

SEP - 8 2020

APPLICATION FOR CONDITIONAL USE PERMIT

BROOKINGS COUNTY DEVELOPMENT

Date of Application: 9-8-2020

Permit Number: 2020cu020

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:

Dog Boarding

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

Brookings Joint Juris Area: Article IV: Ag. Besid. & Flood plain & Aquifer Districts: Section 405: "A" Ag District, Section 408: Special Exception # 18: Extended home occ.: and Brookings County Zoning Ordinance: Article II, Section 1101: "A" Ag District: Conditional Use Permit # 20: Home Extended business.

C.) Legal Description of Property:

OL 1 in SE 1/4 SE 1/4 and Lot 4 of Lots 1, 2, 3 and 4 of Barnett's Subdivision of the SE 1/4 sec 7, T110N, R 49W (Aurora Twp)

Parcel # 043901104907400

site addr: 3113 34<sup>th</sup> Ave, Brookings SD 57006

# 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

October 6, 2020 – 8:00 PM meeting

## 2020cu020 – October 6, 2020

Prepared by Richard Haugen,

Applicant/Owner: Kristen Witchey, 3113 34<sup>th</sup> Ave, Brookings, SD 57006

Legal Description: "OL 1 in SE1/4 SE1/4 and Lot 4 of Lots 1,2,3 and 4 of Barnett's Subdivision of the SE1/4 Sec. 7, T110N, R49W (Aurora Township)."

*Brookings Joint Jurisdiction Area: Article IV: Agricultural, Residential and Floodplain and Aquifer Districts. Section 405: "A" Agricultural District, Section 408: Special Exception # 18: Extended home occupations: and Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business."*

2020cu020: Kristen Witchey has applied for a conditional use for an extended home business for dog kennel to board dogs. The property consists of 1.7 acres with a house, pole shed, detached garage and a fenced yard. They are located within the Joint Jurisdiction area north of the US Highway 14 By-pass at the intersection of 34<sup>th</sup> Avenue and 30<sup>th</sup> Street. 34<sup>th</sup> Ave runs on the east side of the Swiftel Center and 30<sup>th</sup> Street goes to the landfill, both are blacktop roads. Their business plan is attached and plan to start with weekend boarding and expand if the demand is there to a maximum number of 30 at any one time. The kennels will be located inside an insulated pole shed, with a fenced yard with lockable gates for the exercise area. They will have designated drop off and pick up times, so not everyone is there at the same time. The drop off point will be there existing driveway and yard, but could also use 30<sup>th</sup> St S which is to a gravel road to the south of their house, if parking becomes an issue. The City of Brookings Planning and Zoning Department was advised of the conditional use application and has no objections to the conditional use request. The applicant has spoken with her neighbors to the north of them and they have no objections to the request. She will continue to try to contact her neighbors to the west, about her conditional use request.

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

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

2020cu020

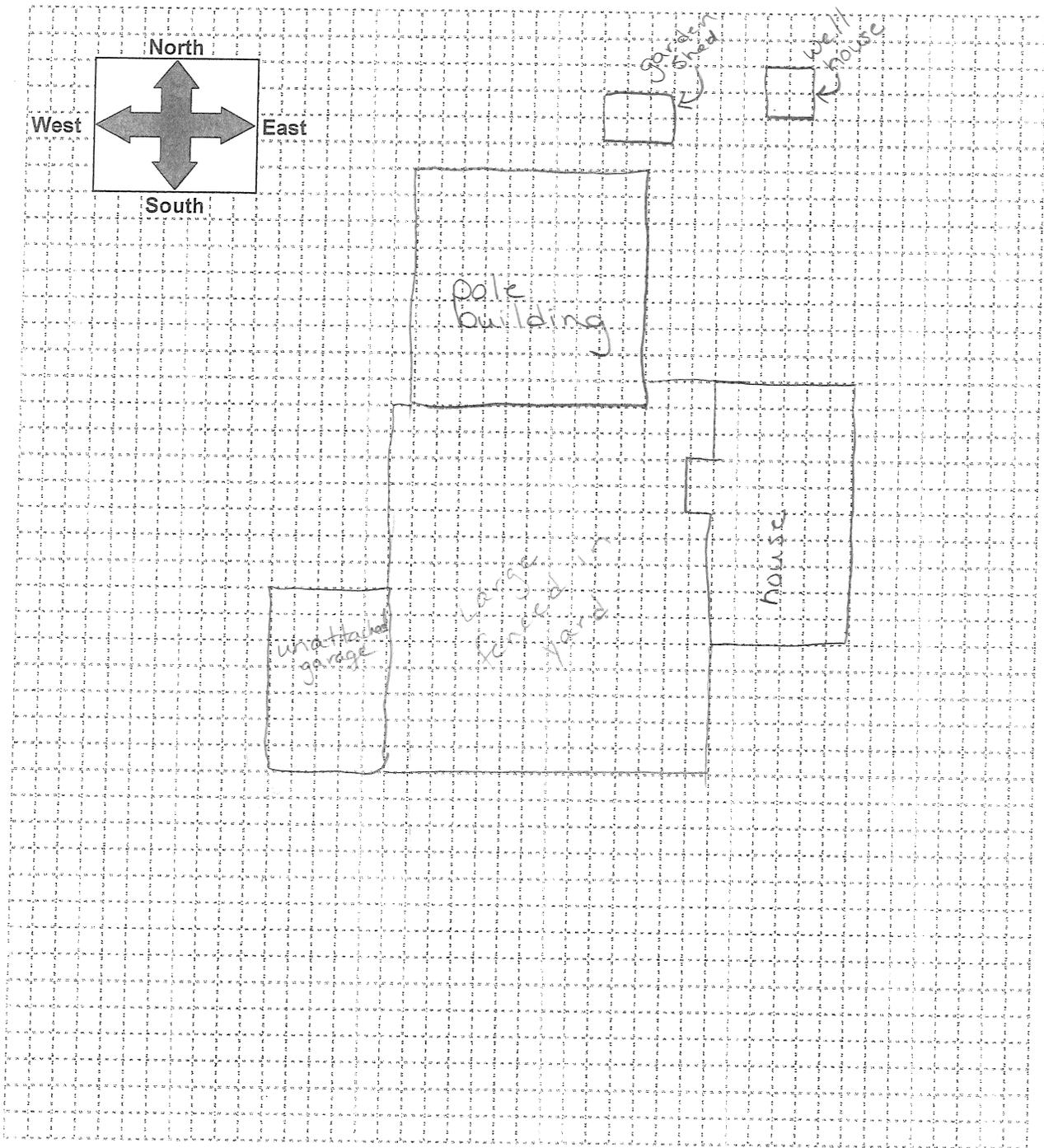
Staff Report

October 6, 2020

2020 CU020

**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.



2020 Cu 020

**BUSINESS PLAN:** Kristen and Greg Withey would like to open a dog boarding business with a dba Canine Corner. No breeding will be done at this business.

**ADDRESS:** 3113 34<sup>th</sup> Ave, Brookings, SD 57006

**PURPOSE:** The primary purpose of this business is boarding/daycare and socialization of dogs. Initially, we would like to start small and primarily focus on weekend boarding. As we would grow and add additional kennels – the max number of dogs at one time would be 30.

**FACILITY:** We have a large pole shed that is climate controlled as well as an unattached garage that could be used for future growth. We plan to set up kennels in our pole shed to house the dogs. We have a large fenced in yard with lockable gates to protect the dogs during outdoor playtime. Playtime would be supervised. Specific drop off/pick up times will be set. If additional kennel space is needed in the future – we would renovate our unattached garage to be kennel space. If barking/noise became an issue, we could limit the number of dogs in the yard at a time.

**MAINTANENCE:** To accommodate the increase of traffic on our road, we have the gravel in front of our house sprayed for dust control. Lawn and yard care will continue and snow removal equipment is also available. Dog waste will be removed from the yard several times per day and dumpster service is on site. Kennels will be cleaned/sanitized daily.

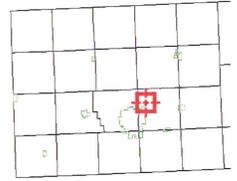
**BOARDING REQUIREMENTS:** We will have a contract and owners will need to provide proof of pet being up to date on all vaccinations. Owners will also be required to provide veterinarian information. In case of an emergency, we also have a good relationship with our own vet and will notify them when we move forward. Owners will also be required to provide info on an alternate person that can pick up their pet if an emergency were to occur.

Due to COVID-19 concerns, we have not yet spoken with all of our neighbors. I did speak with Joe Ripley (who lives just to the North of me) and he said that he had no problem with us having a dog boarding business. I will work on getting ahold of Dan and Dorinda Rauscher also.

2020c020



Overview



Legend

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

Parcel ID	043901104907400	Alternate ID	n/a	Owner Address	WITCHEY, GREGORY ET UX
Sec/Twp/Rng	7-110-49	Class	NACS		3113 34TH AVE
Property Address	3113 34TH AVE	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0401 - AURORA TWP/BROOKINGS SCH				
Brief Tax Description	OL1 SE1/4 SE1/4 & L.4 OF BARNETT ADDN SUBDIV OF SE 1/4 SEC 7-110-49 1.77 AC				
	(Note: Not to be used on legal documents)				

Date created: 9/8/2020  
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Developed by Schneider GEOSPATIAL

Looking south from driveway on 34<sup>th</sup> Ave.



Looking north from driveway on 34<sup>th</sup> Ave.



2020cu020: Kristen Witchey

Looking into yard and drop off area from 34<sup>th</sup> Ave.



Looking towards building site from intersection of 30<sup>th</sup> St and 34<sup>th</sup> Ave.



Looking north  
from 30<sup>th</sup> St .  
Fenced area



Fenced in pet  
exercise area.

