

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

August 4, 2020 – 8:00 PM meeting

2020cu015 – August 4, 2020

Prepared by Richard Haugen,

Applicant/Owner: Dakota Redi-Mix LLC by Robert Winter, PO Box 646, Brookings, SD 57006

Site: 47280 SD Hwy 324, Brookings, SD 57006.

Legal Description: “SE1/4 Exc H-3 & H-4 of Section 18, T109N, R49W (Trenton Township)”.

Brookings County Zoning Ordinance, Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 5B: Concrete Mixing Plant.

2020cu015: Dakota Redi-Mix, LLC by Robert Winter has applied for an agricultural district conditional use # 5B: Concrete Mixing Plant. The cement plant will be located on their gravel pit, located at 47280 SD Hwy 324, Brookings, SD, which is just east of I-29 / Elkton exit. The applicant is anticipating on the cement plant being there 10-15 years or until the gravel mining is completed. They will start with 6-8 cement trucks in their fleet and may expand up to 10 trucks in the future, if the demand is there. The entrance and exit to the property will be off South Dakota Highway 324 and use the existing driveway. The site plan shows a materials hopper, mixing plant, job trailer and future building. The cement powder will be hauled in and use aggregate that is on site. The applicant will need the appropriate water permit from South Dakota Department of Environment and Natural Resources for water used at the plant. There will be a wash out area with settling ponds, this is where the trucks will be washed out. The cement residue will settle out and the hardened cement will be hauled out to a permitted contractor to be crushed or used as fill. The parcel is located in the flood plain and Zone “B” of the South Dakota Aquifer Materials Map. The applicant will have to meet the “Performance Standards” listed Section 4.06.06 of the Aquifer Protection Ordinance. East Dakota Water Development District has reviewed the proposed plans.

Public notices were published in the Brookings Register on July 21 and 28, 2020.

2020cu015

Staff Report

August 4, 2020

Letters were sent to the land owner, adjoining landowner's, Trenton Township Chairman and Clerk, Brookings County Highway Department and South Dakota Department of Transportation.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 6/30/2020

Permit Number: 2020 cu 015

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:

Ready Mix Concrete Plant

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

Article II: Section 11.01: "A" Agricultural District: Conditional Use Permit # 5B: Concrete Mixing Plant.

C.) Legal Description of Property:

47280 SD Hwy 324 Brookings SD

SE 1/4 Exc. H-3 & H-4 Sec 18-109-49

Parcel # 210001094918400 (Trenton Twp)

RECEIVED

Form continued on page 2

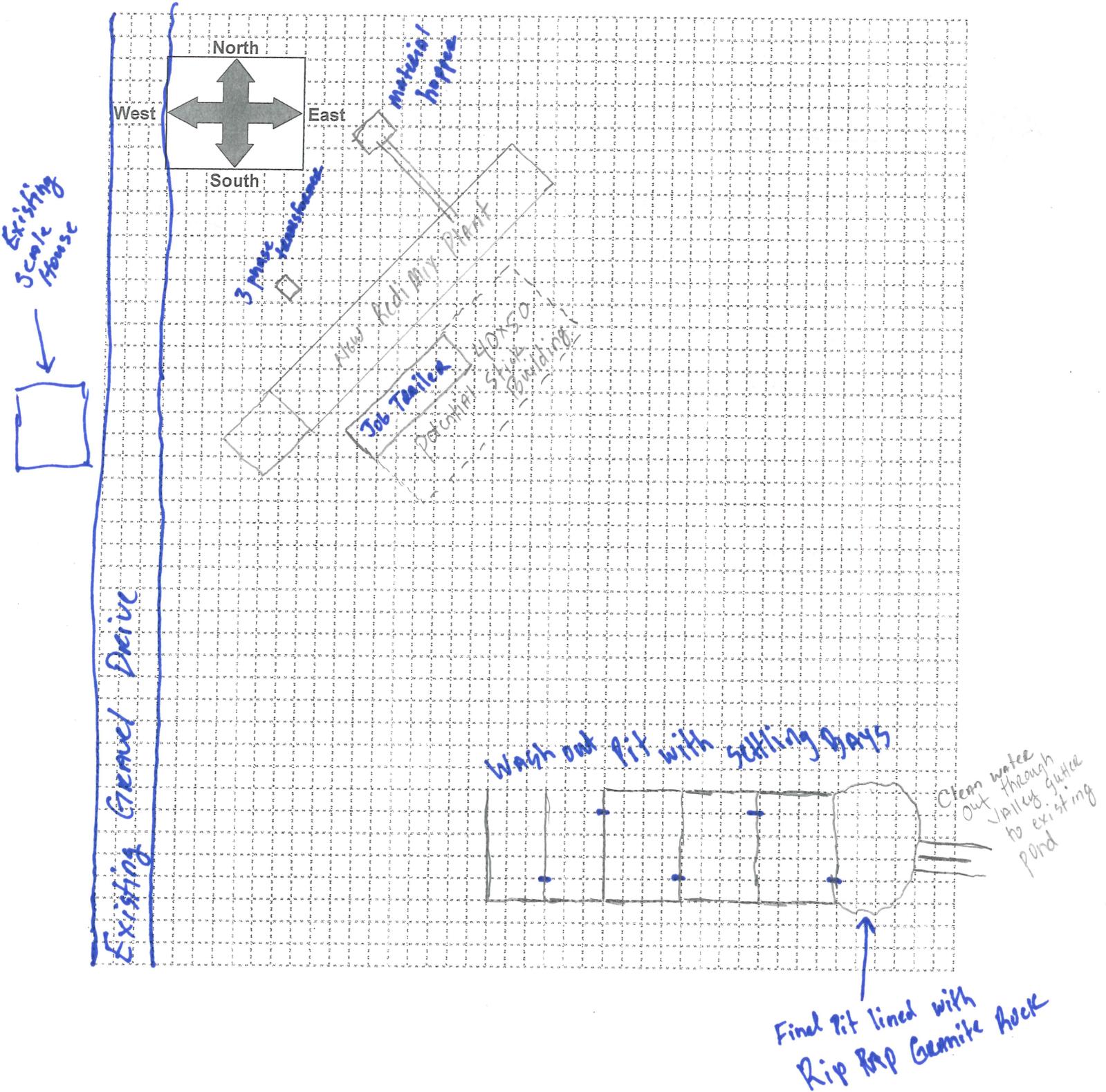
JUL 7 2020

20200015

Blown up Area of photographed site

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.



SD Redi-Mix

20200105

SD Redi-Mix is a concrete supplier that will supply the Brookings Area.

Standard hours will be 7:00 AM to 5:30 PM Monday thru Friday. Some earlier or later times may be needed incoming order demands it. The occasional Saturday may be needed also.

The main route used will be exit location to Coroad 324 then North or South on Interstate 29 to location.

Truck and personal vehicle parking will be on the Northwest corner of gravel area, North of the existing scale House. Diesel for the trucks will be supplied by the existing self enclosed fuel tanks that are already being used by the mining operation currently there.

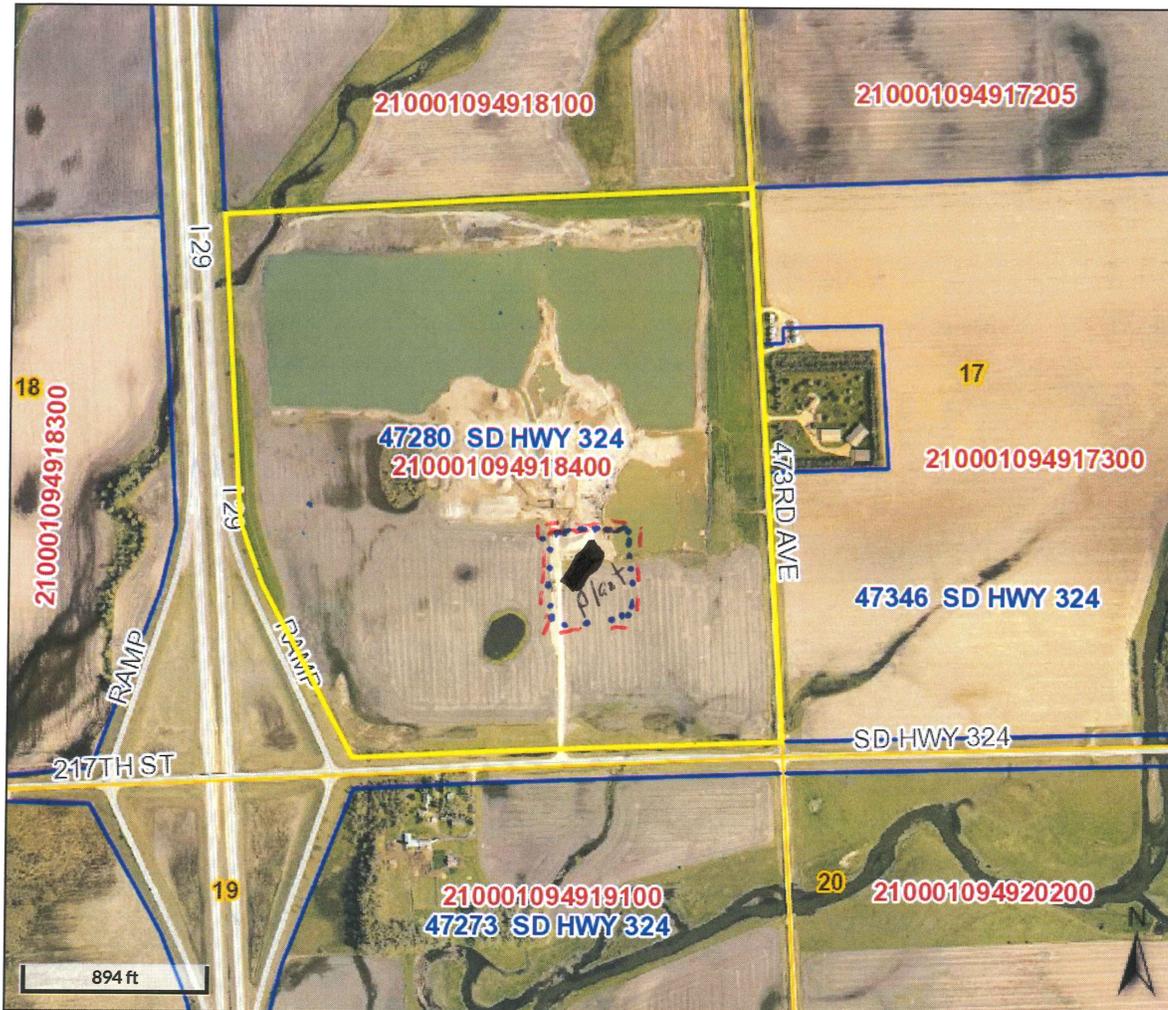
The washout pit is a self contained 5 pit settlement pit that allows cement particles to settle out of wash water and at the end of the process the clean water will exit to one of the existing ponds. Any excess concrete on trucks will be delivered to LG Everest and stored out to be used by them for reclamation of one of their ponds.

Once mining at location has concluded the redmix operation will disassemble and move to a new location, at that point reclamation of property will begin.

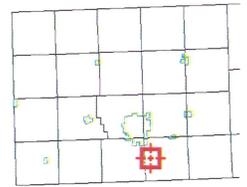


Beacon™

2020015
Brookings County, SD



Overview



Legend

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

Parcel ID	210001094918400	Alternate ID	n/a	Owner Address	ROCK ON LLC
Sec/Twp/Rng	18-109-49	Class	AGA		PO BOX 807
Property Address	47280 SD HWY 324	Acreage	117.32		CROOKS SD 57020
	BROOKINGS				
District	2101				
Brief Tax Description	SE 1/4 EXC. H-3 & H-4 SEC 18-109-49 142.32 AC				
	<i>(Note: Not to be used on legal documents)</i>				

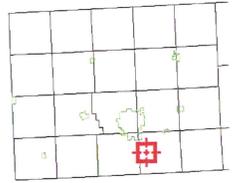
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Boxed Area is blown up Area in sketch area



Overview



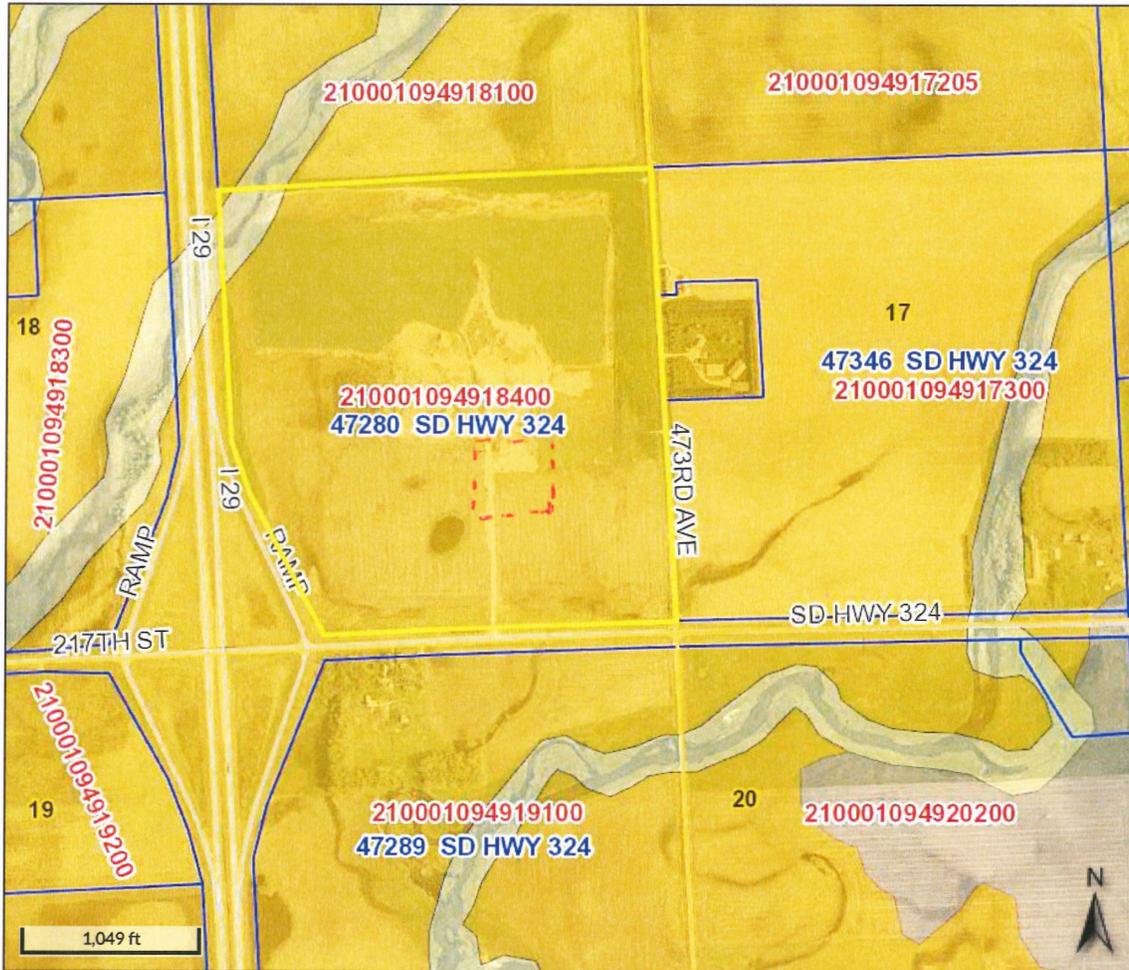
Legend

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

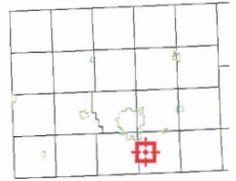
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Overview



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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Looking north down driveway off SD 324.



Looking east from driveway on SD Hwy 324.



2020cu015: Dakota Redi-Mix LLC by Robert Winter.

Looking west from driveway on SD Hwy 324.



Looking down driveway towards proposed location of cement plant.

