

2017cu001 (Mining) – January 3rd, 2017

Prepared by Richard Haugen

Applicant: Ryan Winter, 46820 256th St, Crooks, SD 57020

Site: 21875 473rd Ave, Brookings, SD 57006

Legal Description: SE1/4 Exc. H-3 & H-4 of Section 18, T109N, R49W

2017cu001: Ryan Winter has applied for a Brookings County Zoning Ordinance, Article 11 Agricultural Districts; Section 11.01 "A" Agricultural Districts; Conditional Use # 4: Sand, Gravel or quarry operation, mineral exploration and extraction.

The original mining and crushing permits for this facility were issued to Butch Oseby on June 7th, 2005. Robert Winter took over the operation and was issued a mining permit 2015cu001 on March 5th, 2015. The permit was for a 2 year period and will expire on March 5th, 2017. Ryan Winter has applied for a conditional use to continue the mining, as a permanent operation. They operate a family cement business, with mixing plants around the area and in Brookings. The home office is located in Crooks.

The property is located in the SE1/4 of Section 18, in Trenton Township that borders I-29 on the west, South Dakota Highway 324 on the south and Brookings County Highway 21 (473rd Ave) on the east. The property is in the flood plain.

The Winter's have finished constructing the berms, seeded them down, planted trees on top of the berms and controlled the weeds on the property since they took over the operation. I have included pictures in the staff report.

They would like to continue the mining operation on a permanent basis and follow the original reclamation site plan with the original homestead and 4 additional 35 acres lots on the property. Entrance and exit are located off of South Dakota Highway 324.

Letters were sent to the adjoining landowners, Trenton Township Chairman and Clerk, Brookings County Highway Department, South Dakota Department of Transportation.

The public notices were published in the Brookings Register on December 20th and 27th 2016.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 12-1-16

Permit Number: 2017cu001

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:

Mining

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

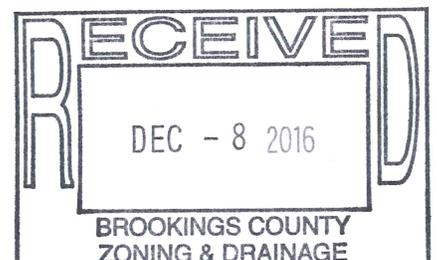
Article 11 Agricultural District
Sect 11.01 "A" Agricultural District
CU #4 Sand, Gravel, or Quarry operation
Minerals exploration and extraction

C.) Legal Description of Property:

SE 1/4 ETC #3 # H4 of Section 18
T 109 N R 49 W Trenton Township

Parcel # 210001094918400

Form continued on page 2



D.) Time and Date Set for
Hearing before Brookings
County Planning Commission.

Jan. 3, 2017
Date

7:00 pm
Time

Approved

Rejected

Date

Chairman of Brookings County Planning
and Zoning Commission

Ryan Winter
Person filing petition – print


Person filing petition – sign

46820 256th St
Address

CROOKS
City

SD
State

57020
Zip Code

605 360 0350
Telephone

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



ROCK ON, LLC PIT

2017 0001



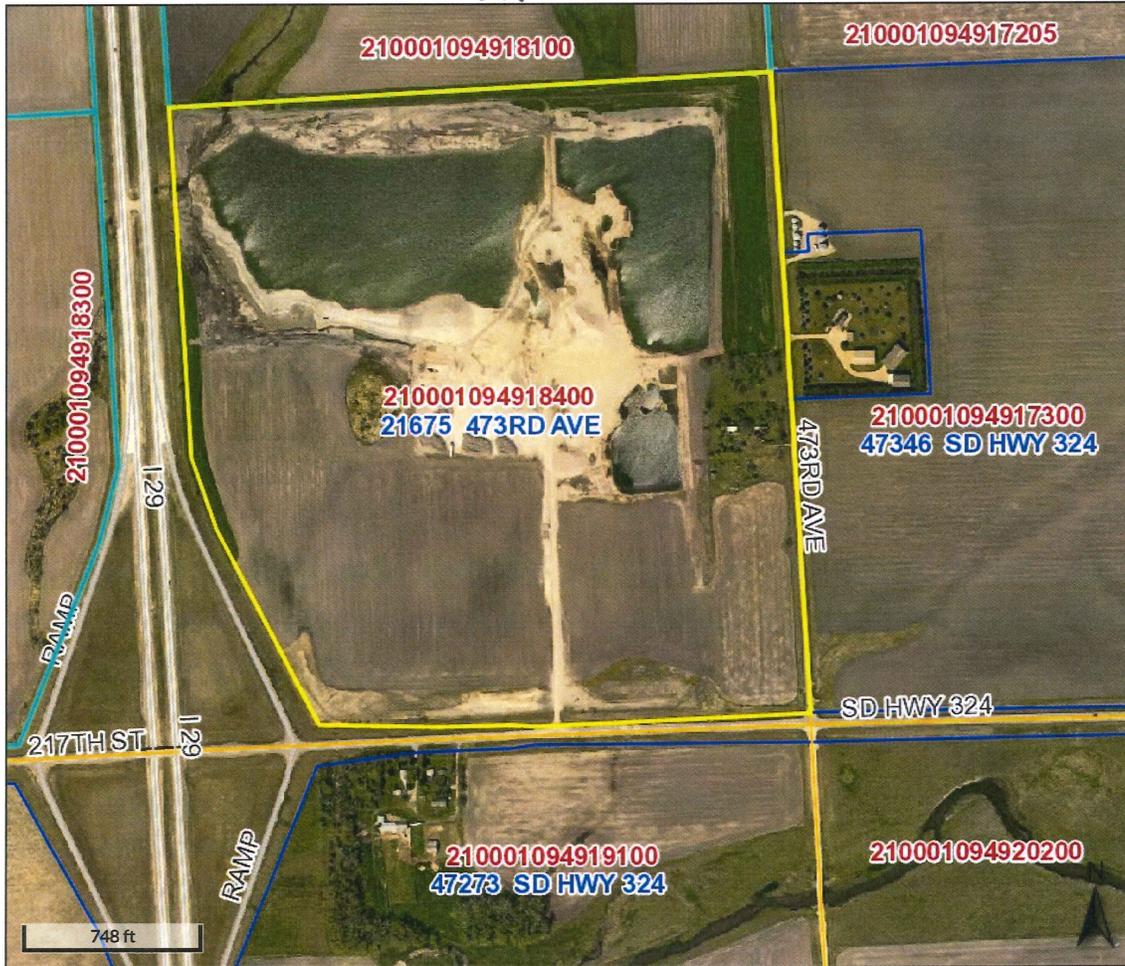
Imagery ©2016 Google, Map data ©2016 Google



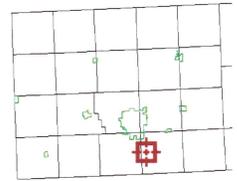


Beacon™ Brookings County, SD

2017 cu001 & 2017 cu002



Overview



Legend

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

Parcel ID	210001094918400	Alternate ID	n/a	Owner Address	ROCK ON LLC
Sec/Twp/Rng	18-109-49	Class	AGA		46124 US HWY 14
Property Address	21675 473RD AVE	Acres	117.32		VOLGA SD 57071
	BROOKINGS				
District	2101 - TRENTON TWP/BROOKINGS SCH				
Brief Tax Description	SE 1/4 EXC. H-3 & H-4 SEC 18-109-49 142.32 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/8/2016
 Last Data Uploaded: 2/18/2014 4:02:57 AM

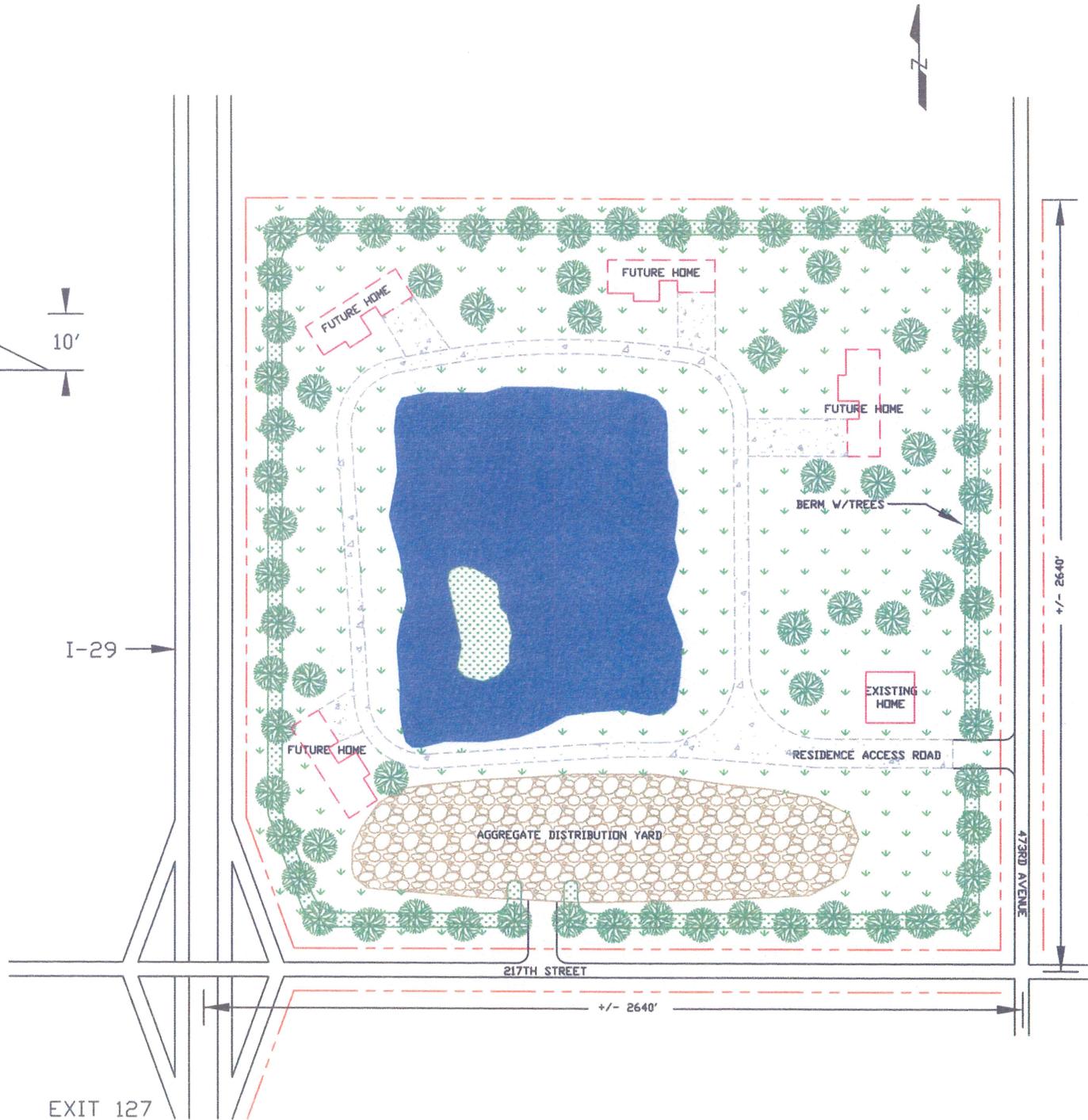
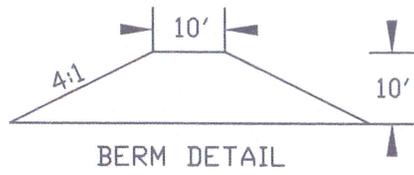




Photo taken 7-7-2014, before the Winter's took over.



Photo taken 7-13-2016



2017cu001: Ryan Winter

Photo taken 7-13-2016



Photo taken 7-13-2016

