

## BROOKINGS COUNTY PLANNING & ZONING COMMISSION

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

*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. You can also call in by dialing 605-697-8255 and enter code 6056968205 when prompted*

1. **Call to Order - 8:00 PM on Tuesday, July 6, 2021.**

2. **Approval of Minutes.**

Documents:

[MINUTES-June 1, 2021 PZ Minutes DRAFT 6-15-2021.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. **2021plat008**

"Plat of Block 1 of Seppanen Addition located in the S1/2 of the NW1/4 and N1/2 of the SW1/4 of Section 10, T112N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

Documents:

[2021plat008 Staff Report .pdf](#)

B. **2021plat009**

"Plat of Kirby Pioneer Cemetery Addition being located in the Southeast 1 Acre of the SE1/4 of Section 24, T110N, R51W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

Documents:

[2021plat009-Staff Report .pdf](#)

9. **Bill Ross to address the board.**

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. **2021var014**

Todd Stone has made an application on property owned by Richard O Sagness, 2021var014, 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 Front Yard). The property is described as: "Lots 1 & 2 of Wacek Beach located in Government Lot 4, Section 3, T112N, R52W (Laketon Township)" ~~ located at 312 SE Lake Dr, Estelline, SD 57234.

Documents:

[2021VAR014-Staff Report.pdf](#)

12. **2021var015**

Jan Sanderson has made an application, 2021var015, to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 7a: Where a second single family home is requested on an established farmstead, so long as it is immediately connected to the existing farming operation. The property is described as: "W1/2 W1/2 NE1/4 Exc. W 163' of E 365' of N 378' & Exc. Hwy in Section 26, T110N, R49W (Aurora Township)" ~~ located at 47657 US Hwy 14, Aurora, SD 57002.

Documents:

[2021VAR015-Staff Report.pdf](#)

13. **2021var013**

Howell Farms, Inc/Howell Livestock, Inc by Dan Howell has made an application, 2021var013, to the Brookings County Board of Adjustment for a variance. Article 22: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setback and Separation Distance. Chapter 4.06. Aquifer Protection. Aquifer Protection Overlay District. Section 4.06.05.03. Prohibited Use in Zone B. The property is described as: "SE1/4 in Section 34, T110N, R51W (Volga Township)".

Documents:

[2021VAR013-Staff Report.pdf](#)

**14. 2021cu010**

Howell Farms, Inc/Howell Livestock, Inc by Dan Howell has made an application, 2021cu10, to the Brookings County Board of Adjustment for a conditional use. Article 22: Section 22.01: Concentrated Animal Feeding Operation Regulations: Concentrated Animal Feeding Operation Control Requirements: # 6) Required Setback and Separation Distance. Chapter 4.06. Aquifer Protection. Aquifer Protection Overlay District. Section 4.06.05.03. Prohibited Use in Zone B. The property is described as: "SE1/4 in Section 34, T110N, R51W (Volga Township)".

Documents:

[2021CU010 Howell Farms CAFO Info Appl Bk.pdf](#)  
[2021CU010-Staff Report.pdf](#)

**15. 2021cu011**

Kent Miller has made an application, 202cu011, to the Brookings County Board of Adjustment for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home Extended Business". The property is described as: "N290' of E750' Exc N200' of W215' of NE1/4 Section 18, T110N, R50W (Brookings Township) and the N200' of W215' of E750' of NE1/4 Section 18, T110N, R50W (Brookings Township)"~~ located at 46681 210<sup>th</sup> St, Brookings, SD 57006.

Documents:

[2021CU011-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)**