only be in operation a short time. Sterzinger noted the crusher would only be operating about 3 weeks. Vanderwal asked the time of the year in operation. Sterzinger noted it would likely be in operation summer to fall seasons. Diedrich asked that it be noted in the Findings of Facts that operations stop for funerals. Findings of Facts were reviewed and completed by the board and placed on file.

VOTE: Roll call vote: Diedrich-aye, Vanderwal-aye, Kleinjan-aye, Jensen-aye, Erickson-aye, Bartley-aye, Nelson-aye, McHugh-aye, Ford-aye. **MOTION CARRIED.**

DEPARTMENT REPORTS

Hill announced the County Commission discussed opening the building up and were tentatively looking at May 18, 2020. He asked that all farmers be safe as the world returns to the new normal, to be aware of the return or increase in traffic. Also, to expect the CDC guidelines: 6 foot distancing and no shaking of hands to be in place for an extended period of time. He noted that once a vaccine was available, Brookings County would set up for inoculations and he would keep everyone informed of the plans. He also thanked the IT department for the assistance with the phone system during the meeting. Haugen told the board he would keep the board informed of when the joint work session meetings with the city would resume. He noted work continued on the subdivision ordinance and possible bylaw updates.

ADJOURN

(Vanderwal/Bartley) Motion to adjourn. VOTE: Roll call vote: Bartley-aye, Erickson-aye, Nelson-aye, Kleinjan-aye, Jensen-aye, McHugh-aye, Vanderwal-aye, Diedrich-aye, Ford-aye. **MOTION CARRIED.** Chair Ford adjourned the meeting at 10:36 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

Brookings County Planning and Zoning Commission
June 2, 2020 – 8:00 PM meeting

2020plat010 – June 2, 2020

Prepared by Richard Haugen

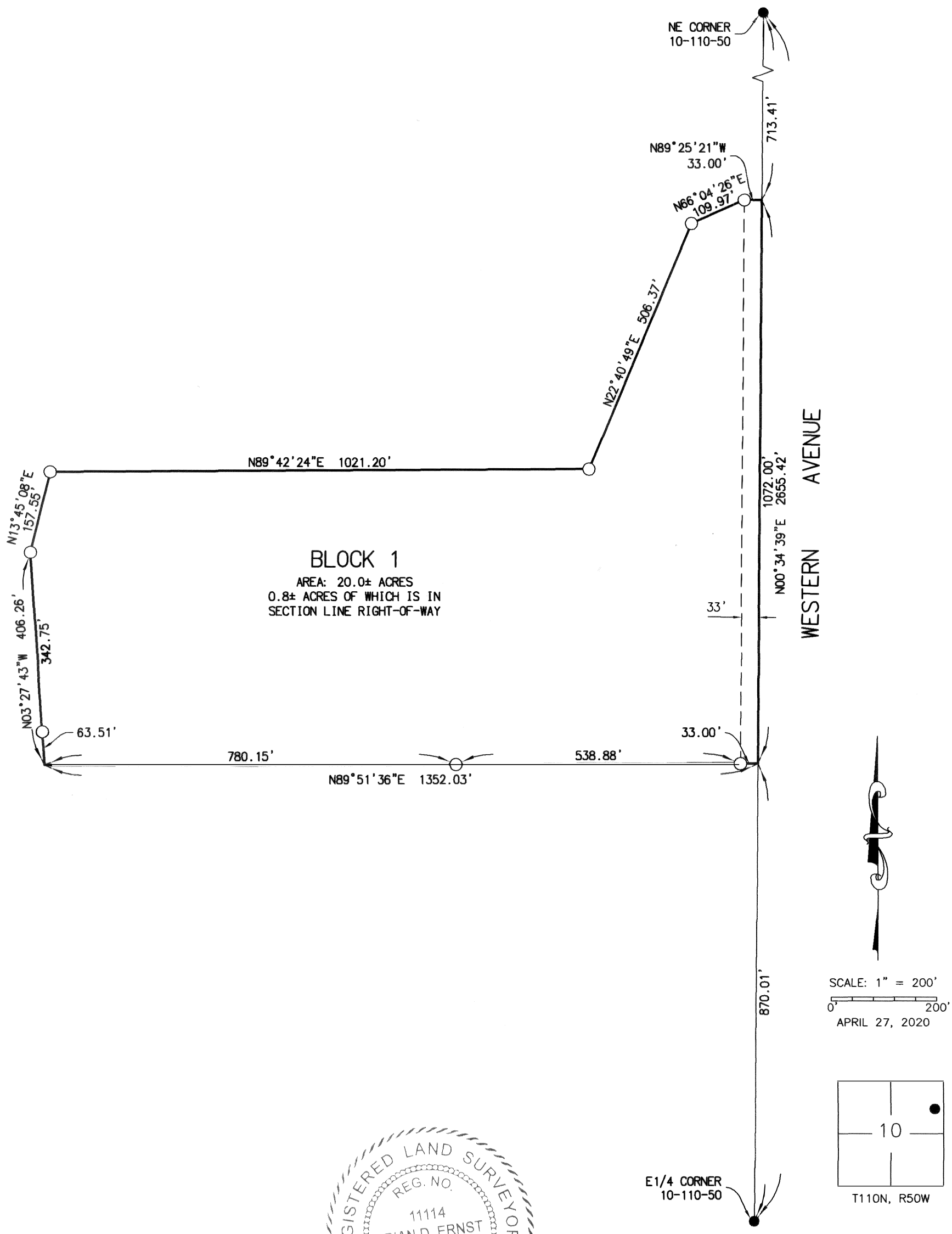
Applicant/Owner: Kyle Dean Elenkiwich, 3809 Western Ave, Brookings, SD 57006

Legal Description: "Plat of Block 1, Elenkiwich Addition in the NE1/4 of Section 10, T110N, R50W, of the 5th P.M., Brookings County, South Dakota."

2020plat010: Kyle Elenkiwich is platting off 20.0 acres that contain a homestead, building site and pasture from the 160.0 acres he owns. The farmstead will use the existing driveway located on Western Avenue 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 and the *Brookings City/Brookings County Joint Jurisdiction Ordinance Article IV - Agricultural, Residential and Floodplain and Aquifer Districts: Section 405 Agricultural District A: 407.3 - Single-family residences on less than 35 acre lots provided that such residences are on an established farm building site, abandoned school site, and further provided that the proposed site has established road access, the lot has clearly delineated boundaries and the site can meet minimum water and sewer standards*

PLAT OF
BLOCK 1, ELENKIWICH ADDITION
IN THE NORTHEAST 1/4 OF SECTION 10, T110N, R50W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



REGISTERED LAND SURVEYOR
REG. NO.
11114
BRIAN D. ERNST
SOUTH DAKOTA

4/27/2020

LEGEND

- ● FOUND MONUMENTATION
- ○ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

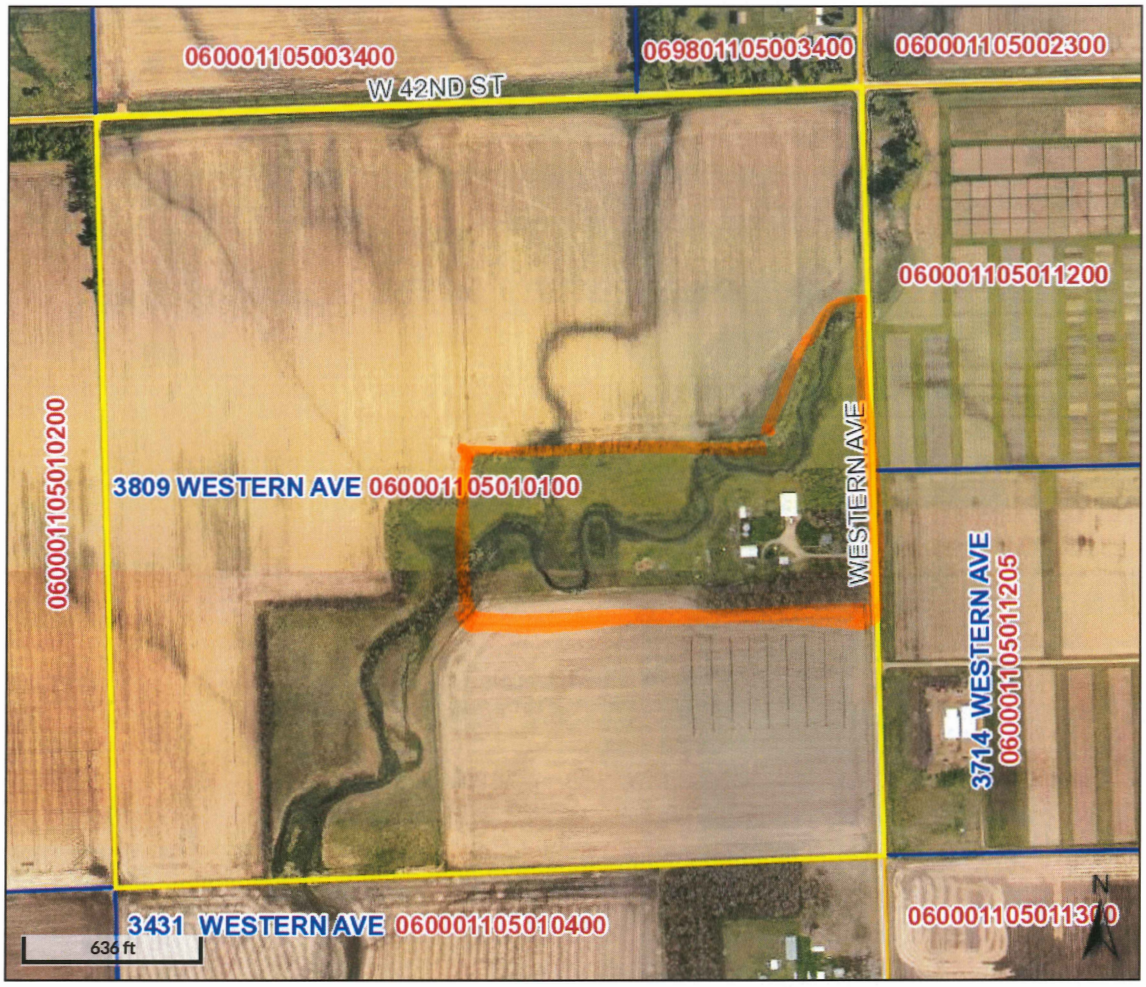
PREPARED BY:

FORESIGHT LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57006
PHONE: 605.695.6442 Foresight@brookings.net

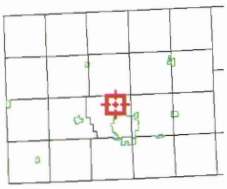
Elenkiwich Addition - Block 1

2020 plat 010

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	060001105010100	**Alternate ID**	n/a	**Owner Address**	ELENKIWICH, KYLE DEAN
Sec/Twp/Rng	10-110-50	**Class**	AGA		3809 WESTERN AVE
Property Address	3809 WESTERN AVE BROOKINGS	**Acreage**	160		BROOKINGS SD 57006
District	0601				
Brief Tax Description	NE 1/4 SEC 10-110-50 160.0 AC (Note: Not to be used on legal documents)				

Date created: 5/13/2020
Last Data Uploaded: 5/13/2020 8:05:09 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
June 2, 2020 – 8:00 PM meeting

2020plat011 – June 2, 2020

Prepared by Richard Haugen, Brookings County Development Deputy Director

Applicant/Owner: Todd P. Trooien, Treasurer for Trooien Land Co Inc, PO Box 133, Astoria, SD 57213.

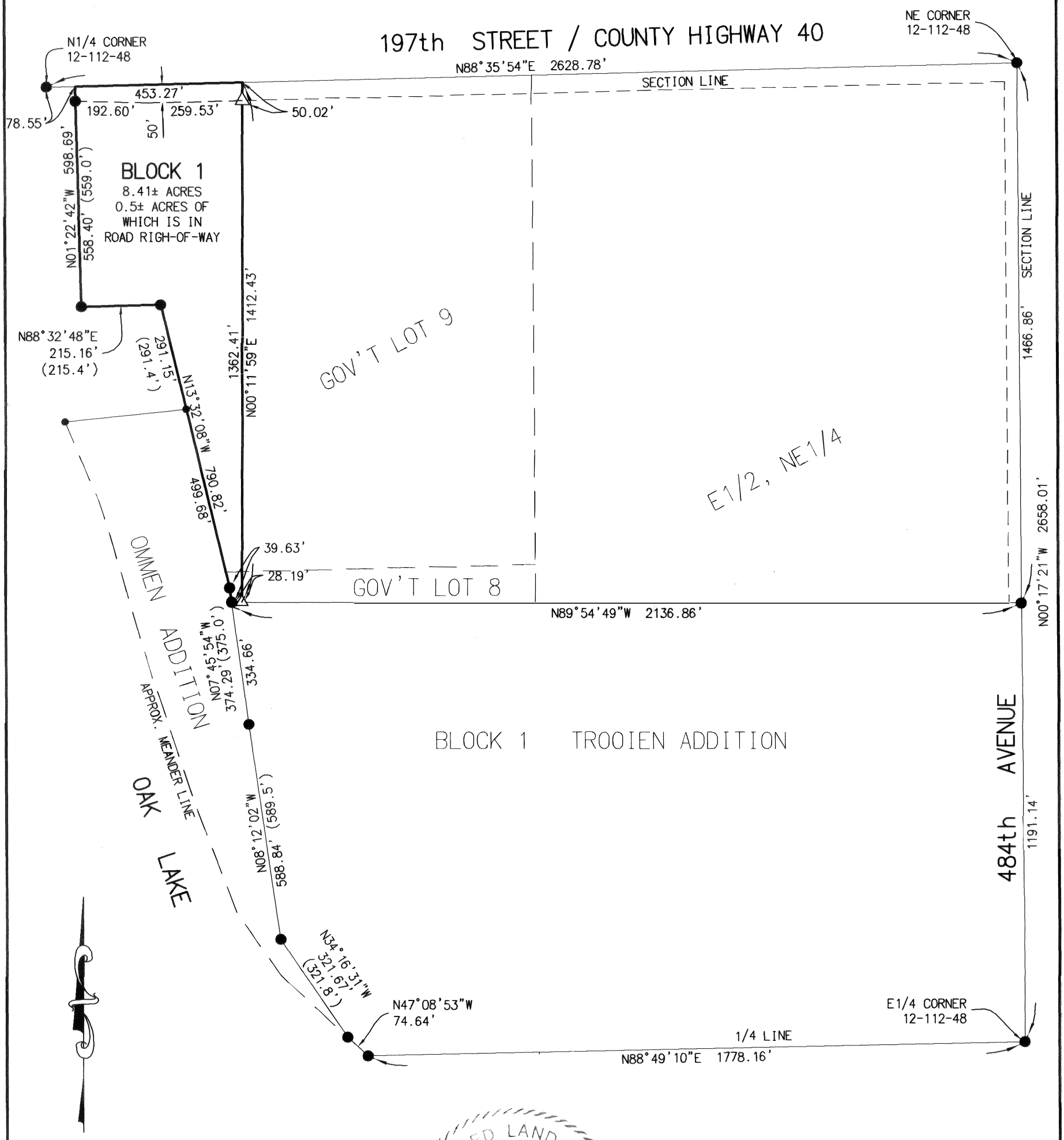
Legal Description: "Plat of Block 1, Ommen Second Addition in Govt Lot 8 & 9 in the NE1/4 of Section 12, T112N, R48W of the 5th P.M., Brookings County, South Dakota."

2020plat011: Todd Trooien of Trooien Land Co Inc. is platting off an 8.41 acre parcel. The parcel is currently in grass. No residence can be built on the parcel as it does not meet the 35 acre size requirement and it is not a historical or current building site. Accessory buildings such as grain bin or storage shed could be built on the property. Access to the property will be off Brookings County blacktop road # 42 (197th Street).

PLAT OF

BLOCK 1, OMMEN SECOND ADDITION

IN GOVERNMENT LOT 8 AND 9 IN THE NORTHEAST 1/4 OF SECTION 12, T112N, R48W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



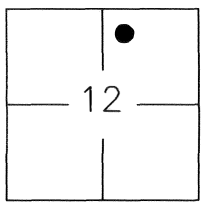
SCALE: 1" = 300'

0' 300'

APRIL 10, 2020

REGISTERED LAND SURVEYOR
REG. NO. 11114
BRIAN D. ERNST
SOUTH DAKOTA

Brian D Ernst
4/10/2020



T112N, R48W

NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

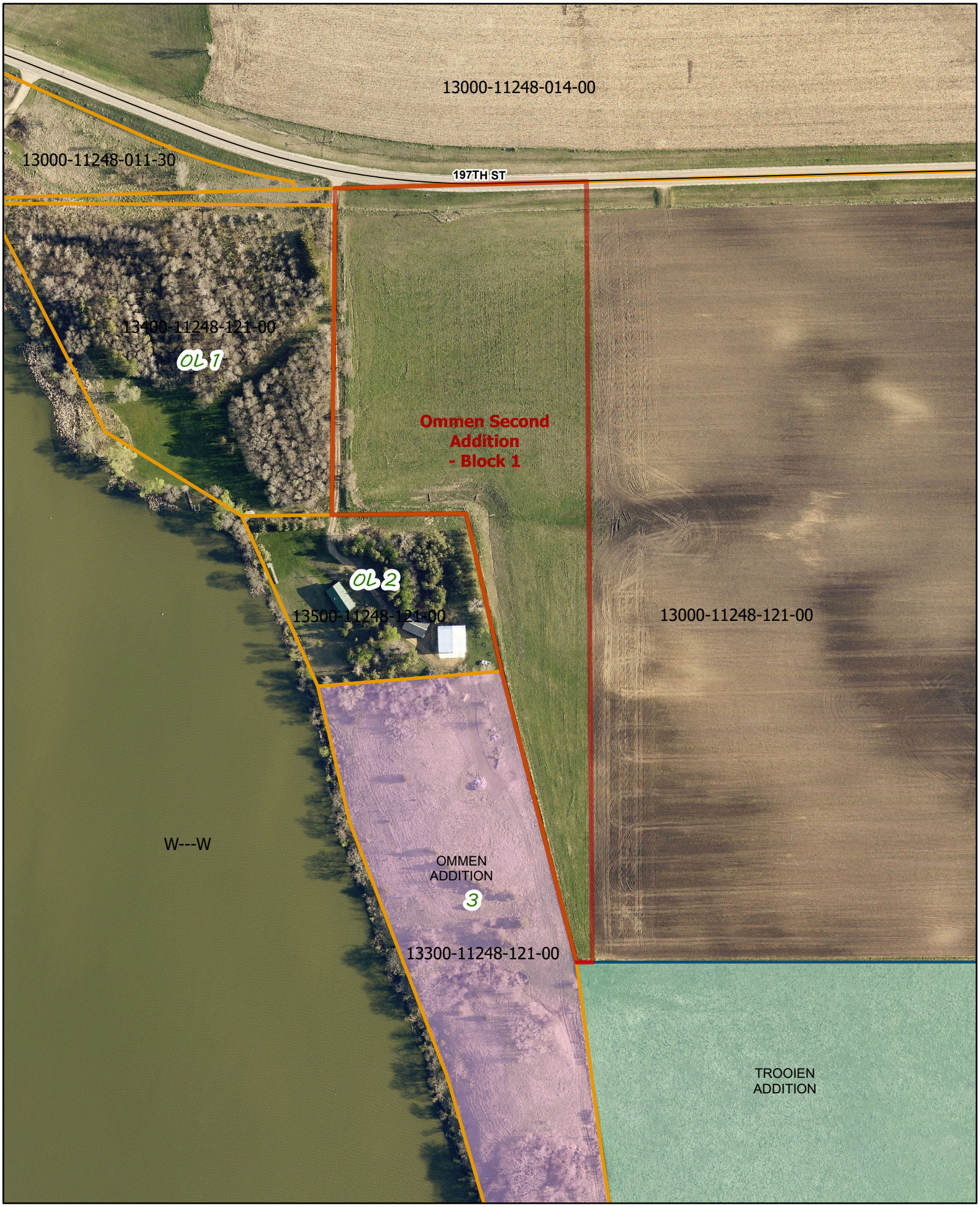
LEGEND

● FOUND MONUMENTATION

△ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

PREPARED BY:

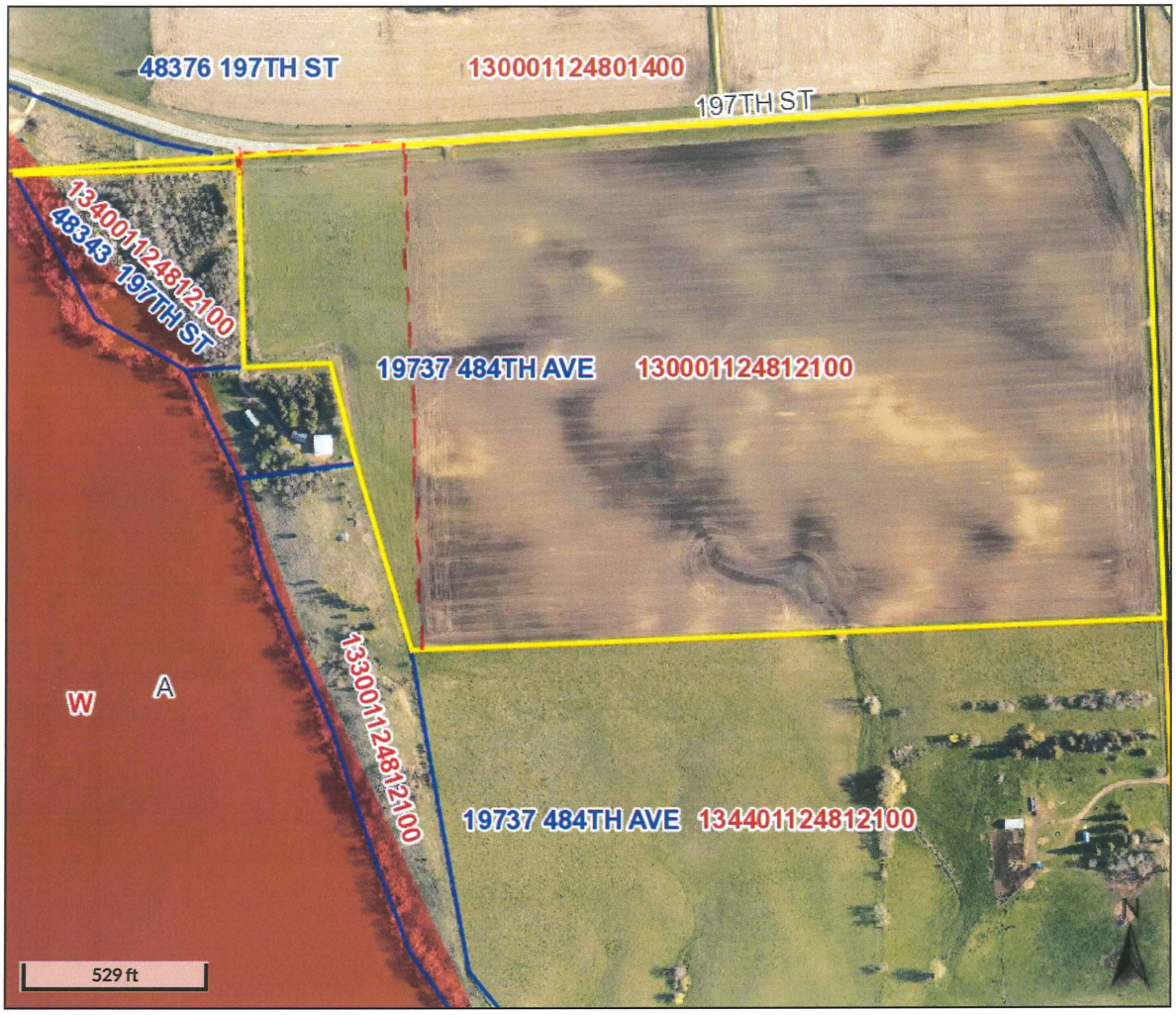
FORESIGHT LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57006
PHONE: 605.695.6442 Foresight@brookings.net



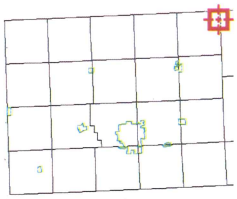
Ommen Second Addition - Block 1

2020plat 611

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	130001124812100	**Alternate ID**	n/a	**Owner Address**	TROOIEN LAND CO INC
Sec/Twp/Rng	12-112-48	**Class**	AGA		PO BOX 133
Property Address	19737 484TH AVE ASTORIA	**Acreage**	76.31		ASTORIA SD 57213

District 1310

Brief Tax Description LOTS 8 EXC BLOCK 1 TROOIEN ADDN, LOT 9, E 1/2 NE 1/4 EXC. OLS 1-2 & LOT 3 OMMEN & EXC BLOCK 1 TROOIEN ADDN SEC 12-112-48 76.31 AC

(Note: Not to be used on legal documents)

Date created: 5/20/2020
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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
June 2, 2020 – 8:00 PM meeting

2020plat012 – June 2, 2020

Prepared by Richard Haugen

Applicant/Owner: Emil and Wanda Misar, 46590 210th St, Brookings, SD 57006

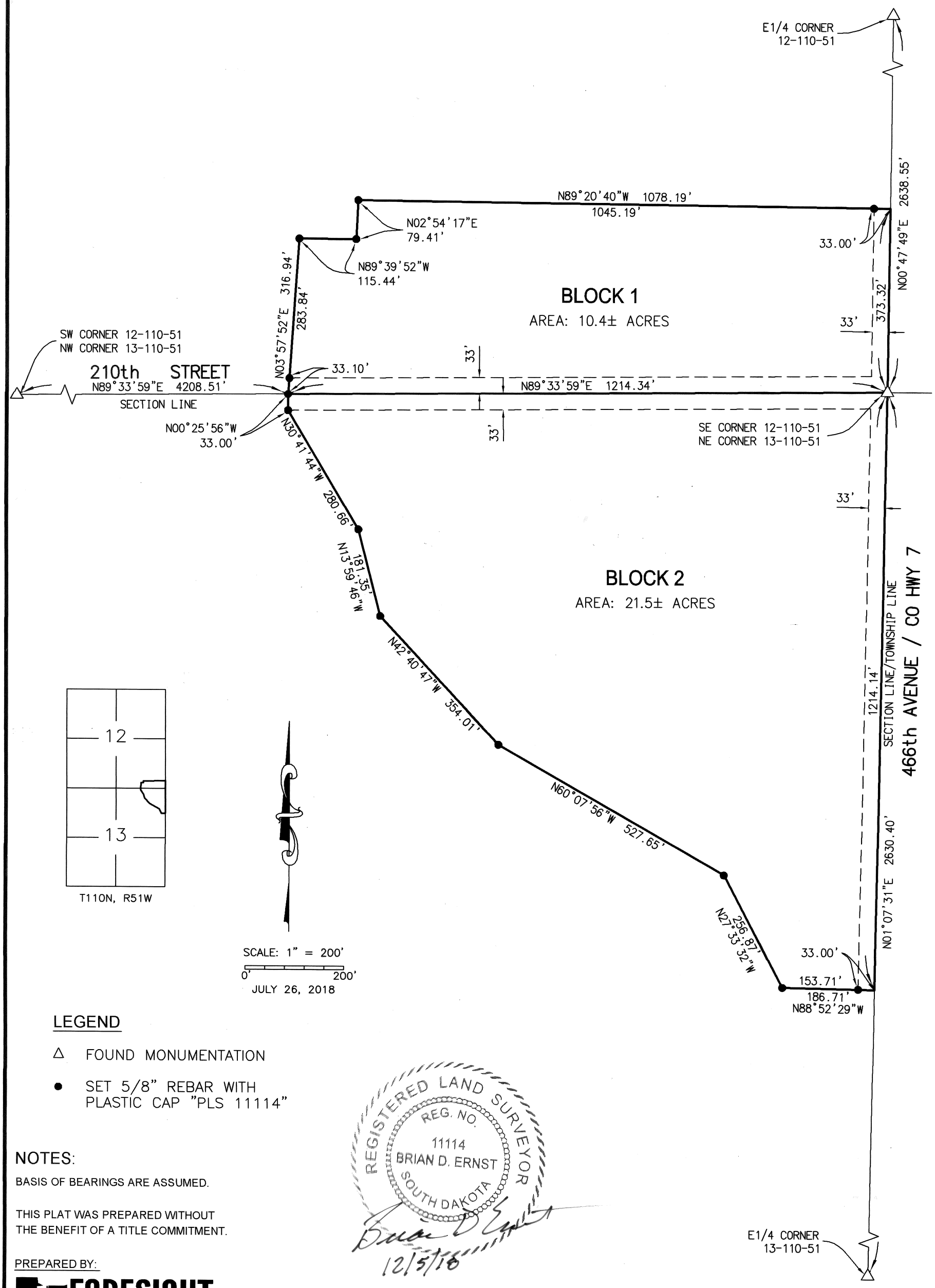
Legal Description: "Plat of Block 1, Intermill-Misar Addition in the SE1/4 of Section 12, T110N, R51W of the 5th P.M., Brookings County, South Dakota" and "Block 2, Intermill-Misar Addition in the NE1/4 of Section 13, T110N, R51W of the 5th P.M., Brookings County, South Dakota."

2020plat009: Emil and Wanda Misar are platting off 10.4 acres from the 160 acres they own in Section 12 that contains the existing homestead. The homestead will use the existing driveway located on 210th Street for access to the property. They are also platting off 21.5 acres from the 160 acres they own in Section 13, which is directly across the road to the south of the homestead. The farmstead will use the existing driveway located on 210th Street for access to the property. Block 1 contains the existing residence with no other out buildings and Block 2 contains the existing pole shed, barn, two silos, grain bins, feed lot, other miscellaneous structures and no residence. A residence could not be built in Block 2 as it does not have the required 35 acres to build to residence. Both Block 1 and Block 2 are located in the flood plain. Any future buildings will need a Brookings County Floodplain Development permit and will need to follow FEMA Guidelines for building in the Floodplain.

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

BLOCK 1, INTERMILL-MISAR ADDITION IN THE SOUTHEAST 1/4 OF SECTION 12, T110N, R51W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA AND
BLOCK 2, INTERMILL-MISAR ADDITION IN THE NORTHEAST 1/4 OF SECTION 13, T110N, R51W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

△ FOUND MONUMENTATION

● SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

REGISTERED LAND SURVEYOR
REG. NO. 11114
BRIAN D. ERNST
SOUTH DAKOTA
12/5/18

NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED BY:

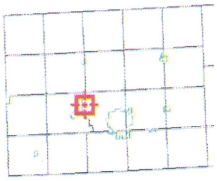
FORESIGHT LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57006
PHONE: 605.695.6442 FAX: 605.697.3122

Intermill-Misar Addition - Blocks 1 & 2

2020plat 012 1of2

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	060001105112400	**Alternate ID**	n/a	**Owner Address**	MISAR, EMIL L JR ET UX 46590 210TH ST BROOKINGS SD 57006
Sec/Twp/Rng	12-110-51	**Class**	AGA		
Property Address	46590 210TH ST BROOKINGS	**Acreage**	160		
District	06058				
Brief Tax Description	SE 1/4 SEC 12-110-51 160.0 AC (Note: Not to be used on legal documents)				

Date created: 5/14/2020
Last Data Uploaded: 5/14/2020 8:06:20 AM

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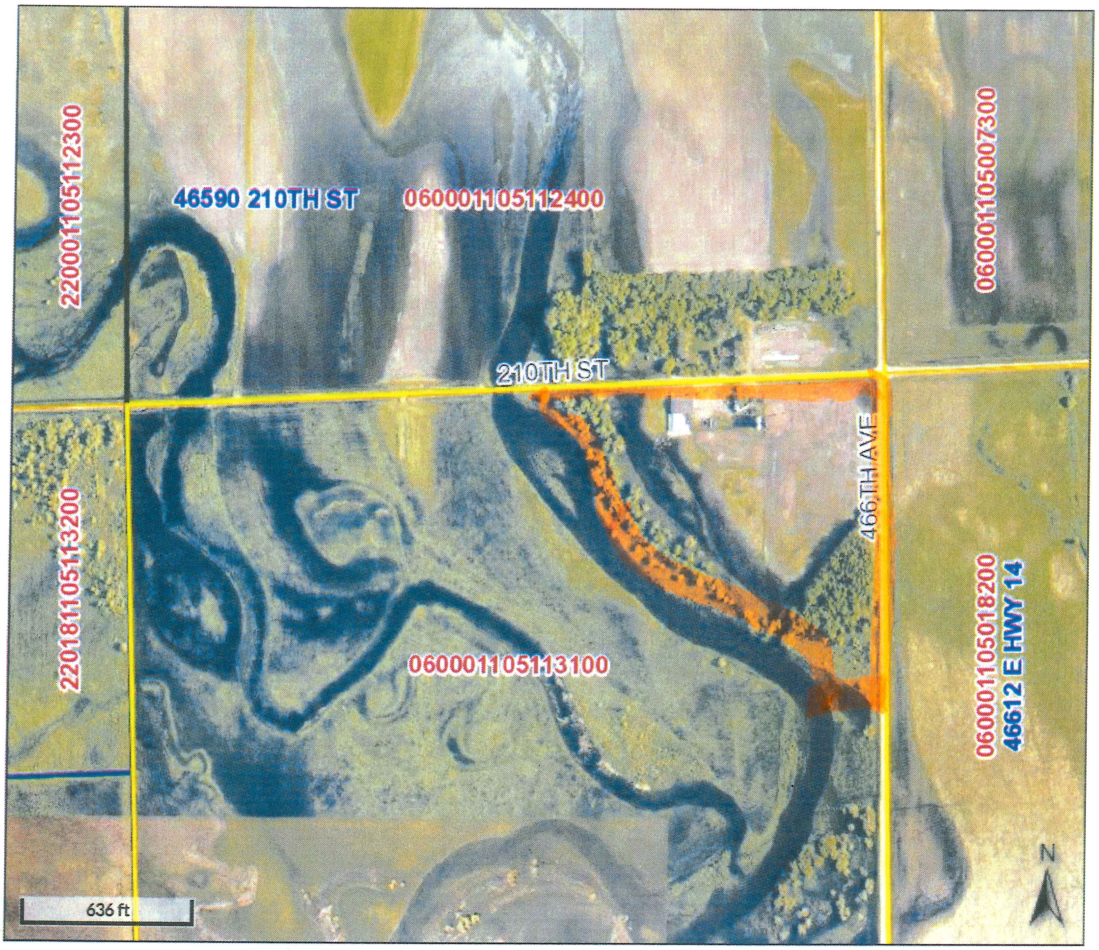
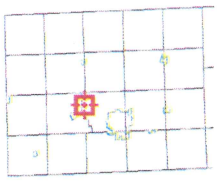
2020plat 012 2 of 2

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	060001105113100	**Alternate ID**	n/a	**Owner Address**	MISAR, EMIL L JR ET UX
Sec/Twp/Rng	13-110-51	**Class**	AGA		46590 210TH ST
Property Address		**Acreage**	160		BROOKINGS SD 57006
District	06058				
Brief Tax Description	NE 1/4 SEC 13-110-51 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/14/2020
Last Data Uploaded: 5/14/2020 8:06:20 AM

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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
June 2, 2020 – 8:00 PM meeting

2020plat013 – June 2, 2020

Prepared by Richard Haugen

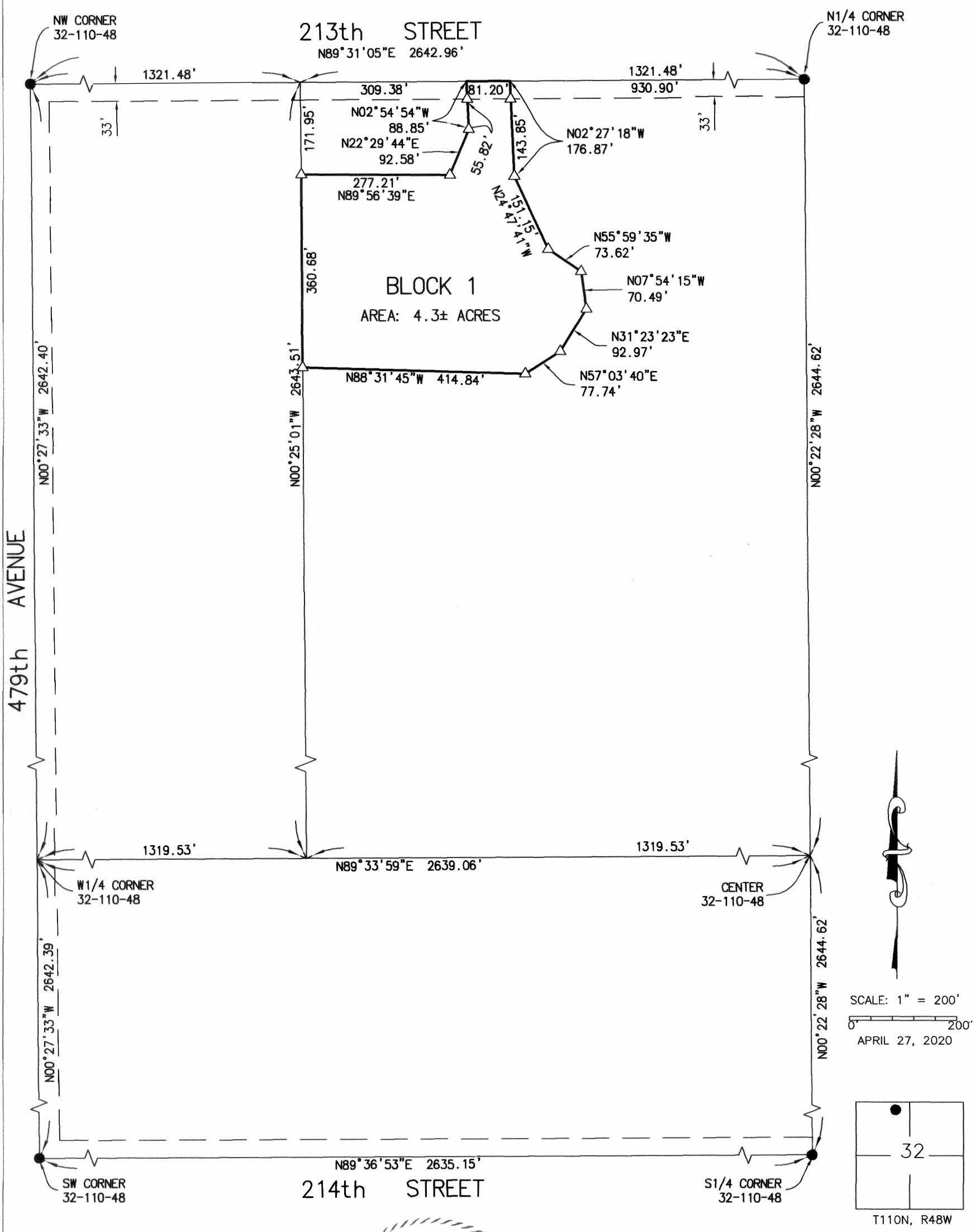
Applicant/Owner: Lawrence and Pat Jensen, 47927 213th St, Aurora, SD 57002

Legal Description: "Plat of Block 1, Jensen Addition in the NE1/4 of the NW1/4 of Section 32, T110N, R48W, of the 5th P.M., Brookings County, South Dakota."

2020plat013: Lawrence and Pat Jensen are platting off 4.3 acres that contain a residence and building site from the 40.0 acres they own. The residence was built in 2014. They will use the existing driveway located on 213th Street for access to the property. The building site needs to be excluded from the 40 acres, with a separate legal description for financial purposes. Their son is purchasing the balance 35.7 acres, along with the additional 120 acres of farmland in the quarter, to continue the family farming operation. Included in this report is a letter from the financial institution, with what is required. This plat request is quite different from other building site subdivisions in the past, where the smaller parcel is required for financing of that small parcel, in this case, the subdivision is required for the financing of the large parcel of farm ground, without the 4.3 acre building site. The current owner's will continue to live in the building site and help with the farming operation.

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
BLOCK 1, JENSEN ADDITION
IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T110N, R48W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



REGISTERED LAND SURVEYOR
REG. NO.
11114
BRIAN D. ERNST
SOUTH DAKOTA
4/27/2020

NOTES:

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- ● FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

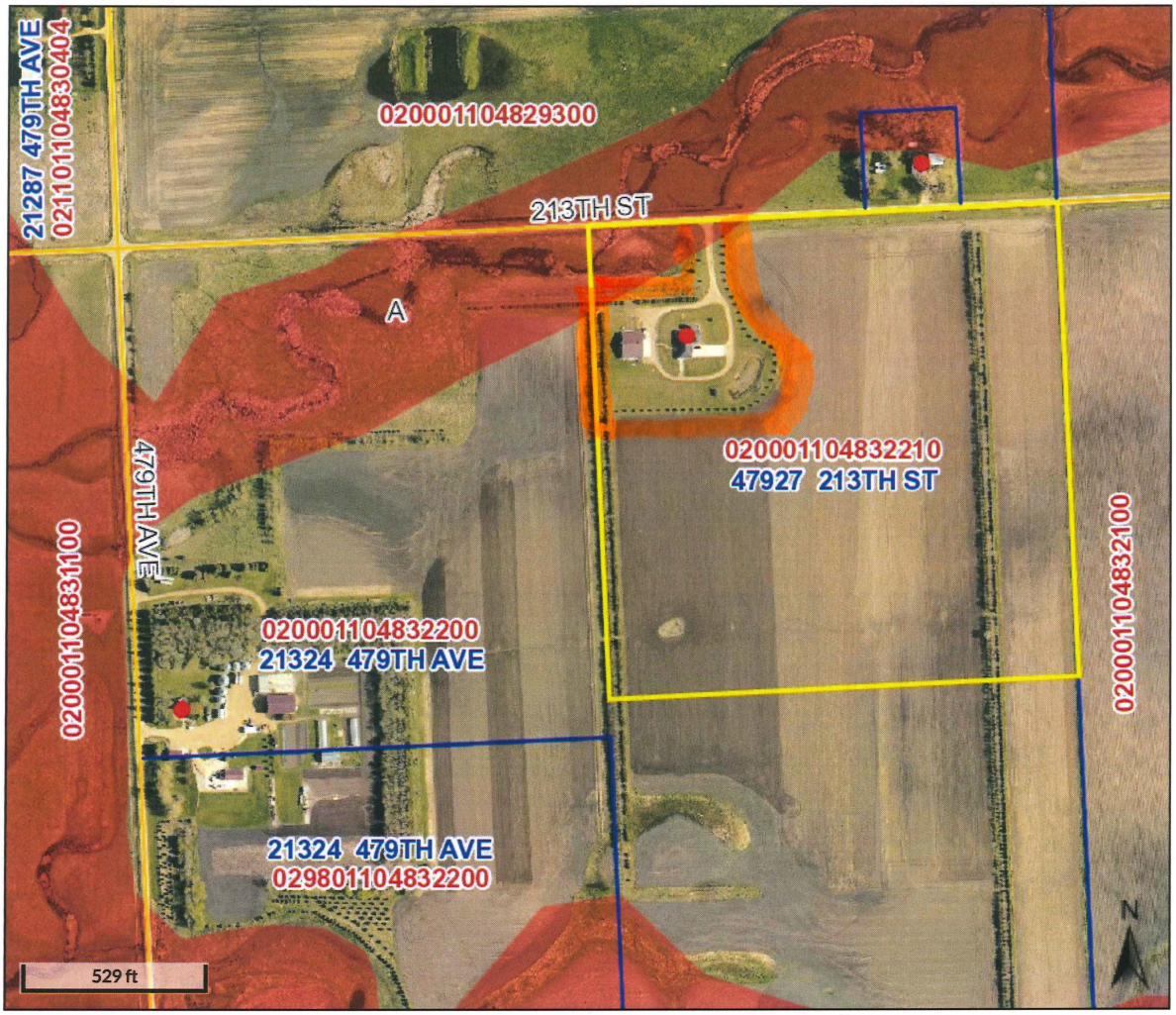
PREPARED BY:

FORESIGHT LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57006
PHONE: 605.695.6442 Foresight@brookings.net

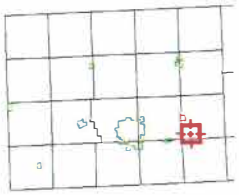
Block 1 - Jensen Addition

2020 plat 013

Beacon™ Brookings County, SD



Overview



Legend

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

Floodplain 2008

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	020001104832210	**Alternate ID**	n/a	**Owner Address**	JENSEN, LAWRENCE M ET UX
Sec/Twp/Rng	32-110-48	**Class**	AGA		47927 213TH ST
Property Address	47927 213TH ST	**Acreage**	40		AURORA SD 57002
	AURORA				
District	0203				
Brief Tax Description	NE1/4 NW1/4 SEC 32-110-48 40 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/21/2020
Last Data Uploaded: 5/21/2020 8:07:23 AM

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RECEIVED

APR 2 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 4.21.2020

Variance Number: 2020VAR004

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:

Built-addition 8X28 with 10X38 deck on the lake side.

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.

lot does not meet current zoning requirements

D.) Legal Description of Property:
Lot 53 DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 1, 4, 5 and 6 in Section 7, T 111N, R 51W
Parcel #14108111510735 3

site addr: 77 Oakwood Shoreline Dr, Bruce, SD 57220.

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

June 2, 2020
Date

8:00 PM
Time

Approved

Rejected

Date

Chairman of Brookings County Board of Adjustment

Kieth Drew
Person filing petition – print

Person filing petition – sign

77 Oakwood Shoreline Dr.
Address

Bruce
City

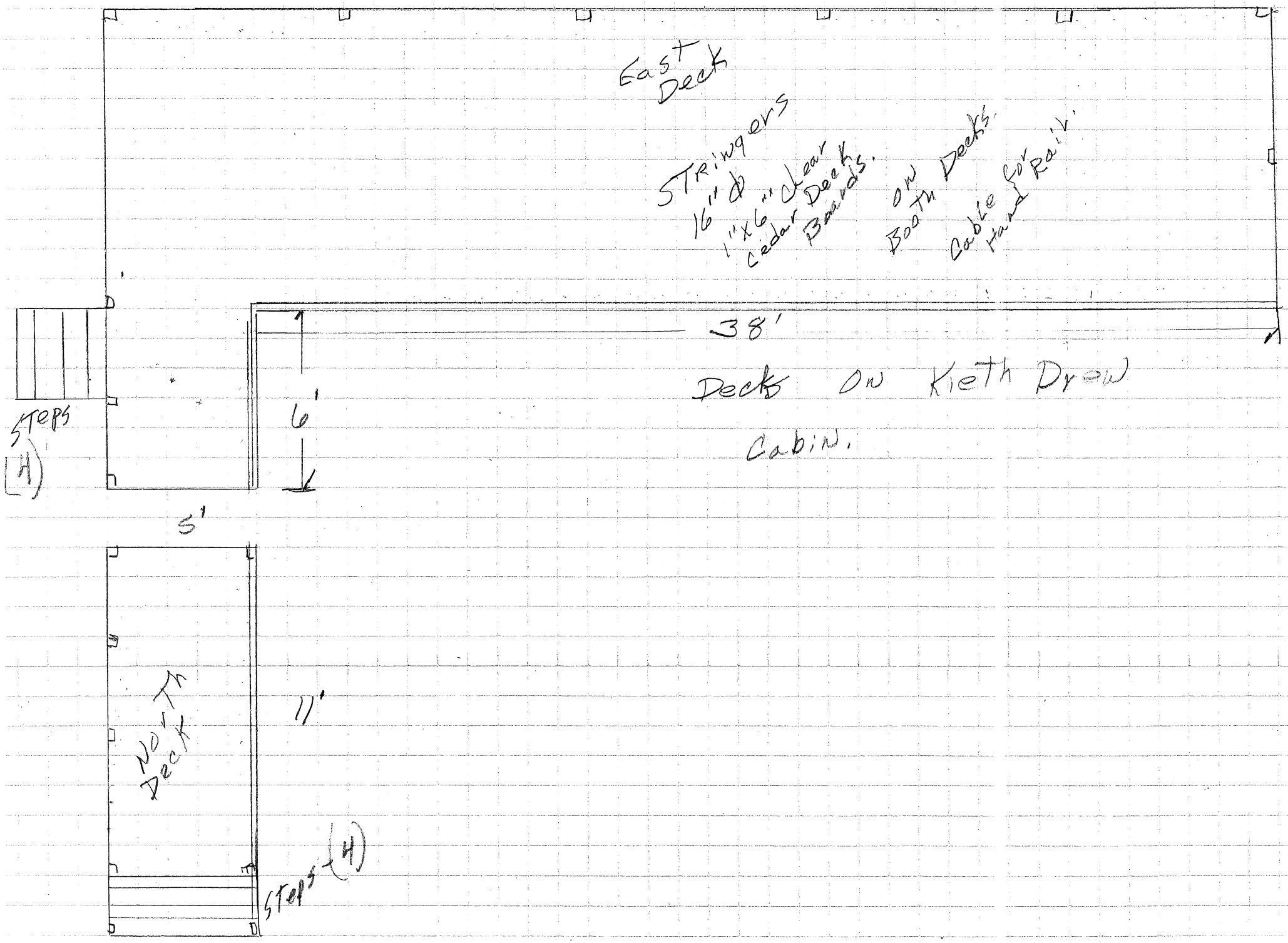
South Dakota
State

57220
Zip Code

605 261-6676
Telephone

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

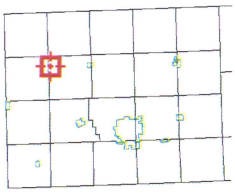
2020 VAR 004


East Deck
Stringers
16" ϕ
1"x6" Clear Cedar Deck Boards.
On Booth Decks.
Cable for Hand Rail.
38'
Decks On Kieth Drew Cabin.
6'
Steps (4)
5'
North Deck
11'
Steps (4)

2020 VAR 004

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	141081115107353	**Alternate ID**	n/a	**Owner Address**	DREW, KEITH 77 OAKWOOD SHORELINE DR BRUCE SD 57220
Sec/Twp/Rng	7-111-51	**Class**	NACS		
Property Address	77 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		

District 1409

Brief Tax Description DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 53 DEBOER'S LAKE TETONKAHA WEST SUBDIV IN SW 1/4 SEC 07-111-51

(Note: Not to be used on legal documents)

Date created: 4/29/2020
Last Data Uploaded: 4/29/2020 8:05:12 AM

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BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
June 2, 2020 – 8:00 PM meeting

2020var004 – June 2, 2020

Prepared by Richard Haugen

Applicant/Owner: Keith Drew, 77 Oakwood Shoreline Dr, Arlington, SD 57212

Legal Description: "Lot 53 DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 and 6 in Section 7, T111N, R51W (Oakwood Township)"

Brookings County Zoning Ordinance: Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front).

2020var004: Keith Drew, has applied for a variance to build an 8' x 28' addition onto the end of his existing lake cabin and a 10' x 38' attached deck. The outer support post of the proposed deck is 43 feet from the highest known water mark, a variance of 32 feet. The Lake Park – Lake Front setbacks are 75 feet from the high water mark. The applicant has an existing 26' x 28' single story cabin on his lot that is built into the side hill. He is proposing 8' x 26' addition onto the south end of the cabin, removing the existing roof and adding a second story over the existing first floor of the cabin and new addition. The cabin addition and second story addition will not be any closer to the lake than the current structure. The proposed attached 10' x 38 feet deck is where the variance is required. The proposed addition and deck will meet the side setbacks of 8 feet from the side property line. The addition and deck will not block the view for the adjoining landowners on either side as the existing cabin is set back farther. The property is located in the flood plain and will need to follow the flood plain building requirements. The lake lots and cabins have been existed on Lake Tetonkaha (aka-Lake Oakwood) since the 1930's and 40's prior to zoning requirements. DeBoer's Lake Tetonkaha West Subdivision was originally platted in 1984, and re-platted in June of 2003, when the original road was vacated and relocated.

The "Brookings County Comprehensive - Plan Future Land Use-Developed Lakes Future Land Use" found on page 58 –*In paragraph two: "It is likely that the established developed areas of Lake Campbell, Lake Hendricks, Lake Tetonkaha, and Lake Poinsett will experience*

continued development in varying degrees. While non-lake front growth potential exists for all of the able lakes; significant lake front area is appropriately zoned, and subdivided in some cases, adjacent to Lake Tetonkaha, Lake Hendricks, and Lake Campbell."

Letters were sent to the adjoining landowners and Oakwood Township Chairman and Clerk.

The public notices were published in the Brookings Register on May 19 & 26, 2020 and the Volga Tribune on May 21 and 28, 2020.

RECEIVED

APR 2 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 4.21.2020 Variance Number: 2020VAR004

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

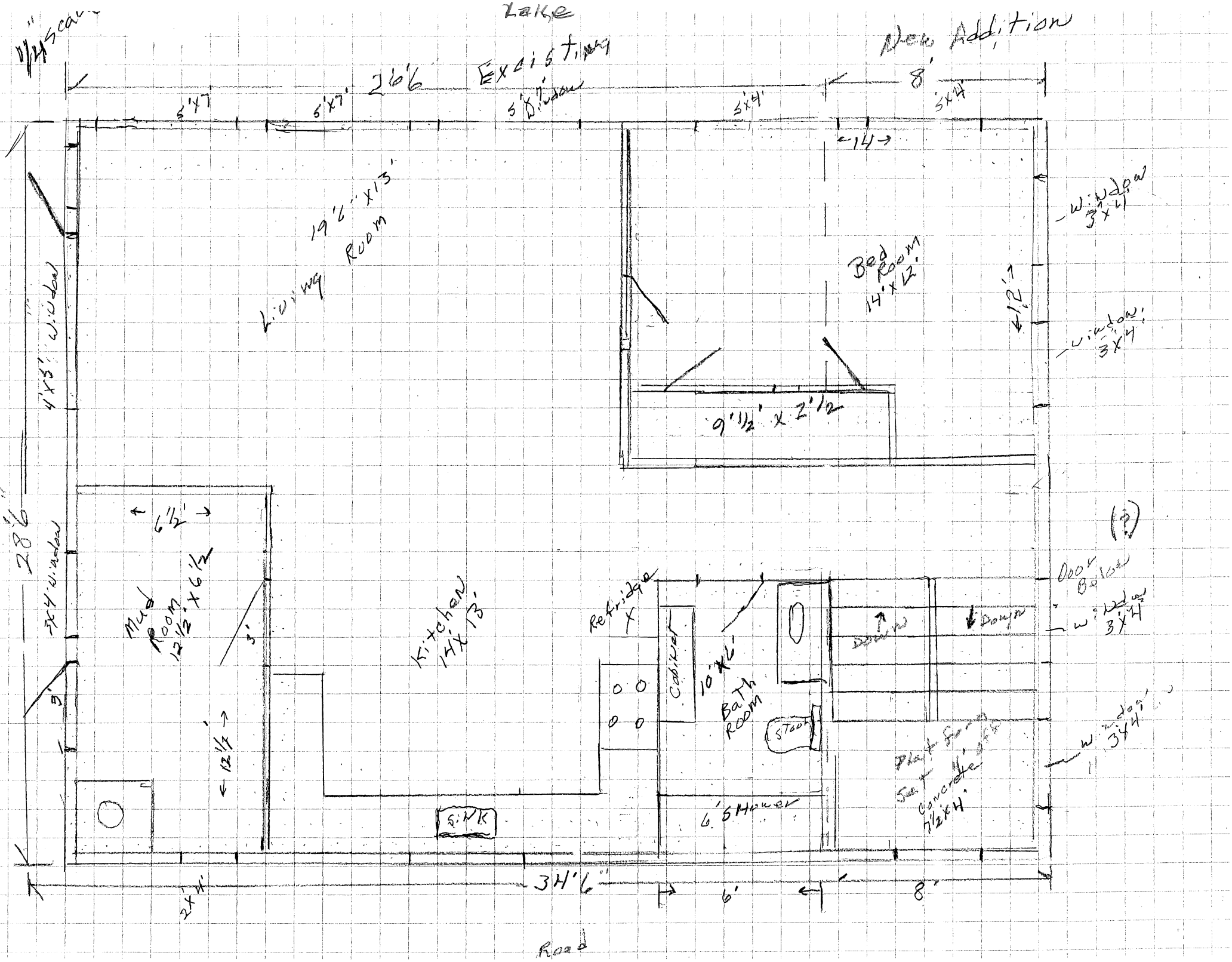
A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations for the purpose of:

Built-addition 8X28 with 10X38 deck on the lake side.

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).

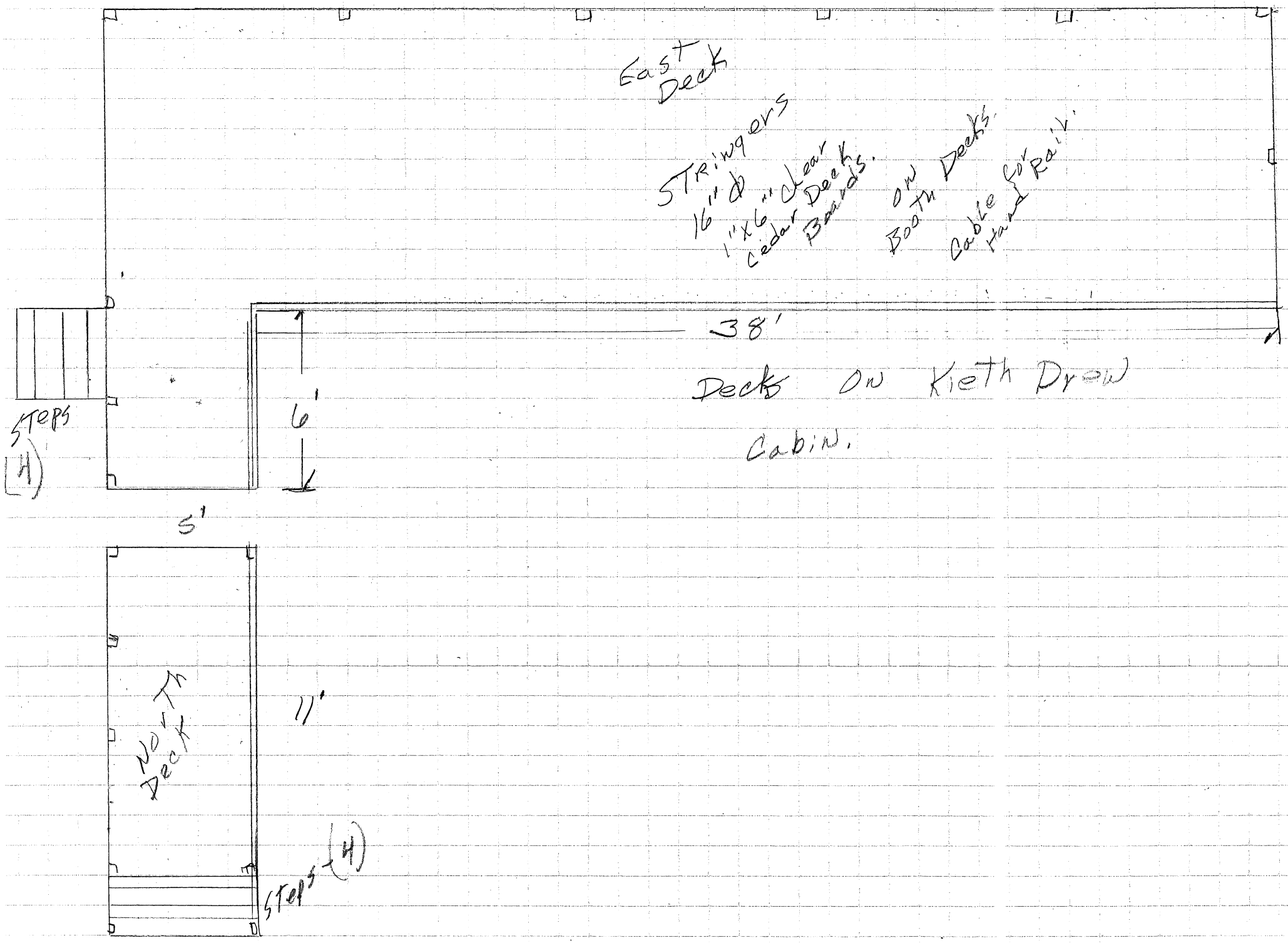
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms 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.

lot does not meet current zoning requirements



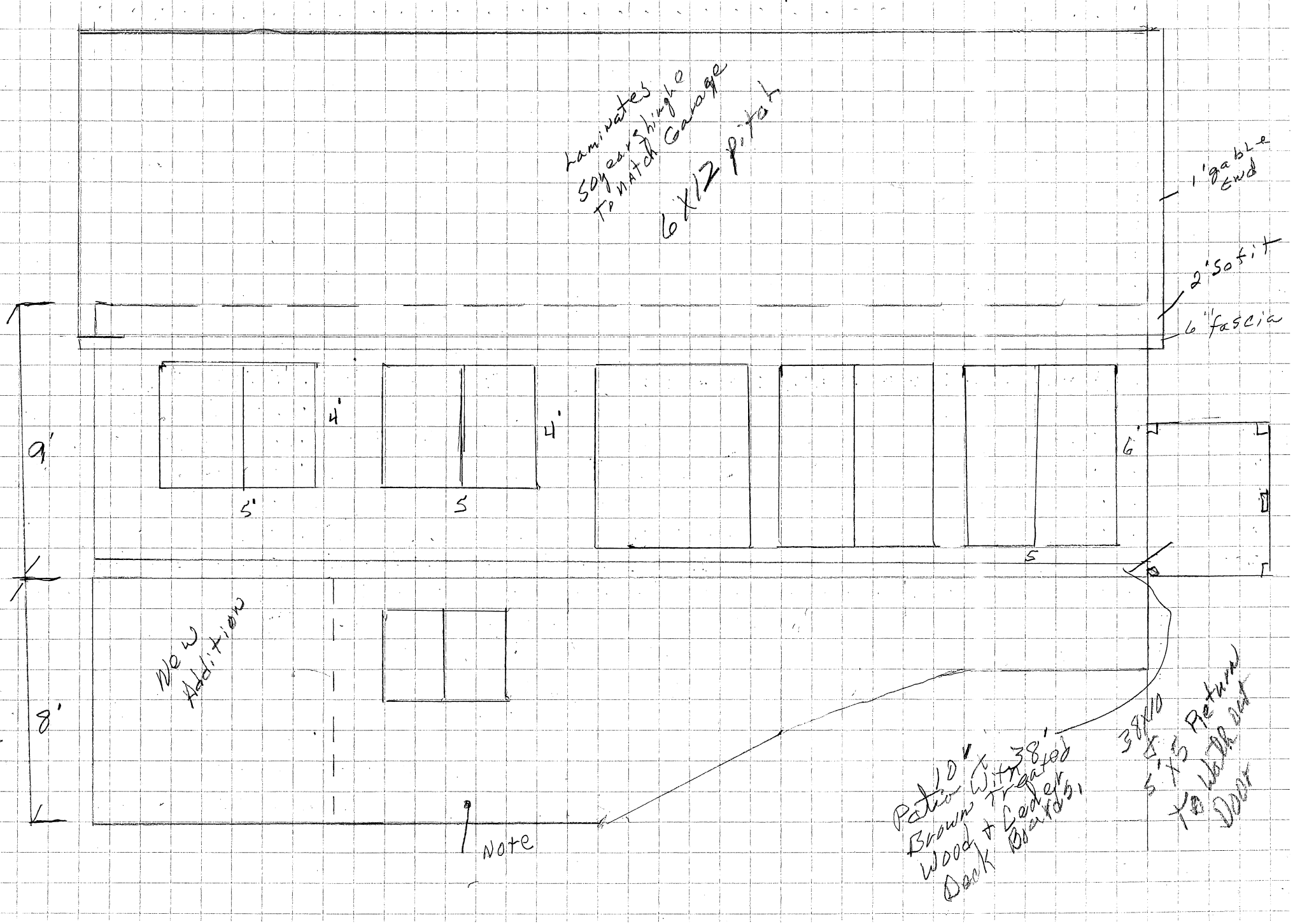
Lake
New Addition
Existing
26'6
8'
5'x7'
5'x7'
5'x7' Window
5'x4'
5'x4'
14
19'6" x 13' Room
Living
Bed Room 14'x12'
12'
window 3'x4'
window 3'x4'
9'1/2' x 2'1/2
4'x3' window
28'6"
3'x4' window
6'1/2'
Mud Room 12'1/2' x 6'1/2
3'
3'
12'1/2
Kitchen 14'x13'
Refridge
Cabinet
10'x6' Bath Room
Stool
Down
Down
Door Below
window 3'x4'
window 3'x4'
Plat form Set 4' off Concrete 7'1/2x4'
6' Shower
Sink
34'6"
2'x4'
6'
8'
Road

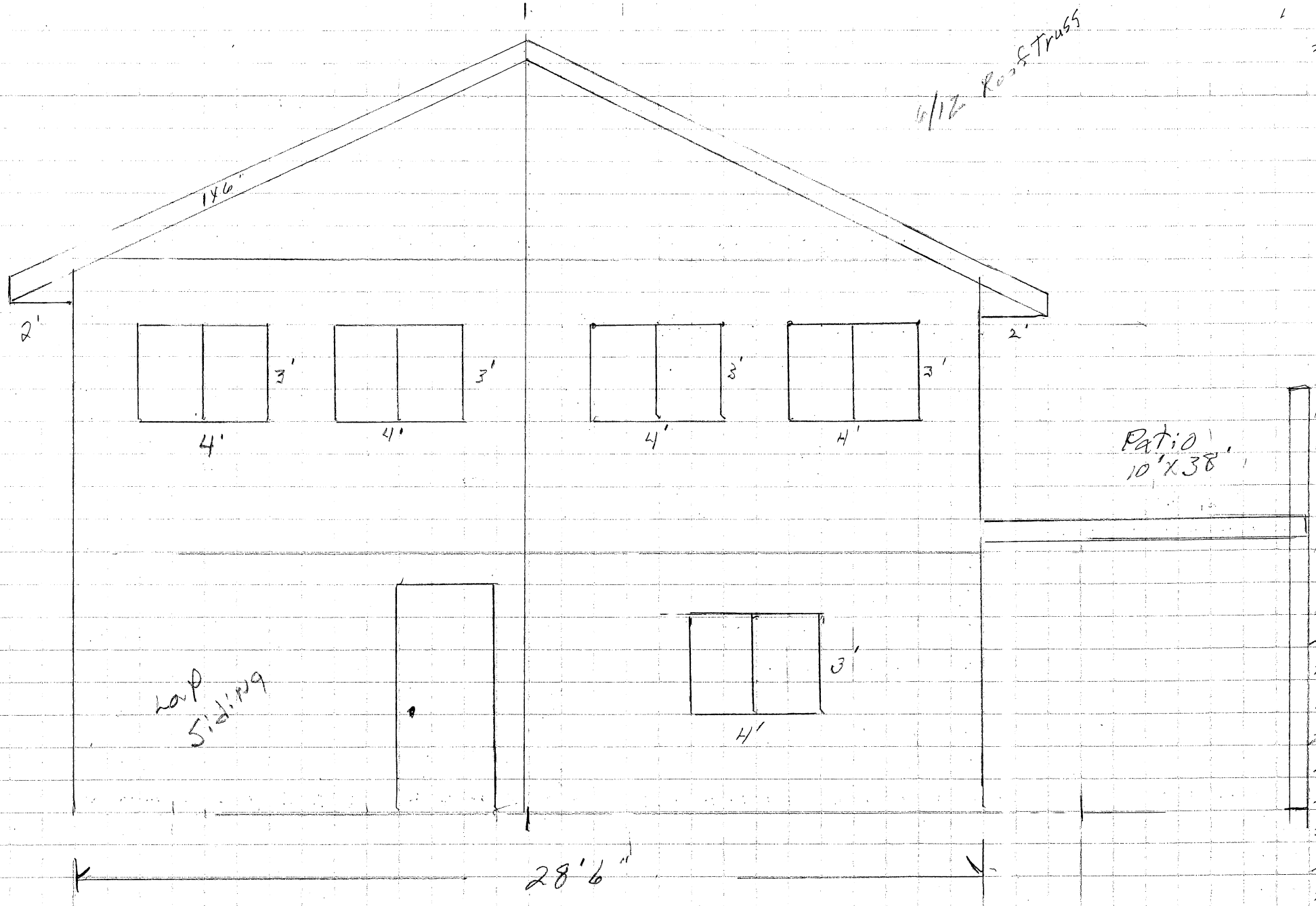
2020 VAR 004


East Deck
Stringers
16" ϕ
1"x6" Clear Cedar Deck Boards.
On Booth Decks.
Cable for Hand Rail.
38'
Decks On Kieth Drew Cabin.
6'
Steps (4)
5'
North Deck
11'
Steps (4)

North Elevation
1/4" Scale

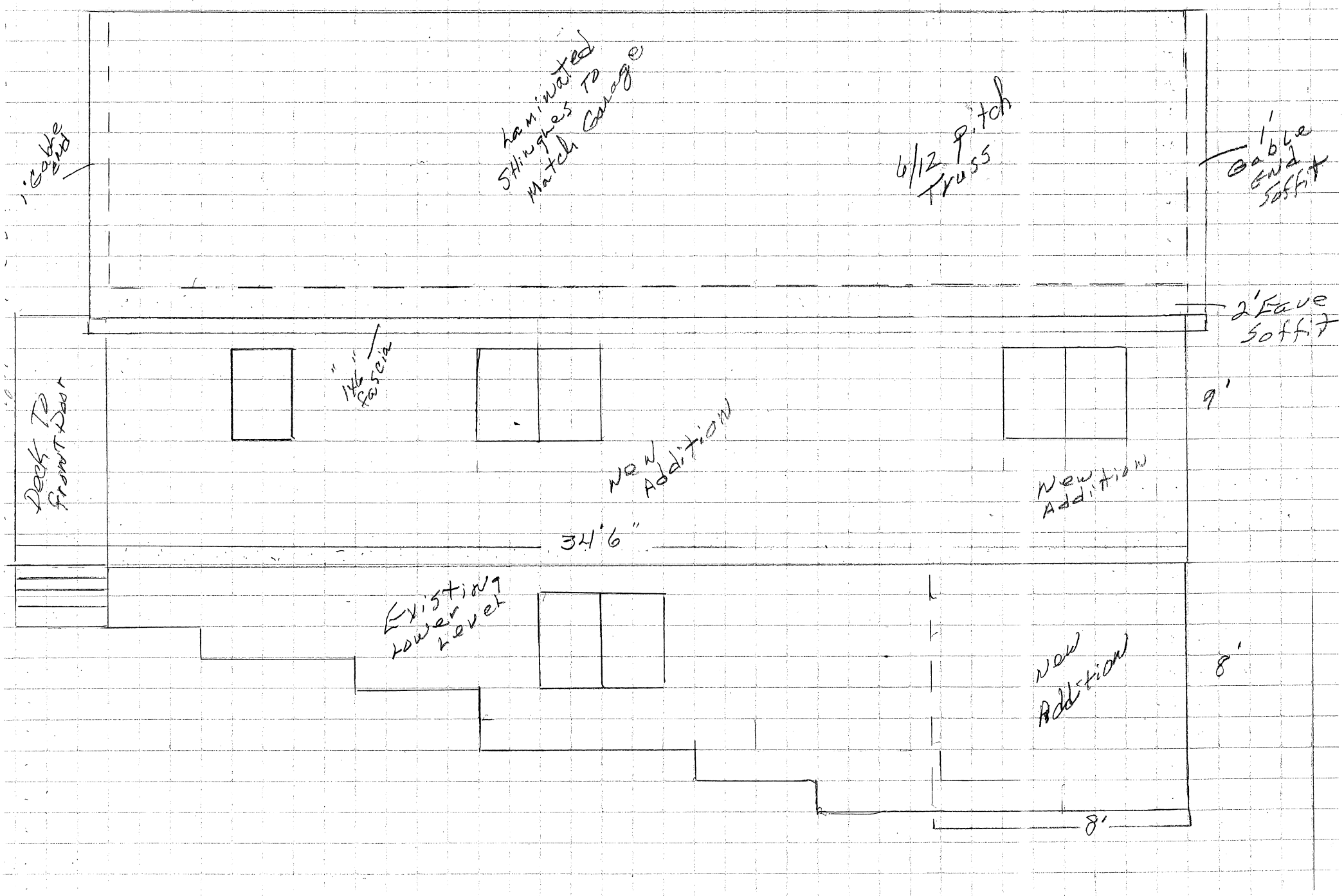
East Elevation
1/4" Scale





South Elevation
1/4" Scale

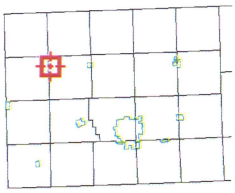
West Elevation
1/4" Scale



2020 VAR 004

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	141081115107353	**Alternate ID**	n/a	**Owner Address**	DREW, KEITH 77 OAKWOOD SHORELINE DR BRUCE SD 57220
Sec/Twp/Rng	7-111-51	**Class**	NACS		
Property Address	77 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		

District 1409

Brief Tax Description DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 53 DEBOER'S LAKE TETONKAHA WEST SUBDIV IN SW 1/4 SEC 07-111-51

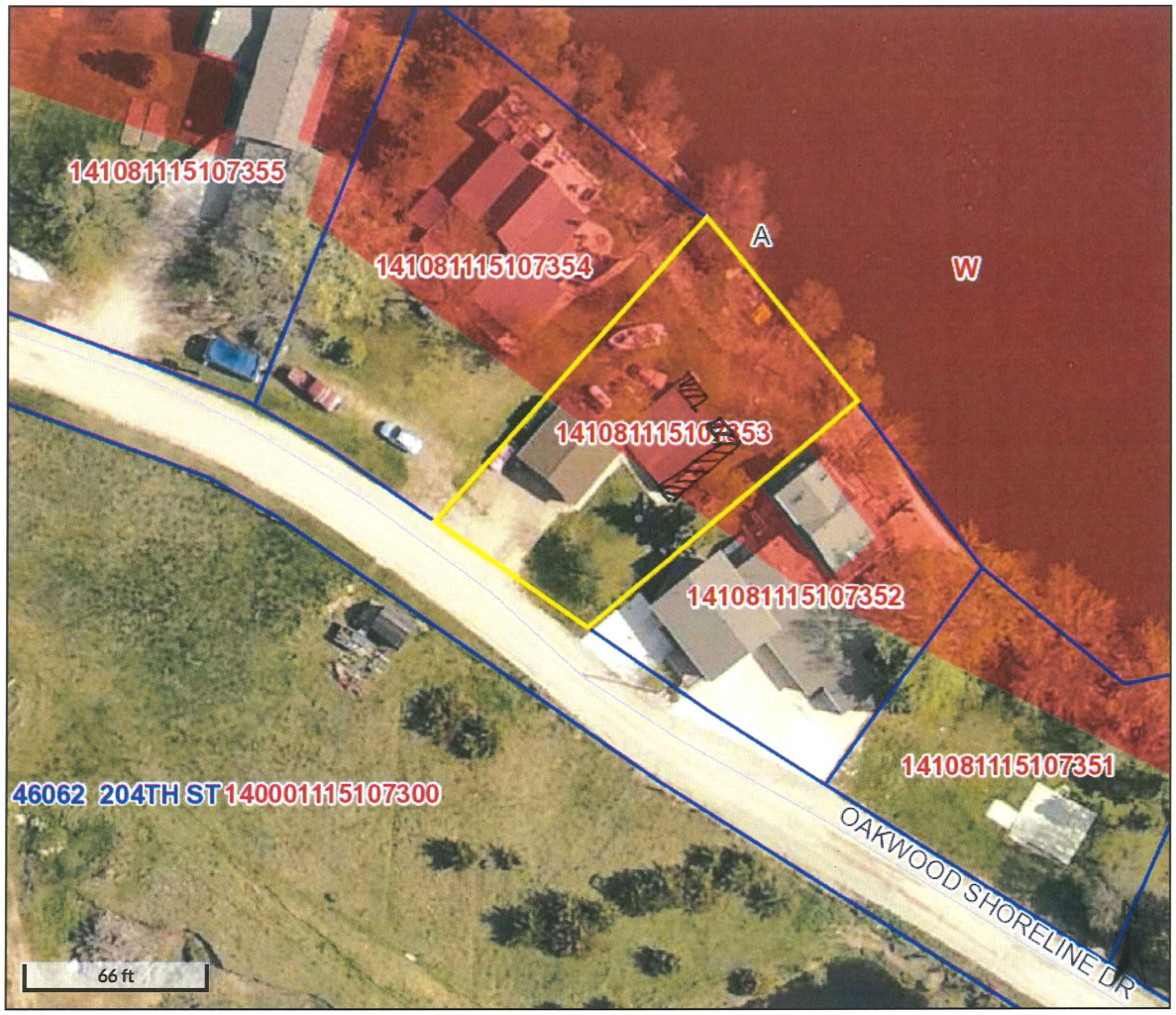
(Note: Not to be used on legal documents)

Date created: 4/29/2020
Last Data Uploaded: 4/29/2020 8:05:12 AM

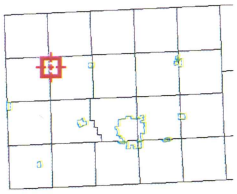
Developed by Schneider GEOSPATIAL

2020 VAR 004 Floodplain map

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	141081115107353	**Alternate ID**	n/a	**Owner Address**	DREW, KEITH 77 OAKWOOD SHORELINE DR BRUCE SD 57220
Sec/Twp/Rng	7-111-51	**Class**	NACS		
Property Address	77 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		

District 1409

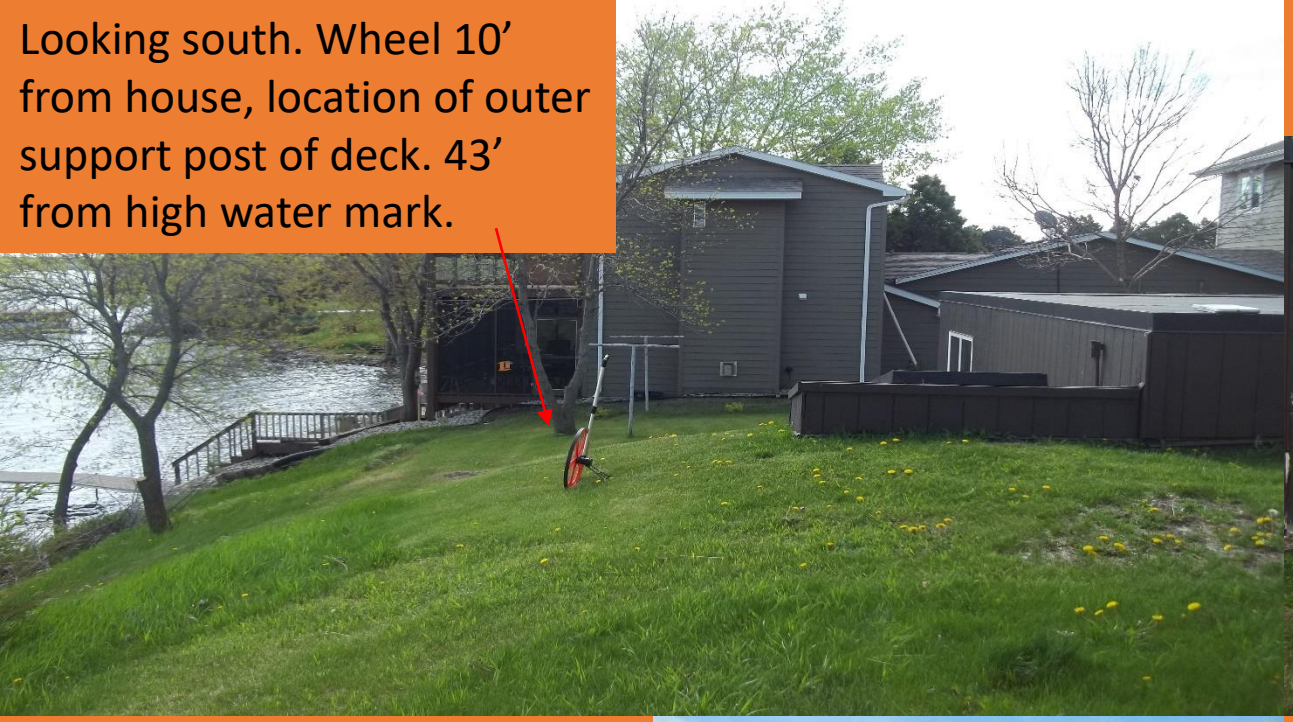
Brief Tax Description DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 53 DEBOER'S LAKE TETONKAHA WEST SUBDIV IN SW 1/4 SEC 07-111-51

(Note: Not to be used on legal documents)

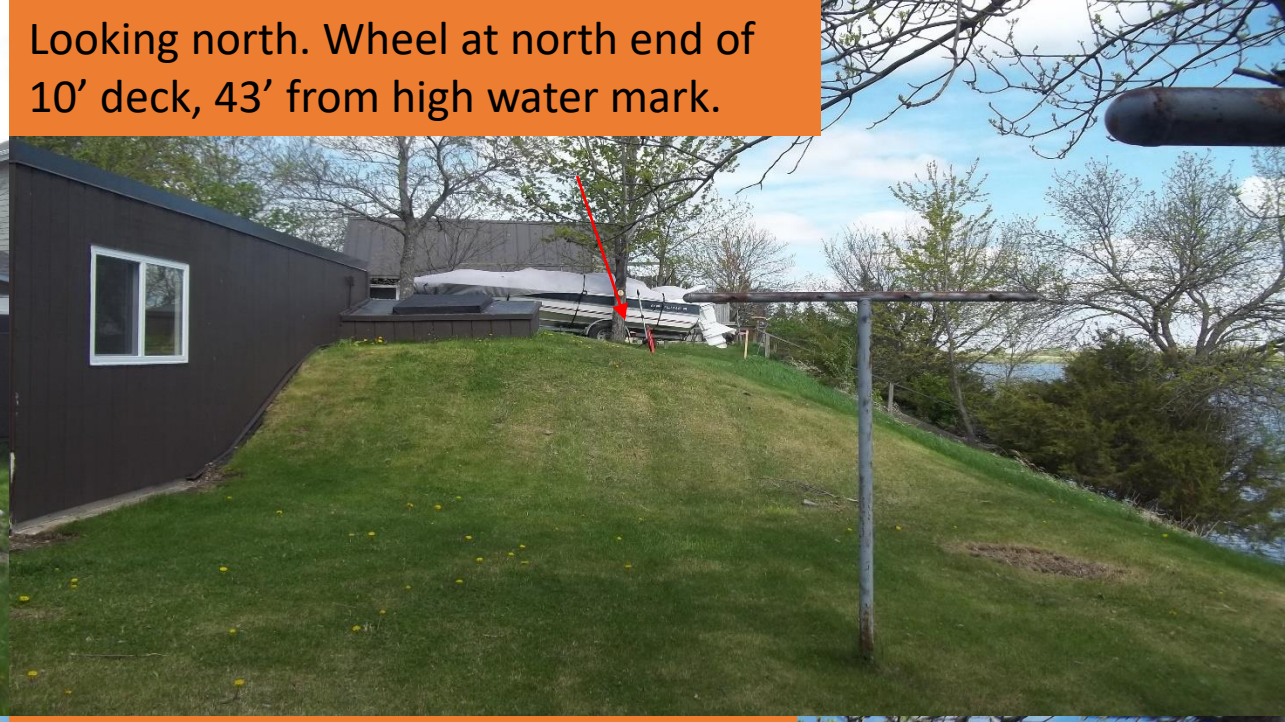
Date created: 4/29/2020
Last Data Uploaded: 4/29/2020 8:05:12 AM

Developed by Schneider GEOSPATIAL

2020var004: Keith Drew

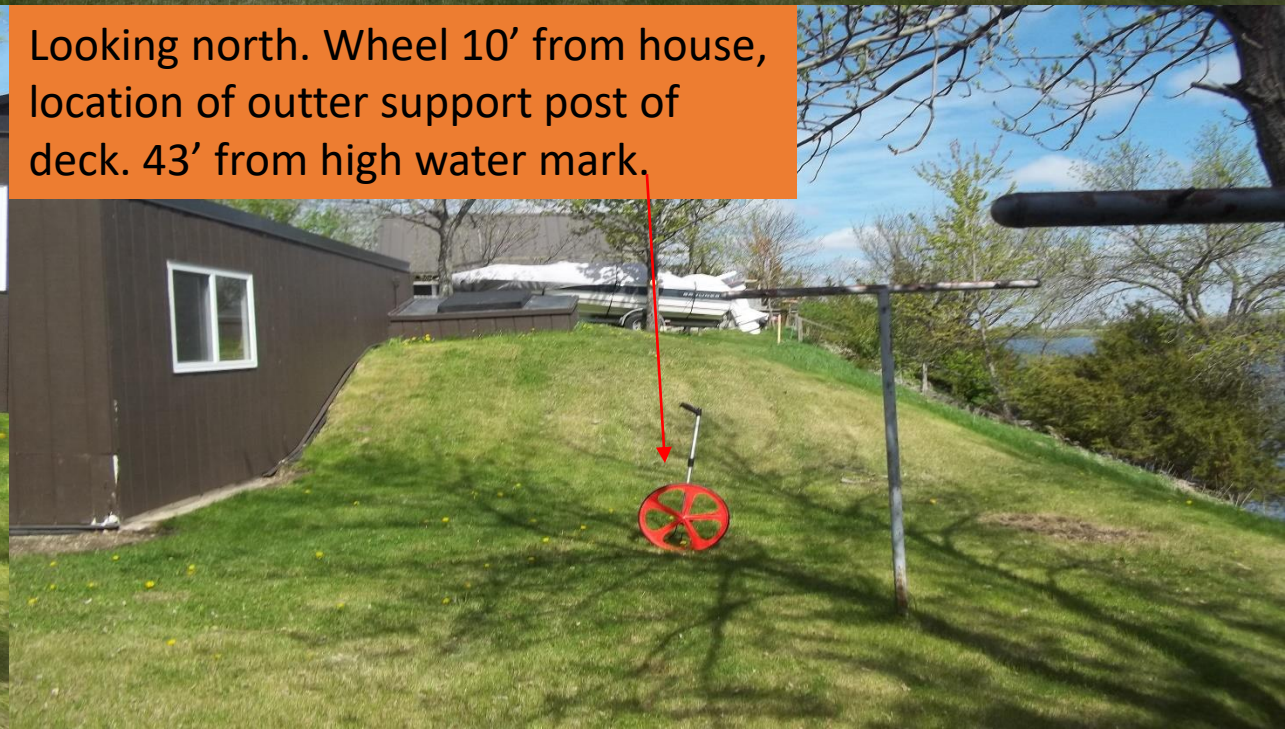


Looking south. Wheel 10’ from house, location of outer support post of deck. 43’ from high water mark.



Looking north. Wheel at north end of 10’ deck, 43’ from high water mark.

Wheel at south end of 8’ addition. 9’ from side property line.



Looking north. Wheel 10’ from house, location of outter support post of deck. 43’ from high water mark.

Looking west, north side of cabin.

Looking south along lake shore.

Looking north along lake shore.

Looking west from dock towards cabin.

FILED JUN X 1 2020

I, have been informed on the additions and changes to be made to 77 oakwood shoreline dr. belonging to Kieth Drew.

I have no concerns or objections with any of the proposed additions or construction to be built on the property.

Hugh Ranzall

Lot 78

FILED JUN X 1 2020

I, have been informed on the additions and changes to be made to 77 oakwood shoreline dr. belonging to Kieth Drew.

I have no concerns or objections with any of the proposed additions or construction to be built on the property.

Lot 76 - OK,

Susan L. Ryan

RECEIVED

MAY 1 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 5-11-2020 Variance Number: 2020var005

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:

TO BUILD A 28' X28' ADDITION OFF THE NORTH SIDE EAST END ON THE EXISTING HOUSE

MICHAEL J ROBBINS APPLYING FOR A VARIANCE FOR MIKE + PATTY THOMPSON

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.

THE LOCATION OF EXISTING HOUSE IS WITHIN THE SET BACK.

D.) Legal Description of Property:

MIKE / PATTY THOMPSON

SECTION 23 R-49-W T-111-N

20593 476TH AVE

WHITE S.D. 57276 (Afton Twp)

S 950' of E 950' of SE¼ in Sec 22, T111N, R49W

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

6.2.2020 ~~7/7/2020~~
Date

8:00 PM
Time

Approved

Rejected

Date

Chairman of Brookings County Board of Adjustment

MICHAEL J ROBBINS
Person filing petition – print

Michael J Robbins
Person filing petition – sign

47537 209TH ST
Address

AURORA
City

SD
State

~~57006~~ 57002
Zip Code

605-690-0466
Telephone

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

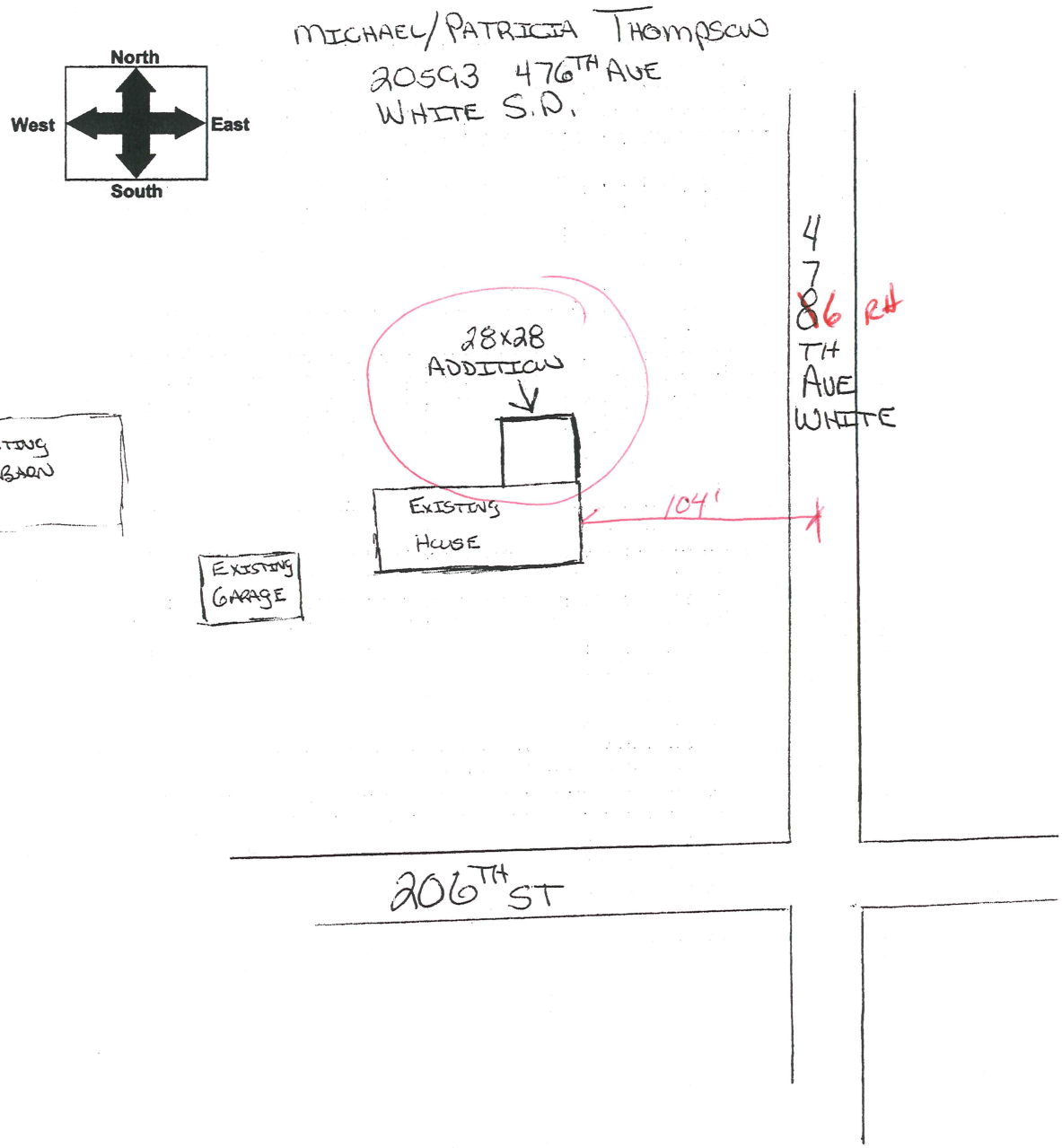
mike_robbins1589@hotmail.com

MIKE THOMPSON 690-9920

2020VAR005

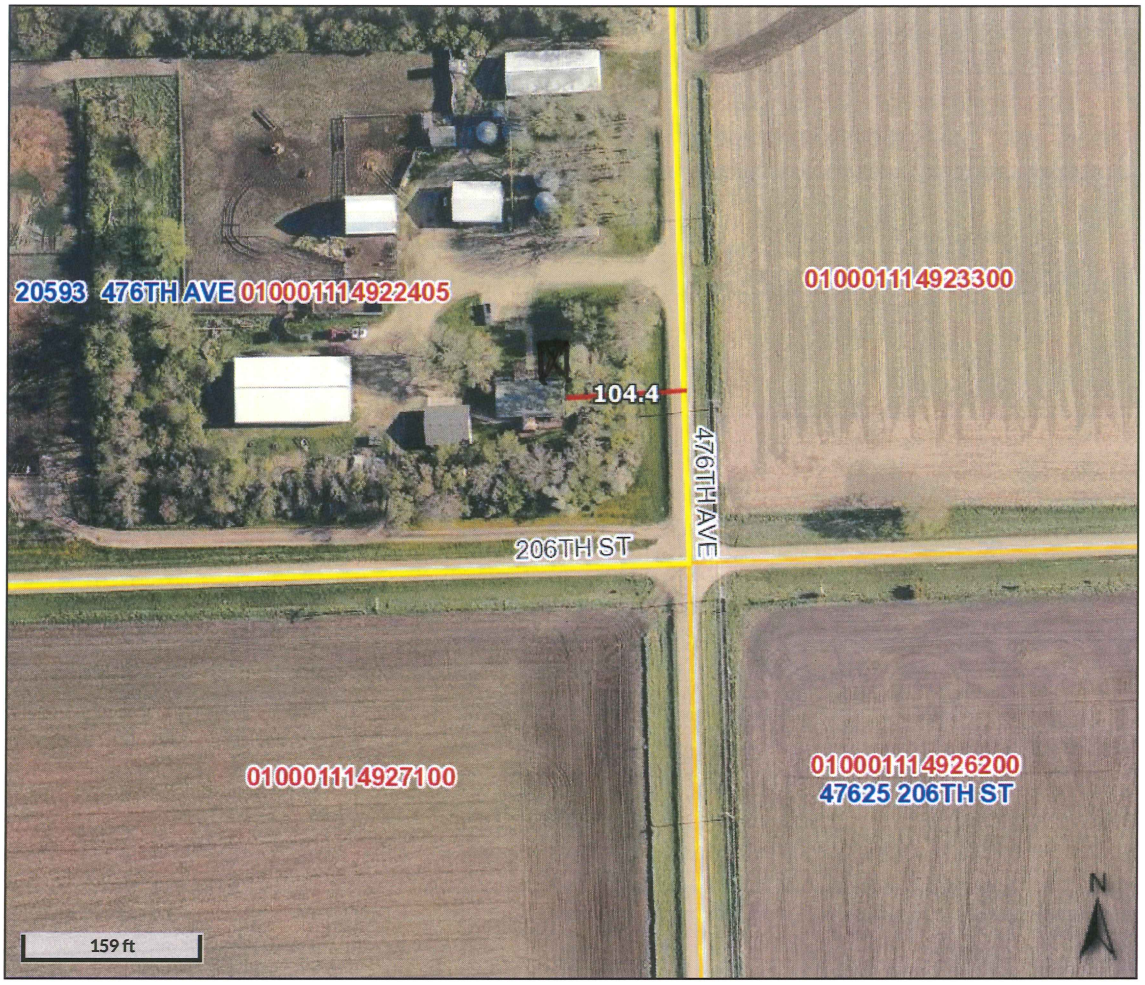
SKETCH

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

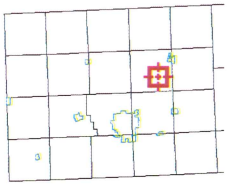


2020 VAR 005

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	010001114922405	**Alternate ID**	n/a	**Owner Address**	THO F F INC
Sec/Twp/Rng	22-111-49	**Class**	AGA		20713 476TH AVE
Property Address	20593 476TH AVE WHITE	**Acreage**	20.72		AURORA SD 57002
District	0110				
Brief Tax Description	S 950' OF E 950' OF SE 1/4 SEC 22-111-49 20.72 ACRES (Note: Not to be used on legal documents)				

Date created: 5/6/2020
Last Data Uploaded: 5/6/2020 8:07:43 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 Board of Adjustment
June 2, 2020 – 8:00 PM meeting

2020var005 – June 2, 2020

Prepared by Richard Haugen

Applicant: Mike Robbins for THO F F Inc., 20593 476th Ave, White, SD 57276

Legal Description: "S 950' of E 950' of SE1/4 in Section 22, T111N, R49W (Afton Township)"

Article 11.00: Section 11.01 "A" Agricultural District: Area Regulations # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards."

2020var005: Mike Robbins for THO FF Inc. has applied for a variance to build a 28' x 28' residential addition 104 feet from the center of 476th Ave, a variance of 29 feet. The required setback is 133 feet from the center or 476th Ave, an Afton Township gravel road.

Things to consider are shape and size of farm yard. The existing house was built in 1993 to prior to current setback requirements.

Public notices were published in the Brookings Register on May 19 and 26, 2020 and the White Tri-City Star on May 21 and 28, 2020.

Letters were sent to the adjoining landowner's, Afton Township Chairman and Clerk.

RECEIVED

MAY 1 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 5-11-2020 Variance Number: 2020var005

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:

TO BUILD A 28' X28' ADDITION OFF THE NORTH SIDE EAST END ON THE EXISTING HOUSE

MICHAEL J ROBBINS APPLYING FOR A VARIANCE FOR MIKE + PATTY THOMPSON

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.

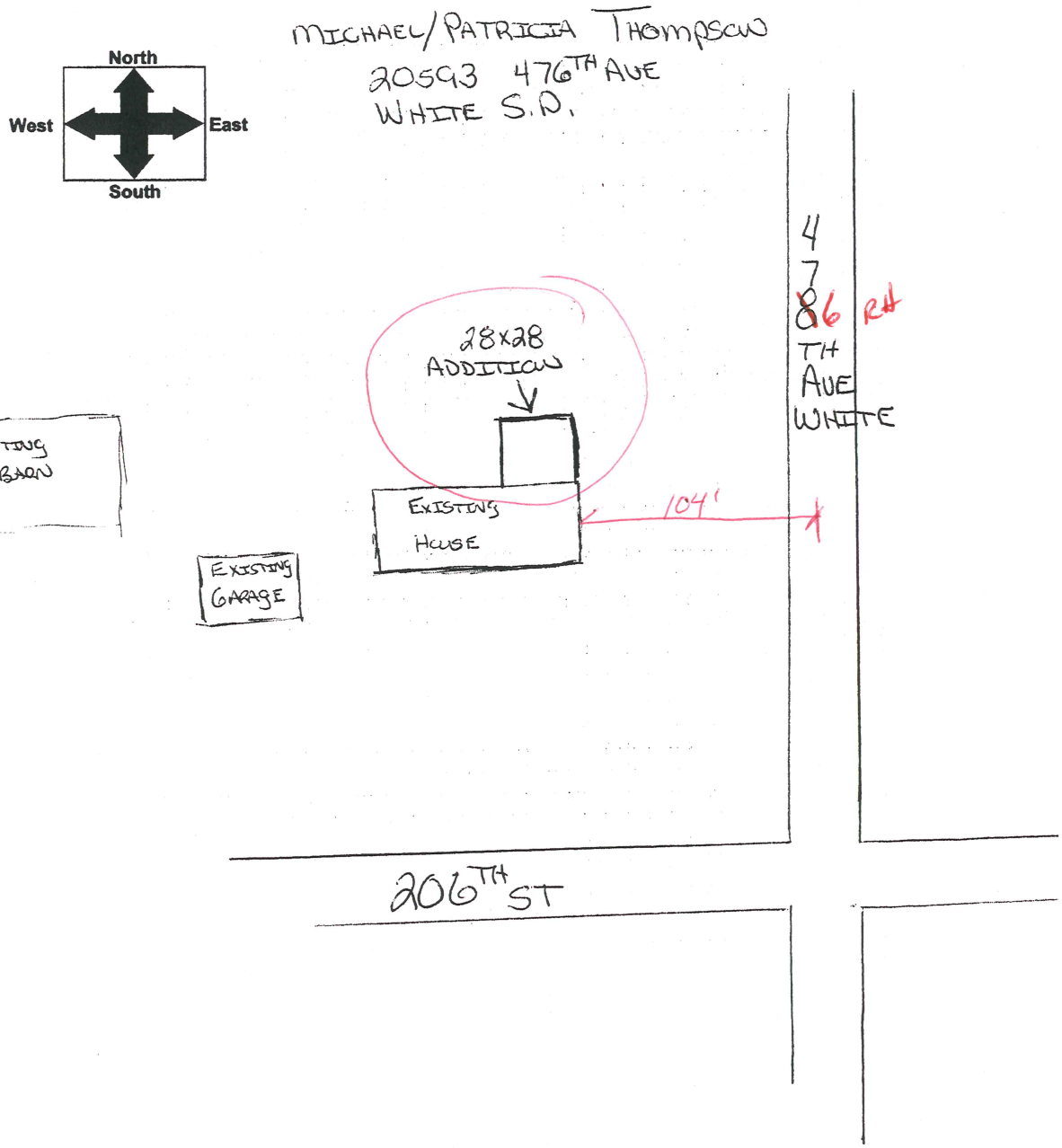
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms 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.

THE LOCATION OF EXISTING HOUSE IS WITHIN THE SET BACK.

2020VAR005

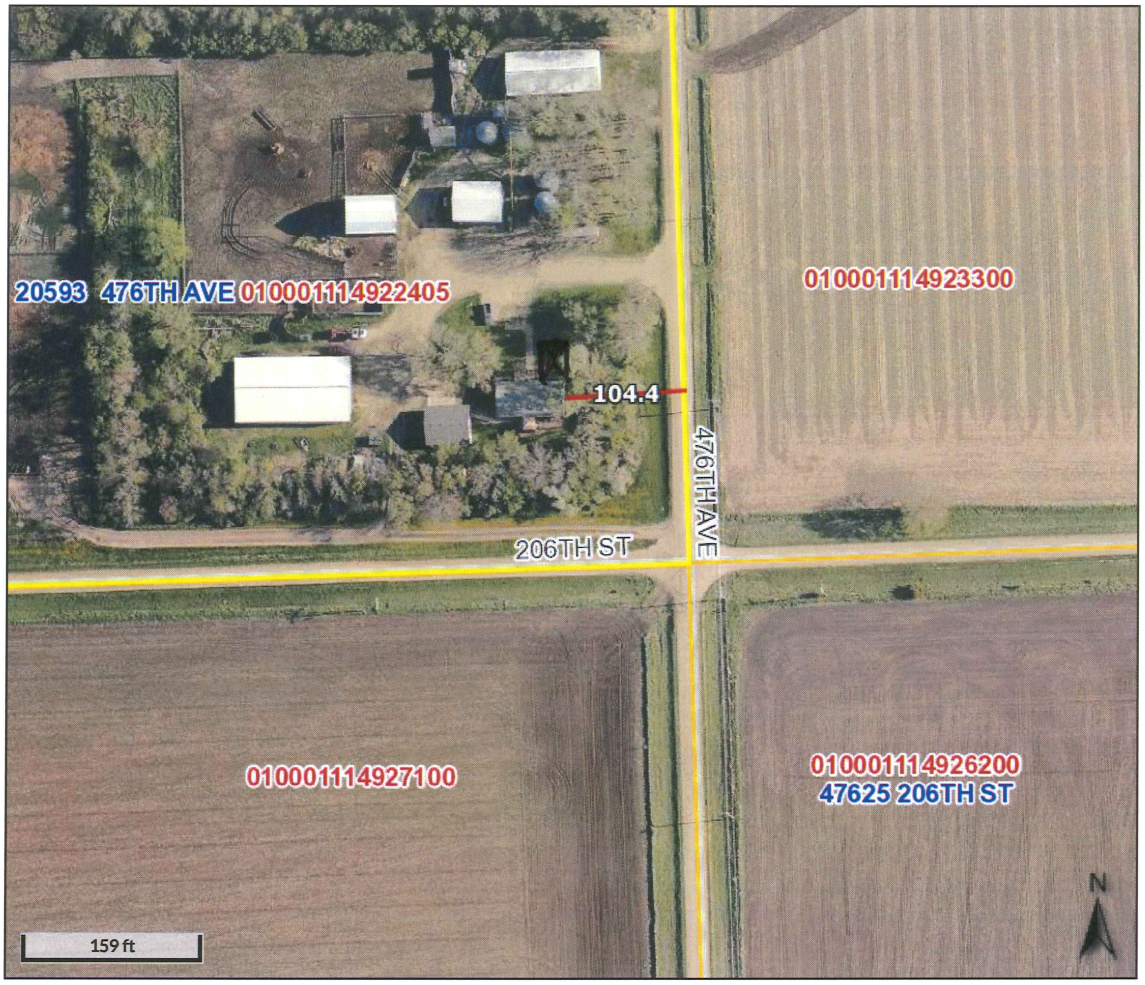
SKETCH

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

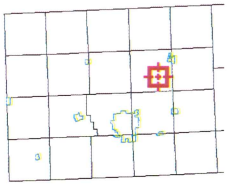


2020 VAR 005

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	010001114922405	**Alternate ID**	n/a	**Owner Address**	THO F F INC
Sec/Twp/Rng	22-111-49	**Class**	AGA		20713 476TH AVE
Property Address	20593 476TH AVE WHITE	**Acreage**	20.72		AURORA SD 57002
District	0110				
Brief Tax Description	S 950' OF E 950' OF SE 1/4 SEC 22-111-49 20.72 ACRES (Note: Not to be used on legal documents)				

Date created: 5/6/2020
Last Data Uploaded: 5/6/2020 8:07:43 AM

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2020var005-Mike Robbins for THO FF, Inc.

Looking west into farm yard from 476th Ave.

Looking south from driveway along 476th Ave.

Looking north from driveway on 476th Ave.

Looking west from intersection of 476th Ave and 206th St. house on north side of shelterbelt.

RECEIVED

MAY 1 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 5-11-2020 Variance Number: 2020var006

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 deck with an overhang roof of 12 ft, deck being 16 ft. facing Lake Oakwood

- the deck is currently 23' deep towards the lake & 14' wide, we would like the new deck to be 16' deep & 28' wide

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

Lot size and planning on building doesn't meet shape size and Lot prevent meeting curent setback

D.) Legal Description of Property:

~~Lot 35 of~~ DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 1, 4, 5 and 6, Lot 35 in ~~SE~~ 74 sec 07-111-51

4ee 47.6 X 146

53 Oakwood Shoreline Dr. Bruce, SD 57220

Parcel# 14108-11151-074-35

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

June 2nd 2020
Date

8:00pm.
Time

Approved

Rejected

Date

Chairman of Brookings County Board of Adjustment

Todd Smidt
Person filing petition – print

Rachel Smidt
Person filing petition – sign

53 Oakwood Shoreline Dr.
Address

Bruce
City

SD
State

57220
Zip Code

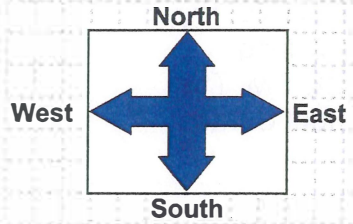
605-203-0429
Telephone

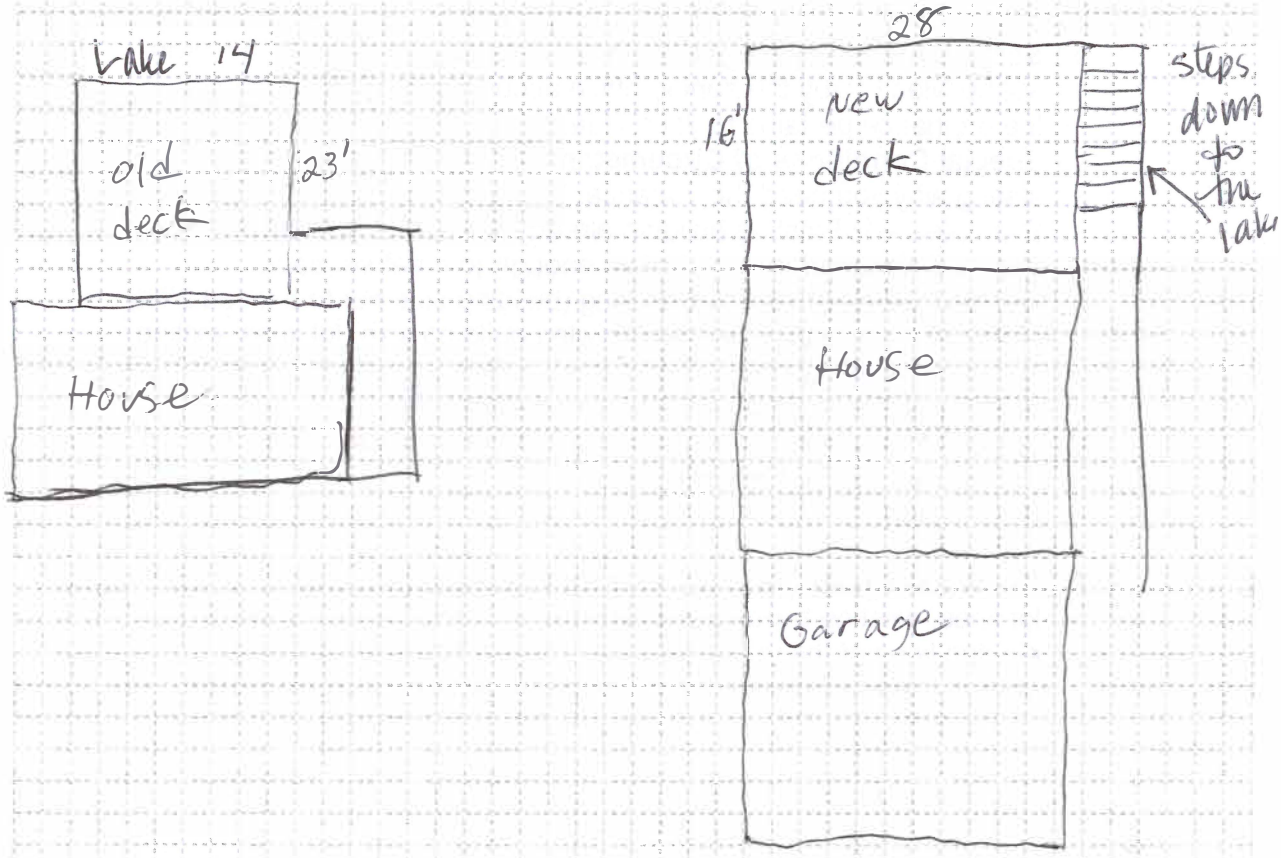
A variance that is granted and not used within three (3) years will be considered invalid.

2020VAR006

SKETCH

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

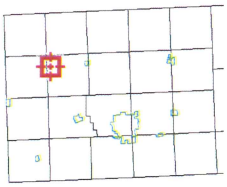




2020 var 006

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	141081115107435	**Alternate ID**	n/a	**Owner Address**	SMIDT, TODD R ET UX
Sec/Twp/Rng	7-111-51	**Class**	NACS		53 OAKWOOD SHORELINE DR
Property Address	53 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		BRUCE SD 57220
District	1409				
Brief Tax Description	DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 35 IN SE 1/4 SEC 07-111-51 47.6 X 146 (Note: Not to be used on legal documents)				

Date created: 5/6/2020
Last Data Uploaded: 5/6/2020 8:07:43 AM

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BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
June 2, 2020 – 8:00 PM meeting

2020var006 – June 2, 2020

Prepared by Richard Haugen

Applicant/Owner: Todd and Rachel Smidt, 53 Oakwood Shoreline Dr, Bruce, SD 57220

Legal Description: "Lot 35 DeBoer's Lake Tetonkaha West Subdivision in Govt Lots 1, 4, 5 and 6 in Section 7, T111N, R51W (Oakwood Township)"

Brookings County Zoning Ordinance: Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation (Minimum Lake Front).

2020var006: Todd and Rachel Smidt, have applied for a variance to build a 16' x 28' attached covered deck onto their existing residence. The outer support post of the proposed deck is; 27' on the north end from the highest known water mark, a variance of 48' and 34' on the south end a variance of 41'. The Lake Park – Lake Front setbacks are 75 feet from the high water mark. The shore line gets farther away from the structures as it goes south. The applicant has an existing 14' x 20' attached deck 22 feet from the high water mark. The proposed 16' x 28' covered deck will be farther away from the high water mark, than the existing deck. The proposed deck will meet the side setback of 8 '. The applicants will be doing a cabin remodel that will include an attached garage and a second story addition above the current residence. The remodel additions will meet all setback requirements. The variance is needed for the covered deck. The property is located in the flood plain and will need to follow the flood plain building requirements. The lake lots and cabins have been existed on Lake Tetonkaha (aka Lake Oakwood) since the 1930's and 40's prior to zoning requirements. DeBoer's Lake Tetonkaha West Subdivision was originally platted in 1984, it re-platted in June of 2003, when the original road was vacated and relocated.

The "Brookings County Comprehensive - Plan Future Land Use-Developed Lakes Future Land Use" found on page 58 –*In paragraph two: "It is likely that the established developed areas of Lake Campbell, Lake Hendricks, Lake Tetonkaha, and Lake Poinsett will experience continued development in varying degrees. While non-lake front growth potential exists for all*

of the able lakes; significant lake front area is appropriately zoned, and subdivided in some cases, adjacent to Lake Tetonkaha, Lake Hendricks, and Lake Campbell."

Letters were sent to the adjoining landowners and Oakwood Township Chairman and Clerk.

The public notices were published in the Brookings Register on May 19 & 26, 2020 and the Volga Tribune on May 21 and 28, 2020.

RECEIVED

MAY 1 1 2020

BROOKINGS
COUNTY DEVELOPMENT

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS

Date of Application: 5.11.2020 Variance Number: 2020var006

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:

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B.) Section(s) of Zoning Regulations to be exempted:
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Lot size and planning on building doesn't meet shape size and Lot prevent meeting curent setbacks

2020VAR 006

SKETCH

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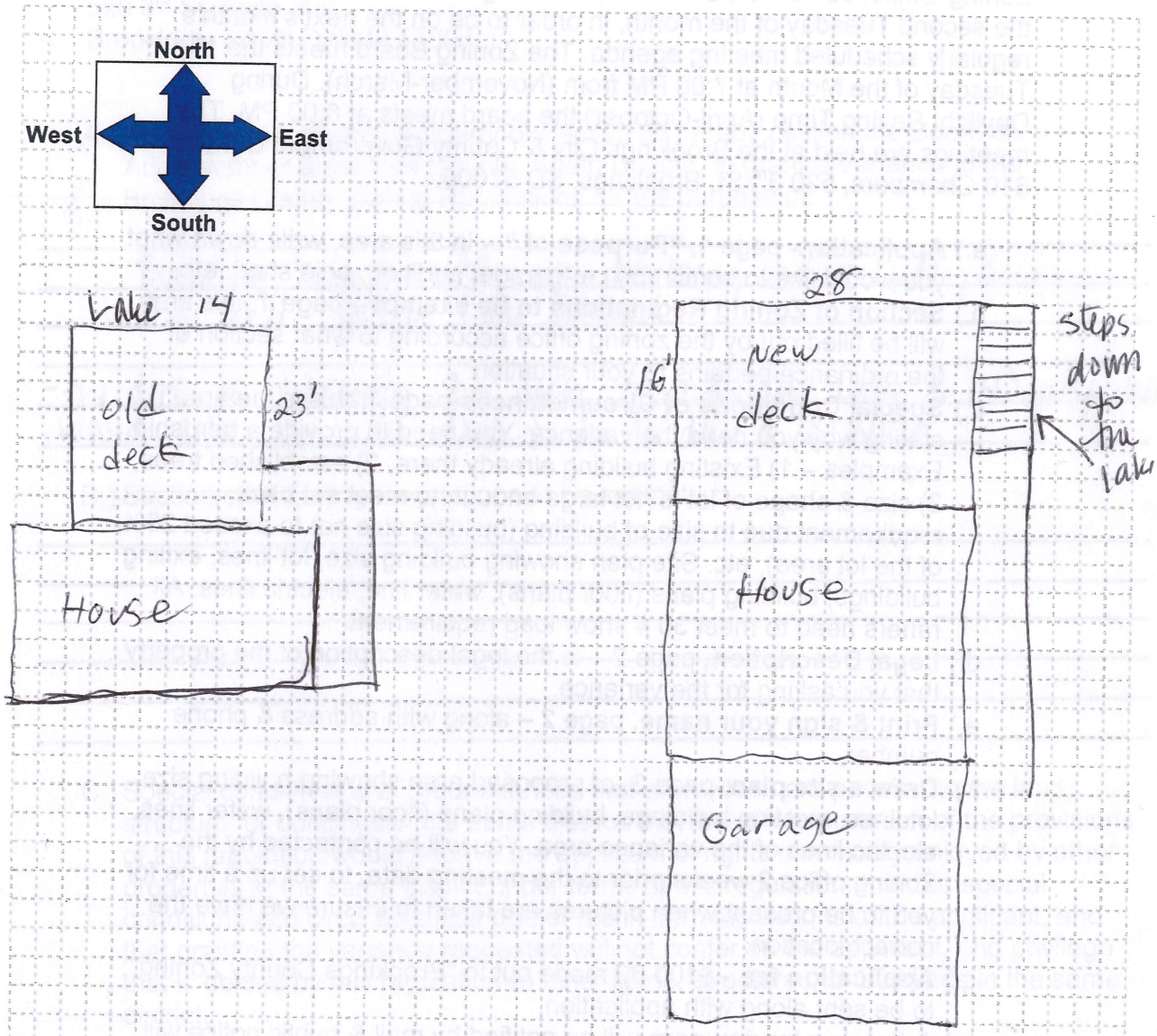
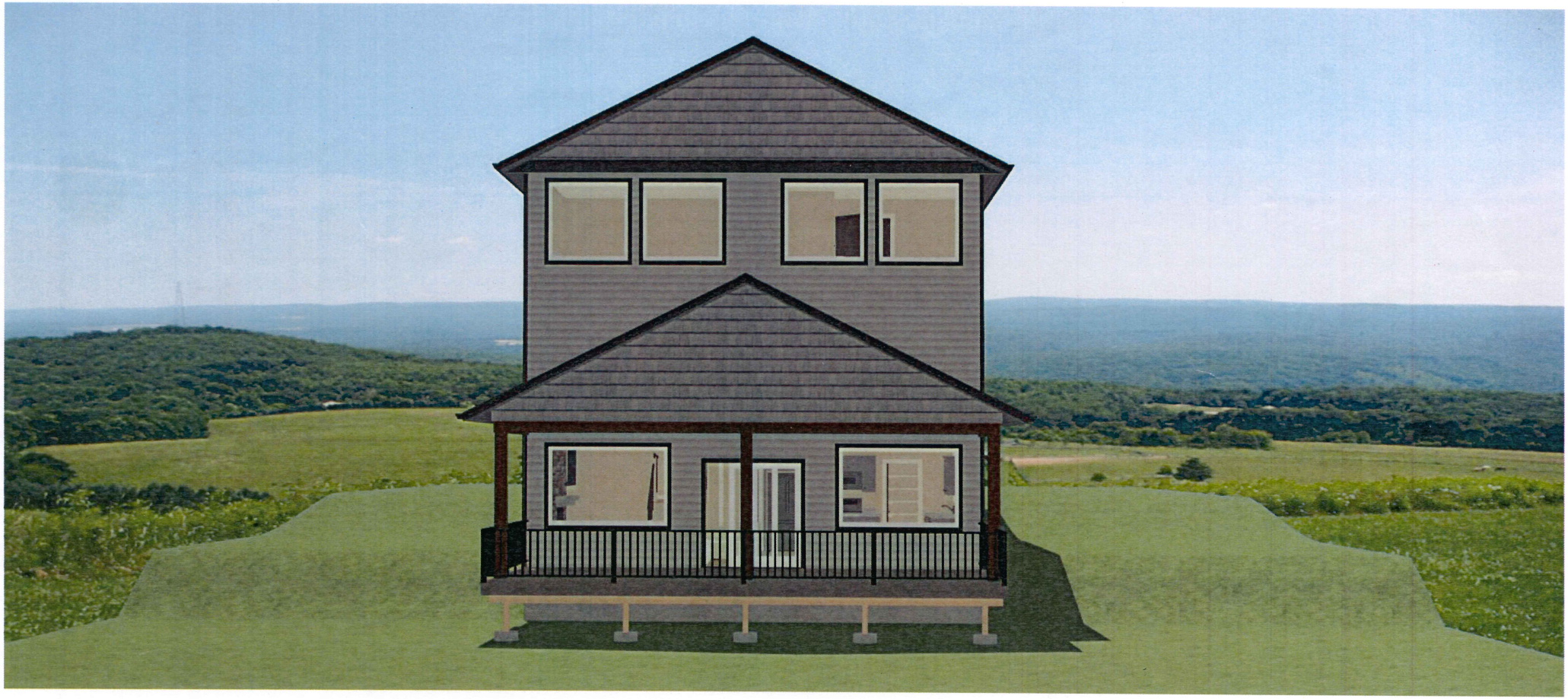
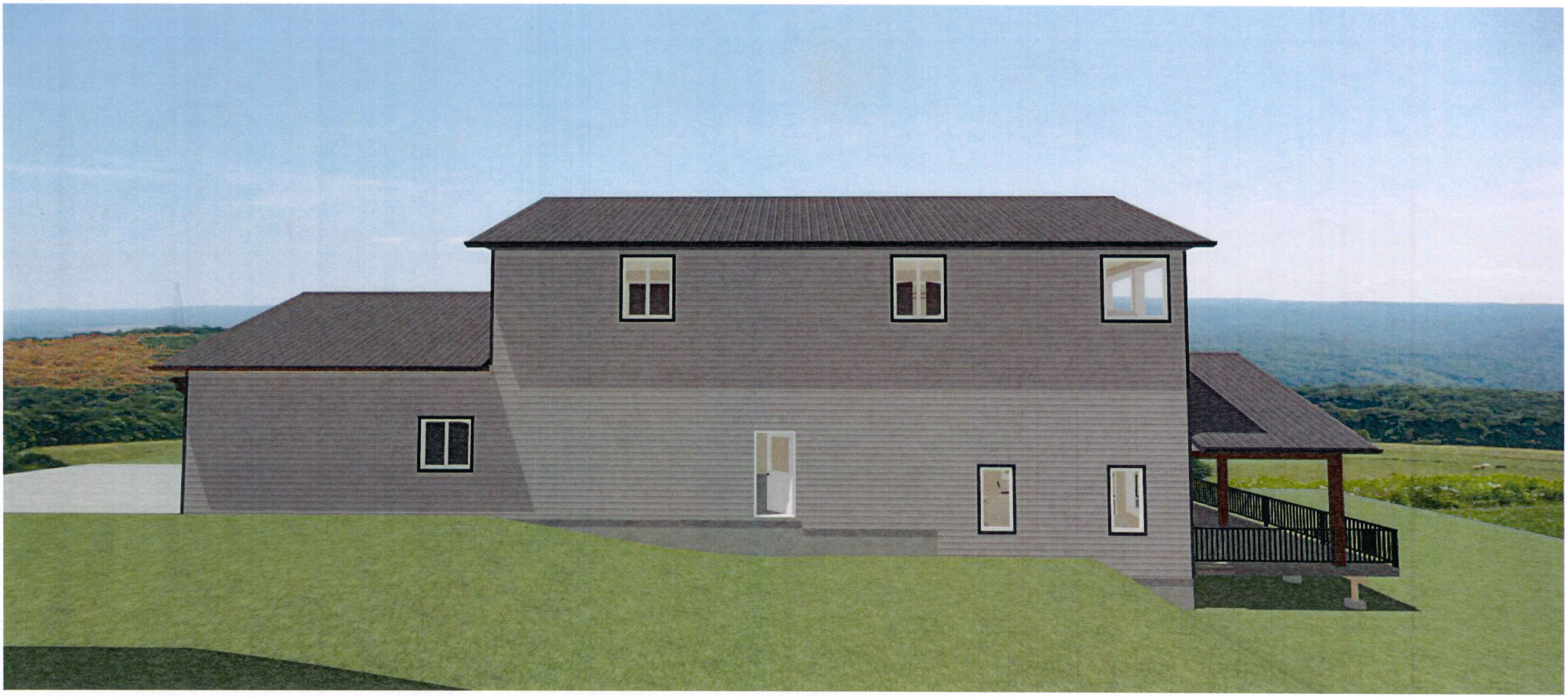
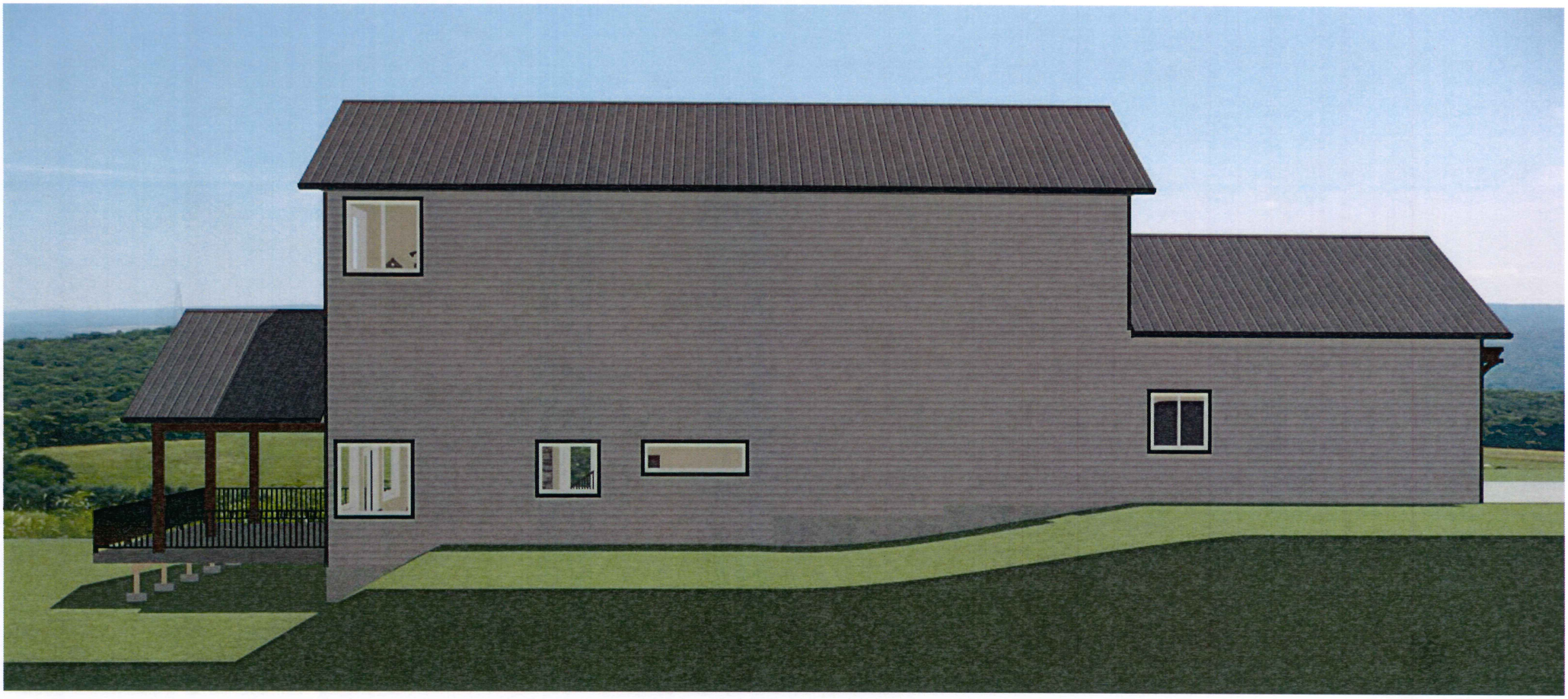




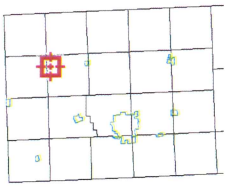




2020 var 006

Beacon™ Brookings County, SD

Overview



Legend

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- Sections
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- Roads

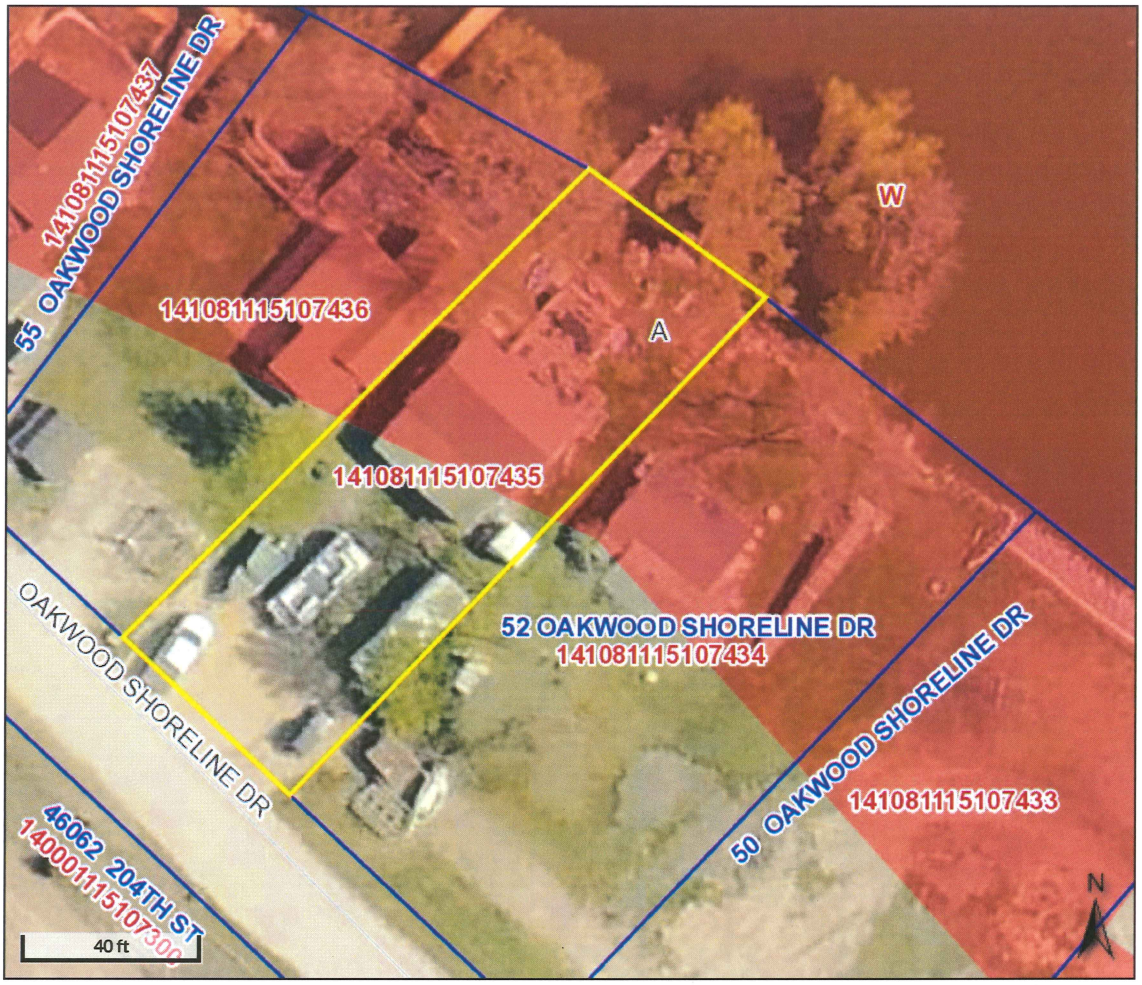
Parcel ID	141081115107435	**Alternate ID**	n/a	**Owner Address**	SMIDT, TODD R ET UX
Sec/Twp/Rng	7-111-51	**Class**	NACS		53 OAKWOOD SHORELINE DR
Property Address	53 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		BRUCE SD 57220
District	1409				
Brief Tax Description	DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 35 IN SE 1/4 SEC 07-111-51 47.6 X 146 (Note: Not to be used on legal documents)				

Date created: 5/6/2020
Last Data Uploaded: 5/6/2020 8:07:43 AM

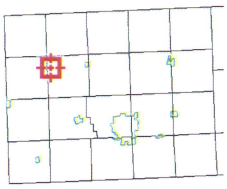
Developed by Schneider GEOSPATIAL

2020var006 Floodplain 2008 map

Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
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Floodplain 2008

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	141081115107435	**Alternate ID**	n/a	**Owner Address**	SMIDT, TODD R ET UX
Sec/Twp/Rng	7-111-51	**Class**	NACS		53 OAKWOOD SHORELINE DR
Property Address	53 OAKWOOD SHORELINE DR BRUCE	**Acreage**	n/a		BRUCE SD 57220

District 1409

Brief Tax Description DEBOER'S LAKE TETONKAHA WEST SUBDIV LOT 35 IN SE 1/4 SEC 07-111-51 47.6 X 146

(Note: Not to be used on legal documents)

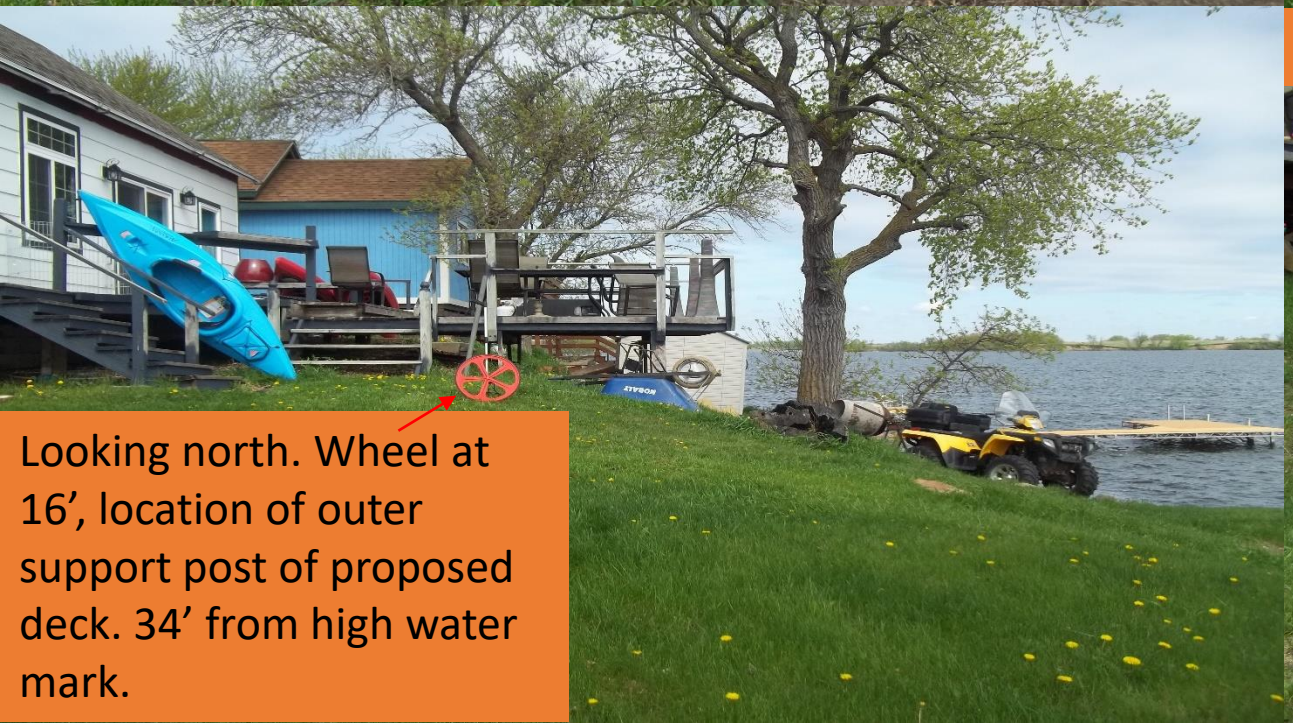
Date created: 5/6/2020
Last Data Uploaded: 5/6/2020 8:07:43 AM

Developed by Schneider GEOSPATIAL

2020var006: Todd & Rachel Smidt

Looking west from lake shore.
Wheel at 8’ property line.

Looking west from lake shore.
Wheel at south property line.


Looking north. Wheel at 16’, location of outer support post of proposed deck. 34’ from high water mark.

Looking north along shoreline.