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March 7, 2019 Minutes

Brookings County Planning & Zoning Commission
March 7, 2019 – 7:00 PM
Brookings City & County Government Center
310 Chambers

Chair Rochel called the meeting to order at 7:00 PM. Commission members present were: Mike Bartley, Robert Rochel, Darrel Kleinjan, Terrell Spence, Randy Jensen, Chad Ford and alternate board members Tom Davis and Roger Erickson. Absent were Kimberly Elenkiwich, Darrell Nelson, Michael McHugh.

Chair Rochel read **agenda item # 2: Approval of minutes from February 5, 2019 meeting.** Chad Ford moved to approve the minutes. Terrell Spence second. Chair Rochel called for a voice vote. 8-ayes and 0-nays, motion carried.

Chair Rochel read **agenda item # 3: Items to be added to agenda by commission members or staff.** a) Robert Hill noted he had nothing additional.

Chair Rochel read **agenda item # 4: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Rochel read **agenda item # 5: Disclosure of Conflicts of Interest; Relationship(s) to Applicant; or Ex Parte Communication.** None

Chair Rochel read **agenda item # 6: Approval of Agenda.** Mike Bartley moved to approve the agenda. Roger Erickson second. Chair Rochel called for a voice vote. 8-ayes and 0-nays, motion carried.

Chair Rochel stated, "We are now acting as the Brookings County Planning and Zoning Commission" read the opening statement and **agenda item # 7: Consideration of Plats: a. 2019plat004: "Plat of Lot 1, Olsen Addition in the SE1/4 Section 6, T112N, R47W of the 5th P.M., Brookings County, South Dakota."** Tom Davis moved to approve the plat. Chad Ford second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Chad Olsen is platting off 6.0 acres of an existing farmstead building site from the approximate 160 acres he owns, located at 19685 485th Ave." He noted: 1) Access to the farmstead property would be existing driveway located on 485th Ave. 2) Access easement on plat for access to the farm ground and

grass/pastureland. 3) Plat met the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use. Mr. Haugen used visuals to describe the plat. Chair Rochel opened up for questions from the board, Board member Davis and Chair Rochel discussed access and access easement as noted on plat and maps. Mr. Haugen noted the buildings were 25 feet from the property line. He opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing none. Chair Rochel asked the board for questions or comments, hearing none he called for a roll-call vote: Erickson-aye, Davis-aye, Kleinjan-aye, Ford-aye, Spence-aye, Jensen-aye, Bartley-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel stated, "We are now acting as the Brookings County Board of Adjustment" read the opening statement and **agenda item # 8: 2019cu003: Wanzek Construction, Inc by Tanya Lance has made an application, 2019cu003, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 6: Contractors' shops and yards. The property is described as "NW1/4 Exc H-1 & Exc S338' of W850'; N486' of S824' of W350'; & N236' of S574' of E74' of W379' Section 14, T111N, R49W (Afton Township)".** Mike Bartley moved to approve the conditional use request. Tom Davis second. Chair Rochel opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Wanzek Construction Inc. by Tanya Lance has applied for an agricultural district conditional use #6: Contractor's shop and yard. The contractor's yard will be temporary with an anticipated ending date of November 1, 2019." He noted: 1) laydown yard would be used for wind tower blades, turbines, bases, components and supplies to be used during the construction phase of the Coyote Ridge Wind, LLC wind farm project. 2) Items would be on trailers specific for the item and stored on the staging site until needed at designated turbine site. 3) Site of laydown yard on property known as "Wilmott Gravel Pit", located 1-1/2 miles west of White on SD Hwy 30. 4) Haul route 5) SD DOT was contacted by applicant and guidelines received will be followed. 6) Public notices published in the Brookings Register on February 19 & 26, 2019 and in the White Tri City Star on February 21 & 28, 2019. 7) Letters sent to land owner, adjoining landowner's, SD DOT and Afton Township Chairman and Clerk. Mr. Haugen then read comments received from Robert Smith and Jim Hagedorn both noting no concerns or objections to the request. He presented a copy of the signed application for highway access permit from the SD Department of Transportation. Chair Rochel asked a representative to come forward and address the board. The representative identified himself as Aaron Kriens, project manager representing Wanzek Construction and stated, "The original laydown yard was proposed in a different area but do to subsurface conditions we have moved it so that we have better access and we don't leave anything behind." Chair Rochel opened up for questions from the board. Board member Spence noted a hill crest in the area and asked if road signage would be put up noting large equipment would be coming and going. Mr. Haugen and Mr. Hill noted the road was a state highway and standards would be met. Chair Rochel then opened up the public hearing portion asking for questions or comments from the audience opponents and proponents, hearing

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none he closed the public hearing. Chair Rochel asked for additional comments from the board. Board member Bartley noted the application met the conditional use permit #6 requirements for a contractor's laydown yard and was temporary. He also discussed the entrance and exit specifications current and while in use. Mr. Kriens noted the driveway would be returned to original/current width and conditions. Chair Rochel asked for further questions or comments from the board, hearing none he asked Mr. Haugen to go over the findings of facts, with any additions, which are on file. Chair Rochel called for a roll-call vote: Bartley-aye, Erickson-aye, Davis-aye, Kleinjan-aye, Ford-aye, Spence-aye, Jensen-aye, Rochel-aye. 8-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 9: Department Reports.** Chair Rochel asked Mr. Hill for his Directors report. Mr. Hill announced: 1) a training opportunity would be offered in Pierre next week, he asked if any board members were planning to attend and noted the training would possibly be put on the April agenda. 2) 2011 type flooding was expected in Brookings County. Packets were going to be made up and sent to townships with maps for them to document in detail any issues. Preference to include photographs of issues. He noted Brookings was in the major flooding portion of area with James River Valley and Big Sioux River contributing to the possible flooding. He stressed that documentation was critical. Mr. Haugen noted with this year's weather a situation at the Kodiak Pork substation arose with snow banking. He reminded board members to keep this in mind when considerations are needed for setbacks from roadways. Chair Rochel expanded on the concern of setbacks and also stressed it was something for the board to consider in the future.

Chair Rochel read **agenda item # 10: Executive Session, if Necessary.** Chair Rochel noted no need for executive session.

Chair Rochel asked for a motion to adjourn. Randy Jensen made a motion to adjourn the meeting, Chad Ford second.

Chair Rochel adjourned the meeting at 7:37 PM.

Rae Lynn Maher
Brookings County
Development Department.