Ordinance 2020 - 01

An Ordinance Authorizing Rezoning of "S150' of the E165' of Lot 1 Krogman 1st Addition in the SE1/4 SE1/4 of Section 16, T110N, R50W (Brookings Township)" from a Joint Jurisdiction R-1B to Joint Jurisdiction B-3.

WHEREAS, Caleb Svartoien made an application to the Brookings County Zoning Board to rezone property from Joint Jurisdiction R-1B to Joint Jurisdiction B-3.

WHEREAS, the Brookings County Planning Commission recommended approval to rezone the property on December 2, 2019;

WHEREAS SDCL 11-2-30 requires the Brookings County Commission to adopt or reject the change;

THEREFORE BE IT ORDAINED, BY BROOKINGS COUNTY, SOUTH DAKOTA, in accordance with Section 800 of Article VIII of Appendix C-Joint Jurisdiction Area Zoning Ordinance, of the City of Brookings and County of Brookings, South Dakota, that the following property be rezoned from Joint Jurisdiction R-1B to Joint Jurisdiction B-3,

"S150' of the E165' of Lot 1 Krogman 1st Addition in the SE1/4 SE1/4 of Section 16, T110N, R50W (Brookings Township)"

Dated this _____day of _____, 2020.

_____
Michael Bartley, Chairman
Brookings County Commission

ATTEST:

_____
Vickie Buseth, Finance Officer
Brookings County

First Reading: January 21, 2020

Second Reading: February 18, 2020

Adopted: February 18, 2020

Publication Date: February 27, 2020

Effective Date: March 19, 2020

PETITION FOR REZONING

To the Brookings County Commissioners
And County Planning Commissioners

Gentlemen:

We (I), the undersigned, owner (s) of the property described in paragraph 1 below, do hereby respectfully petition your Honorable Body to amend the present Brookings County Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:
South 150' of East 165' of Lot 1, Krogman First Addition SE 1/4 of SE 1/4 Section 16 T110N R50W also known as 1806 US Highway 14, Brookings, SD

2. That it is requested and desired that the foregoing property be rezoned from the JJR-1B District to the JJB-3 District.

3. That the reasons for requesting the change are as follows:
Remove residence and use land consistent with Joint B-3 District.

4. That the undersigned below own (s) property within the area which is requested to be rezoned.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

6. That in addition to the name (s) given below, there is also attached a plat and the names and mailing addresses of abutting landowners. (Property shall be considered as abutting even though it may be separated from the property of the petitioner by a public road or highway.)

7. That the undersigned shall notify all abutting landowners by registered or certified mail of the petitioned zoning change at least one week prior to any public hearing held thereon by the County Commissioners or County Planning Commission. (see attached map & list)

Respectfully,

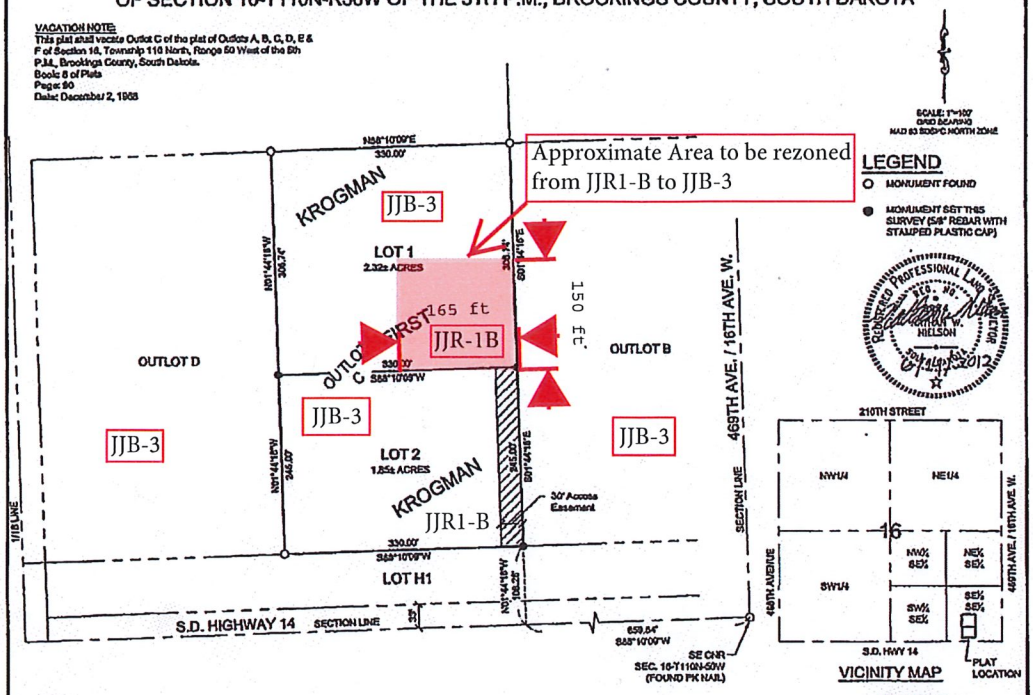
Signed	(Date)	(Name)	(Address)	(Phone)	Description of Property
[signature]	11-13-19	Caleb Svartsien	1523 King Arthur Ct Brookings SD 57006	605-661-6872	see above

FB240415 Filed September 25, 2012 @2:30 PM Recorded in Book 30 Plats Page 55 21479.00

PLAT OF

LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SE¼ OF THE SE¼ QUARTER (SE¼ SE¼) OF SECTION 16-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTE:
This plat shall vacate Outlot C of the plat of Outlots A, B, C, D, E & F of Section 16, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota.
Book 8 of Plats
Page: 90
Date: December 2, 1968



NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

PREPARED BY:
BANNER ASSOCIATES, INC.
BROOKINGS, SOUTH DAKOTA
(605) 692-6342
JUNE 2012

SURVEYOR'S CERTIFICATE

I, Nathan W. Nielson, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, I have surveyed and platted a parcel of land in the SE ¼ OF THE SE¼ QUARTER OF SECTION 16-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, as shown on the attached plat and marked upon the ground the boundaries thereof in the manner shown on said plat, and that the parcel of land shall be known and described as LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SE ¼ OF THE SE¼ QUARTER OF SECTION 16-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, the locations and dimensions of which are represented on said plat. This plat shall vacate Outlot C of the plat of Outlots A, B, C, D, E & F of Section 16, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota, filed December 2, 1968 in Book 8 of Plats on page 90 thereof.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF JUNE, 20 12.

Nathan W. Nielson
Nathan W. Nielson
Registered Land Surveyor
Registration No. 8924
Banner Associates, Inc.
409 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 692-6342

CERTIFICATE OF OWNER

We ROBERT D. KROGMAN AND SHARON KROGMAN, owners of the tract of land shown in the above plat, hereby certify that we did authorize and do join in and approve the above survey and plat, and that said tract of land is free of any encumbrance, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the holder of any utility franchise, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street or court is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF June, 20 12.

Robert D. Krogman
ROBERT D. KROGMAN

Sharon Krogman
SHARON KROGMAN

ACKNOWLEDGMENT OF OWNER

STATE OF South Dakota
COUNTY OF Brookings } SS

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared ROBERT D. KROGMAN AND SHARON KROGMAN, known to me to be the persons who executed the foregoing Certificate of Owner, and acknowledged to me that they executed the same.

IN WITNESS MY HAND AND SEAL THIS 14th DAY OF June, 20 12.

Chuck A. May
Notary Public
My Commission Expires 3-20-2013

CERTIFICATE OF COUNTY PLANNING COMMISSION

Approved by the Brookings County Planning Commission on the 10 day of July, 20 12.

Chairman, Brookings County Planning Commission

RESOLUTION NO. 12-37

It was moved by Milkr, seconded by Gripp, motion carried that the plat of LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SE¼ OF THE SE¼ QUARTER OF SECTION 16-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST:

Chairman, Board of Commissioners
Brookings County, South Dakota

DIRECTOR OF EQUALIZATION

I, Joyce Dragseth, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brookings County, South Dakota

COUNTY FINANCE CERTIFICATE

I, Lori Schultz for, Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records of my office, have been paid in full.

Lori Schultz for
Finance Officer, Brookings County, South Dakota

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF BROOKINGS } SS

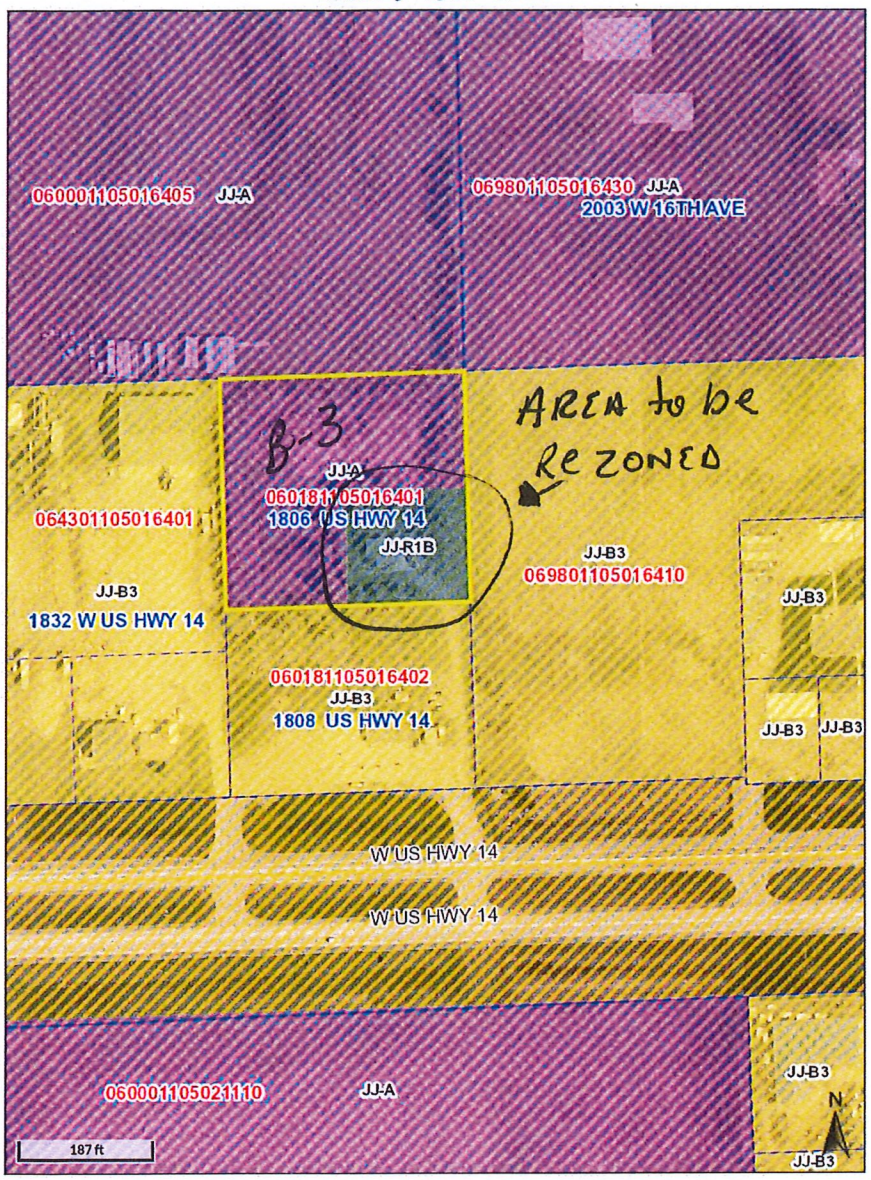
Filed for record this 25ST day of September, A.D., 20 12 at 2:30 o'clock P m., and recorded in book 30 of Plats on page 55 therein.

Lynette Chapman by
Register of Deeds Deputy

240415

Beacon™ Brookings County, SD

2019 RZ 001



Overview

Legend

- Brookings City Limits
- City Limits

City Zoning

- A
- AP
- B-1
- B-2
- B-2A
- B-3
- B-4
- B-5
- I-1
- I-1R
- I-2
- JJ-A
- JJ-B3
- JJ-I1
- JJ-I1R
- JJ-R1A
- JJ-R1B
- JJ-R3A
- PDD
- R-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- RB-4
- RMH
- Township Boundar
- Sections
- Joint Jurisdiction Area
- Parcels

Roads

County Roads

- Gravel Roads
- Paved Roads

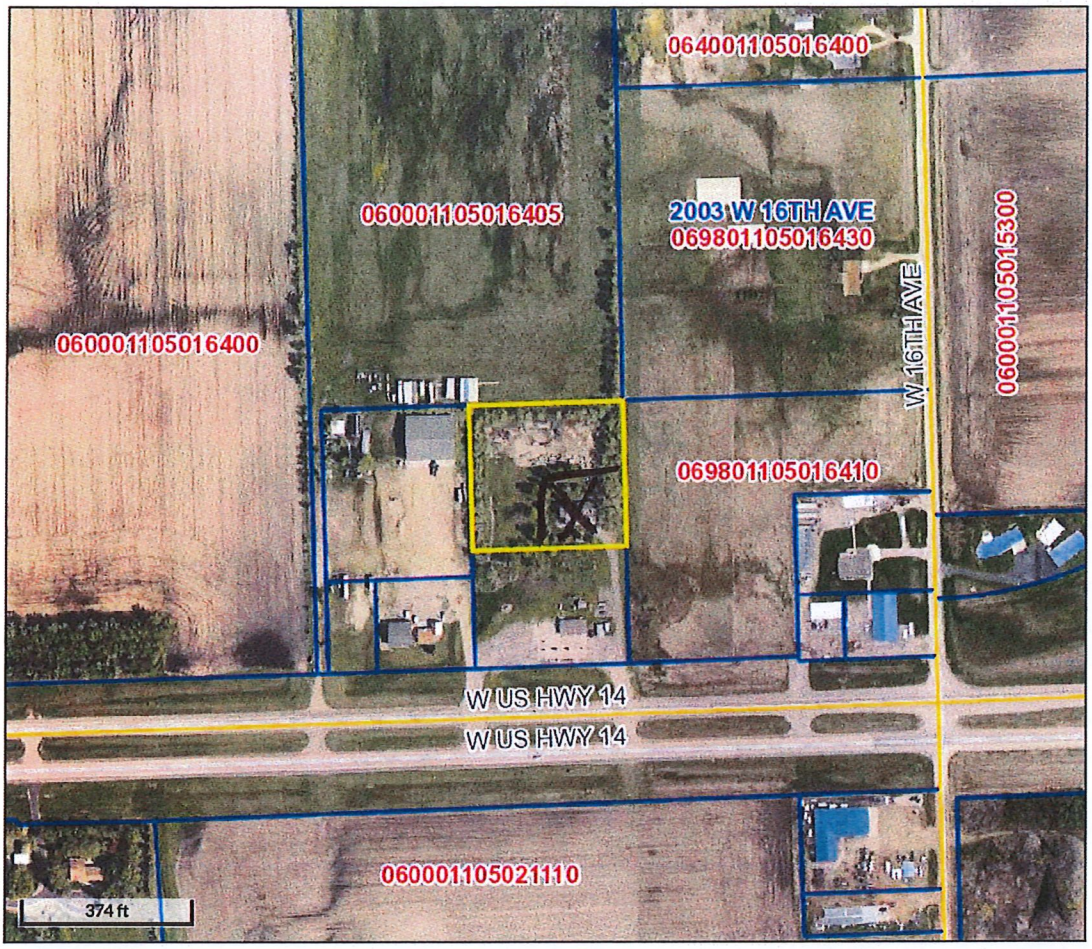
Parcel ID	060181105016401	Alternate ID	n/a	Owner Address	EC PROPERTIES LLC
Sec/Twp/Rng	16-110-50	Class	NACS		1523 KING ARTHUR CT
Property Address	1806 US HWY 14	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0601				
Brief Tax Description	KROGMAN 1ST ADDN LOT 1 IN SE 1/4 SE 1/4 SEC 16-110-50 2.32 AC				
	(Note: Not to be used on legal documents)				

Date created: 11/20/2019
Last Data Uploaded: 11/20/2019 8:05:02 AM

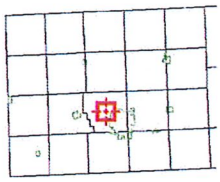
Developed by Schneider GEOSPATIAL

Beacon™ Brookings County, SD

2019 RZ 001



Overview



Legend

- Brookings City Limits
- City Limits
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Parcel ID	060181105016401	**Alternate ID**	n/a	**Owner Address**	EC PROPERTIES LLC
Sec/Twp/Rng	16-110-50	**Class**	NACS		1523 KING ARTHUR CT
Property Address	1806 US HWY 14 BROOKINGS	**Acreage**	n/a		BROOKINGS SD 57006
District	0601				
Brief Tax Description	KROGMAN 1ST ADDN LOT 1 IN SE 1/4 SE 1/4 SEC 16-110-50 2.32 AC (Note: Not to be used on legal documents)				

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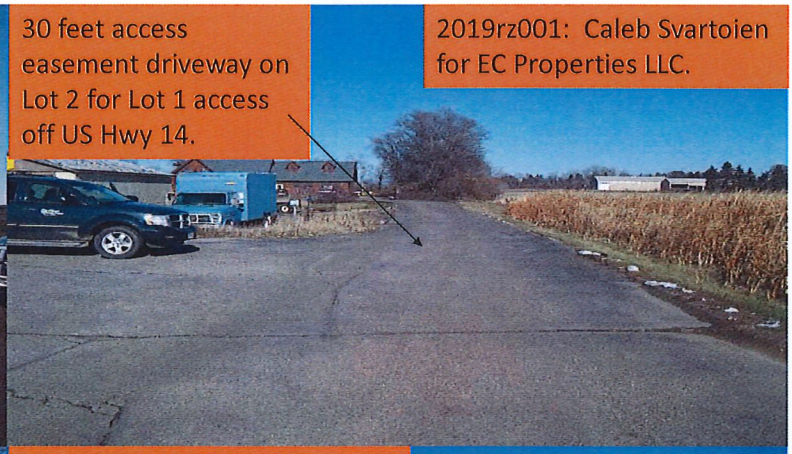
Entrance off US Hwy 14


30 feet access easement driveway on Lot 2 for Lot 1 access off US Hwy 14.
2019rz001: Caleb Svartoien for EC Properties LLC.

House to be moved off.

Current B-3 Zoned area north of house used for landscape business
GEHL