

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

MARCH 5, 2026 AGENDA

1. **Call to Order - 7:00 PM on Thursday, March 5, 2026.**

2. **Approval of Minutes.**

Documents:

[MINUTES-Feb 3, 2026 PZ Minutes DRAFT 2-05-2026.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 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.)

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

6. **Approval of Agenda**

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

8. **Consideration of Plats**

A. **2026plat001**

"Plat of Tract 1 of Slocum Addition in the SW1/4 and in the SE1/4 of Section 28, T110N, R49W of the 5th P.M., Brookings County, South Dakota."

Documents:

[2026plat001 Staff Report .pdf](#)

9. **Continue discussion of Lake Park Districts setbacks.**

10. **Department Reports**

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

12. **Adjourn**

13. **Public Notices**

Street, Suite 110 * (605) 696-8350 * www.brookingscountysd.gov

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 3, 2026 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, February 3, 2026. The following members were present: County Commissioner Kelly VanderWal, Tim Paulson, Cody Clark, Darrel Kleinjan, Kyle Vanderwal, Neil Trooien, and Randy Jensen, and alternate Justin DeGroot. Absent were Chad Ford, Mark Jorenby, and Dale Storhaug. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, and via phone Senior Planner from First District Association of Local Governments Luke Muller.

CALL TO ORDER

Acting Chair Kleinjan called the meeting to order at 7:15 PM

APPROVAL OF MINUTES

(Kyle VanderWal/DeGroot) Motion to approve the Jan. 6, 2026 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

(Jensen/Paulson) Motion to approve the agenda for the February 3, 2026 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT

2026VAR001

Application by Nathan Thielen for Thielen Farms Inc 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.

(Trooien/Jensen) Motion to approve the Variance request.

STAFF REPORT: The applicant is requesting a front yard variance. The report noted: 1) 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. 2) A 20' x 60' cement unloading pad would be 5' from the leg on the west side and 15' from the right of way on the east side, a variance of 35 feet. The required

February 3, 2026

Meeting Minutes DRAFT

setback is 50' from right of way for an agricultural structure. 3) History: 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. 4) 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. 5) Future plans to add bulk overhead loadout bin above the unloading structure. No variance for the overhead loadout bin would be required if this variance request was approved. 6) Public notices were published in the Brookings Register on January 20 & 27, 2026 and in the Elkton Record on January 22 & 29, 2026. Letters were sent to adjoining landowners, and the Parnel Township Chairman and Clerk.

PUBLIC HEARING: Applicant Nathan Thielen had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions. Findings of Facts noted the South Dakota Highway 13 had a 100' right-of-way and that the SD DOT had no objections to the variance request as long as it was located outside of the right-of-way. Findings of Facts were reviewed and completed by the board, concurred with by Paulson and placed on file.

VOTE: Kelly VanderWal-aye, Paulson-aye, Clark-aye, DeGroot-aye, Kyle VanderWal-aye, Trooien-aye, Jensen-aye, Kleinjan-aye. 8-aye, 0-nay. **MOTION CARRIED.**

2026VAR002

Application by Doug R. Osthus 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.

(Clark/DeGroot) Motion to approve the variance request.

STAFF REPORT: The applicant is requesting a lakefront variance. The report note: 1) Variance to build a 21'4" wide x 37'4" long attached garage with a 14' sidewall 25' from the highest know water elevation of the lake, a variance of 50 feet. Required setback is 75' from the highest known water elevation. 2) Front yard and side yard setbacks will be met. 3) The front of the proposed attached garage will be even with the existing residence. The garage will be used for storage and will use the existing driveway for access. Existing residence has a single car garage. 4) Site: 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. 5) Considerations: Shape and size of the lot. Marvin Wade Second Subdivision was platted on October 26, 1955.

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

PUBLIC HEARING: Applicant Doug R. Osthus had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions. Findings of Facts were reviewed and completed by the board, concurred with by Clark and placed on file.

VOTE: Paulson-aye, Clark-aye, DeGroot-aye, Kyle VanderWal-aye, Trooien-aye, Jensen-aye, Kelly VanderWal-aye, Kleinjan-aye. 8-aye, 0-nay. **MOTION CARRIED.**

DEPARTMENT REPORTS

Hill reminded everyone to watch the weather as winter was not over yet. Haugen reported that Luke Muller had researched lake setbacks for the lakes that were shared in other counties and findings would be reviewed with the board in the future.

ADJOURN

(Kyle VanderWal/Paulson) Motion to adjourn. All present voted aye. **MOTION CARRIED.** Chair Kleinjan adjourned the meeting at 7:45 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: countydevelopment@brookingscountysd.gov

Brookings County Planning Commission
March 5, 2026 – 7:00 PM meeting

2026plat001 – March 5, 2026

Prepared by Richard Haugen

Applicant/Owner: Ida Mae Slocum, 7400 S Louise Ave, Apt 209, Sioux Falls, SD 57109
Site: 47450 213th St, Aurora, SD 57002

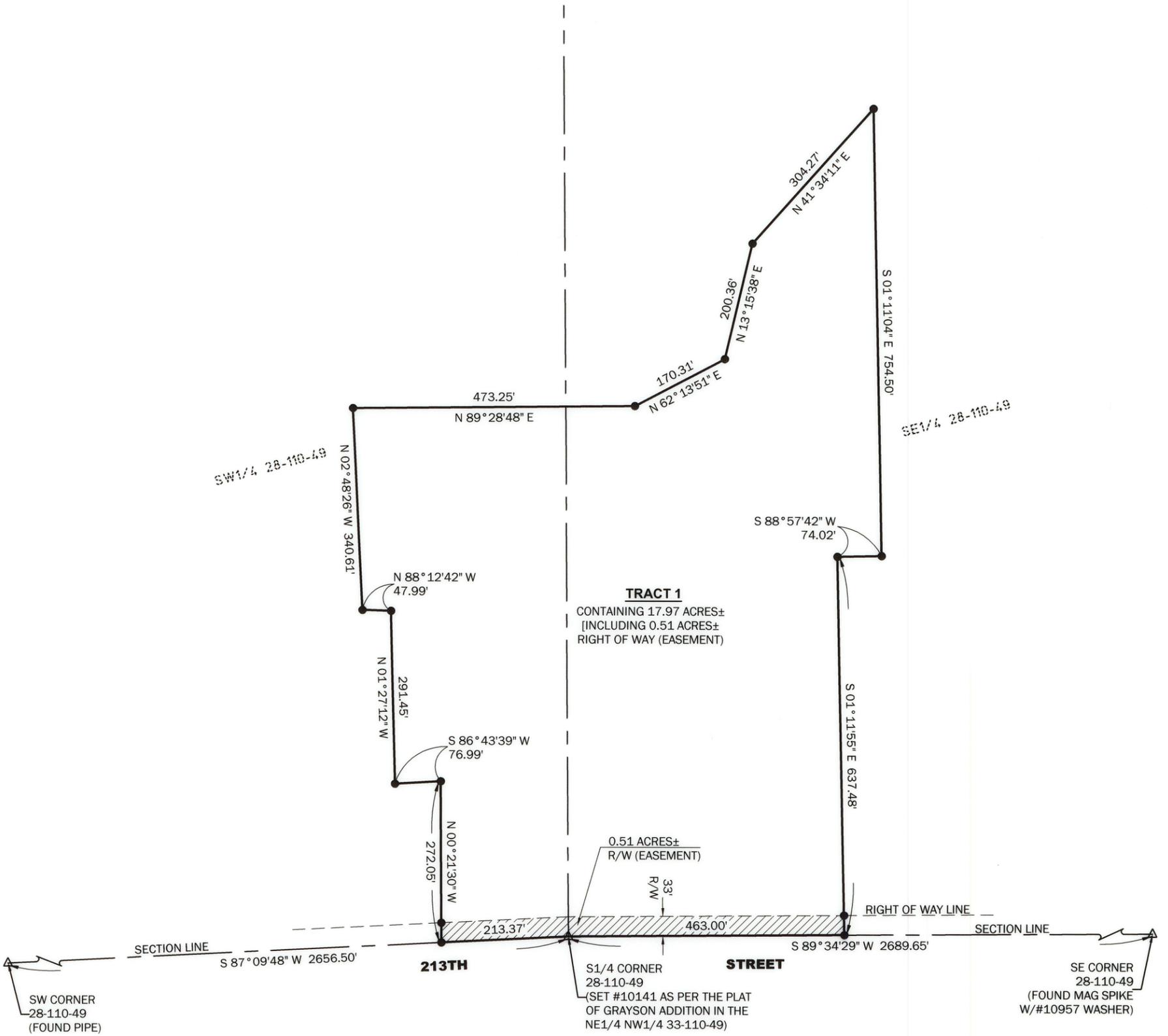
Legal Description: Plat of “Tract 1 of Slocum Addition in the Southwest Quarter and in the Southeast Quarter of Section 28, Township 110 North, Range 49 West of the 5th Principal Meridan, Brookings County, South Dakota.”

2026plat001: Ida Slocum is platting of a 17.97-acre existing building site from the 320 acres they own. The building site consists of a shelter belt of mature trees, house, barn, granary, two pole sheds, grain bins and other outbuildings. The building site is in the Brookings County and City of Brookings Joint Jurisdiction area and in Zone “A” (Wellhead) of the Aquifer Protection Zone. The existing building site and buildings are allowed to continue, if the existing buildings are destroyed or removed, the owner has 1 year from the date of destruction or removal to apply for a conditional use to the Joint Jurisdiction Board of Adjustment to rebuild any structure over 120 square feet. The building site is located on 213th St, which is a Brookings County gravel road 18A.

The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF TRACT 1 OF SLOCUM ADDITION

IN THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 110 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.



LEGEND:

- SET 5/8" REBAR W/CAP #10141
- △ SECTION CORNER (AS NOTED)
- AC. ACRES
- R/W RIGHT-OF-WAY
- RIGHT OF WAY LINE
- N.T.S. NOT TO SCALE



AREA MAP N.T.S.
SECTION 28, T110N, R49W
5TH P.M.



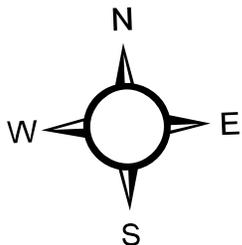
NOTES:
BASIS OF BEARINGS IS UTM-14
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

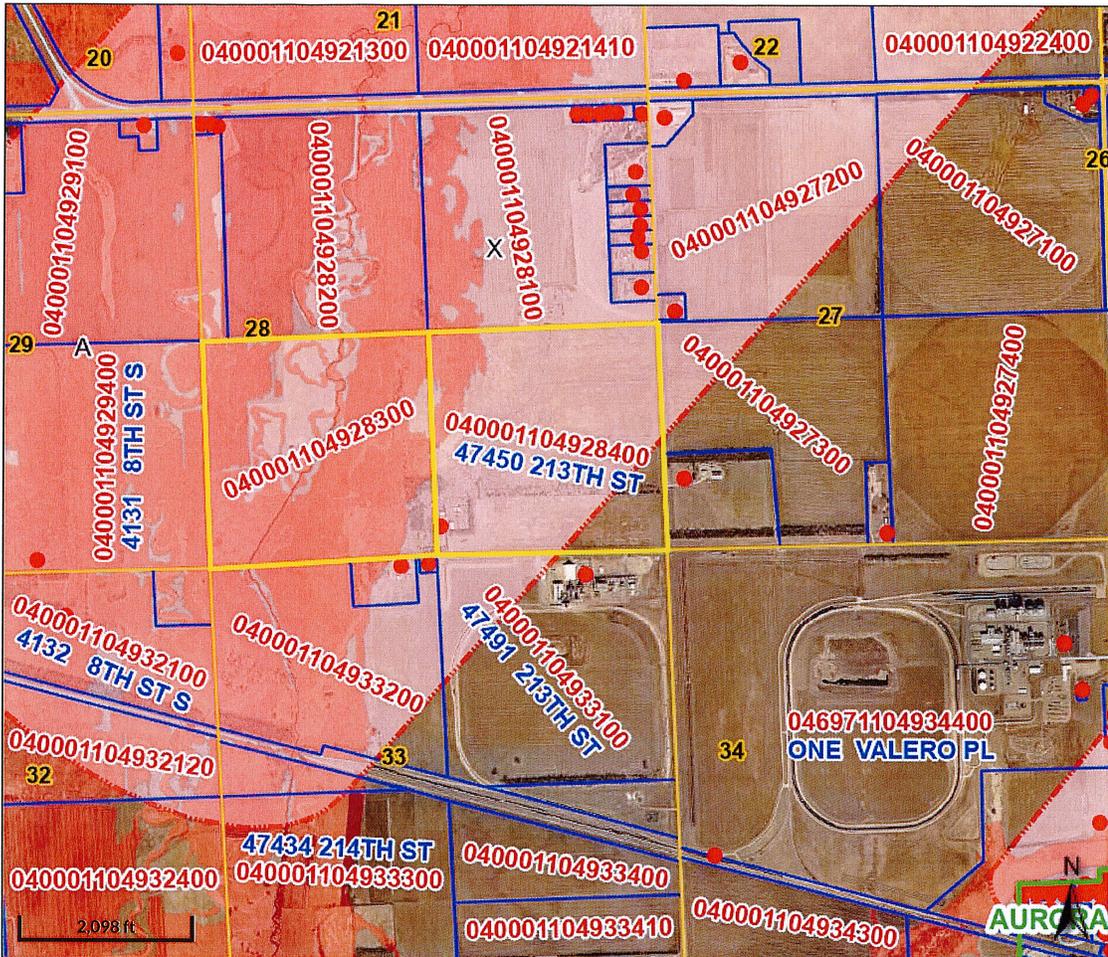


Slocum Addition Tract 1

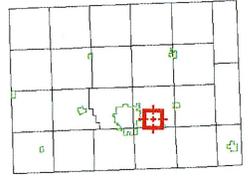


 Tract 1





Overview



Legend

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

| | | | | | |
|-----------------------|---|--------------|-------|---------------|------------------------|
| Parcel ID | 040001104928400 | Alternate ID | n/a | Owner Address | SLOCUM, IDA MAE |
| Sec/Twp/Rng | 28-110-49 | Class | AGA | | 7400 S LOUISE AVE #209 |
| Property Address | 47450 213TH ST | Acreage | 160.0 | | SIOUX FALLS SD 57108 |
| | AURORA | | | | |
| District | 0401 | | | | |
| Brief Tax Description | SE 1/4 SEC 28-110-49 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

-RED
Both Floodplain + Wellhead - Zone A - Pink.

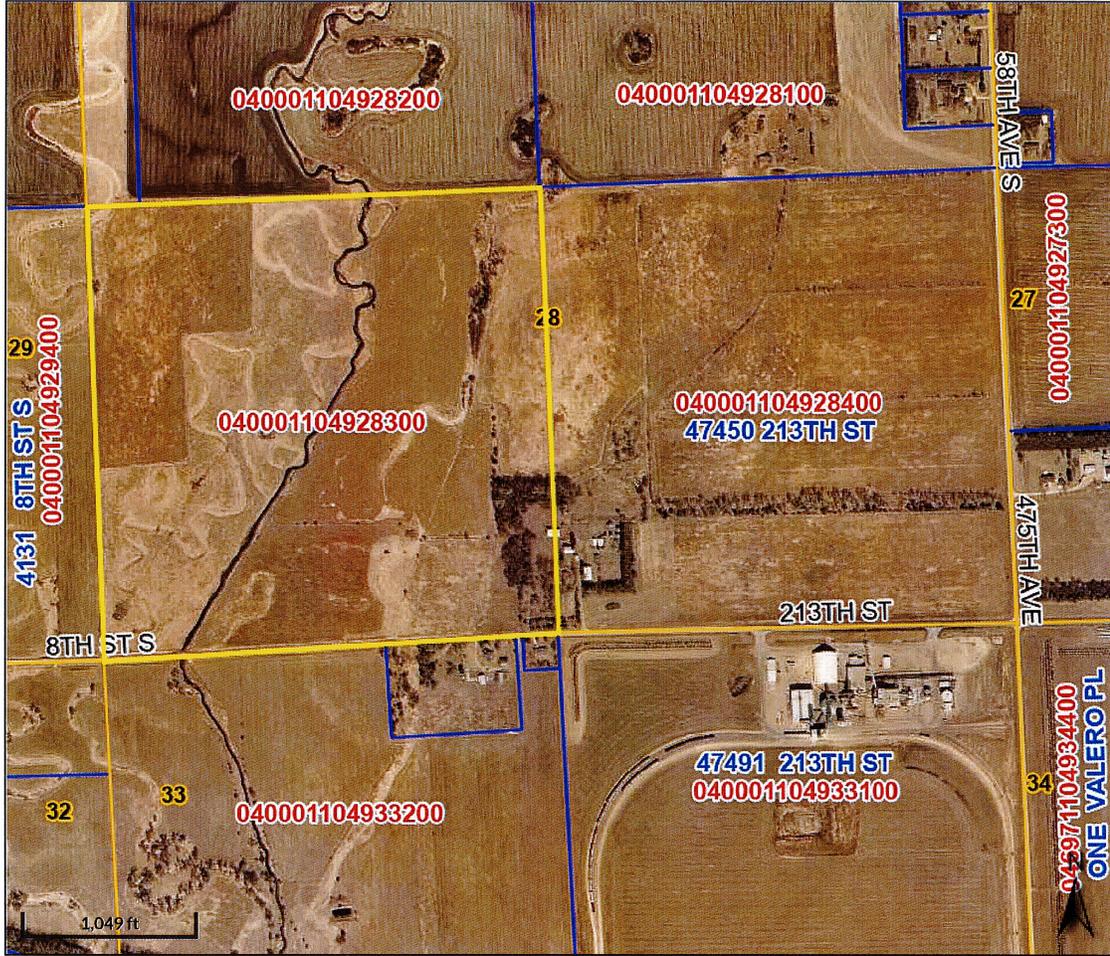
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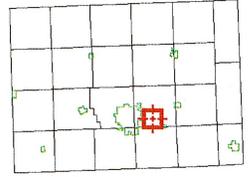
Beacon™

2026plat 001
Brookings County, SD

1 of 2



Overview



Legend

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

| | | | | | |
|-----------------------|---|--------------|-------|---------------|----------------------------|
| Parcel ID | 040001104928300 | Alternate ID | n/a | Owner Address | SLOCUM, IDA MAE |
| Sec/Twp/Rng | 28-110-49 | Class | AGA | | 7400 S LOUISE AVE APT #209 |
| Property Address | | Acreage | 160.0 | | SIOUX FALLS SD 57109 |
| District | 0401 | | | | |
| Brief Tax Description | SW 1/4 SEC 28-110-49 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

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