

## BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

### AGENDA

**Brookings County Planning & Zoning Commission meetings are still open to the public and we will be enforcing social distancing. If you would like to call in, dial 605-697-8255 and enter code 6056968205 when prompted. Please, if you have any symptoms of COVID-19 or believe you may have been exposed, consider watching the meeting from home broadcast live on Swiftel channel 19, ITC channel 168, or the Brookings County Youtube channel, and call in if you have any comments or questions.**

1. **Call to Order - 7:00 PM on Tuesday, March 2, 2021.**

2. **Introduction of new board members.**

3. **Approval of Minutes.**

Documents:

[MINUTES-February 2, 2021 PZ Minutes DRAFT 2-08-2021.pdf](#)

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

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

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

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

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

7. **Approval of Agenda**

8. **Convene as Brookings County Planning and Zoning Commission**

9. **Consideration of Plats**

A. **2021PLAT002**

"Plat of Lot 9 of Ramlo Shores Subdivision in Govt. Lot 4 in Section 21, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2021plat002 Staff Report.pdf](#)

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

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

item.)

11. **2021VAR002**

Steve and Eileen Scherer have made an application, 2021var002, 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 (Minimum Front Yard and Minimum Side Yard). The property is described as: "Lot 37 DeBoer's Lake Tetonkaha West Subdiv in SE1/4 Section 7, T111N, R51W (Oakwood Township)" ~~ located at 55 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2021var002 Staff Report.pdf](#)

A. **Comments received - 2021var002**

Documents:

[R-B Eggebrecht\\_letter\\_filed 1-29-2021.pdf](#)

[Dennis DeBoer 2-23-2021.pdf](#)

12. **2021VAR003**

Old Tree Farms LLC by Frido and Sonja Verpaalen have made an application, 2021var003, to the Brookings County Board of Adjustment for a variance. Article 22.00: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setbacks and Separation Distance – Established residences. The property is described as: "S1470' of SW1/4 Exc S295' of E295' of W1248' in Section 34, T110N, R51W (Volga Township)" ~~ located at 46316 214<sup>th</sup> St, Volga, SD 57071.

Documents:

[2021var003 Staff Report.pdf](#)

A. **Agreements-Comments Received 2021var003**

Documents:

[J Nelson Agreement \(Resid\)-2021var003.pdf](#)

[J Weinacht Agreement \(Resid\)-2021var003.pdf](#)

13. **2021VAR004**

Old Tree Farms LLC by Frido and Sonja Verpaalen have made an application, 2021var004, to the Brookings County Board of Adjustment for a variance. Article 22.00: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setbacks and Separation Distance – Private Wells. The property is described as: "S1470' of SW1/4 Exc S295' of E295' of W1248' in Section 34, T110N, R51W (Volga Township)" ~~ located at 46316 214<sup>th</sup> St, Volga, SD 57071.

Documents:

[2021var004 Staff Report.pdf](#)

**A. Agreements-Comments Received 2021var004**

Documents:

[J Nelson Agreement \(Well\)-2021var004.pdf](#)

[J Weinacht Agreement \(Well\)-2021var004.pdf](#)

**14. 2021VAR005**

Old Tree Farms LLC by Frido and Sonja Verpaalen have made an application, 2021var005, to the Brookings County Board of Adjustment for a variance. Article 22.00: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setbacks and Separation Distance – Adjoining property lines. The property is described as: “S1470’ of SW1/4 Exc S295’ of E295’ of W1248’ in Section 34, T110N, R51W (Volga Township)” ~~ located at 46316 214<sup>th</sup> St, Volga, SD 57071.

Documents:

[2021var005 Staff Report.pdf](#)

**A. Agreements-Comments Received 2021var005**

Documents:

[M Vanderwal Agreement \(Property line\) -2021var005.pdf](#)

**15. 2021CU003**

Old Tree Farms LLC by Frido and Sonja Verpaalen has made an application, 2021cu003, to the Brookings County Board of Adjustment for a conditional use permit. Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit #11: Class A, B, C and D Concentrated Animal Feeding Operations. The property is described as: “S1470’ of SW1/4 Exc S295’ of E295’ of W1248’ in Section 34, T110N, R51W (Volga Township)” ~~ located at 46316 214<sup>th</sup> St, Volga, SD 57071

Documents:

[2021cu003 Staff Report.pdf](#)

**16. Department Reports**

**17. Executive Session, if Necessary.**

**18. Adjourn**

**19. Public Notices**

**Brookings County Zoning Office \* Brookings City & County Government Center \* 520 3rd  
Street, Suite 200 \* (605) 696-8350 \* [www.brookingscountysd.gov](http://www.brookingscountysd.gov)**