

BROOKINGS COUNTY DEVELOPMENT DEPARTMENT

Planning, Zoning and Drainage

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

Email: zoning@brookingscountysd.gov

ROBERT W. HILL
COUNTY DEVELOPMENT DEPARTMENT DIRECTOR
TELEPHONE: (605) 696-8350
FAX: (605) 696-8355
E-MAIL: rhill@brookingscountysd.gov

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2025 Report – January 1 – December 31, 2025

Planning and Zoning Board Report:

Chairperson: Chad Ford

Vice Chairperson: Darrell Kleinjan

Secretary: Development Department Staff

Planning & Zoning Meetings Conducted:

11 - regularly scheduled meetings.

3 – Joint City-County Planning Commission: February, June, & August

Conditional Uses (9): all were granted (5-AG, 3-LP, 1-JJ).

Variance Requests (6): 6– variances were granted. (2-AG, 3-LP, 1-JJ),

Ordinance Related (3): Amendments to Ordinance (Chapter 4.05 Floodplain, Article I & VI & 4.07 Pipeline).

Plats (29): 29 plats were approved (20-Ag, 9- LP).

Preliminary Plats (0):

Rezoning (4): 2 rezoning request Approved in Joint City-County (JJ-A to JJ B3 & JJ B3 to JJ I1), 1 Joint City-County Denied (JJ-A to JJR1A) and 1 NR to LP Denied.

Appeals (0): 0 appeals.

Joint “Jurisdiction” Board of Adjustment Report:

Membership:

- Five members: one (1) County Commissioner, two (2) members for the Brookings County Planning Commission, one (1) member of the City of Brookings Planning Commission, and one (1) member of the Brookings City Council. The Board of Brookings County Commissioners and the Brookings City Council may further appoint alternates to the Joint Board in the event a board member is unable to participate in a meeting. Alternates to the Joint Board shall be appointed by the Brookings County Commissioners to participate in place of any County appointee, and alternates shall be appointed by the Brookings City Council to participate in place of any City appointee.
- Term: 1 year appointment

Chairperson: Chad Ford (County P&Z Commission)

Vice Chairperson: Wayne Avery (City Council).

Other members: Kelly VanderWal (County Commission), Kyle Vanderwal (Co P&Z Commission), Scot Leddy (City Planning Commission). *Alternates: Tim Paulson (Co P&Z commission), Deputy Mayor Nick Wendell (City Council), Jacob Limmer (City Planning Commission)*

2 – Joint Jurisdiction Board of Adjustment Meetings (JJ BOA): July & September

JJ Conditional Uses (1) - granted (1-Stable)

JJ Variances (1) - granted (1-Rear Setback)

Development Department Report:

Planning, Zoning and Drainage Division:

- Zoning Ordinance amendments to Ch 4.05 Floodplain (Jan 7, 2025), Ord 2025-06 Art I General Provisions & IV Administration (Sept 2, 2025) & Ch 4.07 Pipeline (Oct 7, 2025).
- January 22, 2025 Robert Hill attended Brookings Day at the Capitol, Pierre, SD.
- First District Association of Local Governments provided assistance throughout the year.
- Brookings 2025 Home Show (Feb 7-8) – booth managed by Robert Hill.
- Robert Hill attended the NACo Legislative Conference – Washington, DC – Feb 28-March 5, 2025.
- Robert Hill attended the South Dakota Pipeline Safety Training in Sioux Falls, SD – March 11-12, 2025.
- Robert Hill attended APA National Conference – Denver, CO – March 28-April 2, 2025.
- Robert Hill attended NACo Western Interstate Region – Rapid City, SD – May 20-23, 2025.
- Robert Hill attended NACo Annual Conference – Philadelphia, PA – July 10-15, 2025.
- Robert Hill attended NACo Fall 2025 Board Meeting – Wise County, TX – Dec 4-6, 2025.
- Robert Hill & Rae Lynn Maher conducted and prepared minutes for CO2 Pipeline Advisory Committee Meetings – April 22, 2025, June 2, 2025, July 8, 2025, August 7, 2025, and September 4, 2025.
- Richard Haugen – CAFO Presentation at SDSU – April 11, 2025 & November 19 & 21, 2025.

Building Permits:

154 - building permits were initially issued by Brookings County Zoning for 2025, 2 were Voided
Bring working total to 152.

Construction Cost - \$36,625,086.00

Building Permit fees - \$50,922.00

Inspection fees - \$28,200.00

Here is the breakdown of the permits that were issued;

- 1) Additions – **16** residential, construction cost - \$2,223,041.00 permit fees - \$3,754.00, inspection fees - \$4,500.00.
- 2) Attached Garages – **7**, construction cost - \$1,219,750.00, permit fees - \$1,818.00, inspection fees - \$1,900.00.
- 3) Barns – **7**, construction cost - \$6,373,867.00, permit fees - \$6,998.00, inspection fees - \$3,600.00.
- 4) Barn Additions – **1**, construction cost - \$215,000.00, permit fees - \$313.00, inspection fees - \$300.00.
- 5) Commercial – **2**, construction cost - \$4,936,816.00, permit fees - \$5,133.00, inspection fees - \$500.00. (Commercial Shed & Solar Farm)
- 6) Decks – **5**, construction cost - \$63,500.00, permit fees - \$361.00, inspection fees - \$500.00.
- 7) Garages-Detached – **6**, construction cost - \$264,500.00, permit fees - \$699.00, inspection fees - \$600.00.
- 8) Grading Permits – **2**, construction cost - \$325,500.00. permit fees - \$596.00, inspection fees - \$0.00.
- 9) Grain Bins – **9**, construction cost - \$879,971.00, permit fees - \$1,734.00, inspection fees – \$0.00.
- 10) Hoop Barns – **2** (1-new, 1-used), construction cost - \$105,000.00, permit fees - \$276.00, permit fees - \$100.00 (used was finished with metal not hoop tarp).
- 11) Manufactured Home – **1**, construction cost - \$108,200.00, permit fees - \$207.00, inspection fees - \$100.00.
- 12) Other – **8** (7-new, 1-used), construction cost - \$289,417.00, permit fees - \$930.00, inspection fees - \$400.00.
- 13) Residence – **30** (28-new, 2-used), construction cost - \$12,920,717.00, permit fees - \$16,164.00, inspection fee - \$8,800.00.
- 14) Sheds – **49**, construction cost - \$6,605,507.00, permit fees - \$11,635.00, inspection fees - \$6,600.00.
- 15) Shed Additions – **2**, construction cost - \$89,300.00, permit fees - \$259.00, inspection fees - \$300.00.
- 16) Shoreline Modifications – **1**, construction cost - \$5,000.00, permit fees - \$45.00, inspection fees - \$0.00.

Outstanding Building Inspections for 2006-2010 (All expired)

2008 – 3 Open Inspections x \$100.00 = \$300.00 (BP - 1) BP#4478 & 4640

2010 – 2 Open Inspections x \$100.00 = \$200.00 (BP's - 2) BP#5026 & 5123

Total – 5 Open Inspections = \$450.00

Outstanding Building Inspections for 2011-2015 (All expired)

2011 – 1 Open Inspections x \$100.00 = \$100.00 (BP's – 1)

New BP#6748 issued for expired BP#5288

2012 – 0 Open Inspections x \$100.00 = \$000.00 (BP's – 0)

2013 – 0 Open Inspections x \$100.00 = \$000.00 (BP's – 0)
2014 – 0 Open Inspections x \$100.00= \$000.00 (BP's – 0)
2015 – 5 Open Inspections x \$100.00 = \$500.00 (BP's – 4) BP#5794,5814,(5861-cancelled will

not bld) & 5955

Total – 6 Open Inspections = \$600.00

Outstanding Building Inspections for 2016-2020 (All expired)

2016 – 1 Open Inspections x \$100.00 = \$100.00 (BP's – 1) BP#6087

2017 – 6 Open Inspections x \$100.00 = \$600.00 (BP's - 4) BP#6129-3,6225-1,6226-1,6269-1

All Expired: 2 Property sold without BP started, 1 BP not finished, 1 BP done no Insp requested

2018 – 8 Open Inspections x \$100.00 = \$800.00 (BP's - 4) BP#6301-3&6302-3,6328-1,6385-1

All Expired: 3 need final inspections, 1 no construction started

2019 – 8 Open Inspections x \$100.00 = \$ 800.00 (BP's – 6) BP#6487-1,6493-1,6538-1,6559-1,6576-1,606-3

All Expired: 4 need final inspections, 1 called to say will not build, 1 Property sold without BP started

2020 – 12 Open Inspections x \$100.00 = \$ 1,200.00 (BP's – 8) BP#6646-1,6630-1,6705-1,6711-1,6723-1,6744-2,6745-2,6756-3

Total – 35 Open Inspections = \$3,500.00

Outstanding Building Inspections for 2021-2025

2021 – 7 Open Inspections x \$100.00 = \$700.00

2022 – 31 Open Inspections x \$100.00 = \$3,100.00

2023 – 41 Open Inspections x \$100.00 = \$4,100.00

2024 – 49 Open Inspections x \$100.00 = \$4,900.00

2025 – 118 Open Inspections x \$100.00 = \$11,800.00

Total – 246 Open Inspections = \$24,600.00

Total – 292 Open Inspections 2008 to 2024 x \$100.00 = \$29,200

Historical Data:

127 building permits were issued by Brookings County Zoning for 2024, for a total **construction cost** of \$24,458,800.00

176 building permits were issued by Brookings County Zoning for 2023, for a total **construction cost** of \$43,076,571.00

143 building permits were issued by Brookings County Zoning for 2022, for a total **construction cost** of \$29,134,455.

123 building permits were issued by Brookings County Zoning for 2021, for a total **construction cost** of \$29,986,917.

150 building permits were issued by Brookings County Zoning for 2020, for a total **construction cost** of \$19,862,608.

123 building permits were issued by Brookings County Zoning for 2019, for a total **construction cost** of \$24,781,803.00.

192 building permits were issued by Brookings County Zoning for 2018, for a total **construction cost** of \$142,674,575.00.

163 building permits were issued by Brookings County Zoning for 2017, for a total **construction cost** of \$35,354,473.00.

172 building permits were issued by Brookings County Zoning for 2016, for a total **construction cost** of \$29,392,485.00.

173 building permits were issued by Brookings County Zoning for 2015, for a total **construction cost** of \$14,271,403.00.

154 building permits were issued by Brookings County Zoning for 2014, for a total **construction cost** of \$20,549,040.00.

156 building permits were issued by Brookings County Zoning for 2013, for a total **construction cost** of \$32,551,082.89.

174 building permits were issued by Brookings County Zoning for 2012, for a total **construction cost** of \$21,029,569.00.

160 building permits were issued by Brookings County Zoning for 2011, for a total **construction cost** of \$18,714,755.00.

232 building permits were issued by Brookings County Zoning for 2010, for a total **construction cost** of \$167,697,944.00.

200 building permits were issued by Brookings County Zoning for 2009, for a total **construction cost** of \$138,327,316.00.

190 building permits were issued by Brookings County Zoning for 2008, for a total **construction cost** of \$10,585,454.00.

Emergency Management Division:

Local Emergency Planning Committee (LEPC) Meetings: Four (4) conducted - February 20, 2025, May 15, 2025, August 21, 2025, and November 20, 2025, all in-person meetings.

Pandemic Planning Coordinating Committee (PPCC) Meetings: Ten (11) plus One (1) Full-Scale Exercise. Meetings held on January 09, 2025, February 13, 2025, March 13, 2025, April 10, 2025, May 8, 2025, June 12, 2025-canceled, July 10, 2025, August 14, 2025, September 11, 2025, October 09, 2025, November 13, 2025, and December 11, 2025 all in-person.

Tabletop Exercise (TTX): December 18, 2025 – Attended TTX at United Living Center.

Local Emergency Management Performance Grant (LEMPG) quarterly reports: Four (4) were submitted.

Training/Conferences: Robert Hill attended: South Dakota Pipeline Safety Training on March 11-12, 2025 in Sioux Falls, SD. SD DOH Public Health Preparedness & Response Forum, Chamberlain, SD – March 19-20, 2025. Salamander Credentialing System Training on March 25, 2025 in Watertown, SD. SDOEM Region 6 TTX – Yankton, SD – Aug 6, 2025. SDEMA Annual Conference – Sioux Falls, SD – Sept. 8-11, 2025. Pipeline Safety Trust Conference on November 11-14, 2025 in New Orleans, LA.

Training/Conferences: Richard Haugen attended: Pipeline Safety Training at the Dacotah Bank Center on February 26, 2025 in Brookings, SD. Salamander Credentialing System Training on March 25, 2025 in Watertown, SD. SDEMA Annual Conference – Sioux Falls, SD – Sept. 8-10, 2025.

Training/Conferences: Rae Lynn Maher attended the Pipeline Safety Training at the Dacotah Bank Center on February 26, 2025 in Brookings, SD. National Weather Service (NWS), Severe Weather Awareness/Spotter Training on March 18, 2025 in Madison, SD. *Online* – 1) Disaster Health Core Curriculum: Competency 1 – Personal and Family Preparedness – March 6, 2025. 2) IS-700.b: An Introduction to the National Incident Management System – March 12, 2025.