

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

January 7, 2020 – 7:30 PM meeting.

2020cu001 – January 7, 2020

Prepared by Richard Haugen

Applicant: Tom Davis, 48185 210th St, Elkton, SD 5702

Mining/Crushing Operator: Tom Sterzinger, 3273 290th Ave, Taunton, MN 56291

Legal Description: “E1/2 NE1/4, SW1/4 NE1/4, SE1/4 NW1/4 of Section 4, T110N, R48W (Alton Township)”.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction”.

2020cu001: Tom Davis, has applied for a conditional use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction” to mine gravel on the above described property. Tom Sterzinger from Taunton, Minnesota, will be the mining and crushing operator. The operator’s site plan, business plan and hours of operation, reclamation plan are included in this report. Road access will be to the west of the proposed mining and crushing operation across pasture land the applicant’s family owns, to 480th Ave, an Alton Township gravel road. The applicant and the operator have been in contact with Alton and Sherman Townships regarding road agreements. Hours of operation will be 6:00 AM-6:00 PM Monday- Friday and 6:00 AM-12:00 PM on Saturday. As noted on the site plan, during the mining operation there will be a berm constructed along the natural water way to keep the soil and sediment from entering the water way. The water way is located in the very northwest corner of the proposed mining area is in the flood plain. The First Occurrence of Aquifer Materials Map shows the proposed mining area to be in “Zone B” with the presence of sand or gravel is generally less than or equal to 50 feet below land surface. The gravel layer to be mined is approximately 20 feet in depth and the mining will be done above the water table. Refueling of mining equipment will be done on site. The onsite fuel storage will have containment structures and will be located at the south side of the property, as noted in the site map. The reclamation plan is to stock pile the top soil

2020cu001

Staff Report

January 7, 2020

and once the mining is complete the top soil will be placed back on top of the ground and seeded back down to pasture grass.

East Dakota Water Development District has reviewed the application and documents provided by the applicant and the mine operator.

The applicant has also applied for a conditional use 2020cu002 for conditional use # 5A: Rock Crusher; to process the mined gravel on site. The board will be hearing this request on the same night.

The Zoning Office has reviewed the above documents and has made a site visit to the proposed location.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star and Elkton Record on December 19, 2019 and January 2, 2020

Letters were sent to the adjoining landowners, Alton and Sherman Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 11-14-2019

Permit Number: 2020Ccu 001
min

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

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

mining of gravel and Rock

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

Article 11. Section 11.01 "A" Agricultural District Conditional Use # 4: Sand gravel, or quarry operation, mineral exploration and extraction

C.) Legal Description of Property:

E 1/2 NE 1/4 SW 1/4 NE 1/4 SE 1/4 NW 1/4 Sec 4 110-48W
(ALTON TWP) Parcel 020001104804100

RECEIVED

NOV 25 2019

Form continued on page 2

Richard,

In response to your e-mail,

#1 Hours of operation is 6:00 am to 6:00 p.m. Monday thru Friday and 6:00 a.m. to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road south 480th Ave to US. 14 and from pit access go north on 480th Ave to County Road 8 or 207th St. going East and West.

#3 I will contact the townships and county on about hauling on roads.

#4 Refueling area with containments will be listed on maps.

#5 A earth type dam approximately 250' long will be used as a silt fence along creek or waterway area.

#6 Depth of gravel at this point is undetermined, it is roughly 20' plus feet.

#7 All mining will be done above the water table at this time.

#8 In the reclamation plan all top soil will be stockpiled to the North and when the gravel is all mined the top soil will be placed back on top of mined area and seeded back to pasture grass.

#9 The number of years the the mine site will be expected to be mined is approximately 30 years.

I have attached a map which shows the are of stockpile and fuel containment.

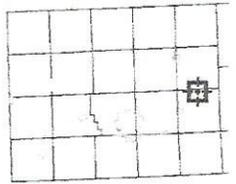
Tom Sterzinger,
Sterzinger Crushing, Inc.

2020 cu 001 + 2020 cu 002

Beacon™ Brookings County, SD



Overview



Legend

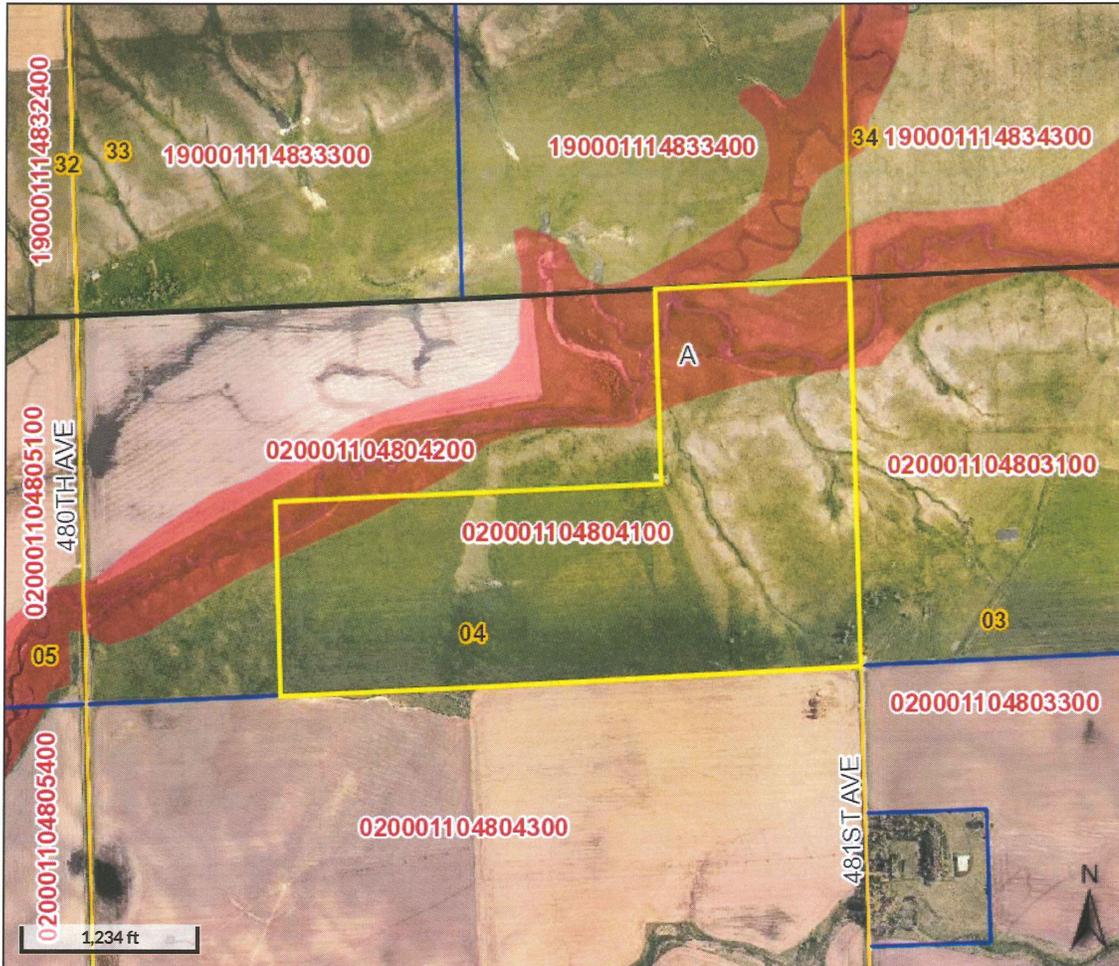
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	020001104804100	Alternate ID	n/a	Owner Address	DAVIS, THOMAS A ET AL
Sec/Twp/Rng	4-110-48	Class	AGA		48185 210TH ST
Property Address		Acreage	160		ELKTON SD 57026
District	0203				
Brief Tax Description	E 1/2 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 SEC 4-110-48 160.0 ACRES (Note: Not to be used on legal documents)				

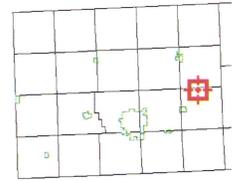
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Developed by Schneider
 GEOSPATIAL

2020cu001 + 2020cu002 Floodplain Map



Overview



Legend

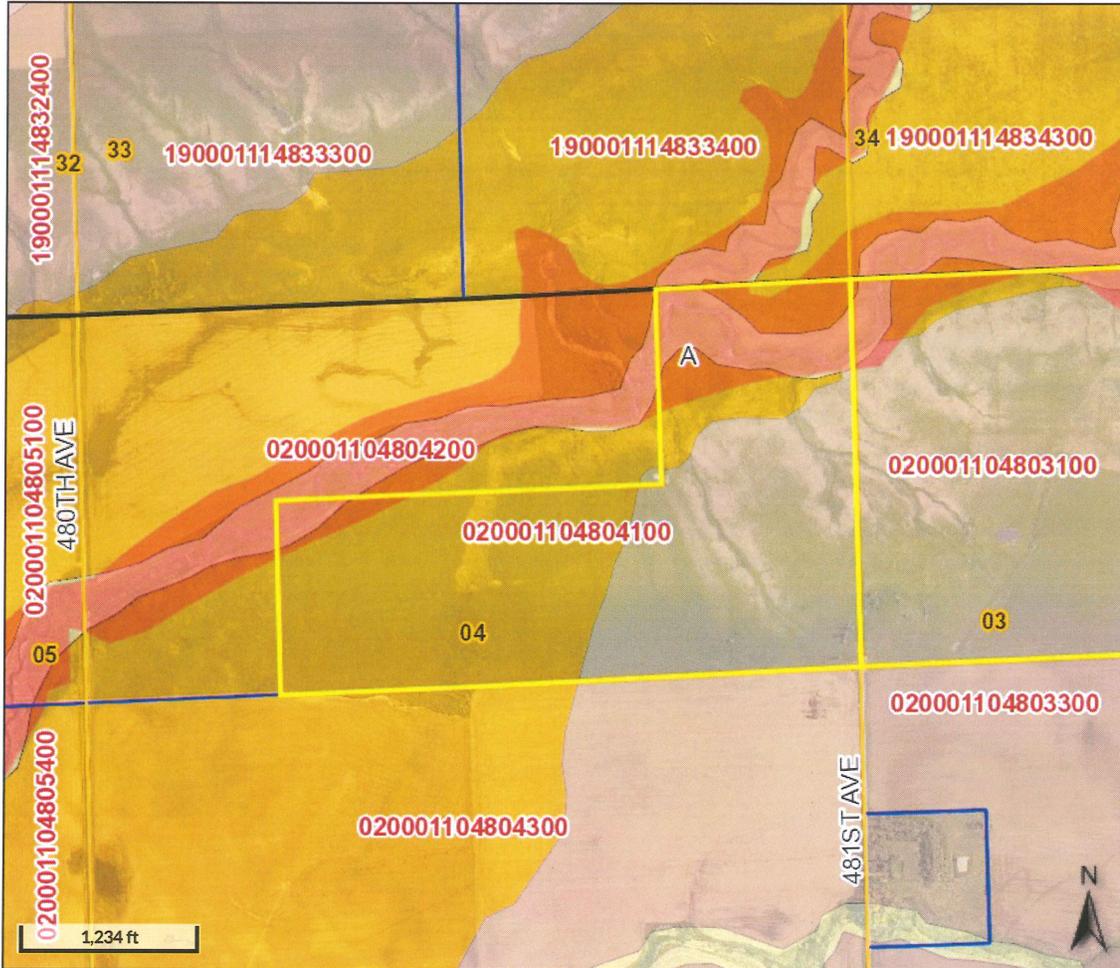
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

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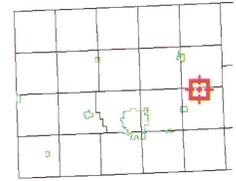
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2020cu001 + 2020cu002 Aquifer Materials
BeaconTM Brookings County, SD



Overview



Legend

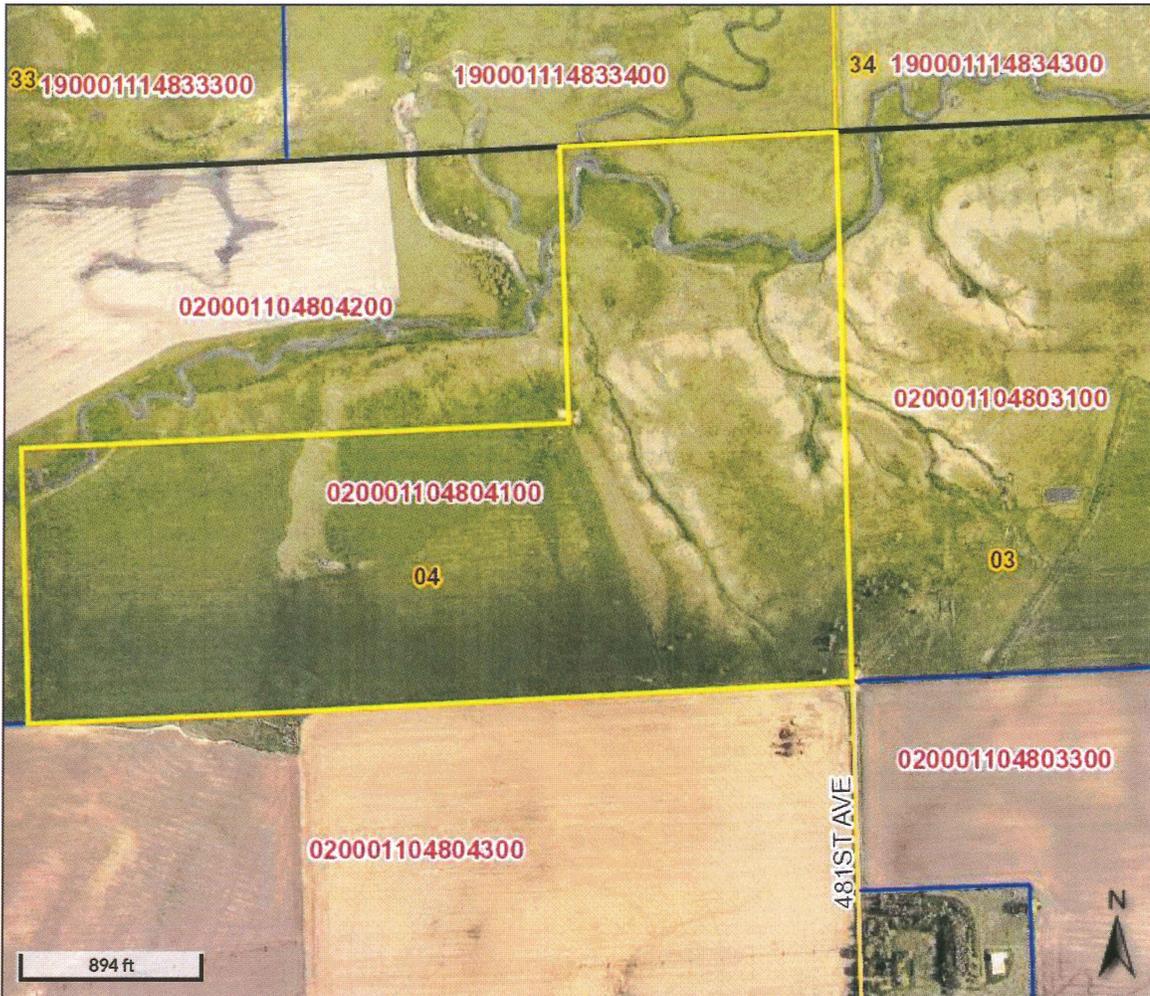
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Aquifer Materials**
- Alluvium
- Outwash
- Sand and Gravel 0-50
- Sand and Gravel 100+
- Sand and Gravel 50-100
- Parcels
- Roads
- Floodplain 2008**
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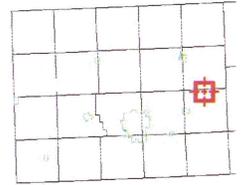
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2020 cu 001 + 2020 cu 002



Overview



Legend

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

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Developed by 

Pasture entrance to the left off 481st Ave.



Pasture lane going west to propose mining area.



Tom Davis
2020cu001 & 2020cu002

Looking west, south end of proposed mining area. Gravel crushing and stock pile area.
West field entrance off of 480th Ave.



Looking west-northwest. Proposed mining area.



Looking north-northwest.
Proposed mining area.



Looking north from east
property line of proposed
mining area.

