

# BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3<sup>rd</sup> Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Board of Adjustment

July 7, 2020 – 8:00 PM meeting

## 2020cu013 – July 7, 2020

Prepared by Richard Haugen,

Applicant/Owner: Joshua Bungard, 20328 476<sup>th</sup> Ave, White, SD 57276

Legal Description: "Lucas Addition in NW1/4 Section 11, T111N, R49W (Afton Township)."

*Brookings County Zoning Ordinance, Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 6: Contractors' shops and yards and Conditional Use Permit #20: Home Extended Business*

2020cu013: Joshua Bungard has applied for an agricultural district conditional use # 6: Contractor's shop and yard and conditional use # 20: Home Extended Business. The contractor's yard will be located on the parcel where he resides. The contractor's yard will be used for a small scale construction and landscaping business for equipment storage and supplies.

Conditional use #20: Home Extended Business for a temporary seasonal camp ground for seasonal employees of his business and construction workers or hunters/tourists in the fall. He is planning on 4 – 30' x 60' RV pads with water, sewer and electric. The preliminary plans for the septic system will be a sealed holding tank and pumped out as required by a septic service. A dumpster will be available for trash and serviced by a trash service. The septic system and drinking water will need to meet South Dakota Department of Environment and Natural Resources requirements. A license for a campground will be needed from the South Dakota Department of Health (SD Dept. of Health) if the occupants will be staying for less than 28 consecutive days. South Dakota Department of Health requirements for a campground per South Dakota Codified Law 34-18-1 and Administrative Rules of South Dakota 44:02:14 will need to be met.

- 1) Long term campers staying more than 28 consecutive days:
  - a) Outside fire extinguisher available,
  - b) Dumpster service for tenants,
  - c) Outside rodent and pest control.
  - d) Other requirements as directed by the SD Dept. of Health.

- 2) Short term campers staying less than 28 consecutive days:
  - a) Camp ground license from South Dakota Department of Health.
  - b) South Dakota Department of Environment and Natural Resources (SD DENR) approved designed septic system.
  - c) SD DENR – approved drinking water supply.
  - d) Other requirements as directed by SD Dept. of Health

The spaces are screened by a shelterbelt along the road and north side of the property and will be operational from May to October only. The applicant has visited with the township regarding a road agreement and they have no objections to the contractor yard or the seasonal camp ground.

Public notices were published in the Brookings Register on June 23 and 30, 2020 and the White Tri City Star on June 25 and July 2, 2020.

Letters were sent to the land owner, adjoining landowner's, Afton Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: June 3, 2020

Permit Number: 2020cu013

To: Brookings County Board of Adjustment  
520 3<sup>rd</sup> 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 home extended business at 20328 476<sup>th</sup> Ave in White.  
The first request is for a contractor's shop for a small scale  
construction and landscaping business. The second request is to  
construct up to 4 RV spaces for seasonal employees, wind turbine  
employees, and hunters/tourists. The spaces will be screened from  
the road and will be operational from May to October only.

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

Conditional Use for a Contractor's Shop + Yard for small construction  
and Landscaping business with limited outdoor storage.  
Home Extended Business for operation of up to four RV spaces to  
provide housing for area workers and for seasonal employees of the  
construction/landscaping business. The RV spaces may also be used  
for hunters and area tourists.

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

C.) Legal Description of Property:

Lucas Addition in NW 1/4 Section 11-111-49 6.32 acres  
(Afton Twp)  
Parcel # 01265-11149-112-00  
Site: 20328 476<sup>th</sup> Ave, White, SD 57276

RECEIVED

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JUN - 3 2020

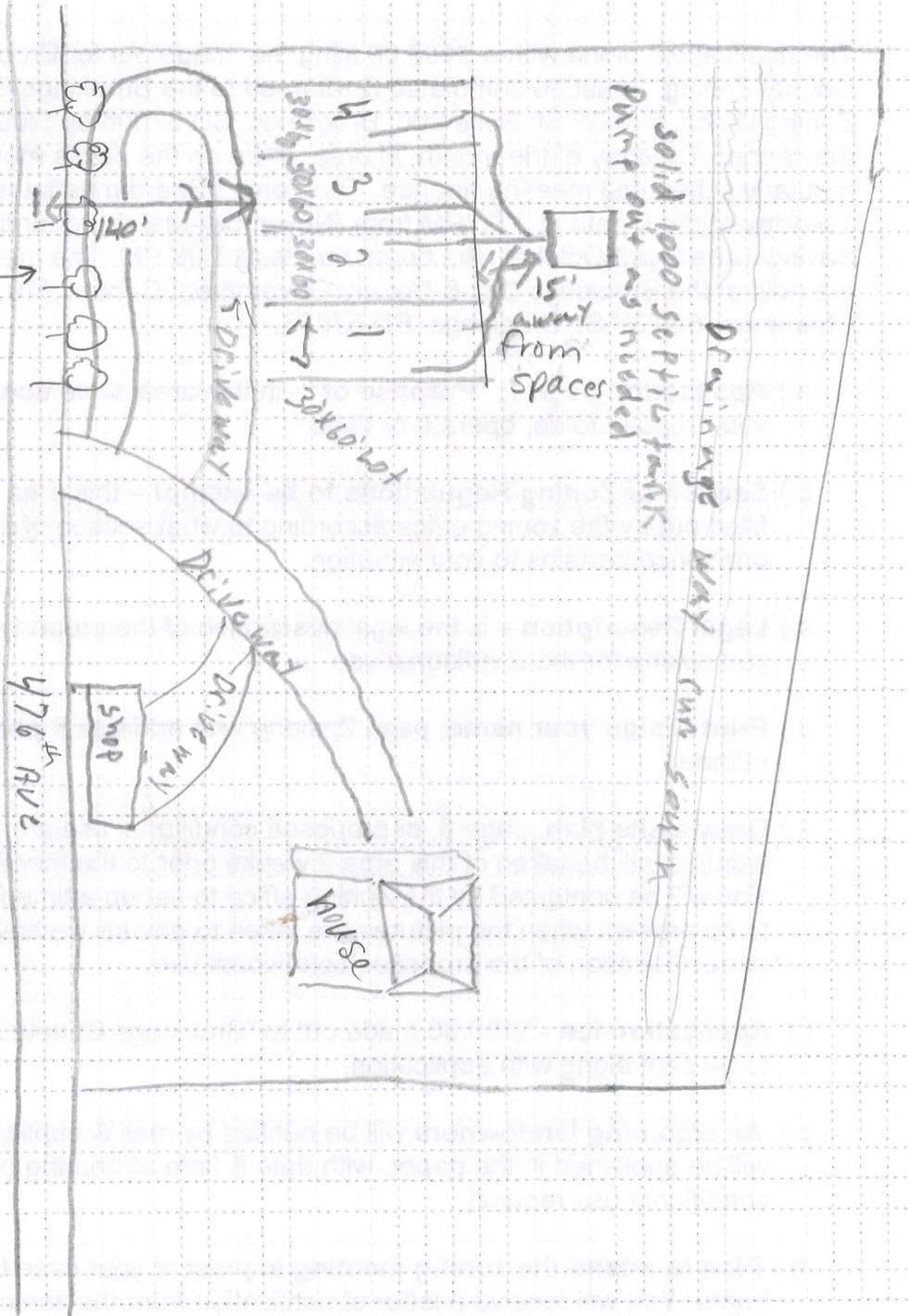
2020u013

**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.



nature tree grove  
All 4 spaces will be 30' wide and 60' deep  
center of 476 Ave 140' off 476 where the  
lot will start

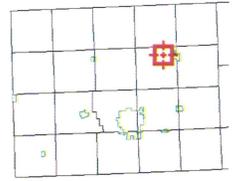


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Overview



Legend

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

Parcel ID	012651114911200	Alternate ID	n/a	Owner Address	BUNGARD, JOSHUA A ET UX
Sec/Twp/Rng	11-111-49	Class	NACS		20328 476TH AVE
Property Address	20328 476TH AVE	Acreege	n/a		WHITE SD 57276
	WHITE				
District	0110				
Brief Tax Description	LUCAS ADDN IN NW 1/4 SEC 11-111-49 6.32 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 6/4/2020  
 Last Data Uploaded: 6/4/2020 8:07:20 AM

Developed by Schneider  
 GEOSPATIAL

Looking north along 476<sup>th</sup> Ave. Shelterbelt screening for proposed r/v-camper pads.



Looking south along 476<sup>th</sup> Ave from driveway.



2020cu013: Joshua Bungard

Looking east from driveway.



Looking south from driveway, towards contractor shop.



Looking north from driveway towards proposed r/v-camper pads.



Looking north towards proposed r/v-camper pads. Shelterbelt screens from the north.



Looking south towards yard from rv pads. Contrators shop/yard.

