

BROOKINGS COUNTY PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 3, 2026 REGULAR PLANNING & ZONING MEETING

The Brookings County Planning & Zoning Commission met at their regular meeting on Tuesday, February 3, 2026. The following members were present: County Commissioner Kelly VanderWal, Tim Paulson, Cody Clark, Darrel Kleinjan, Kyle Vanderwal, Neil Trooien, and Randy Jensen, and alternate Justin DeGroot. Absent were Chad Ford, Mark Jorenby, and Dale Storhaug. Also present were County Development Director/Emergency Manager Robert Hill, Deputy Director Richard Haugen, and via phone Senior Planner from First District Association of Local Governments Luke Muller.

CALL TO ORDER

Acting Chair Kleinjan called the meeting to order at 7:15 PM

APPROVAL OF MINUTES

(Kyle VanderWal/DeGroot) Motion to approve the Jan. 6, 2026 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 AGENDA FOR 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

(Jensen/Paulson) Motion to approve the agenda for the February 3, 2026 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS BROOKINGS COUNTY BOARD OF ADJUSTMENT

2026VAR001

Application by Nathan Thielen for Thielen Farms Inc for a variance. Article IV District Requirements: Chapter 4.01 "A" Agricultural Land District: Section 4.01.05. Area Regulations/Easements. The property is described as: "NE1/4 Exc H-1 & H-2 of Section 21, T109N, R48W (Parnell Township)" ~~ located at 21717 SD Hwy 13, Elkton, SD 57026.

(Trooien/Jensen) Motion to approve the Variance request.

STAFF REPORT: The applicant is requesting a front yard variance. The report noted: 1) 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. 2) A 20' x 60' cement unloading pad would be 5' from the leg on the west side and 15' from the right of way on the east side, a variance of 35 feet. The required

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setback is 50' from right of way for an agricultural structure. 3) History: 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. 4) 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. 5) Future plans to add bulk overhead loadout bin above the unloading structure. No variance for the overhead loadout bin would be required if this variance request was approved. 6) Public notices were published in the Brookings Register on January 20 & 27, 2026 and in the Elkton Record on January 22 & 29, 2026. Letters were sent to adjoining landowners, and the Parnel Township Chairman and Clerk.

PUBLIC HEARING: Applicant Nathan Thielen had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions. Findings of Facts noted the South Dakota Highway 13 had a 100' right-of-way and that the SD DOT had no objections to the variance request as long as it was located outside of the right-of-way. Findings of Facts were reviewed and completed by the board, concurred with by Paulson and placed on file.

VOTE: Kelly VanderWal-aye, Paulson-aye, Clark-aye, DeGroot-aye, Kyle VanderWal-aye, Trooien-aye, Jensen-aye, Kleinjan-aye. 8-aye, 0-nay. **MOTION CARRIED.**

2026VAR002

Application by Doug R. Osthus for a variance. Article IV District Requirements: Chapter 4.03 "LP" Lake-Park District: Section 4.03.03. Density, Area and Yard Regulation. The property is described as: "W1/2 of Lot 10 and Lot 11 and E1/2 of Lot 10 all in Marvin Wade Second Subdivision in NE1/4 of Section 6, T112N, R52W (Laketon Township)" ~~~ located at 278 S Lake Dr, Arlington, SD 57212.

(Clark/DeGroot) Motion to approve the variance request.

STAFF REPORT: The applicant is requesting a lakefront variance. The report note: 1) Variance to build a 21'4" wide x 37'4" long attached garage with a 14' sidewall 25' from the highest known water elevation of the lake, a variance of 50 feet. Required setback is 75' from the highest known water elevation. 2) Front yard and side yard setbacks will be met. 3) The front of the proposed attached garage will be even with the existing residence. The garage will be used for storage and will use the existing driveway for access. Existing residence has a single car garage. 4) Site: The house and proposed attached garage are located on a bluff above the lake. The house has been removed from the floodplain with a Letter of Map Amendment (LOMA) from FEMA as it met the elevation requirements to be removed from the floodplain. 5) Considerations: Shape and size of the lot. Marvin Wade Second Subdivision was platted on October 26, 1955.

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Public notices were published in the Brookings Register on January 20 & 27, 2026 and in the Volga Tribune and Arlington Sun on January 22 & 29, 2026. Letters were sent to the adjoining landowner's, Brookings County Highway Department and Laketon Township Chairman and Clerk.

PUBLIC HEARING: Applicant Doug R. Osthus had nothing to add.

Proponents: None.

Opponents: None.

DISCUSSION: Board members had no questions. Findings of Facts were reviewed and completed by the board, concurred with by Clark and placed on file.

VOTE: Paulson-aye, Clark-aye, DeGroot-aye, Kyle VanderWal-aye, Trooien-aye, Jensen-aye, Kelly VanderWal-aye, Kleinjan-aye. 8-aye, 0-nay. **MOTION CARRIED.**

DEPARTMENT REPORTS

Hill reminded everyone to watch the weather as winter was not over yet. Haugen reported that Luke Muller had researched lake setbacks for the lakes that were shared in other counties and findings would be reviewed with the board in the future.

ADJOURN

(Kyle VanderWal/Paulson) Motion to adjourn. All present voted aye. **MOTION CARRIED.** Chair Kleinjan adjourned the meeting at 7:45 PM.

Rae Lynn Maher
Brookings County
Development Department