

## BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

APRIL 5, 2022 AGENDA

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.

**1. Call to Order - 8:00 PM on Tuesday, April 5, 2022.**

**2. Approval of Minutes.**

Documents:

[MINUTES-March 1, 2022 PZ Minutes DRAFT 3-07-2022.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. Amend Article IV District Requirements – Chapter 4.06. – Aquifer Protection adopted by Ordinance 2018-03.**

Documents:

[Art IV-Aquifer Ord Update-Staff Report.pdf](#)  
[Chapter 4.06-Aquifer Protection-DRAFT-Update 3-8-2022.pdf](#)

**9. Consideration of Plats**

**A. 2022plat004**

“Plat of Lots 1 and 2 of CKS Partners Addition in the SW1/4 of Section 20, T110N, R49W of the 5<sup>th</sup> P.M., Brookings County, South Dakota.”

Documents:

[2022plat004-Staff Report.pdf](#)

**B. 2022plat005**

"Plat of Lot 1 of Forseth Addition in Govt. Lot 2 of Section 4, T110N, R47W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

Documents:

[2022plat005 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 variance agenda item.

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

**11. 2022var005 - Postponed from March 1, 2022**

Bradley Vostad has made an application, 2022var005, 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 Lake Front and Minimum Side Yard). The property is described as: "Lot 26 of DeBoer's Lake Tetonkaha West Subdivision in Govt. Lots 4 & 5 in SE1/4 of Section 7, T111N, R51W (Oakwood Township)" ~~ located at 43 Oakwood Shoreline Dr, Bruce, SD 57220.

Documents:

[2022var005 Staff Report-Updated for April 5, 2022, meeting.pdf](#)

**12. 2022var007**

Steven Knutson has made an application, 2022var007, to the Brookings County Board of Adjustment for a variance. Article 19.00: Section 19.01: "Shelterbelt Setback Requirements". The property is described as: "W1549' of S650' of SW1/4 of Section 5, T112N, R49W (Argo Township)" ~~ located at 47318 197<sup>th</sup> St, Toronto, SD 57268.

Documents:

[2022var007-Staff Report .pdf](#)

**A. Comments received - 2022var007**

Documents:

[Argo Twnshp - 3-25-2022.pdf](#)

**13. 2022var008**

Sylvia L. Wolters has made an application, 2022var008, 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 Lake Front). The property is described as: "Lot 4 of Point Clara Addition in Govt Lot 3 of Section 22, T112N, R47W (Lake Hendricks Township)" ~~ located at 723 S Lake Hendricks Dr, Hendricks, MN 56136.

Documents:

[2022var008 Staff Report.pdf](#)

**14. 2022cu006**

Lester Van Dyke has made an application, 2022cu006, to the Brookings County Board of

Adjustment, for a conditional use for "Gravel Mining". Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 4: "Sand, gravel or quarry operation, mineral exploration and extraction". The property is described as: "NW1/4 of Section 1, T110N, R49W (Aurora Township) and W631.2' of NE1/4 of Section 1, T110N, R49W (Aurora Township).

Documents:

[2022CU006-Staff Report.pdf](#)

15. **2022cu007**

Lester Van Dyke has made an application, 2022cu007, to the Brookings County Board of Adjustment, for a conditional use for "Rock Crushers". Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 5A: "Rock crushers". The property is described as: "NW1/4 of Section 1, T110N, R49W (Aurora Township) and W631.2' of NE1/4 of Section 1, T110N, R49W (Aurora Township).

Documents:

[2022CU007-Staff Report.pdf](#)

16. **2022cu008**

Joint Well Field, Inc by Gene Wilts has made an application, 2022cu008, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District, Conditional Use # 15: Water pumping stations, elevated tanks and similar essential public utilities and service structures. The property is described as: "BDK Wellfield #1A Tract N1/2 NE1/4 of Section 25, T112N, R51W (Preston Township) and Tract #4 in NE1/4 NE1/4 of Section 25, T112N, R51W BDK Wellfield #1 Tract N1/2 NE1/4 of Section 25, T112N, R51W" (Preston Township).

Documents:

[2022cu008-Staff Report.pdf](#)

17. **Department Reports**

18. **Executive Session, if Necessary.**

19. **Adjourn**

20. **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)**