

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

July 7, 2020 – 8:00 PM meeting.

2020cu012 – July 7, 2020

Prepared by Richard Haugen

Applicant: Ryan Hanson, 46461 228th Ave, Rutland, SD 57057

Land Owner: Raymond Vanderwal, 401 N Samara Ave, Volga, SD 57071

Legal Description: "W1/2 SW1/4 Exc N 2 Rods of Sec. 15, T110N, R51W

Brookings County Zoning Ordinance, Article 11:00 "A" Agricultural District – Conditional Use # 26: "The County Zoning Commission may permit other uses which, in its opinion, are not detrimental to other uses and are in the general character of the Agricultural District".

2020cu012: Ryan Hanson has applied for conditional use # 26: "The County Zoning Commission may permit other uses which, in its opinion, are not detrimental to other uses and are in the general character of the Agricultural District" for agricultural seed sales and bulk farm herbicide and insecticide sales with container size not to exceed 275 gallons. Seed sales and sale of bulk herbicide/insecticide will be added to the agricultural section of the ordinance update. The seed sales will start as soon as possible and the sale of bulk herbicide/insecticide would be in the future. No herbicide or insecticide would be mixed for field application on site, this is only for the sale and storage of the product until it is picked up by the customer. This is an agricultural based business in the agricultural district and will be located on US Highway 14 three-quarters of a mile west of Volga. The applicant has visited with the South Dakota Department of Transportation and they have no objections as he will be using an existing driveway. The City of Volga has no objections to the conditional use request. The applicant will need to apply for a license from the South Dakota Department of Agriculture (SD Dept. of Ag) for seed sales/treatment and herbicide/insecticide sales in quantities of up to 275 gallons. The SD Dept. of Ag does not require containment barriers for totes containing up to 275 gallons and no EPA registration is required. The site will consist warehouse/office building, bulk seed bin storage and inside storage. The seed treatment will be done inside the warehouse as seed is sold and then delivered to the customer. The seed will be brought in by semi-trailer and stored in the bulk seed bins or prepacked bulk storage containers. The applicant has a purchase agreement with the

2020cu012

Staff Report

July 7, 2020

landowner for 4.5 +/- acre parcel of land located in the south east corner of the parcel. The property has had a preliminary survey done and is attached to this report.

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 June 23 and 30, 2020 and in the Volga Tribune on June 25 and July 2, 2020

Letters were sent to the adjoining landowners, South Dakota Department of Transportation and Volga Township Chairman and Clerk.

JUN - 1 2020

APPLICATION FOR CONDITIONAL USE PERMIT

BROOKINGS COUNTY DEVELOPMENT

Date of Application: 5-26-20

Permit Number: 2020CU017

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:

Pioneer Seed Dealership
Will operate day to day seed dealership. There will be space
for a warehouse, offices, and seed treatment.

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

Article II: Section 11.01 "A" Agricultural District Conditional
Use # 26: The County Zoning Commission may permit
other uses which, in its opinion, are not detrimental
to other uses and are in the general character of the
Agricultural District.

C.) Legal Description of Property:

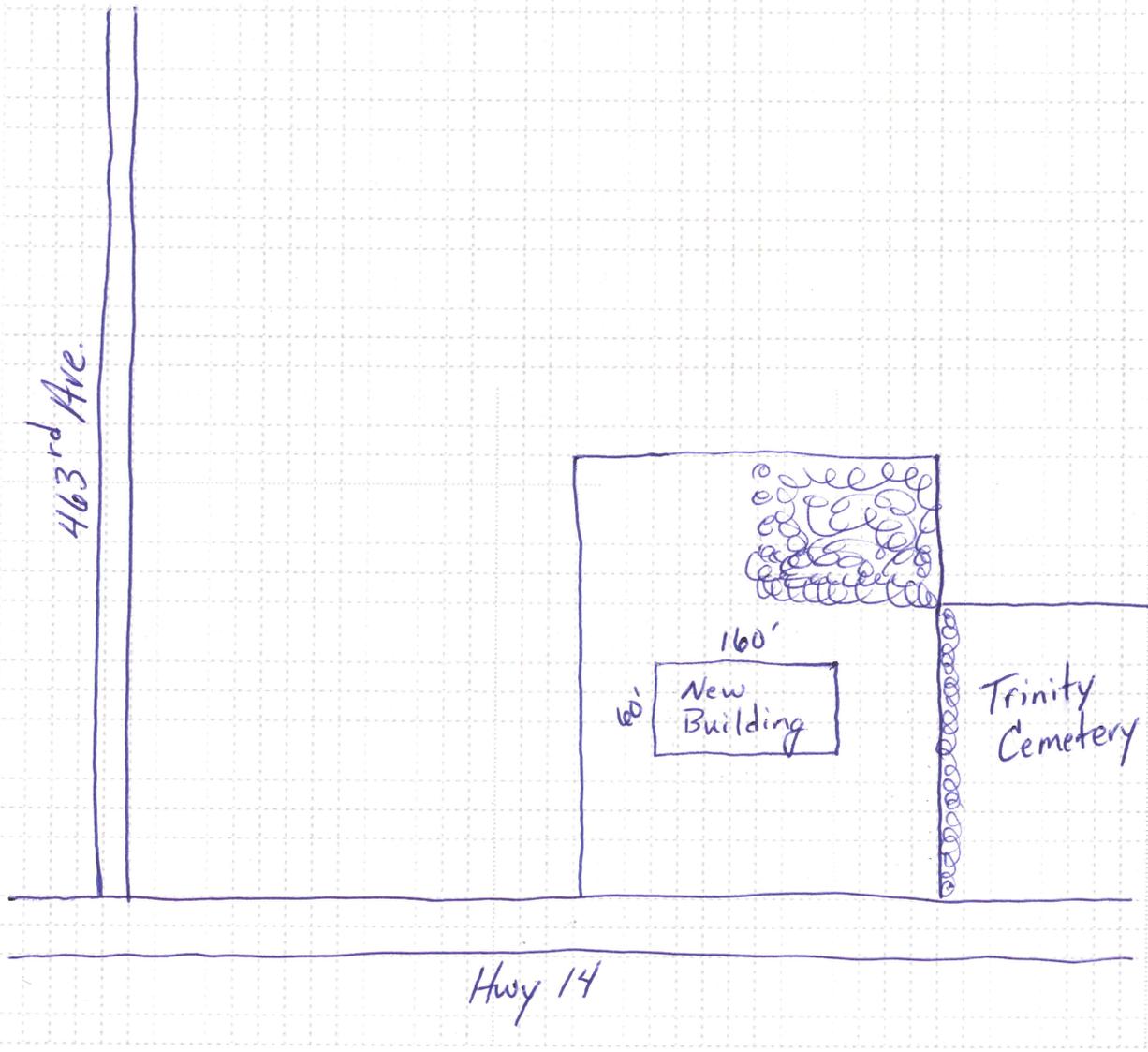
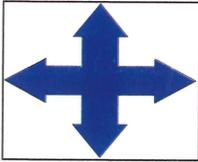
W 1/2 of SW 1/4 of Section 15, Volga Township
W 1/2 SW 1/4 EXC N 2 Rods in SEC 15, T110N, R51W
(Volga Twp - Parcel # 22000-11051-153-00)

Form continued on page 2

2020 CUO12

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.



Valley Crop Service

Valley Crop Service is to be a Pioneer Hi-Bred Int'l seed dealership west of Volga on Hwy 14. Services will include seed sales, warehouse, and seed treatment facilities. There will be one building on the property for the foreseeable future. The building will consist of indoor seed treatment loading and unloading. There will be two overhead doors that customers and I will be able to drive straight through the building so there is less impact from the weather and for ease of access. All treating equipment, treatments, and conveyors will operate indoors. Down the road there will be bulk seed bins placed on the west end outside of the shed. They will be filled in the spring and any seed not used will be loaded out by the end of the planting season. The warehouse will take up most of the space within the building. Seed will be delivered in hard side boxes and bags by truck. The east end of the building will be office and meeting space. The lower level will be offices, storage room, bathroom, and kitchen. There will be an upper level to the east end that will be an open area for when I hold meetings.

There will be two people with offices in this building myself and another seed salesman. There will be a possible second person there seasonally for help as needed. Hours of operation will generally be from 8-5 during the off season and longer during the peak times of the agriculture industry, from April to June and also from September to November. Those hours will largely depend on the planting and harvesting seasons and what the weather allows.

During peak season in the spring I would expect 2-8 trucks weekly delivering seed to the warehouse. Most of deliveries are done by me and other salesman. There will be some customers that prefer to pick up their own seed as needed. There will be very little truck traffic after June as all the seed is delivered and boxes/pallets are returned. On a daily basis throughout the year I would only expect around 3-5 customers a day visiting the location, so traffic should be minimal.

Day to day operations would be office work and sales meeting from harvest until planting season. Deliveries of seed to the warehouse start after the first of the year as seed becomes available. Deliveries to customers start the end of March into April depending on if they can store their own seed. After planting season it will mostly be customer visits and office work being done. During the harvest season the main focus is to be out with customers checking on results in the field.

Ryan Hanson

Prepared By:



Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200

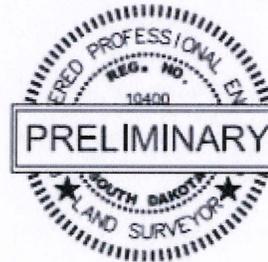
LEGAL DESCRIPTION

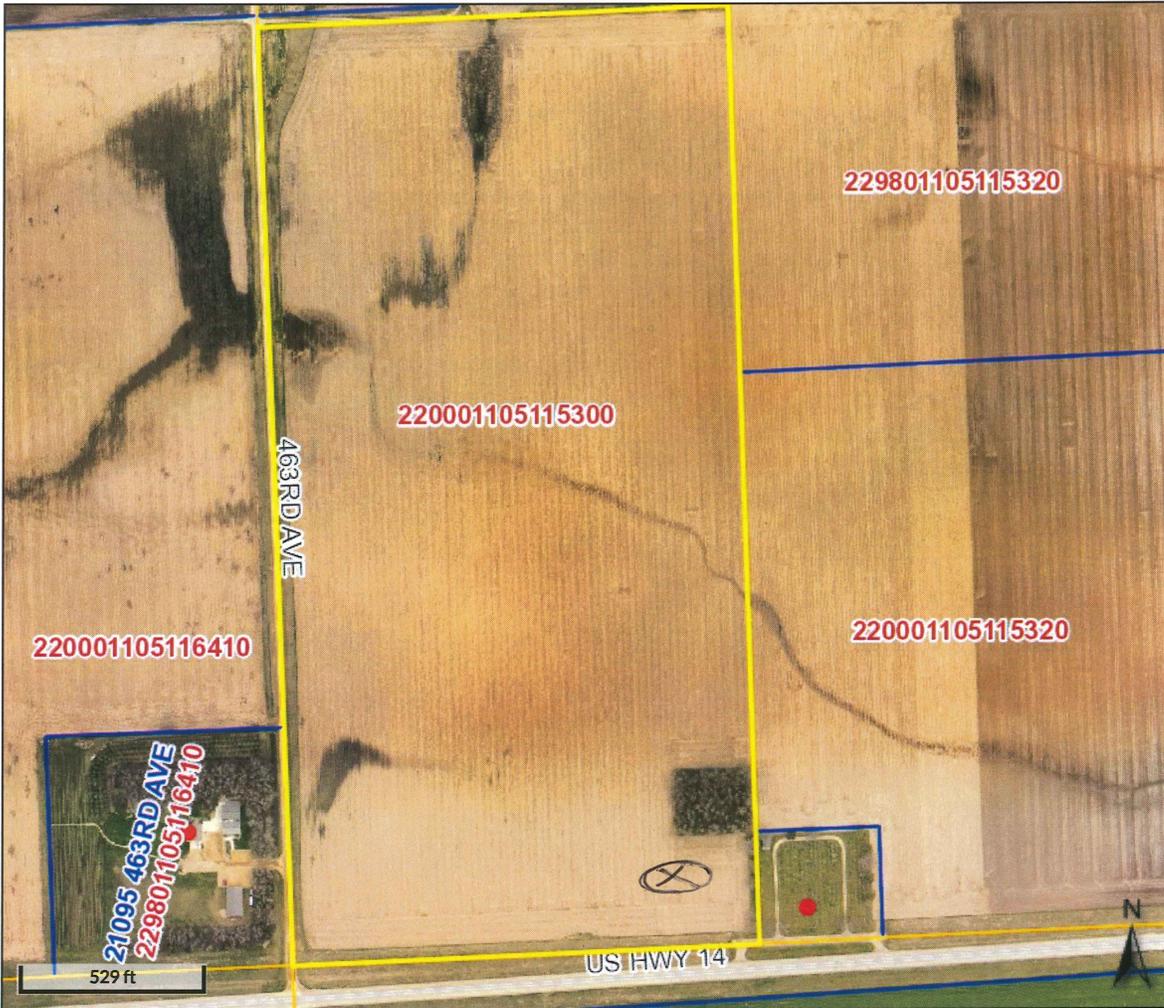
THE NORTH 440.0 FEET OF THE SOUTH 490.0 FEET OF THE EAST 445.5 FEET OF THE W 1/2 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 110 NORTH, RANGE 51 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, SUBJECT TO PUBLIC ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD.

CONTAINING 4.5 ACRES MORE OR LESS.

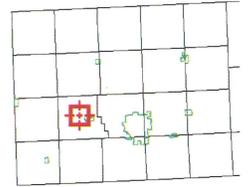


April, 2020
Scale: 1" = 300'
○ Monument Recovered
● Monument Set
(3/4" x 18" Capped Rebar RLS 10400)
Bearings are Based on Assumed Datum





Overview



Legend

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

Parcel ID	220001105115300	Alternate ID	n/a	Owner Address	VANDERWAL, RAYMOND G ET UX
Sec/Twp/Rng	15-110-51	Class	AGA		401 N SAMARA AVE
Property Address		Acreage	78.57		VOLGA SD 57071
District	2205				
Brief Tax Description	W 1/2 SW 1/4 EXC N 2 RODS SEC 15-110-51 78.57 AC				
	(Note: Not to be used on legal documents)				

Date created: 6/1/2020
Last Data Uploaded: 6/1/2020 8:08:44 AM

Developed by Schneider GEOSPATIAL

Looking west from driveway along US Hwy 14.



Looking east from driveway along US Hwy 14.



2020cu012: Ryan Hanson

Looking north from driveway.



Looking northwest from driveway.



Looking north from proposed west property line.



Looking northeast from proposed west property line.



Looking east along US Hwy 14 at proposed west line.

