

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd St, 310 Chambers, Brookings, SD 57006

FEBUARY 3, 2026 AGENDA

1. **Call to Order - Immediately following Joint County & City of Brookings Planning Meeting on Tuesday, February 3, 2026.**

2. **Approval of Minutes.**

Documents:

[MINUTES-Jan 6, 2026 PZ Minutes DRAFT 1-07-2026.pdf](#)

3. **Items to be Added to Agenda by Commission Members or Staff**

4. **Invitation for Citizens to Schedule Time on the Commission Agenda for an Item Not Listed**

Anyone wanting to speak during this agenda item much sign in prior to the start of the meeting. Any requested action items much be scheduled for a future meeting date.

(Time limited to 5-minutes per person to address the commission.)

5. **Disclosure of Conflicts of Interest: Relationship(s) to Applicant; or Ex Parte Communication**

6. **Approval of Agenda**

7. **Convene as Brookings County Board of Adjustment**

***The Board of Adjustment needs 2/3 approval of the full board to approve any variance agenda item.*

***The Board of Adjustment needs a majority approval of the members present to approve any conditional use agenda item.*

8. **2026var001**

Thielen Farms Inc by Nathan Thielen has made an application, 2026var001, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.01 "A" Agricultural Land District: Section 4.01.05. Area Regulations/Easements. The property is described as: "NE1/4 Exc H-1 & H-2 of Section 21, T109N, R48W (Parnell Township)" ~~ located at 21717 SD Hwy 13, Elkton, SD 57026.

Documents:

[2026var001-Staff Report.pdf](#)

- A. **2026var001 Comments Received**

Documents:

9. **2026var002**

Doug R Osthus has made an application, 2026var002, to the Brookings County Board of Adjustment for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation. The property is described as: "W1/2 of Lot 10 and Lot 11 and E1/2 of Lot 10 all in Marvin Wade Second Subdivision in NE1/4 of Section 6, T112N, R52W (Laketon Township)" -- located at 278 S Lake Dr, Arlington, SD 57212.

Documents:

[2026var002 Staff Report.pdf](#)

10. **Department Reports**

11. **Executive Session, if Necessary.**

12. **Adjourn**

13. **Public Notices**

Brookings County Zoning Office * Brookings City & County Government Center * 520 3rd Street, Suite 110 * (605) 696-8350 * www.brookingscountysd.gov

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF January 6, 2026 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, January 6, 2026. The following members were present: Chad Ford, County Commissioner Kelly VanderWal, Tim Paulson, Cody Clark, Darrel Kleinjan, Kyle Vanderwal, Neil Trooien, and Randy Jensen, and alternate Justin DeGroot. Absent were Mark Jorenby and Dale Storhaug. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, and Senior Planner from First District Association of Local Governments Luke Muller.

CALL TO ORDER

Chair Ford called the meeting to order at 7:07 PM

APPROVAL OF MINUTES

(Jensen/Paulson) Motion to approve December 2, 2025 Minutes. All present voted aye.

MOTION CARRIED.

ITEMS TO BE ADDED TO AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON AGENDA FOR ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

APPROVAL OF AGENDA

(Kyle VanderWal/Jensen) Motion to approve the agenda for the January 6, 2026 Meeting. All present voted aye. **MOTION CARRIED.**

ELECTION OF OFFICERS FOR 2026.

(Paulson/Trooien) Motion to nominate Chad Ford as Chairperson for 2026. All present voted aye. **MOTION CARRIED.**

(Trooien/Paulson) Motion to nominate Darrel Kleinjan as Vice Chairperson for 2026. All present voted aye. **MOTION CARRIED.**

APPOINT BOARD MEMBERS TO THE JOINT BOARD OF ADJUSTMENT.

(Trooien/Kelly VanderWal) Motion to appoint Kyle VanderWal to the 2026 Joint Board of Adjustment. All present voted aye. **MOTION CARRIED.**

(DeGroot/Clark) Motion to appoint Tim Paulson as Alternate to the 2026 Joint Board of Adjustment. All present voted aye. **MOTION CARRIED.**

January 6, 2026

Meeting Minutes DRAFT

CONVENE AS BROOKINGS COUNTY PLANNING & ZONING COMMISSION

WORK SESSION.

Luke Muller led the board through review and discussion of variances granted at the various lakes in the county with most of the review on Lake Poinsett. Discussion was mainly regarding the setback requests from the lake. Comparison with ways other area counties decide where to measure from when looking at setback from lake – highest known water mark, high water mark, floodplain. Discussion with possibly setting different rules for each lake – Lake Poinsett, Lake Oakwood, Lake Hendricks, and Lake Campbell. Muller to report on setbacks from other counties that share the lakes of: Poinsett, Hendricks and Campbell and a future meeting for discussion and consideration. The board also discussed AI buildings and Battery Storage Facilities.

Haugen then discussed the requirement that 5 acres or more are required when parceling off an existing farmstead per the 2024-01 Ordinance. Muller noted this requirement helps with shelterbelts and setbacks.

DEPARTMENT REPORTS

Haugen asked the board members how many would have a conflict on March 3, 2026 with the meeting date and Township meetings. 3 board members would be affected (Jensen, Jorenby & Clark). Kelly VanderWal noted that he would prefer that the meeting be changed to be on Thursday, March 5, 2026 at 7 PM. Haugen noted the office would look at the room scheduler and get back to the board members. Haugen then noted that on February 3, 2026 there would be a Joint Jurisdiction City of Brookings and County Planning meeting to make needed changes to the Joint Jurisdiction Area Zoning Ordinance.

Hill told the members that the Commission: 1) approved the board pay. 2) appointed Commissioner Kelly VanderWal to be on the Planning and Zoning Board and Commissioner Post to serve as the Alternate. 3) appointed Commissioner VanderWal as the Zoning/Drainage Department Liaison and Hostler as the Emergency Management Liaison. Hill then noted the office had gotten notified of a 745 kV tower that would probably be coming into the County. He added there would be a public meeting on January 14, 2026, from 4-6 PM at the Brookings Inn that he would attend and invited interested board members to also attend. He further noted that the PUC would handle the permitting, but the county would handle building permits for any structures.

ADJOURN

(Clark/Trooien) Motion to adjourn. All present voted aye. **MOTION CARRIED.** Chair Ford adjourned the meeting at 8:18 PM.

Rae Lynn Maher
Brookings County
Development Department

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 110
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 3, 2026 – 7:00 PM meeting

2026var001 – February 3, 2026

Prepared by Richard Haugen

Applicant: Thielen Farms Inc. by Nate Thielen, 21717 SD Hwy 13, Elkton, SD 57026.

Legal Description: “NE1/4 Exc H-1 & H-2 of Section 21, T109N, R48W (Parnell Township)” ~~ located at 21717 SD Hwy 13, Elkton, SD 57026.

Article IV District Requirements: Chapter 4.01 “A” Agricultural Land District: Section 4.01.05. Area Regulations/Easements (Single Family Residences – Minimum Front Yard).

2026var001: Thielen Farms Inc. by Nathan Thielen has applied for a front yard variance for a 10’ x 10’ x 100’ tall grain leg to be 40 feet from the right of way, a variance of 10 feet. The 20’ x 60’ cement unloading pad will be 5’ from the leg on the west side and 15’ from the right of way on the east side, a variance of 35’. The required setback is 50’ from right of way for an agricultural structure. The applicant was granted variance 2008var016 on August 5, 2008, for the existing bins to be 33’ from the right of way. The bins were built 50’ from the right of way, 17’ farther back than the approved variance distance. The farmstead/bin site is located along South Dakota Highway 13, the right of way is 100’ from the center of the road. The main farm driveway is 180’ north and the south driveway is 650’ south of the proposed grain leg/unloading pad.

Public notices were published in the Brookings Register on January 20 and 27, 2026 and Elkton Record on January 22 and 29, 2026. Letters were sent to the adjoining landowner’s, Parnell Township Chairman and Clerk.



APPLICATION FOR VARIANCE TO ZONING REGULATIONS

RECEIVED

JAN - 9 - 2026

BROOKINGS COUNTY DEVELOPMENT

Date of Application: January 9, 2026

Variance Number: 202600001

To: Brookings County Board of Adjustment
520 3rd St, Suite 110
Brookings, South Dakota 57006

Thielen Farms Inc

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations for the purpose of:

Adding a grain leg and pit to our bin sight

B.) Section(s) of Zoning Regulations to be exempted:

Article IV District Requirements: Chapter 4.01 "A"
Ag Land District: Section 4.01.05 Area Regulations)
Facements

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The reason for the variance is to add a grain pit & a leg tower in the Variance area. It will be installed as close to the bins as possible. The Bins are close to 50' from the edge of the right of way. The leg tower is 10' x 10' & 100' tall. The leg will be 40' back from right of way.

D.) Legal Description of Property:

Exc H-1+H-2 of
NE 1/4 Section 21 T-109-N R-48-W
Parnell Twp # 16000-10948-211-00
site: 21717 SD Hwy 13, Elkton SD 57026

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

Feb. 3. 2026
Date

7:00 PM
Time

Approved

Rejected

Date

Chairman of Brookings County Board
of Adjustment

Thielen Farms Inc
Person filing petition – print

By Noelle Thielen
Person filing petition – sign

21717 SD HWY 13
Address

Elkton
City

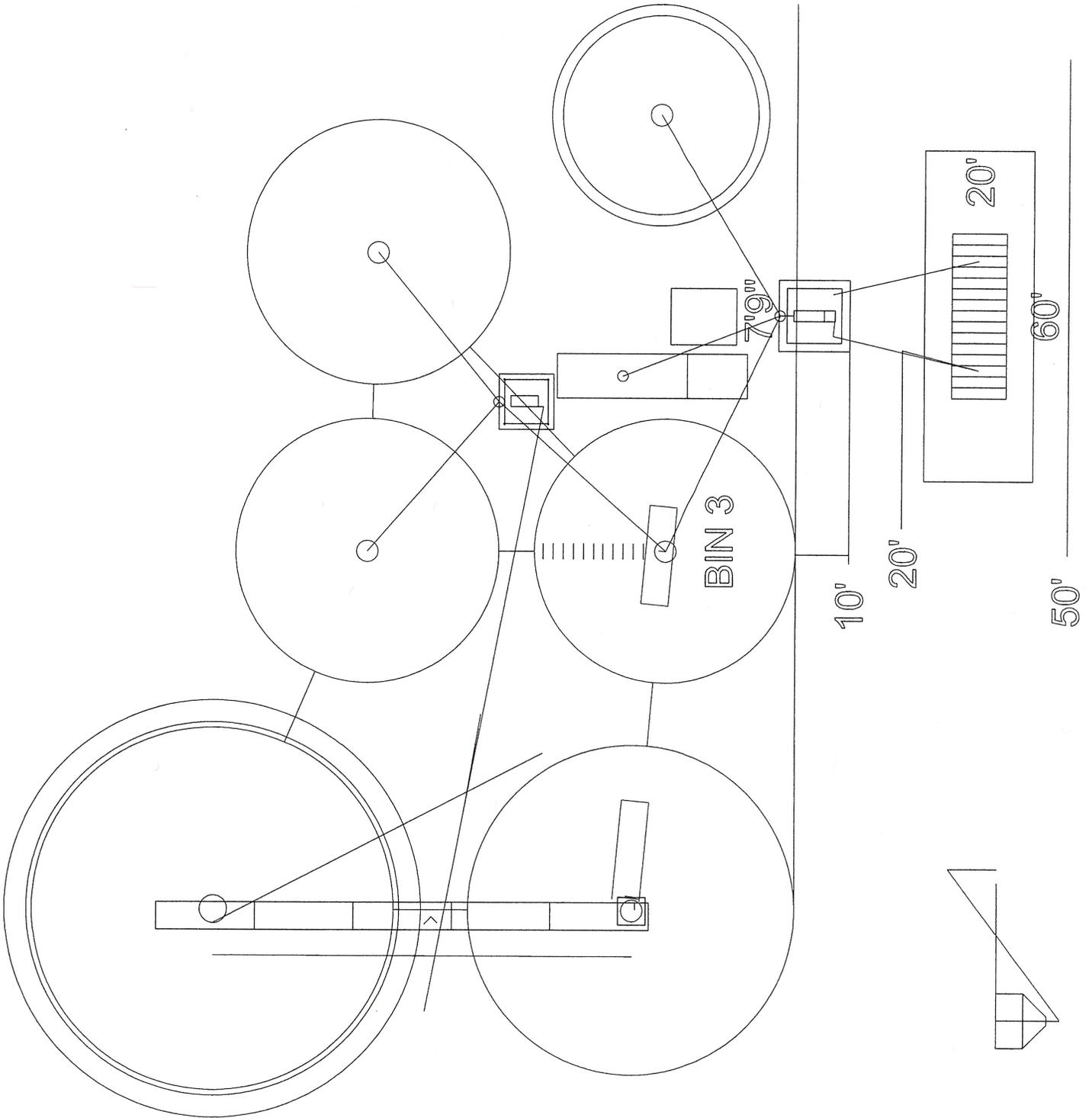
SD
State

57026
Zip Code

605 695 6955
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

2026 var 001



2026 var 001

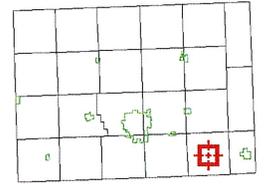


Beacon™

Brookings County, SD



Overview



Legend

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

Parcel ID	160001094821100	Alternate ID	n/a	Owner Address	THIELEN FARMS INC
Sec/Twp/Rng	21-109-48	Class	AGA		21732 SD HWY 13
Property Address	21717 SD HWY 13	Acreage	155.95		ELKTON SD 57026
	ELKTON				
District	1603				
Brief Tax Description	NE 1/4 EXC H-1 & H-2 SEC 21-109-48 155.95 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 1:05:07 AM

Developed by  SCHNEIDER
GEOSPATIAL

Looking west into farmyard.



2026/01/14 09:51:12

Looking southwest into farmyard.



2026/01/14 09:51:26

2026var001-Thielen Farms by Nate Thielen.

Looking south from driveway.



2026/01/14 09:50:23

Looking south at proposed grain leg location.



2026/01/14 09:37:52

Looking north wheel at east side of proposed grain leg. 10' from bin. 40' from ROW.



2026/01/14 09:39:04

Looking south wheel at east side of proposed grain leg. 10' from bin, 40' from ROW.



2026/01/14 09:39:44

Looking south, wheel at east side of cement pad for pit.



2026/01/14 09:45:15

Looking west from SD Hwy 13, towards proposed grain leg.



2026/01/14 09:47:56

2026var001

Forwarded message received on 1-23-2206:

Email received by Michael Thielen on 1-22-2026 from Matt Brey from the South Dakota Department of Transportation (SD DOT).

Noting - As long as the grain leg was completely outside the state right of way the state DOT did not need to give permission regarding the proposed plan.

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 110
Brookings, SD 57006
(605) 696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 3, 2026 – 7:00 PM meeting

2026var002- February 3, 2026

Prepared by Richard Haugen

Applicant: Doug Osthus, 278 S Lake Dr, Arlington, SD 57212

Legal Description: "W1/2 of Lot 10 and Lot 11 and E1/2 of Lot 10 all in Marvin Wade Second Subdivision in NE1/4 of Section 6, T112N, R52W (Laketon Township)" ~~ located at 278 S Lake Dr, Arlington, SD 57212.

Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation.

2026var002: Doug Osthus has applied for a lake front variance to build a 21'4" wide x 37'4" long attached garage with a 14' sidewall 25' from the highest known water elevation of the lake. A variance of 50'. The required setback is 75' from the highest known water elevation. He will meet the front yard and side yard setbacks. The front of the proposed attached garage will be even with the existing residence. The proposed attached garage will be used for storage and will use the existing driveway for access. The existing residence has a single car garage. The house and proposed attached garage are located on a bluff above the lake. The house has been removed from the floodplain with a Letter of Map Amendment (LOMA) from FEMA as it met the elevation requirements to be removed from the floodplain. Things to consider are the shape and size of the lot. Marvin Wade Second Subdivision was platted on October 26, 1955.

Public notices were published in the Brookings Register on January 20 and 27, 2026 and in the Volga Tribune and Arlington Sun on January 22 and 29, 2026. Letters were sent to the adjoining landowner's, Brookings County Highway Department and Laketon Township Chairman and Clerk.

2026var002
Staff Report
February 3, 2026



APPLICATION FOR VARIANCE TO ZONING REGULATIONS

JAN 13-2026

BROOKINGS COUNTY DEVELOPMENT

Date of Application: 1/13/26

Variance Number: 2026VAR002

To: Brookings County Board of Adjustment
520 3rd St, Suite 110
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 Variance to the Brookings County Zoning Regulations for the purpose of:

Shed-garage want to put up a metal garage
It looks to me like I need 35' to max 40' variance from the lake side.
Enclosed find layout and dimensions of garage and its location in relation to house. Driveway to extend from existing driveway.

B.) Section(s) of Zoning Regulations to be exempted:

Article IV District Requirements: Chapter 4.03 "LP"
Lake Park District: Section 4.03.03: Density, Area and Yard Regulation.

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Need roughly 35 ft variance from lake shore
Building will sit further from lake than house does
I own existing land next to this lot. Future family member may build cabin next to shed garage on open 50 ft lot I currently own.

D.) Legal Description of Property:

Marvin Wade Second Subd w) 1/2 Lot 10
in NE 1/4 Sec 6- 112- 52. 25' x 99'
And Lot 11 and E 1/2 Lot 10 Marvin Wade Subdivision in
NE 1/4 of Sec 6, T 112-N, R 52W Parcels: 11250-11252-161-30 +
Site addr: 278 S Lake Dr. Arlington, SD 57212 11250-11252-061-35

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

Doug R Osthus
Person filing petition – print

Feb. 3, 2026
Date

[Signature]
Person filing petition – sign

7:00 PM
Time

278 S Lake Dr
Address

Approved _____

Arlington SD
City

Rejected _____

SD
State

Date _____

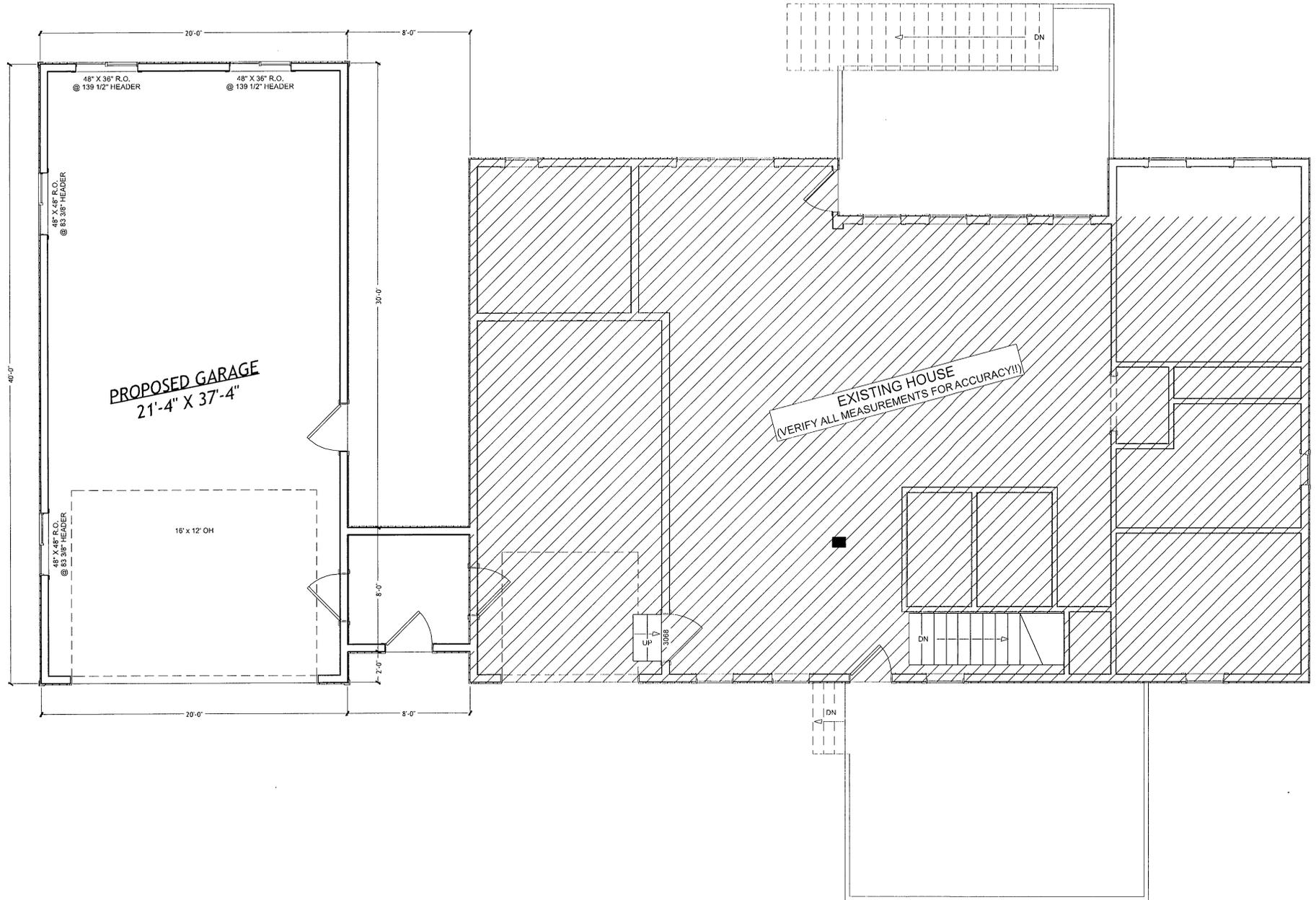
57212
Zip Code

Chairman of Brookings County Board
of Adjustment

605 203 0354
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

2026 VAR002



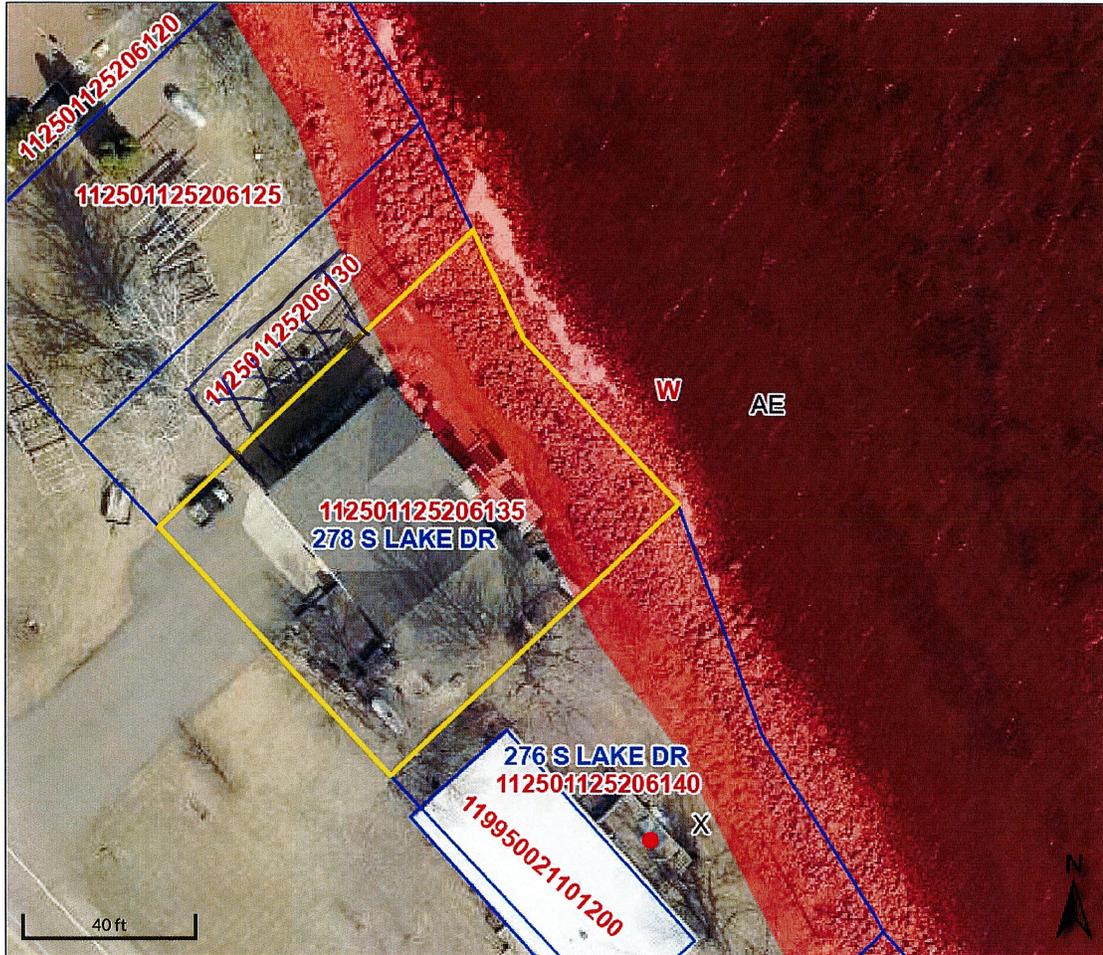


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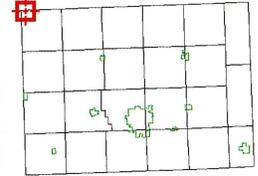
Brookings County, SD

20260AR002

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Overview



Legend

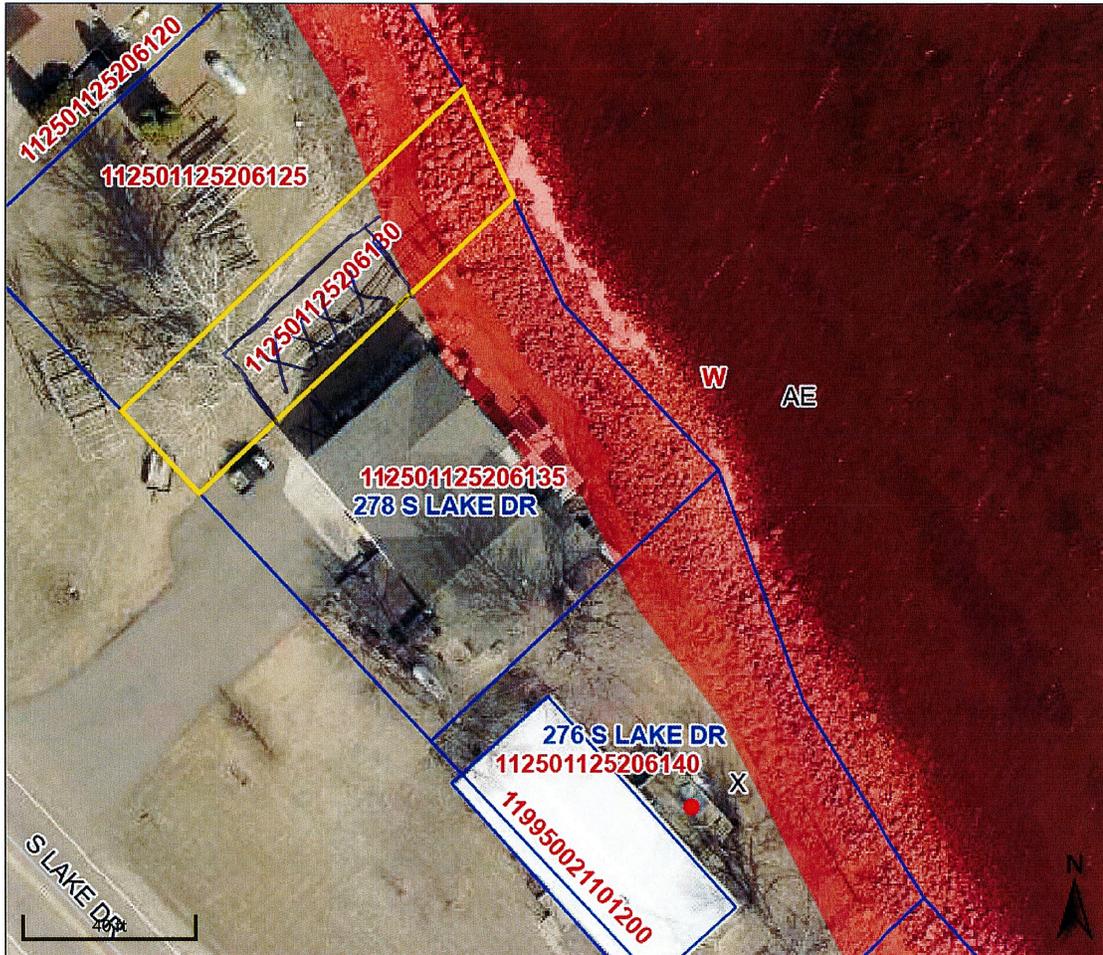
- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A: AE
 - X

Parcel ID	112501125206135	Alternate ID	n/a	Owner Address	OSTHUS, DOUG ET UX
Sec/Twp/Rng	6-112-52	Class	NACS		278 S LAKE DR
Property Address	278 S LAKE DR	Acreage	n/a		ARLINGTON SD 57212
	ARLINGTON				
District	110919				
Brief Tax Description	MARVIN WADE SECOND SUBD LOT 11 E 1/2 LOT 10 IN NE 1/4 SEC 6-112-52 75' X 91'				
	(Note: Not to be used on legal documents)				

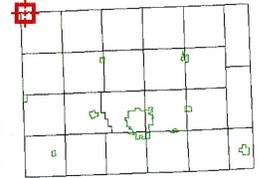
Date created: 1/22/2026
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Developed by SCHNEIDER
 GEOSPATIAL

202604R002 04 2 of 2.



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A: AE
- X

Parcel ID	112501125206130	Alternate ID	n/a	Owner Address	OSTHUS, DOUG R ET UX
Sec/Twp/Rng	6-112-52	Class	NACS		278 S LAKE DR
Property Address		Acreage	n/a		ARLINGTON SD 57212
District	110919				
Brief Tax Description	MARVIN WADE SECOND SUBD W 1/2 LOT 10 IN NE 1/4 SEC 6-112-52 25' X 99'				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2026
Last Data Uploaded: 1/22/2026 1:05:52 AM

Looking west from driveway along South Lake Drive (Brkgs Cnty # 2).



2026/01/14 11:18:49

Looking north towards lake from South Lake Dr.



2026var002-Doug Osthus

2026/01/14 11:19:19

Looking east from driveway along South Lake Dr (Brkgs Cnty # 2).



2026/01/14 11:18:32

Looking east stakes at south property line.



2026/01/14 11:09:34



Looking south,
highest water
elevation
mark.

2026/01/14 10:56:53



Looking south.
Wheel at 25"
from highest
water elevation
and north edge
of proposed
attached
garage.

2026/01/14 10:58:35



Looking
south
from lake
shore.
Wheel at
west
edge of
proposed
garage.

2026/01/14 11:00:19



Looking north towards lake. Wheel at west
edge of proposed attached garage.

2026/01/14 11:01:44

Looking east along shoreline. Wheel at west edge of proposed garage.



Looking west along shoreline.



Looking north towards lake. Wheel at southwest corner of proposed garage.



Wheel at front of proposed garage.

