

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: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
February 3, 2026 – 7:00 PM meeting

2026var001 – February 3, 2026

Prepared by Richard Haugen

Applicant: Thielen Farms Inc. by Nate Thielen, 21717 SD Hwy 13, Elkton, SD 57026.

Legal Description: “NE1/4 Exc H-1 & H-2 of Section 21, T109N, R48W (Parnell Township)” ~~ located at 21717 SD Hwy 13, Elkton, SD 57026.

Article IV District Requirements: Chapter 4.01 “A” Agricultural Land District: Section 4.01.05. Area Regulations/Easements (Single Family Residences – Minimum Front Yard).

2026var001: Thielen Farms Inc. by Nathan Thielen has applied for a front yard 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. The 20’ x 60’ cement unloading pad will be 5’ from the leg on the west side and 15’ from the right of way on the east side, a variance of 35’. The required setback is 50’ from right of way for an agricultural structure. The 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. 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.

Public notices were published in the Brookings Register on January 20 and 27, 2026 and Elkton Record on January 22 and 29, 2026. Letters were sent to the adjoining landowner’s, Parnell Township Chairman and Clerk.



APPLICATION FOR VARIANCE TO ZONING REGULATIONS

RECEIVED

JAN - 9 - 2026

BROOKINGS COUNTY DEVELOPMENT

Date of Application: January 9, 2026

Variance Number: 202600001

To: Brookings County Board of Adjustment
520 3rd St, Suite 110
Brookings, South Dakota 57006

Thielen Farms Inc

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Variance to the Brookings County Zoning Regulations for the purpose of:

Adding a grain leg and pit to our bin sight

B.) Section(s) of Zoning Regulations to be exempted:

Article IV District Requirements: Chapter 4.01 "A"
Ag Land District: Section 4.01.05 Area Regulations)
Facements

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The reason for the variance is to add a grain pit & a leg tower in the Variance area. It will be installed as close to the bins as possible. The Bins are close to 50' from the edge of the right of way. The leg tower is 10' x 10' & 100' tall. The leg will be 40' back from right of way.

D.) Legal Description of Property:

EXC H-1+H-2 of
NE 1/4 Section 21 T-109-N R-48-W
Parnell Twp # 16000-10948-211-00
site: 21717 SD Hwy 13, Elkton SD 57026

E.) Time and Date Set for
Hearing before Brookings
County Board of Adjustment.

Feb. 3. 2026
Date

7:00 PM
Time

Approved

Rejected

Date

Chairman of Brookings County Board
of Adjustment

Thielen Farms Inc
Person filing petition – print

By Notha Thielen
Person filing petition – sign

21717 SD HWY 13
Address

Elkton
City

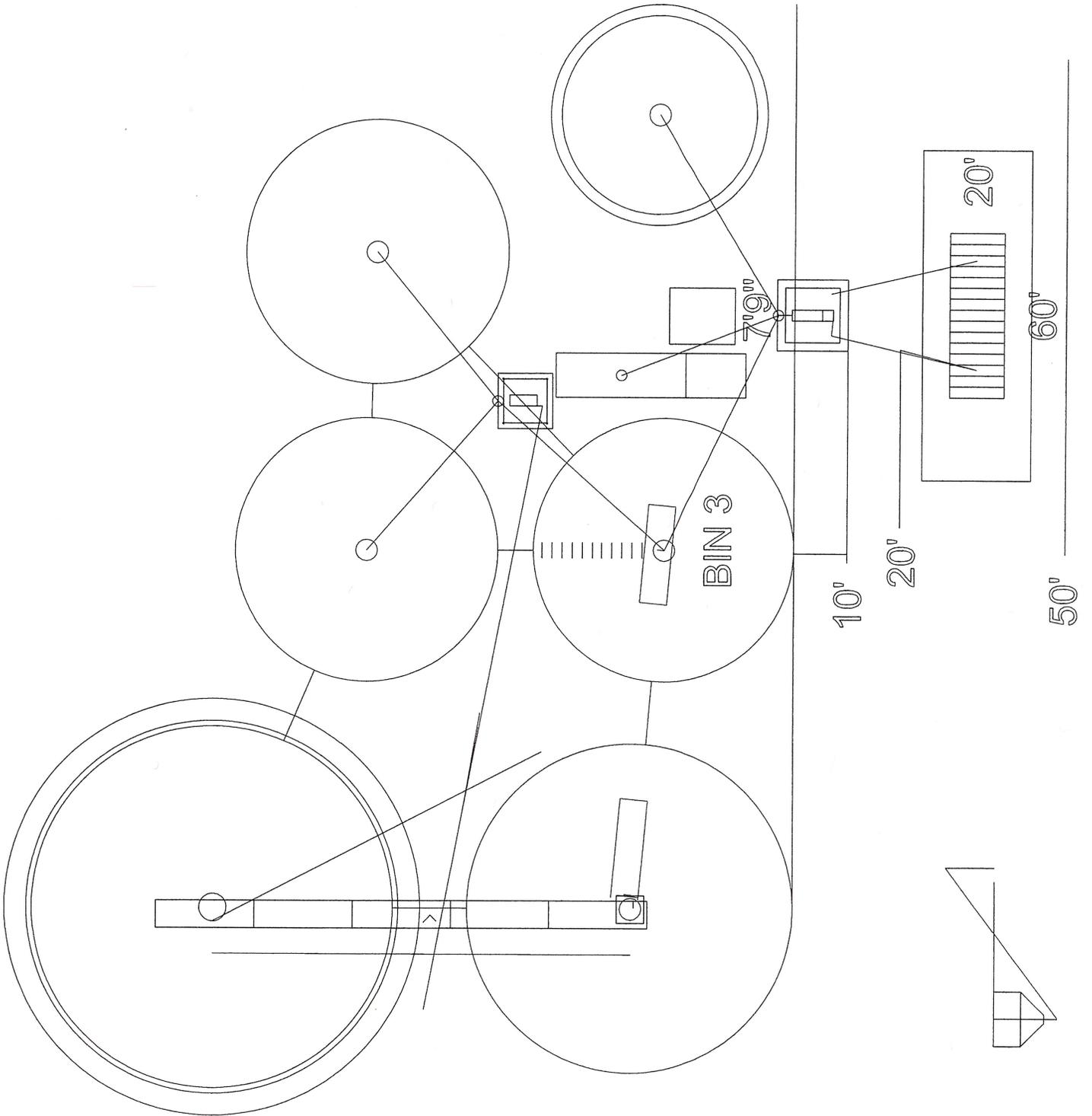
SD
State

57026
Zip Code

605 695 6955
Telephone

A variance that is granted and not used within three (3) years will be considered invalid.

2026 var 001



2026 var 001

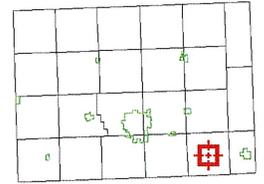


Beacon™

Brookings County, SD



Overview



Legend

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

Parcel ID	160001094821100	Alternate ID	n/a	Owner Address	THIELEN FARMS INC
Sec/Twp/Rng	21-109-48	Class	AGA		21732 SD HWY 13
Property Address	21717 SD HWY 13	Acreage	155.95		ELKTON SD 57026
	ELKTON				
District	1603				
Brief Tax Description	NE 1/4 EXC H-1 & H-2 SEC 21-109-48 155.95 AC				
	(Note: Not to be used on legal documents)				

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 1:05:07 AM

Developed by SCHNEIDER
GEOSPATIAL

Looking west into farmyard.



2026/01/14 09:51:12

Looking southwest into farmyard.



2026/01/14 09:51:26

2026var001-Thielen Farms by Nate Thielen.

Looking south from driveway.



2026/01/14 09:50:23

Looking south at proposed grain leg location.



2026/01/14 09:37:52

Looking north wheel at east side of proposed grain leg. 10' from bin. 40' from ROW.



2026/01/14 09:39:04

Looking south wheel at east side of proposed grain leg. 10' from bin, 40' from ROW.



2026/01/14 09:39:44

Looking south, wheel at east side of cement pad for pit.



2026/01/14 09:45:15

Looking west from SD Hwy 13, towards proposed grain leg.



2026/01/14 09:47:56