

2016cu010 – June 7th, 2016

Prepared by Richard Haugen,

Applicant/Owner: Duane Harms, (D&B Properties), 7310 Valley View Rd, Brookings, SD 57006

Legal Description: “Lot 4 & 5A of Block 1 in Lake Park Second Addition in the E1/2 NE1/4 & Govt. Lot 7 All in Section 28, T109N, R50W (Medary Township)”.

The Lake Park District Conditional Use that applies is # 1: “Twin Homes”.

2016cu010: Duane Harms has applied for conditional use to build a twins homes on two separate lots in Lake Park Second Addition. The setbacks for non-lake front property are: 50 feet from the road, 8 feet side setback and 50 feet from the rear. The lots will meet the setback requirements. The development is located north of the Brookings Country Club and on the east side of Lake Campbell. The Brookings County Planning and Zoning Commission on August 22, 2013 granted conditional use 2013cu009 to build twins homes on Lots 4, 5 and 6. He has built one twin home on Lot 6, since that time. Conditional use 2013cu009 will expire on August 22, 2016. He would like to continue his building of twin homes on Lots 4 and 5A. Lot 5A was re-platted for a property line adjustment, with the sale of the twin home constructed on Lot 6. Lot 4 contains 59,693 square feet and Lot 5A contains 44,055 square feet. The minimum square foot requirement by South Dakota Department of Environment and Natural Resources for an on-site septic system is 20,000 square feet, with rural water, they meet that requirement.

The Planning and Zoning Commission has granted conditional uses in the past:

2013cu009: 8-22-2013 – Twin homes. (non-Lake Front) – Lake Campbell.

Public notices were published in the Brooking Register on May 24th and 31st, 2016.

Letters were sent to the adjoining landowner’s, Medary Township Chairman and Clerk.

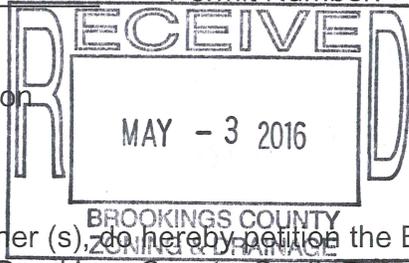
Granting the conditional use request will allow the applicant the same use for Lost 4 and 5A, as was granted for Lot 6.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 5/3/16

Permit Number: 2016^{CU} 010

To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006



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

Developing and building (we or a contractor) a twin home

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

LAKE PARK

Article 13.00 Section 13.01 LP Lake Park District
Conditional Use #1 Twin Home.

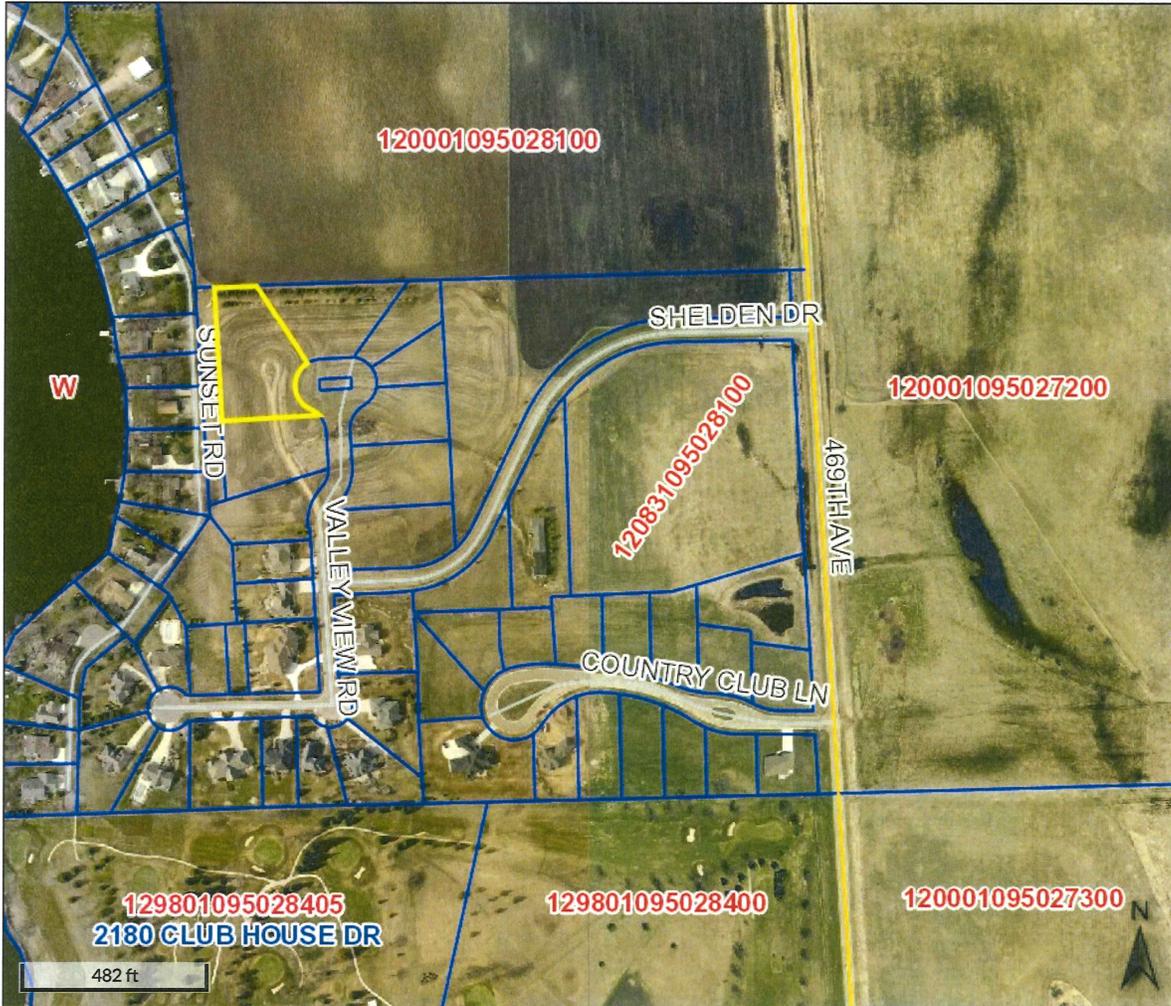
C.) Legal Description of Property:

lot 4 and 5A of block 1 of Lake
Park: 2nd addn in the E 1/2 NE 1/4 and
cont lot 1 all in Sect. 28, T109N - 50W
Brookings County, S.D (Medary Twp)

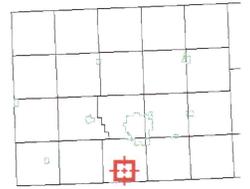
(Parcel # 120831095028104 + 120831095028105)

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2016cu010 - Lot 4



Overview



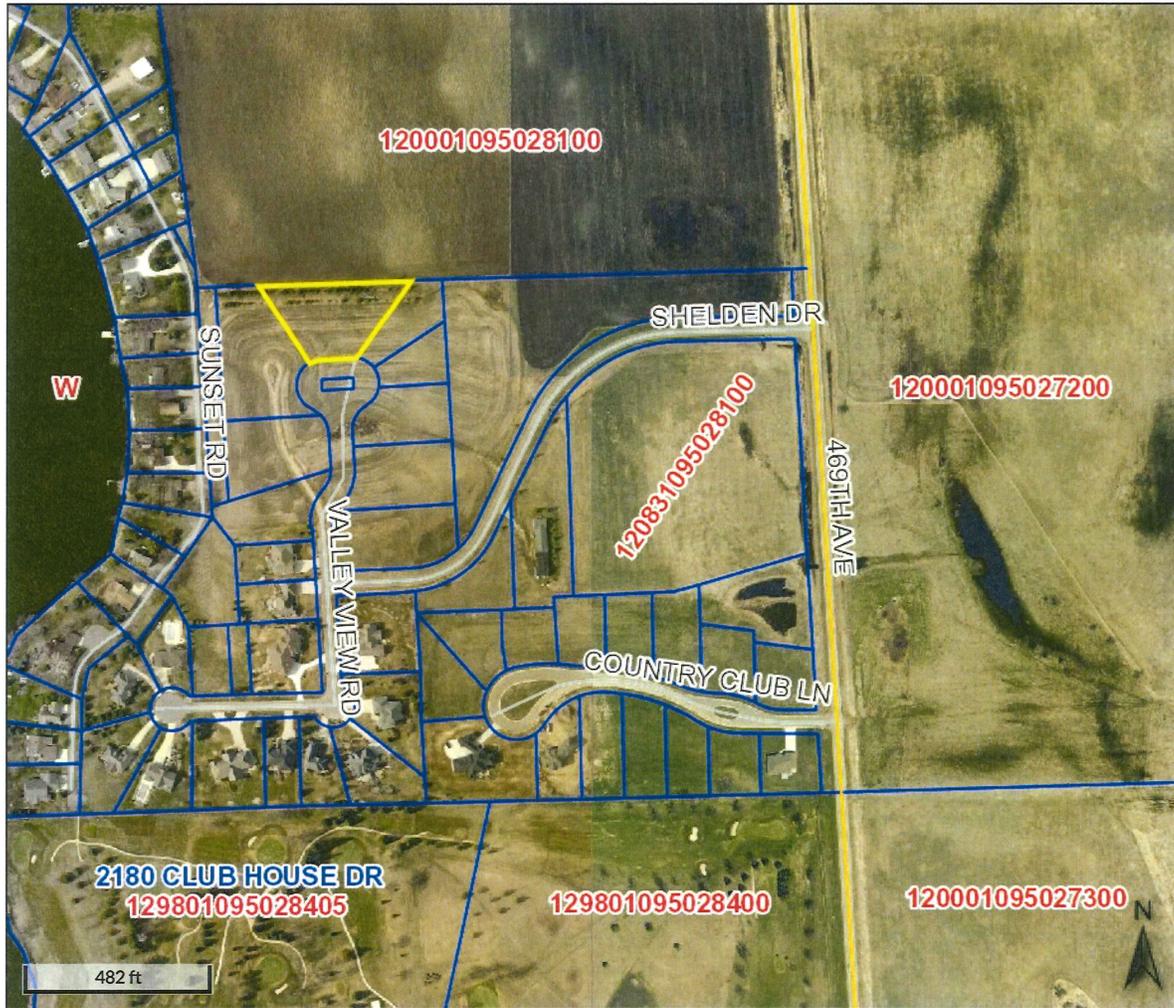
Legend

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

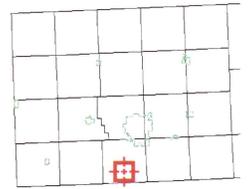
Parcel ID	120831095028104	Alternate ID	n/a	Owner Address	D & B PROPERTIES III LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 940
Property Address		Acreeage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LAKE PARK SECOND ADDN LOT 4 IN NE1/4 SEC 28-109-50 59,693 SF				
	(Note: Not to be used on legal documents)				

Date created: 5/23/2016

2016cu010 - Lot 5A



Overview



Legend

- Brookings City Limits
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Parcel ID	120831095028105	Alternate ID	n/a	Owner Address	D & B PROPERTIES III LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 940
Property Address		Acreege	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LAKE PARK SECOND ADDN LOT 5 IN NE1/4 SEC 28-109-50 45,851 SF				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/23/2016

Developed by
The Schneider Corporation

Lot 4 & 5A-Looking Northwest



Lot 5A-Looking North



2016cu010: Duane Harms

Lot 4-Looking West



Lot 6A & 6B-Existing twin home

