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May 1st, 2018 Minutes
Joint Brookings City and Brookings County Planning Commission Minutes

Joint Brookings City Planning and Brookings County Planning & Zoning
Commission
May 1st, 2018 – 8:00 PM
Brookings City & County Government Center
310 Chambers

Brookings City Planning Commission Chair Greg Fargen called the meeting to order at 8:00 PM. Brookings City Planning Commission members present were: Tanner Aiken, Alan Johnson, Gregg Jorgenson, Eric Rasmussen, Kristi Tornquist, and Charles Siver. Absent City members were Clark James Drew III and Lee Ann Pierce. Brookings County Planning Commission members present were: Chair Robert Rochel, Kimberly Elenkiwich, Darrell Nelson, Darrel Kleinjan, Terrell Spence, Randy Jensen, Chad Ford, and alternate board members Tom Davis and Roger Erickson. Absent County members were Michael McHugh and Lee Ann Pierce. Also present were City Planner Staci Bungard, Community Development Director Mike Struck, County Development Director Robert W. Hill, and County Development Deputy Director Richard Haugen.

Chair Fargen read **agenda item # 2: Approval of Agenda**. Both boards moved approval of the agenda. Darrell Nelson moved approval and Charles Siver second. Chair Fargen opened for discussion. Seeing none, he called for a voice vote, all present voted aye. Motion carried.

Chair Fargen read **agenda item # 3: Hearing and action on a petition to rezone S245' of W246' of the SE1/4 SW1/4 of Section 3, T109N, R50W from Joint Jurisdiction A, Agricultural District to Joint Jurisdiction Residence R-1A Single-Family District. (1002 W 32nd St St)**. Chair Fargen asked City of Brookings Planner for a staff report. Ms. Bungard gave her report stating, "The owner is requesting that the county and the city rezone approximately 1.38 acres of land from Joint Jurisdiction A, Agricultural to Joint Jurisdiction R-1A in order to construct one additional residence. The land is located along West 32nd Street South within the three mile JJA area generally southwest of the city limits. The property is surrounded by agricultural land with some larger lot residential development within 1/8 mile to the east along Opland Loop. There several other

parcels to the east fronting Western Avenue within approximately ½ mile that are zoned R-1A and R-1B in the Joint Jurisdiction area. The parcel is slightly over 40 acres in size and is being used as a small agricultural operation with one existing home site. The owner would like the flexibility to construct a second residence on the property for his son. Currently the Agricultural District restricts a second residence as it allows for one single family home per 35 acres. The land to be rezoned is partially located within the floodplain and the landowner plans to fill the area to meet the floodplain requirements and submit a final plat for the property. Any new development will need to meet State requirements for wells and septic tanks as city and rural services are not readily available.” She noted that both the County and City Planning Commissions would make a recommendation to their respective governing bodies. The County Commissioners and City Council would hear the rezoning request and make a final determination. Ms. Bungard went over Findings of Facts and asked if the county had anything to add. Mr. Haugen noted that he had nothing to add. Following the introduction of the item Chair Fargen then ask both city and county for a motion of approval of the item. Motion of approval by City Planning Commissioner Tanner Aiken, Eric Rasmussen second. Motion of approval by County Planning and Zoning Commissioner Randy Jensen, Kimberly Elenkiwich second. Chair Fargen opened up for discussion from the audience. Steven Houglund the landowner, explained that his son and family would like to build a home west of his current home in the area requesting to be rezoned. He noted due to rural water and well restrictions, they were required to plat off at least 1 acre of land. Mr. Houglund explained that they had permit from the Department of Agriculture to dig a wildlife pond to not affect the Topeka Shiner. The fill would then be used to raise up the area above the floodplain. Chair Fargen opened up for questions from both boards, hearing none. Chair Fargen then asked for additional comments from the audience. Duane Knutson an adjoining landowner came forward and noted that he wasn’t opposed to the request for another house in the area but was concerned that if the request were to pass it would waive the 35 acre rule. He noted that within a ¼ mile there were 11 approaches in the area, leading to houses. The 35 acre rule was put into place in the 70’s to prevent this from happening. He noted the county had not wavered from the 35 acre rule in the past and was concerned that if it was waived the precedence it would set in allowing similar requests in the joint area. Chair Fargen asked for additional comments from the public, hearing none he closed the public hearing and asked for questions, comments and discussion from both boards. County Chair Rochel asked questions of Mr. Houglund: 1) the size of the pond and the amount of area the fill material would be placed on. 2) Estimate of base elevation from current ground level. Mr. Houglund noted: 1) the plan was to place fill in area of where the house (split foyer type) would be placed and the area around it. 2) The area would be surveyed and he would estimate the addition of 2-3 feet of material to build the house site up. Ms. Tornquist asked Ms. Bungard the amount of the area that was/was not in the floodplain. Ms. Bungard used the County Beacon mapping as a representation to note that the bulk of the area was in the floodplain with just a small portion in the northeast corner that was not in the floodplain. Seeing no further discussion Chair Fargen called for a roll-call vote with

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city and county alternating. Aiken-aye, Elenkiwich-nay, Johnson-nay, Nelson-nay, Jorgenson-nay, Kleinjan-nay, Rasmussen-nay, Ford-nay, Spence-nay, Tornquist-nay, Jensen-nay, Siver-aye, Erickson-nay, Davis-nay, Rochel-nay, Fargen-nay. City Planning Commission: 2-ayes, 6-nays, Brookings County Planning Commission: 0-ayes, 9-nayes. Motion for rezoning request failed by both the City Planning Commission and County Planning Commission. Chair Fargen noted the recommendations would be forwarded to the Brookings City Council and Brookings County Commission for consideration. Ms. Bungard noted the applicant would have the ability to move forward to the City Council and County Commission if he wished to pursue that with the governing bodies.

Meeting was adjourned at 8:13 PM.

Rae Lynn Maher
Brookings County
Development Department.

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