

## BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

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

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

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

Brookings County Board of Adjustment

October 6, 2020 – 8:00 PM meeting

# 2020cu019 – October 6, 2020

Prepared by Richard Haugen

Applicant: Delaine “Doc” Knaus, 932 44<sup>th</sup> St S, Brookings, SD 57006

Landowner: Thomas Martin F. Estate, % COD Investments LLC, 326 W6th St, Brookings, SD 57006

Legal Description: “NE1/4 NE1/4, Exc Lot H-1, and Exc that part lying East and North of Lot H-1 in Section 14, T109N, R50W (Medary Township) ~~ located at 21625 471<sup>st</sup> Ave, Brookings, SD 57006.

*Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 5A: “Rock crushers.”*

2020cu019: “Doc” Delaine Knaus, has applied for a conditional use # 5A: “Rock crushers.” to crush used concrete that is hauled into the above described property. The applicant has been granted a crushing permit several times over the last 13 years, starting in: 2007cu20 for a 30 day crushing permit, 2007cu020A a 30 day extension of 2007cu020; 2008cu004 for a 6 month crushing permit; 2009cu002 for 1 year crushing permit; 2010cu001 for a 5 year crushing permit, expired on 2-1-2015; 2015cu012 for a 5 years, expires on October 6, 2020. The applicant did not submit a business plan. It is anticipated that the area where the used concrete material is stock piled, the crushing area and the crushed concrete stock pile will be in the same general locations as previous operations. The proposed site is located in the “Zone B” of the “First Occurrence of Aquifer Materials Map in Brookings County” meaning presence of sand and gravel is 0-50 feet below land surface. The proposed site is not in the floodplain. The Zoning Office has made a site visit to the proposed location.

Public notices were published in the Brookings Register on September 22 and 29, 2020

Letters were sent to the adjoining landowners, Medary Township Chairman and Clerk and Brookings County Highway Department.

2020cu019

Staff Report

October 6<sup>th</sup>, 2020

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: Sept 8, 2020

Permit Number: 2020cu019

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:

Crushing -

B.) Section(s) of Zoning Regulations authorizing Conditional Use: Cu# 5A

Article 11: Section 11.01: "A" Ag District; Conditional Use Permit # 5A: Rock Crushing

C.) Legal Description of Property:

NE 1/4 NE 1/4, Exc Lot H-1, and Exc that part lying East and North of Lot H-1 in Section 14, T109N, R50W (Medary Twp)

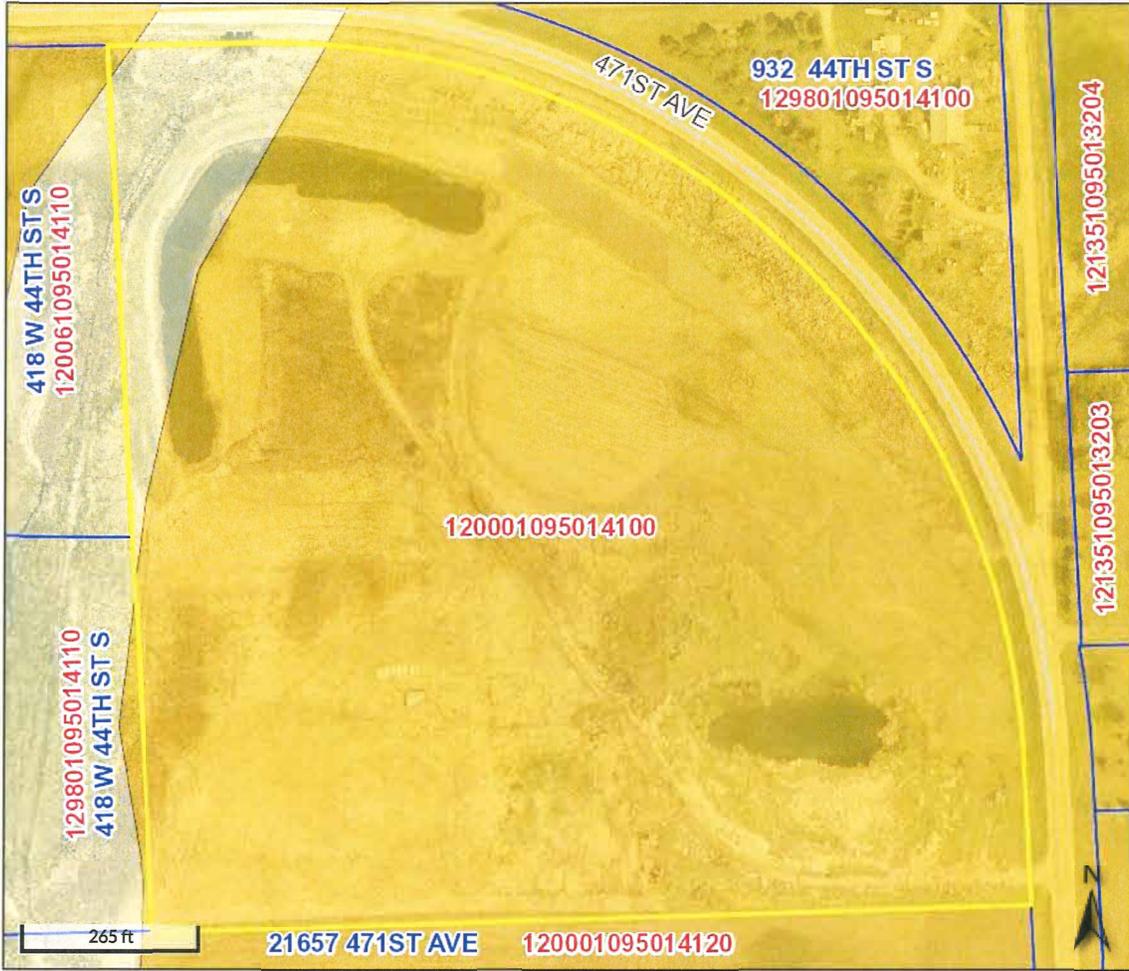
Site addr: 21625 471<sup>st</sup> Ave, Brookings SD 57006  
Parcel # 120001095014100

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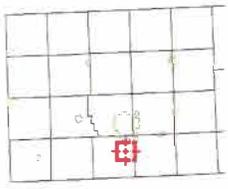
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SEP - 8 2020

# 2020 cu 019 Aquifer Materials 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

Parcel ID	120001095014100	Alternate ID	n/a	Owner Address	MARTIN, THOMAS F ESTATE
Sec/Twp/Rng	14-109-50	Class	NACC		C/O COD INVESTMENTS LLC
Property Address		Acreage	n/a		326 W 6TH ST
					BROOKINGS SD 57006
District	1201 - MEDARY TWP/BROOKINGS SCH				
Brief Tax Description	NE 1/4 NE 1/4 EXC H-1 & PTE & N OF H-1 SEC 14-109-50 33.48 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/8/2020  
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2020 cu019

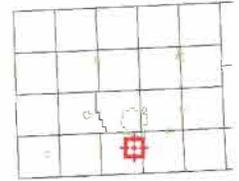


Beacon™

Brookings County, SD



Overview



Legend

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Developed by Schneider  
 GEOSPATIAL

Looking south from driveway on 471<sup>st</sup> Ave.



2020cu019: Doc Knaus

Looking north from driveway along 471<sup>st</sup> Ave



Looking west towards yard from driveway.



Concrete stock pile.  
Crushed pile.

