

BROOKINGS COUNTY DEVELOPMENT DEPARTMENT

Planning, Zoning and Drainage

Brookings City & County Government Center

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December 31, 2018

2018 Report – January 1 – December 31, 2018

Planning and Zoning Board Report:

Chairperson: Robert Rochel

Vice Chairperson: Kimberly Elenkiwich

Secretary : Development Department Staff

Zoning Meetings Conducted:

11 regularly scheduled meetings

1 Joint City/County Planning Commission Meeting

1 Special Meetings - 1 Work Session (Jan 18, 2018)

4 Subcommittee Meetings (Ag - on days other than Regular meeting days)

Conditional Uses (29) - 25 – conditional uses were granted by the Brookings County Planning and Zoning Commission **1** – was denied and **3** – withdrawn by applicant. Note: **1** was carried over from 2017 and heard in 2018.

Variance Requests (19) – 15 – variances were granted, **3** – were denied, **1**-Cancelled application as determined not needed.

Plats (23) – 23 – plats were approved

Preplats (2) – 1 - Approved, **1** - Withdrew

Rezoning (2) – 1 – rezoning request was approved, **1** – rezoning denied.

TIF (1) – **1** – Tax Increment Financing was approved.

Appeals – 1 – appeal of a conditional use permit was filed Dec. 29, 2017, tabled on Feb. 6th, 2018, heard on March 22nd, 2018 and Denied.

Ordinances Amended – Article 5.00,6.00,7.00,8.00,10.00 to Article VI Administration – Chapter 6.01, 6.02, 6.03, 6.04, 6.05, 6.06. Articles 12.00,13.00,14.00,15.00,16.00 Amended to be Article IV District Requirements – Chapter 4.02 CI, 4.03 LP, 4.04 NR, 4.05 Flood Damage Prevention, 4.06 Aquifer Protection.

Development Department Report:

Planning, Zoning and Drainage Division:

- *Zoning Ordinance Administration Section 6.01-6.06 and District Requirements 4.02-4.06 Completed and Adopted.*
- Zoning Ordinance update is ongoing.
- First District Association of Local Governments provided assistance throughout the year.
- All office staff and 1 Board member (Erickson) - attended SD Planners Association Conference held in Huron, SD – Oct. 17 & 18, 2018.

Building Permits:

192 building permits were issued by Brookings County Zoning.

Construction Cost - \$142,674,575.00

Building Permit fees - \$158,653.00

Inspection fees - \$22,400.00

Here is the breakdown of the permits that were issued;

- 1) Additions – 7 residential, construction cost - \$403,100.00 permit fees - \$885.00 inspection fees - \$1,800.00.
- 2) Attached Garages – 10, construction cost - \$221,288.00, permit fees - \$960.00, inspection fees - \$2,500.00.
- 3) Barns – 15, construction cost - \$11,729,400.00, permit fees - \$13,200.00, inspection fees - \$4,300.
- 4) Barn Addition – 2, construction cost - \$100,000.00, permit fees - \$256.00, inspection fee - \$400.00.
- 5) Commercial – 3, construction cost - \$5,722,900.00, permit fees - \$6,213.00, inspection fees – \$700.00.
- 6) Decks – 4, construction cost - \$44,600.00, permit fees - \$260.00, inspection fees - \$300.00.
- 7) Garages-Detached – 10, construction cost - \$267,385.00, permit fees - \$913.00, inspection fees - \$1,100.00.
- 8) Grain Bins – 11 (6-New/5-Used), construction cost - \$415,100.00, permit fees - \$1,167.00, inspection fees – \$0.00.
- 9) Hoop Barns – 2 (2-New/0-Used), construction cost - \$253,000.00, permit fees - \$412.00, inspection fees – no inspection required.
- 10) Manufactured Home – 8, construction cost - \$314,550.00, permit fees - \$902.00, inspection fees - \$900.00.
- 11) Other – 55, construction cost - \$116,454,684.00, permit fees - \$121,585.00, inspection fees - \$1,000.00. (39-Wind Turbines: 4 - 2.3MW & 35 - 2.5 MW)
- 12) Porch – 2, construction cost - \$12,200.00, permit fees - \$87.00, inspection fee - \$200.00.

- 13) Remodel – 3, construction cost - \$185,000.00, permit fees - \$464.00, inspection fee - \$600.00.
- 14) Residence – 14, construction cost - \$4,410,655.00, permit fees - \$5,784.00, inspection fee - \$3,900.00.
- 15) Shed – 38, construction cost - \$1,930,963.00, permit fees - \$4,909.00, inspection fees - \$3,800.00.
- 16) Shed Addition – 6, construction cost - \$209,750.00, permit fees - \$656.00, inspection fees - \$900.00.

Outstanding Building Inspections for 2006-2010

2008 – 3 Open Inspections x \$100.00 = \$300.00 (BP - 2)
2010 – 3 Open Inspections x \$100.00 = \$300.00 (BP's - 3)
 Total – 6 Open Inspections = \$600.00

Outstanding Building Inspections for 2011-2015

2011 – 2 Open Inspections x \$100.00 = \$200.00 (BP's – 1)
 2012 – 0 Open Inspections x \$100.00 = \$000.00 (BP's – 0)
 2013 – 2 Open Inspections x \$100.00 = \$200.00 (BP's – 2)
 2014 – 0 Open Inspections x \$100.00 = \$000.00 (BP's – 0)
2015 – 3 Open Inspections x \$100.00 = \$300.00 (BP's – 3)
 Total – 7 Open Inspections = \$700.00 (2017 Yr End Report– 22 Open Inspections)

Outstanding Building Inspections for 2016-2020

2016 – 4 Open Inspections x \$100.00 = \$400 (BP's – 4)
 2017 – 19 Open Inspections x \$100.00 = \$1,900.00 (BP's - 13)
2018 – 92 Open Inspections x \$100.00 = \$9,200.00 (BP'-62)
 Total – 115 Open Inspections = \$11,500.00
Total – 128 Open Inspections x \$100.00 = \$12,800.00

Historical Data:

163 building permits were issued by Brookings County Zoning for 2017, for a total **construction cost** of \$35,354,473.00.
 172 building permits were issued by Brookings County Zoning for 2016, for a total **construction cost** of \$29,392,485.00.
 173 building permits were issued by Brookings County Zoning for 2015, for a total **construction cost** of \$14,271,403.00.
 154 building permits were issued by Brookings County Zoning for 2014, for a total **construction cost** of \$20,549,040.00.
 156 building permits were issued by Brookings County Zoning for 2013, for a total **construction cost** of \$32,551,082.89.
 174 building permits were issued by Brookings County Zoning for 2012, for a total **construction cost** of \$21,029,569.00.
 160 building permits were issued by Brookings County Zoning for 2011, for a total **construction cost** of \$18,714,755.00.
 232 building permits were issued by Brookings County Zoning for 2010, for a total **construction cost** of \$167,697,944.00.
 200 building permits were issued by Brookings County Zoning for 2009, for a total **construction cost** of \$138,327,316.00.
 190 building permits were issued by Brookings County Zoning for 2008, for a total **construction cost** of \$10,585,454.00.
 209 building permits were issued by Brookings County Zoning for 2007, for a total **construction cost** of \$64,053,445.70.