

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

February 4, 2020 – 7:30 PM meeting.

2020cu006 – February 4, 2020

Prepared by Richard Haugen

Applicant: Lawrence Rogge, 3065 170th Ave, Ghent, MN 56239

Land Owner: Rolland D. Peirce, 502 Viking Dr, Marshall, MN 56258

Legal Description: “NW1/4 of Section 8, T111N, R47W (Lake Hendricks Township)”.

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

2020cu006: Lawrence Rogge, has applied for a conditional use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction” to mine gravel on the above described property. The applicant will be the mining operator, his site plan, hours of operation, dust control and reclamation plan are included in this report. The applicant has a 5 year lease with the landowner for the proposed mining project. The topography of the proposed mining area is grass covered rolling hills and ravines. The proposed mining area is located on the west side of the property running north and south along 485th Ave. South Dakota Highway 30, a state black top road, borders the north side of the property and 485th Ave, a Lake Hendricks gravel road borders the west side of the property. An access road will be built across the northern end of the property and loaded trucks will exit the property onto SD Highway 30 using an existing driveway. The driveway is located 1,071 feet to the east of the intersection of 485th Ave and SD Highway 30. Empty trucks will return on 485th Ave and use an existing driveway to enter the property. South Dakota Department of Transportation personnel have reviewed the proposed conditional use application. The applicant will need to apply for a permit from the South Dakota Department of Transportation and or Lake Hendricks Township to modify or change the existing driveways. The applicant has been in contact with Lake Hendricks Township and will have a signed road agreement with them. Hours of operation will be 6:00 AM-8:00 PM Monday-Friday and occasional Saturday hours. Dust will be controlled by watering down the road. The reclamation plan is to stock pile the top soil and once the mining is complete the top soil will be placed back

2020cu006

Staff Report

February 4, 2020

on top of the ground and seeded back down to grass. 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.

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

The applicant has also applied for a conditional use 2020cu007 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 January 21 and 28, 2020, White Tri-City Star on January 23 and 30, 2020 and Lake Hendricks Pioneer on January 22 and 29, 2020.

Letters were sent to the land owner, adjoining landowners, Lake Hendricks Township Chairman and Clerk.

mining

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 12-26-19

Permit Number: 2020cu006

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 Gravel / operate

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:

Lake Hendricks Twp
N W 1/4 Sec 8-111-47
Parcel # 090001114708200

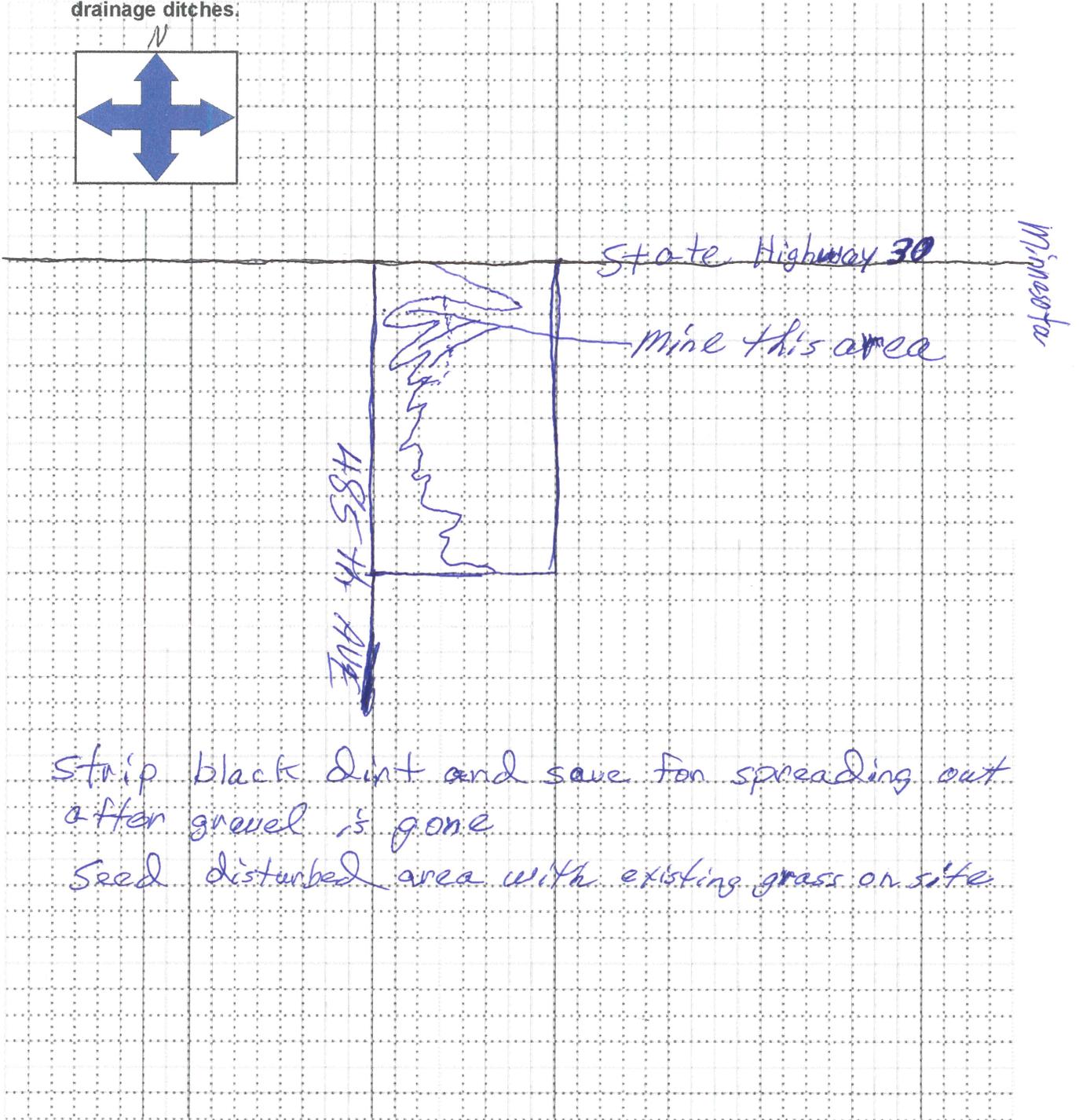
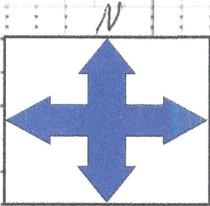
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Form continued on page 2

JAN - 7 2020

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.



2020C0006 + 2020C0007

Strip black dirt for reuse after
mixing is complete

Seed back to original grass onsite

Hours of operation 6:00 Am to 8:00 pm
Monday thru Fri Some Saturdays
Water down road to keep dust down

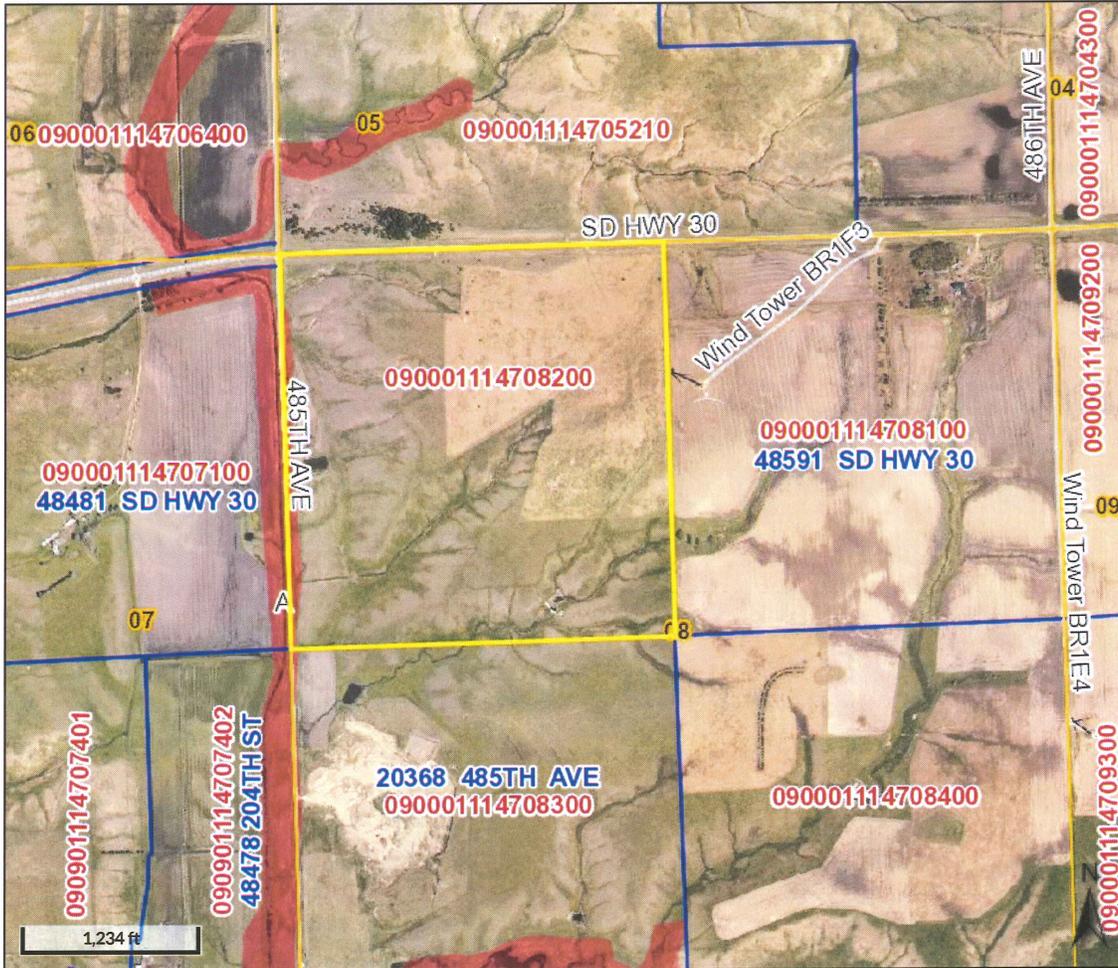
1-17-20

Lawrence Boyd

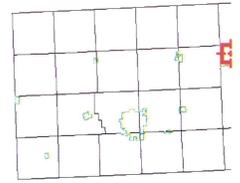


Beacon

2020 CU006 + 2020 CU007 Floodplain 2008 Map
Brookings County, SD



Overview



Legend

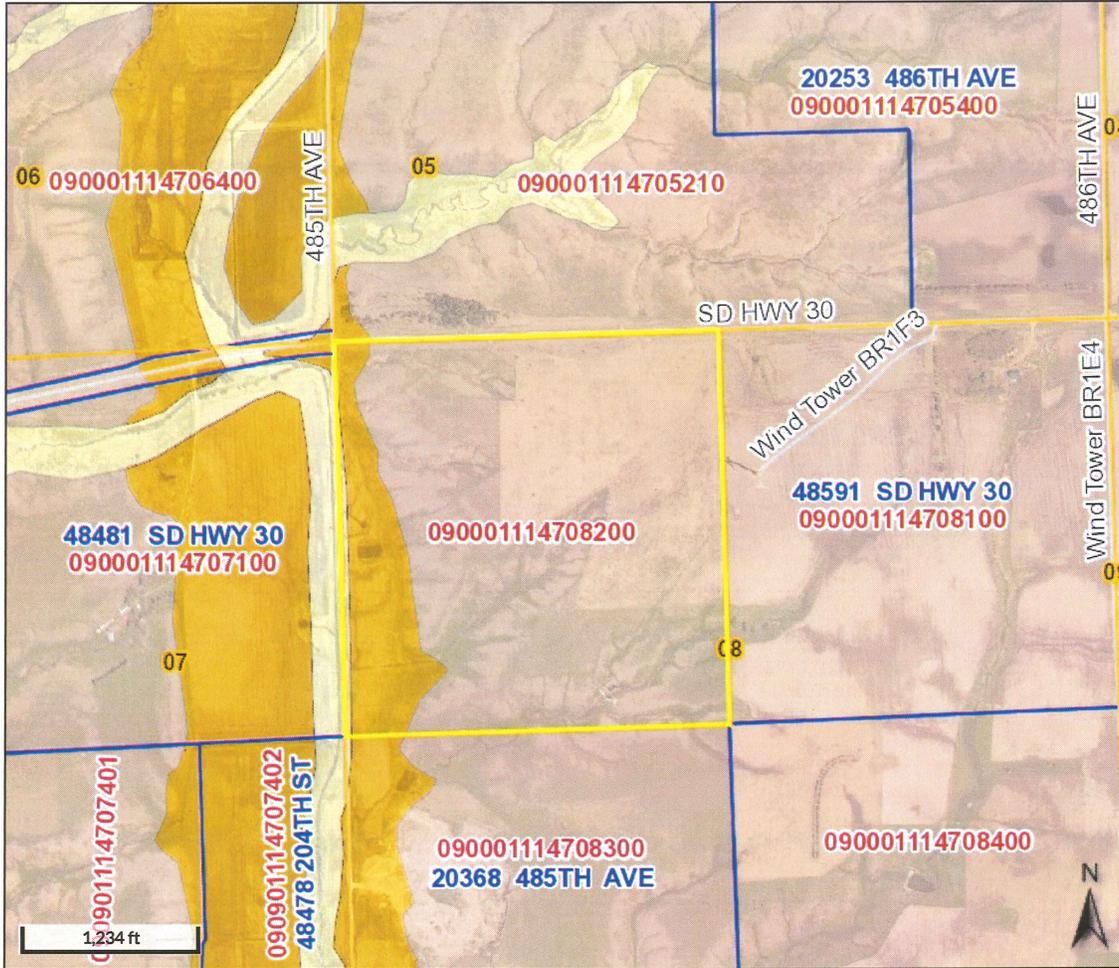
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	090001114708200	Alternate ID	n/a	Owner Address	PEIRCE, ROLLAND D ET AL
Sec/Twp/Rng	8-111-47	Class	AGA		502 VIKING DR
Property Address		Acreage	158.68		MARSHALL MN 56258
District	09102				
Brief Tax Description	NW 1/4 SEC 8-111-47 158.68 AC				
	<i>(Note: Not to be used on legal documents)</i>				

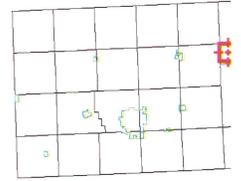
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2020 cu006 + 2020 cu007 Aquifer Map



Overview



Legend

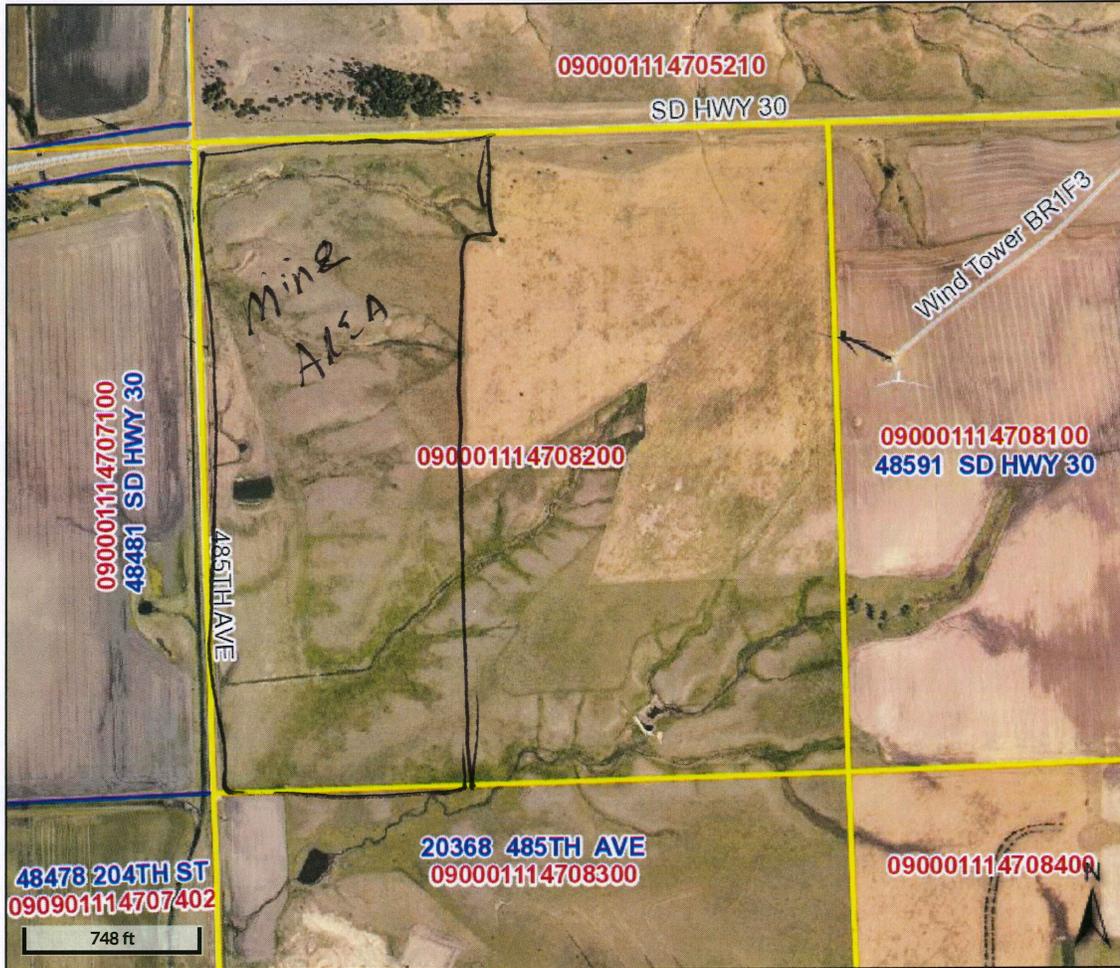
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Aquifer Materials**
- Alluvium
- Outwash
- Sand and Gravel 0-50
- Sand and Gravel 100+
- Sand and Gravel 50-100
- Parcels
- Roads

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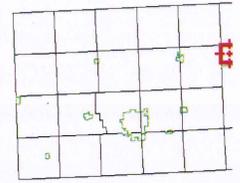
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2020 cu 006 + 2020 cu 007



Overview



Legend

- Brookings City Limits
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Looking west from field entrance on SD Hwy 30.



Looking south at field entrance off SD Hwy 30.



2020cu006(mining) & 2020cu007(crushing): Lawrence Rogge

Looking east on SD Hwy 30 from intersection of 485th Ave & SD Hwy 30.



Looking northeast at intersection of 485th Ave & SD Hwy 30.



Looking south on 485th Ave, a Lake Hendricks Twp road, from intersection of 485th Ave & SD Hwy 30.



Looking north from intersection of 485th Ave & SD Hwy 30.



Looking east from intersection of 485th Ave & SD Hwy 30.



Looking west from intersection of 485th Ave & SD Hwy 30.



Looking north east from field entrance on 485th Ave,



Looking east from field entrance on 485th Ave.



Looking southeast from field entrance on 485th Ave.



Looking northeast from south property line on 485th Ave.

