

Brookings County/City Of Brookings Joint Board Of Adjustment
BROOKINGS CITY AND COUNTY GOVERNMENT CENTER
520 3rd St, Suite 310 Chambers, Brookings, South Dakota

SEPTEMBER 2, 2025 JJBOA AGENDA

1. Call to Order - 8:00 PM on Tuesday, Sept. 2, 2025 JJBOA

2. Approval of Joint BOA Minutes.

Documents:

[MINUTES-July 1, 2025 JJ BOA Minutes_DRAFT 7-09-2025.pdf](#)

3. Items to be added to agenda by commission members or staff.

4. Invitation for citizen 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 Joint Board of Adjustment.

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

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

8. 2025JJCU001

Jessica Andronowitz has made an application, 2025jjcu001, to the Joint Jurisdiction Board of Adjustment for a conditional use. Joint Zoning Ordinance for Brookings County and the City of Brookings: Article III District Regulations: Chapter 3.04 "A" Agricultural Land District: Section 3.04.02 Conditional Use Permit # 24: Stables. The property is described as: "Lot M-2 of Warrior Commercial Park Addition & Lot M-2 of Warrior Commercial Park 2nd Addition to include vacated portion of Street located in SW1/4 of Section 18, T110N, R49W. (Aurora Township)" -- located at 1900 25th Ave, Brookings, SD 57006.

Documents:

[2025jjcu001-Staff Report.pdf](#)

[2025jjcu001 Bay View Farms Business Plan-8-26-2025.pdf](#)

9. Adjourn.

10. Public Notices

**BROOKINGS COUNTY/CITY OF BROOKINGS
JOINT “JURISDICTION” BOARD OF ADJUSTMENT
MINUTES OF JULY 1, 2025 REGULAR MEETING**

The Joint Board of Adjustment on Tuesday, July 1, 2025. Joint Board members present were Brookings County Planning & Zoning Commission representatives: Chad Ford, Kyle VanderWal, County Commissioner Kelly VanderWal. City Council representative Wayne Avery, City Planning Commission representative Jacob Limmer. Also present were County Development Director Robert W. Hill, City Planner Ryan Miller, Associate Planner Bailey Maca, Community Development Director Mike Struck, and from First District Association of Local Governments Senior Planner Luke Muller.

CALL TO ORDER

Chair Ford called the meeting to order at 8:00 PM.

APPROVAL OF MINUTES.

(Kyle VanderWal/Kelly VanderWal) Motion to approve October 1, 2024, JJBOA Meeting 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 THE COMMISSION AGENDA FOR AN 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

(Kelly VanderWal/Kyle VanderWal) Motion to approve the agenda for the July 1, 2025 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS JOINT BOARD OF ADJUSTMENT

2025JJVAR001

Brandon Bak has made an application, 2025jjvar001, to the Joint Jurisdiction Board of Adjustment for a variance. Joint Zoning Ordinance for Brookings County and the City of Brookings: Article III District Regulations: Chapter 3.04 “A” Agricultural Land District: Section 3.04.03 Area Regulations/Easements. 1b. Nonconforming Lots of Record – Minimum Rear Yard. The property is described as: “Outlot 1 in SW1/4 of the SE1/4 of Section 3, T109N, R50W (Medary Township)” ~~ located at 632 W 32nd St S, Brookings, SD 57006.

(Kyle VanderWal/Limmer) Motion to approve the Variance request.

July 1, 2025

Meeting Minutes JJBOA – DRAFT

STAFF REPORT: The applicant is requesting a variance to move a used 14'x20' storage building to be 1 foot from the rear property line to cover and existing lift station. The report noted: 1) The existing building that covered the lift station was 3 feet over the rear property line; both were there when the property was purchased. 2) The property was platted, November 9, 1972 before there was Zoning in Brookings County and before the Brookings City/Brookings County Joint Jurisdictional Area and Ordinance. 3) The original building covering the lift station was in disrepair and was removed by the applicant. 4) The applicant had applied for the variance and was waiting for the board approval when his contractor had an unexpected opening and was able to move the shed, prior to the board's approval, now making it an after the fact variance. 5) Applicant has a letter from the rear adjoining landowner stating they have no objections to the variance request. Public Notices were published in the Brookings Register on June 17 & 24, 2025. Letters were sent to adjoining landowners, Medary Township Chairman and Clerk.

PUBLIC HEARING: Applicant Bak informed those present he had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions or comments regarding the request. Findings of Facts were reviewed and completed by the board and placed on file.

VOTE: Kelly VanderWal-aye, Kyle VanderWal-aye, Avery-aye, Limmer-aye, Ford-aye. 5-aye, 0-nay. **MOTION CARRIED.**

ADJOURN

(Kyle VanderWal/Limmer) Motion to adjourn. Chair Ford adjourned the meeting at 8:14 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 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
E-Mail: countydevelopment@brookingscountysd.gov

Brookings County/Brookings City Joint Jurisdiction Board of Adjustment
September 2, 2025 – 8:00 PM meeting

2025jjcu001 – September 2, 2025

Prepared by Richard Haugen

Applicant: Jessica Andronowitz, 928 5th St, Brookings, SD 57006
Site: 1900 25th Ave, Brookings, SD 57006

Legal Description “Lot M-2 of Warrior Commercial Park Add. & Lot M-2 of Warrior Commercial Park 2nd Add. In SW1/4 Sec 18, T110N, R49W (Aurora Township).”

Joint Zoning Ordinance for Brookings County and the City of Brookings: Article III District Regulations: Chapter 3.04 “A” Agricultural Land District: Section 3.04.02 Conditional Use Permit # 24: Stables.

2025jjcu001: Jessica Andronowitz has applied for a conditional use permit for a horse stable located in the Brookings County/Brookings City Joint Jurisdictional area. The property is located at 1900 25th Ave, Brookings, SD, 1/8 of a mile west of the I-29 Exit on Highway 14 By-Pass and north a 1/8 of a mile on 25th Ave. The applicant would like to board a maximum of 50 horses, along providing riding lessons, and training on a limited basis, with the option of hosting English horse riding events in the future if they decide to. Her business plan is included as a separate attachment and includes the following: the facility will be gated/locked, the maintenance/grounds plan, manure plan, emergency plan, points of contact. The applicant has kept up the property, controlled weeds and replaced fences and added new fences for additional turnout areas since she has taken over the facility. Vehicle and trailer parking on the lot is available for the boarders.

The applicant was approved conditional use 2022cu014 on October 4, 2022, for a maximum of 30 horse, that was valid for 3 years and will expire on October 4, 2025. She continues to manage and operate the facility as it has been run in the past and would like to continue the business into the future with a maximum number of 50 horses.

This is the former Neil Sebring property. This facility has been an approved horse stable since 1997 with a conditional use/ special exception being granted to several operators since that time. A brief history of the property is:

October 4, 2022 - A temporary 3-year Conditional use/special exception 2022cu014 was granted to Jessica Andronowitz for a stable with an expiration date of October 4, 2025.

September 3, 2019 – A temporary 3-year Conditional use/special exception 2019cu010 was granted to Kimberly St. John for a stable with an expiration date of September 3, 2022.

July 30, 2019 - JC Twisted LLC by Crystal Himley (2018cu027) notified the Zoning Office that she is no longer leasing the facility and is ceasing operations on August 1, 2019.

November 6, 2018 – A temporary 3-year Conditional use/special exception 2018cu027 was granted to JC Twisted LLC, by Crystal Himley for a stable with an expiration date of November 6, 2021.

January 5, 2016 – A temporary 3-year Conditional use/special exception 2016cu001 was granted to JC Twisted LLC, by Crystal Himley for a stable with an expiration date of January 5th, 2019.

April 1st, 2003 – Special exception granted to Christiansen Investments LTD by Hamilton Investments LLC (Pegasus Equine Center) to increase the number of horses allowed at any one time from 50 to 150, with letters of assurances to be signed by representative of Pegasus Equine Center for special exception to be valid.

March 4th, 2003 – Christiansen Investments LTD by Hamilton Investments LLC (Pegasus Equine Center) applied for a Special exception to allow no more than 150 horses on the premises at any one time. Request by the applicant to table until the April 1st, 2003, meeting due to a death in the family.

February 4th, 1997 – Mr. Sebring was granted a special exception for a horse stable for 50 horses with no more than 25 being outside at any one time.

The City of Brookings Community Department has reviewed this request.

Public notices were published in the Volga Tribune on August 21 and 28, 2025.

Letters were sent to the adjoining landowners, Aurora Township Chairman and Clerk, City of Brookings Community Development.



APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 08/07/25

Permit Number: 2025 JJC 001

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 Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Horse training and boarding facility
currently operating under Bay View Farms LLC

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Joint Zoning Ordinance for Brookings County and City of Brookings; Article III District Regulations Chapter 3.04. "A" Agland District Section 3.04.02, Conditional Uses # 24 Stables, dog/cat kennels

C.) Legal Description of Property:

Lot m-2 in Warrior Commercial Park Addition
Lot m-2 in Warrior Commercial Park 2nd Addition
to include vacated portion of street in SW 1/4 Section 18, T110N, R49W (Aurora Twp)
Parcel # 04320-11049-183-00
site addr: 1900 25th Ave Brookings, SD 57006

RECEIVED

Form continued on page 2

AUG - 7 2025



BAY VIEW

FARMS

(815) 861-8696



1900 25th ave, Brookings SD 57006



www.bayviewfarmssd.com

BUSINESS PLAN

Jessica and Judith Andronowitz, dba Bay View Farms LLC. Full care horse boarding facility also offering riding lessons and training on a limited basis.

ADDRESS

1900 25th ave, Brookings, SD 57006

PURPOSE

Bay View Farms offers full care boarding, indicating that Bay View Farms is responsible for the day to day care of each animal. Pasture board is also available on a limited basis. Bay View Farms and boarders work together to develop a feed and turnout routine that works for each horse. Maximum 50 head of horses. Lessons and training are available on a limited basis.

FACILITY

Situated on 24 acres, Bay View Farms is gated with a full perimeter fence. Owners may come and go as they please between the hours of 8am to 8pm. Owner/Manager is on site most hours of the day from 7am-5pm or by appointment. Night check is performed daily between the hours of 8pm – 10pm to check the conditions of all animals and provide any additional feed/medications needed. The facility is laid out with 7 newly fenced pastures and 3 individual turnout pens to accommodate a variety of herd dynamics and to keep herd numbers to a minimum. All feed is stored in an enclosed, climate controlled environment to ensure quality and keep pests to a minimum. Ample trailer and vehicle parking is available on the property. Emergency contacts and liability signage is posted in the barn if needed.

MAINTENANCE

Scheduled spraying for noxious weeds in pastures and around property as well as biannual spraying for spiders and flies. Pest boxes are also present and tended to on a regular basis. All stalls are cleaned 1-2x daily to keep flies and odor to a minimum. Manure is kept to a minimum and stored in a designated bunker. The manure is contracted to a local farmer and is removed every four weeks or sooner if needed. Fences are being repaired and/or replaced around the property as needed. Lawn and pastures are mowed and maintained regularly. During the winter, snow removal is contracted out. Bobcat skid steer and bucket/snowblower attachments available on site if needed.

BOARDER REQUIREMENTS

All boarders are required to sign a boarding contract and must provide vaccination records and a negative coggins upon move in. Bay View Farms requires a proof of negative coggins every 12 months and a flu/rhino booster every 6 months. We maintain regular barn appointments with our local vet to provide these services to our boarders.

EMERGENCY

Wi-Fi and satellite enabled cameras are present to monitor facility when no one is on property. The fire department has access to the facility.

Emergency Contacts:

Jessica Andronowitz (815) 861-8696

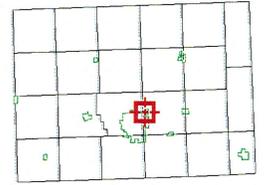
Judith Andronowitz (815) 236-5727

Kole Latham (605) 864-0805

Allie Simons (605) 695-4917



Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundary
-  Sections
-  Parcels
-  Roads
- County Roads**
-  Gravel Roads
-  Paved Roads

Parcel ID	043201104918300	Alternate ID	n/a	Owner Address	ANDRONOWITZ INVESTMENTS LLC
Sec/Twp/Rng	18-110-49	Class	NACC		928 5TH ST
Property Address	1900 25TH AVE	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0401				
Brief Tax Description	WARRIOR COMMERCIAL PARK ADD LOT M-2 & LOT M-2 IN WARRIOR COMMERCIAL PARK 2ND ADD TO INCL VACATED PORTION OF STREET SEC 18-110-49 24.15				
	(Note: Not to be used on legal documents)				

Date created: 8/7/2025
 Last Data Uploaded: 8/7/2025 1:03:43 AM

Looking north down 25th Ave from driveway.



2025/08/13 09:39:21

Looking east down driveway from 25th Ave.



2025/08/13 09:39:34

2025jjcu001-Jessica Andronowitz

Looking south down 25th Ave from driveway.



Looking northeast from driveway towards pasture/horse lots.



2025/08/13 09:39:57

Looking east down driveway.



2025/08/13 09:42:00

Looking east from driveway at pasture south of the stables.



2025/08/13 09:42:11

Stable at end of driveway.



2025/08/13 09:45:04

North side of stable. Trailer parking area and manure storage area.



2025/08/13 09:48:04

Pasture-lot directly north of the stable.



2025/08/13 09:47:04

Looking west down alley way between horse lots.



2025/08/13 09:47:40

Looking northwest from driveway, new fencing dividing horse lots.



2025/08/13 09:44:14

Looking north from driveway, new fencing dividing horse lots.



2025/08/13 09:44:50



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