

**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