

2016cu016 – August 2nd, 2016

Prepared by Richard Haugen,

Applicant/Owner: Theresa Bennett, 47439 214th St, Aurora, SD 57002

Legal Description: "Collins Addition in NW1/4 of Section 4, T109N, R49W."

2016cu016: Theresa Bennett has applied for an extended home business to be able host events like vendor festivals, wedding receptions, reunions, dances, etc, at their rural residence. They are located in the Brookings City/County Joint Jurisdiction Area and fall under the Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405. Agricultural District "A". Section 408: Special Exception # 18: Extended home occupations and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business. Their building site is 20 acres, consisting of the residence, a second house, garage, pole shed and several other buildings, along with a 30 feet wide x 48 feet long barn with a 16 feet x 48 feet enclosed lean to on the west side of the barn and a 28 feet x 48 feet open lean to with a cement floor on the east side of the barn, which would be used to host the events. According to their business plan, which is attached, they are insured, will have portable toilets on site, handicap parking spaces, lots of parking in the pasture area next to the yard, have a public address system to notify customers in case of an emergency or bad weather, along with an emergency plan in place and where to go, they will have security on hand during an event. They will not be preparing or serving the food themselves, that will be left up to the renter and will be allowed to have food catered in. They are located 1 ½ miles west of Aurora on 214th Street, a Trenton Township road, that can be accessed from 34th Ave S or 476th Ave (Brookings County 23 that runs through Aurora). The approximate hours would be 9:00 AM to 12:00 AM. They have statements from adjoining landowner's and neighbors, Norma Jensen and Rex Collins, stating "They have no issues with Mike and Theresa Bennett having events at their farm." Brookings City Community Development Director Mike Struck, reviewed the application and has no objections to the request.

Public notices were published in the Brooking Register on July 19th and 26st, 2016.

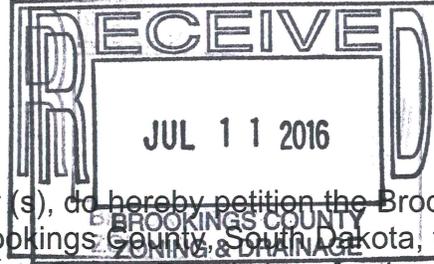
Letters were sent to the adjoining landowner's, Trenton Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 7-11-2016

Permit Number: 2016 CU 016

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:

See attachment

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

Article 11. Section 11.01 "A" Agricultural District: Conditional Use Permit
20: Home Extended business. Brookings Joint Jurisdiction
Area: Article IV: Agricultural District "A". Section 408: Special Exception
18: Extended home occupations.

C.) Legal Description of Property:

21116-10949-042-00 Trenton TWP 2101

Brookings School S-1

47439 214th St 116 Collins Addition in NW 1/4

Form continued on page 2

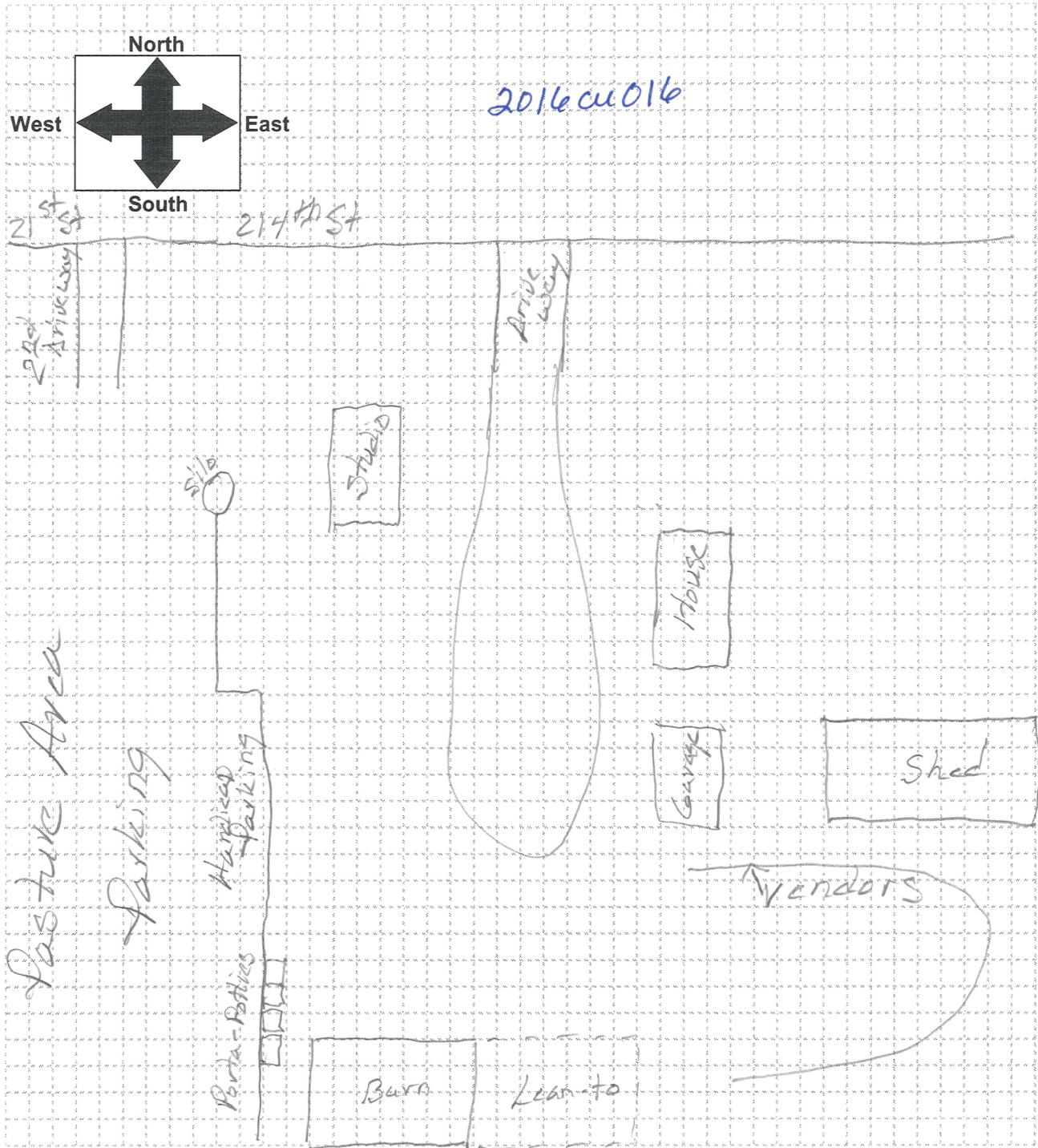
Attachment - A)

20160116

We are applying for the "Conditional Use Permit" to hold vendor festivals along with the wedding/receptions, music/dances, reunions, etc. that are held in and around our barn. We currently have a sales tax license for "Bennett's Barn". Approximate hours would be 7 AM - Midnight. We carry insurance that would cover the event. We will have two entrance/exit areas. Plenty of parking in pasture area and will have close up area for handicap people. Have a PA System to notify people of emergencies. If needed, attendees could go into barn, large shed, studio, house & garage for protection. Will provide "security" men during event. Will provide bracelets to those of drinking age with proof of age identification. Attendees will be able to get to event from all directions using 21st St. So / 214th St, 34th Ave, 30th St S., and Main St. of Aurora.

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.



I have no issues with Mike and Theresa Bennett having events at their farm.

Naema Jensen

Date 7-7-2016

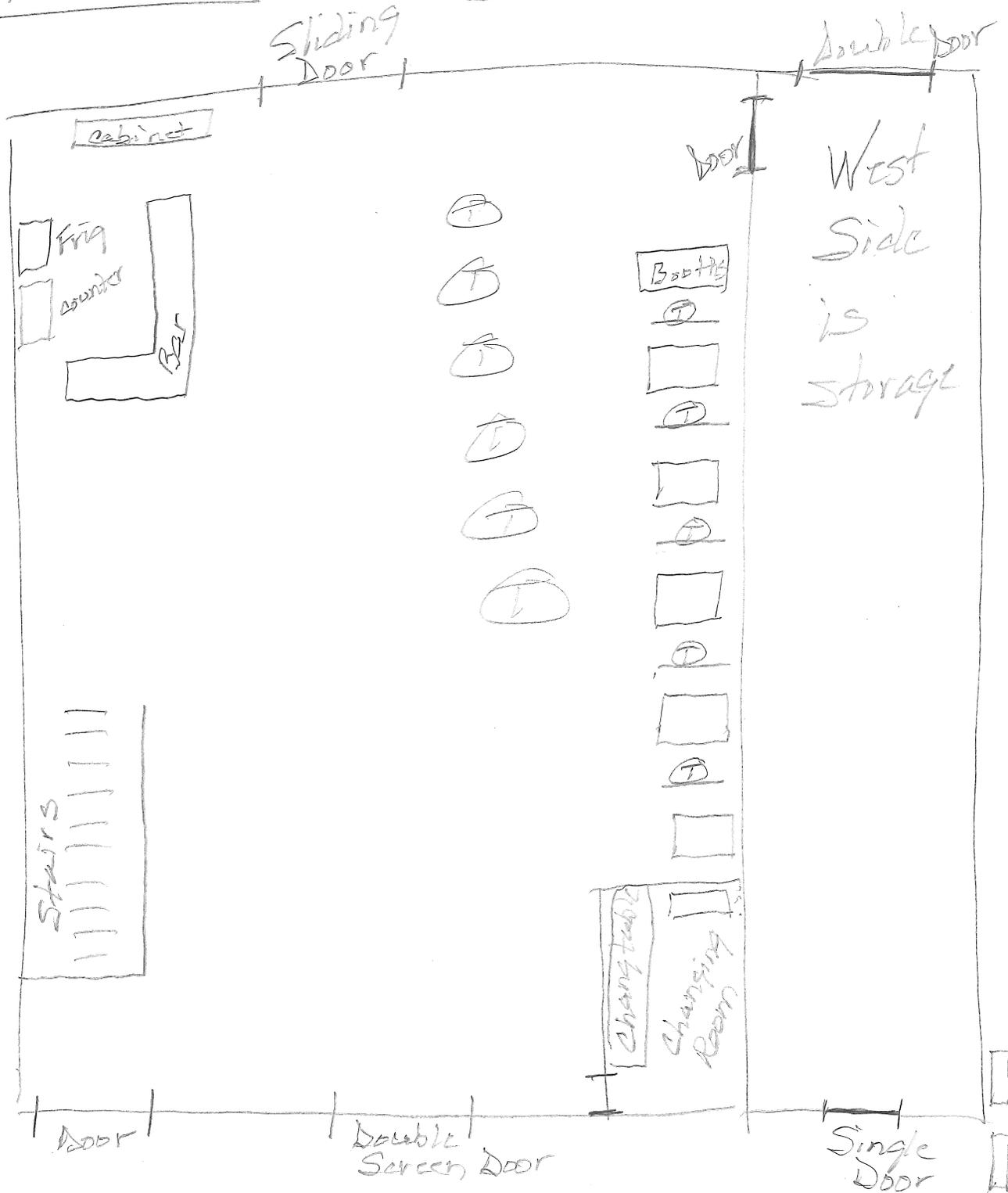
I have no issues with Mike and Theresa Bennett having events at their farm.

Ray Collins

Date 7-7-2016

Main Floor

S



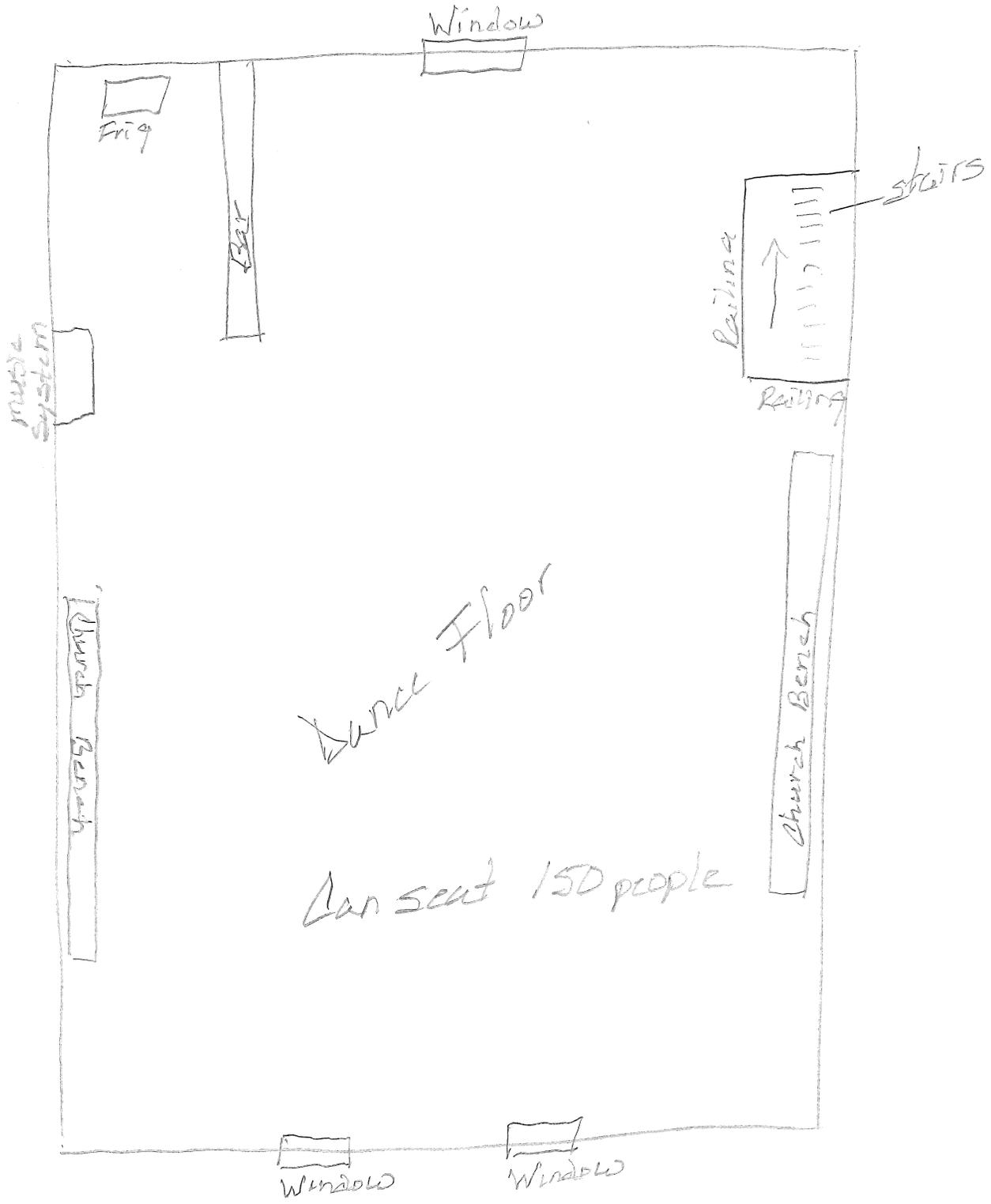
Seating with tables
on main floor is
100

N

Porta Potties
Have 2 - Rent
more when
needed

Second Floor

S

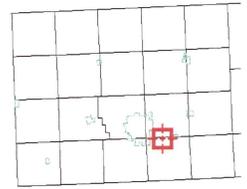


N

2016 cu 017



Overview



Legend

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

Parcel ID	211161094904200	Alternate ID	n/a	Owner Address	BENNETT, MICHAEL T ET AL
Sec/Twp/Rng	4-109-49	Class	AGC		47439 214TH ST
Property Address	47439 214TH ST	Acreage	20		AURORA SD 57002
	AURORA				
District	2101				
Brief Tax Description	COLLINS ADDITION IN NW 1/4 SEC 4-109-49 20.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 7/11/2016

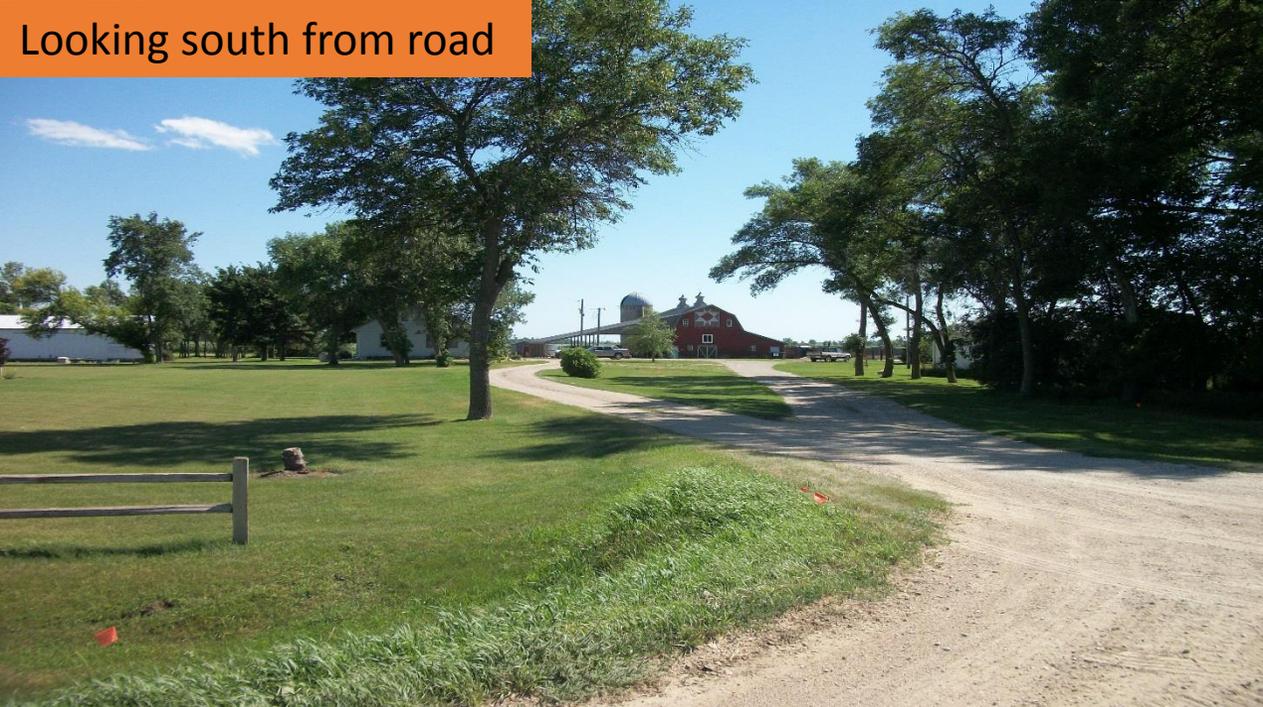
Looking west in front of applicants residence



2016cu016: Theresa Bennett



Looking south from road



Looking west towards pasture



Event barn front view looking south



Looking southeast from barn.



Looking east from barn.



House / garage



Looking northeast from barn.