BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 4, 2020 – 7:30 PM meeting

2020cu008 – February 4, 2020

Prepared by Richard Haugen,

Applicant/Owner: Jesse King/David W. King, 47542 197th St, Toronto, SD 57268

Legal Description: "S 734' of E 753' Except the S 225' of W 359' of E 753' in the SW1/4 of Section 3, T112N, R49W (Argo Township) and the S 225' of W 359' of E 753' in the SW1/4 of Section 3, T112N, R49W (Argo Township)" ~~ located at 47542 197th St, Toronto, SD 57268.

Article 11.00: Section 11.01 "A" Agricultural District: Conditional Use #20: "Home Extended Business".

2020cu08: Jesse King has applied for a conditional use for a "Home Extended Business". The applicant has a farming operation and would like to add an extended home business. The home extended business would be providing a drop off point, warehouse, and customer pick up of bulk agricultural input products including but not limited to: crop protection chemical products, adjuvants, surfactants and bio-stimulants. Seed products may be added in the future, but not at this time. The products will be delivered in totes of 275 gallon capacity or less. Product will be delivered in semi-trailers, unloaded and stored in his shed until the customer picks them up. The applicant will store the products in an existing 40 feet x 63 feet pole shed that has a cement floor. The applicant lives on Brookings County gravel road # 40/197th Street and has a horse shoe driveway so, trucks will enter his property in the west driveway, back up to his shed, unload and exit the property in the east driveway. The applicant will need to apply for a Fertilizer and Pesticide license from the South Dakota Department of Agriculture for a warehouse and follow state regulations. The hours of operation will be seasonal and customer pick up by appointment will be required. The Comprehensive Land Use Plan for Brookings County on

page 72 “Brookings County Encourages businesses operated by the owner or tenant of the property” and on page 73 “Brookings County may permit businesses operated by the owner or tenant of a property which may be of a similar character to other uses allowed in the agricultural district including, but not limited to, gravel hauling, asphalt contracting, commercial hauling, general contracting/construction.”

Public notices were published in the Brookings Register on January 21 and 28, 20 and in the White Tri-City Star on January 23 and 30, 2020.

Letters were sent to the adjoining landowner’s, Argo Township Chairman and Clerk and Brookings County Highway Department.

RECEIVED

JAN 1 4 2020

BROOKINGS COUNTY DEVELOPMENT

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: JANUARY 13, 2020 Permit Number: 2020CU008

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:

OPERATING A WAREHOUSE IN SUBJECT BUILDING (LETTER J ON THE SKETCH). OPERATOR IS TO PROVIDE STORAGE, DELIVERY SUPPORT, AND WAREHOUSE RELATED SERVICES OF AGRICULTURAL INPUT PRODUCTS. THESE PRODUCTS INCLUDE CROP PROTECTION CHEMICAL PRODUCTS, ADJUVANTS, SURFACTANTS, AND BIOSTIMULANTS. AT THIS TIME, SEED PRODUCTS WILL NOT BE HANDLED AT THE WAREHOUSE BUT COULD BE IN THE FUTURE. (SEE ADDENDUM)

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

Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home Extended Business.

C.) Legal Description of Property:

PARCEL 1 (DAVID KING): THE SOUTH 734.0 FEET OF THE EAST 753.0 FEET OF THE SW 1/4 EXCEPT THE SOUTH 225.0 FEET OF THE WEST 359.0 FEET OF THE EAST 753.0 FEET THEREOF, ALL IN THE SW 1/4 OF SECTION 3, TOWNSHIP 112 NORTH, RANGE 49 WEST OF THE 5TH PM, BROOKINGS COUNTY, SOUTH DAKOTA, SUBJECT TO PUBLIC ROAD ROW AND EASEMENTS OF RECORD.
Parcel 03980112490 3300

PARCEL 2 (JESSE KING): THE SOUTH 225.0 FEET OF THE WEST 359.0 FEET OF THE EAST 753.0 FEET OF THE SW 1/4 OF SECTION 3, TOWNSHIP 112 NORTH, RANGE 49 WEST OF THE 5TH PM, BROOKINGS COUNTY, SOUTH DAKOTA. SUBJECT TO PUBLIC ROAD ROW AND EASEMENTS OF RECORD. Parcel 03980112490 3310

Form continued on page 2

Located @ 47542 197th St, Toronto, SD 57268.

2020 CU008

ADDENDUM: KING APPLICATION FOR CONDITIONAL USE PERMIT
January 13, 2020

OVERVIEW:

1. Applicant (via LLC) and FBN Inputs, LLC are intending to sign an agreement, whereas applicant would operate a warehouse located at 47542 197th Street, Toronto, SD 57268. Duties would include providing storage, delivery/pick up support, and other warehouse related services. Farmer members of FBN purchase products through the company. The company would then deliver these products to the warehouse. Farmer members would then pick the products up at the warehouse.

2. Products include crop protection chemical products (herbicides, fungicides, insecticides), adjuvants, surfactants, bio-stimulants, and liquid fertilizer. At this time seed products will not be handled at the warehouse, but the agreement does leave this option open for the future.

3. In-Season (March 1 - August 31) hours are Monday-Friday 7:00AM-5:00PM / Saturday 8:00AM-4:00PM / Sunday By Appointment Only. Most of the delivery and pick ups will be by appointment. Pre-Season (September 1 - February 28/29) hours are By Appointment Only.

4. In-Season deliveries are estimated to be 1-2 trucks per week during peak times. A normal delivery is able to bring 16 totes (275 gallons each). It is estimated that 20-30 farmer members will be picking up product from this location.

5. The subject building (letter "J" on the sketch) that will act as the warehouse is a 60x40 metal building. In 2017, a 6" concrete floor was poured and new LED lights were installed. The walk in door is secured by a key code lock/dead bolt. It is planned that the two original sliding doors will be replaced with an overhead door. It is also planned to have security cameras installed. There are already security cameras on the house that captures both driveways.

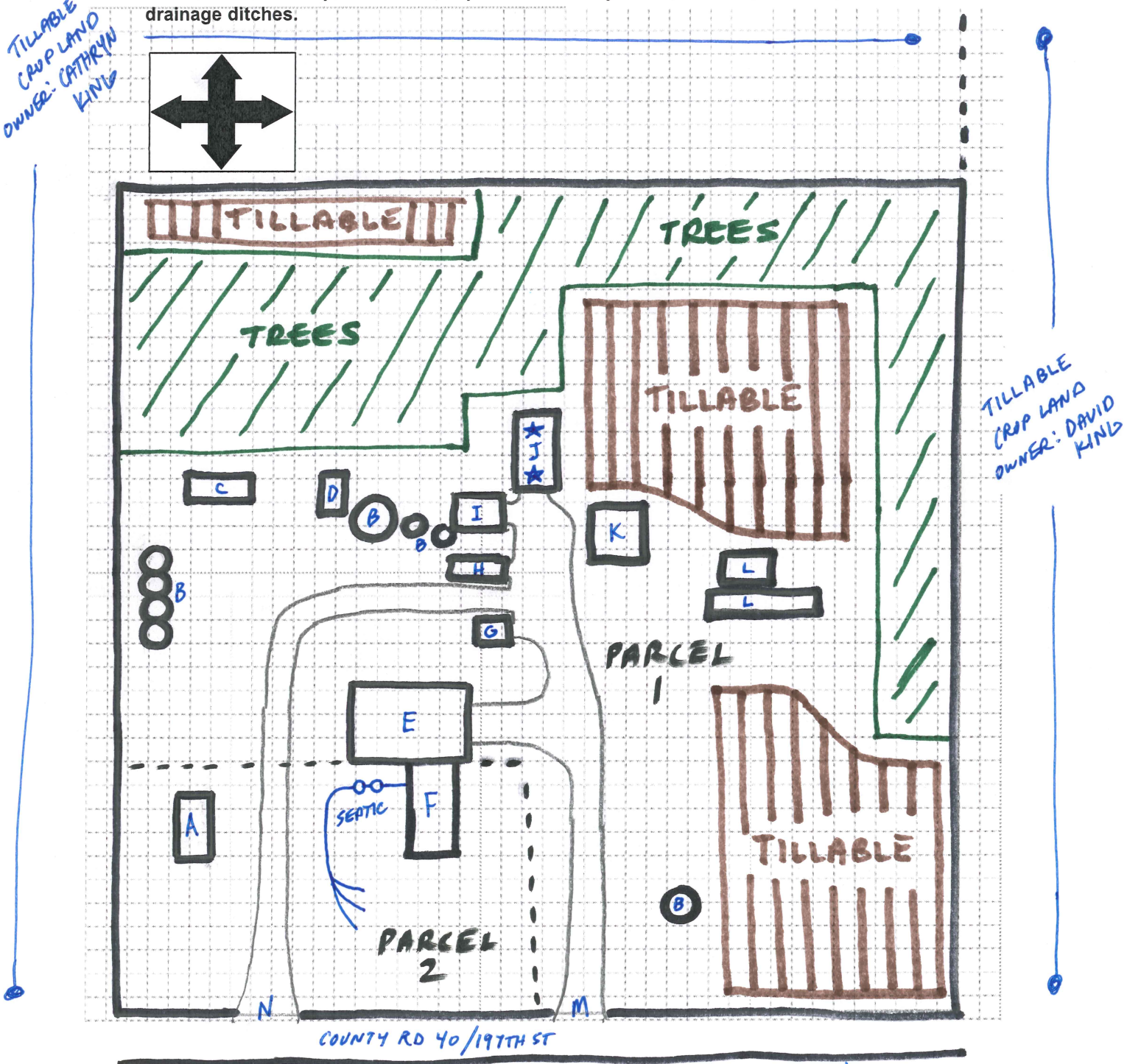
6. Deliveries and pick ups will be able to access either driveway (letters "M" and "N" on the sketch) to help facilitate the unloading and loading of products. FBN has been delivering products that are used in our private farming operation to this location for the past 4 years.

7. Applicant and FBN have been working with the South Dakota Department of Ag (SDSA) to help facilitate this agreement. Since there will be no repackaging and all products will come in totes/packages under 300 gallons, the SDSA stated that their requirements in this case are for the applicant to obtain a Commercial Fertilizer License and Pesticide Dealer License. FBN also requires the Toronto Fire Department to sign off on the plan. A chemical spill kit, fire extinguisher(s), and other recommendations by the fire department will be maintained.

2020CU008

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.



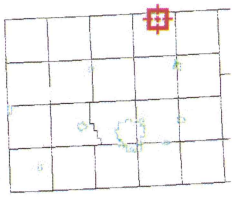
A= HAYSHED
B= BINS/SILOS
C= EQUIPMENT STORAGE
D= STORAGE
E= 104 x 60 SHED
F= HOUSE
G= GARAGE

H= OLD SHOP (TO BE TORN DOWN)
I= QUONSET
★ J= SUBJECT BUILDING 60x40 SHED ★
K= BARN
L= OLD HOG HOUSE/PLATFORM (TO BE TORN DOWN)
M= EAST DRIVEWAY
N= WEST DRIVEWAY

2020CU008

Beacon™ Brookings County, SD

Overview



Legend

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

Parcel ID	039801124903300	**Alternate ID**	n/a	**Owner Address**	KING, DAVID W
Sec/Twp/Rng	3-112-49	**Class**	AGC		516 E SHADOW CREEK LN
Property Address	47542 197TH ST	**Acreage**	12.69		SIOUX FALLS SD 57108
	TORONTO				

District 0310

Brief Tax Description S 734' OF E 753' EXC S 225' OF W 359' OF E 753' OF SW 1/4 SEC 3-112-49 10.84 AC

(Note: Not to be used on legal documents)

Date created: 1/14/2020
Last Data Uploaded: 1/14/2020 8:07:15 AM

Developed by Schneider GEOSPATIAL

Propose warehouse.

2020cu008: Jesse & David W. King

Looking north at east driveway from Brkgs Cnty gravel road # 40/197th St.

Brookings County gravel road #40/ 197th St.