

#23-39

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Commission  
September 19, 2023, County Commission meeting

September 6, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat015 with a unanimous vote of 7-ayes and 0-nays at their September 5, 2023, meeting.

Brookings County Planning Commission  
September 5, 2023 – 8:00 PM meeting

## 2023plat015– September 5, 2023

Prepared by Richard Haugen

Applicant/Owner: Cedar Pointe LLC, by Keith Rounds, 1119 Cooper Mountain Rd. Brookings, SD 57006

Legal Description: Plat of "Lots 13, 14, and 15 in Cedar Pointe Addition in Government Lot 3 of the NW1/4 of Section 28, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2023plat015: Cedar Pointe LLC by Keith Rounds has submitted a plat for the back lots of Cedar Pointe Addition on Lake Campbell. Cedar Pointe Addition lake front lots were platted on October 8, 2019. The preliminary plat for this plat is on the September 5, 2023 meeting agenda. If the preliminary plat is not approved, then this plat submittal will need to be tabled until the preliminary plat is approved by this board. Lots 13, 14, and 15 meet the platting requirements of Brookings County Subdivision Ordinance and Brookings County Zoning Ordinance for the Lake Park District. The 3 lots meet and/or exceed the 20,000 square foot size requirement, be it noted that Lot 13 is a corner lot, the front yard will be off Cedar Pointe Circle to the north, to meet the non-lake front setback requirements. Lot 13 will not meet the setback requirements, if the front yard is on the westside off the cul-de-sac and a variance would not be granted. The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

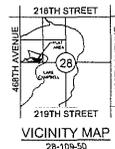
2023plat015  
Staff Report  
September 5, 2023

PLAT OF  
**LOTS 13, 14 AND 15 IN CEDAR POINTE ADDITION**  
IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH P.M.,  
BROOKINGS COUNTY, SOUTH DAKOTA

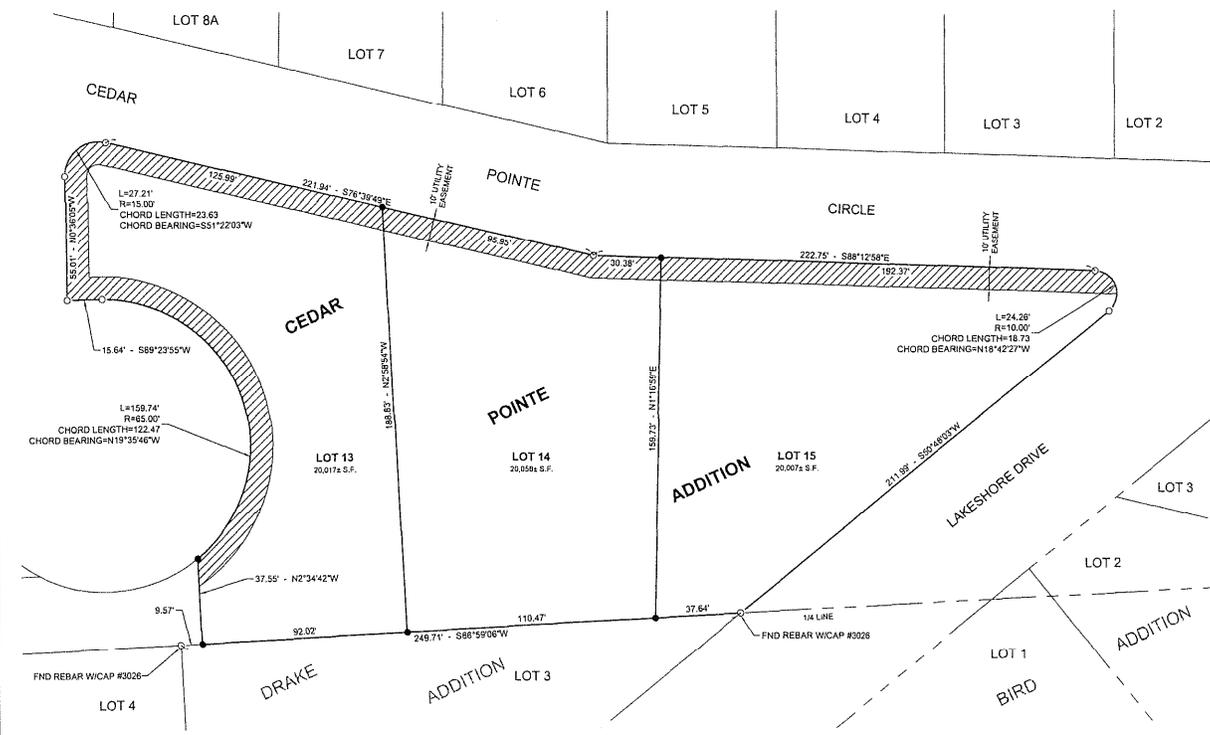


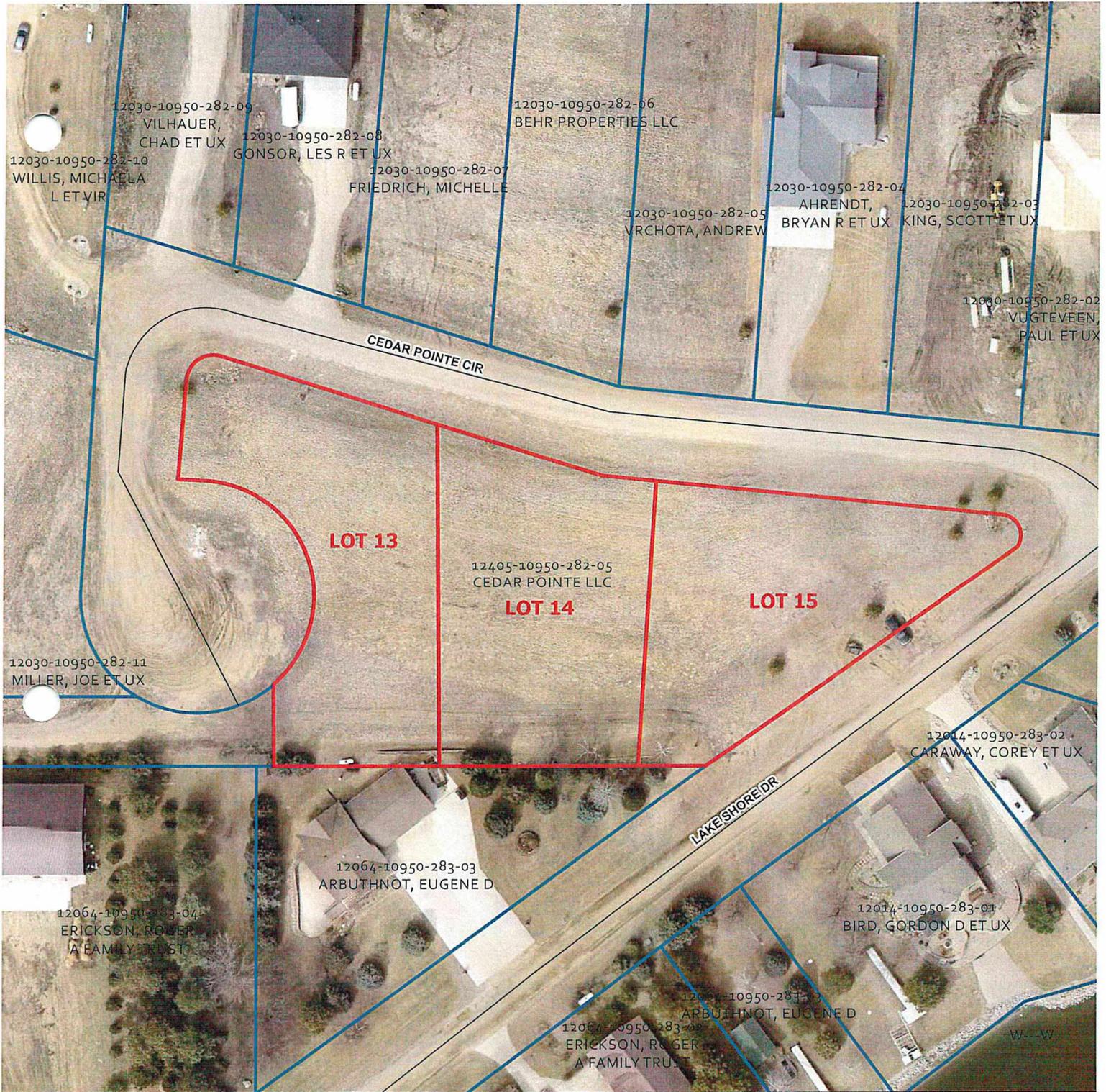
**LEGEND**

- MONUMENT FOUND (#10957 UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR W/CAP #10957
- ▨ EXISTING UTILITY EASEMENT

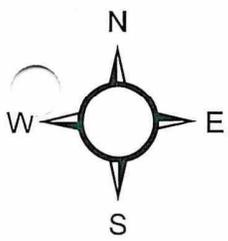


PREPARED BY:  
BANNER ASSOCIATES, INC.  
409 22nd AVE. S.  
BROOKINGS, SD 57006  
(605) 892-6342





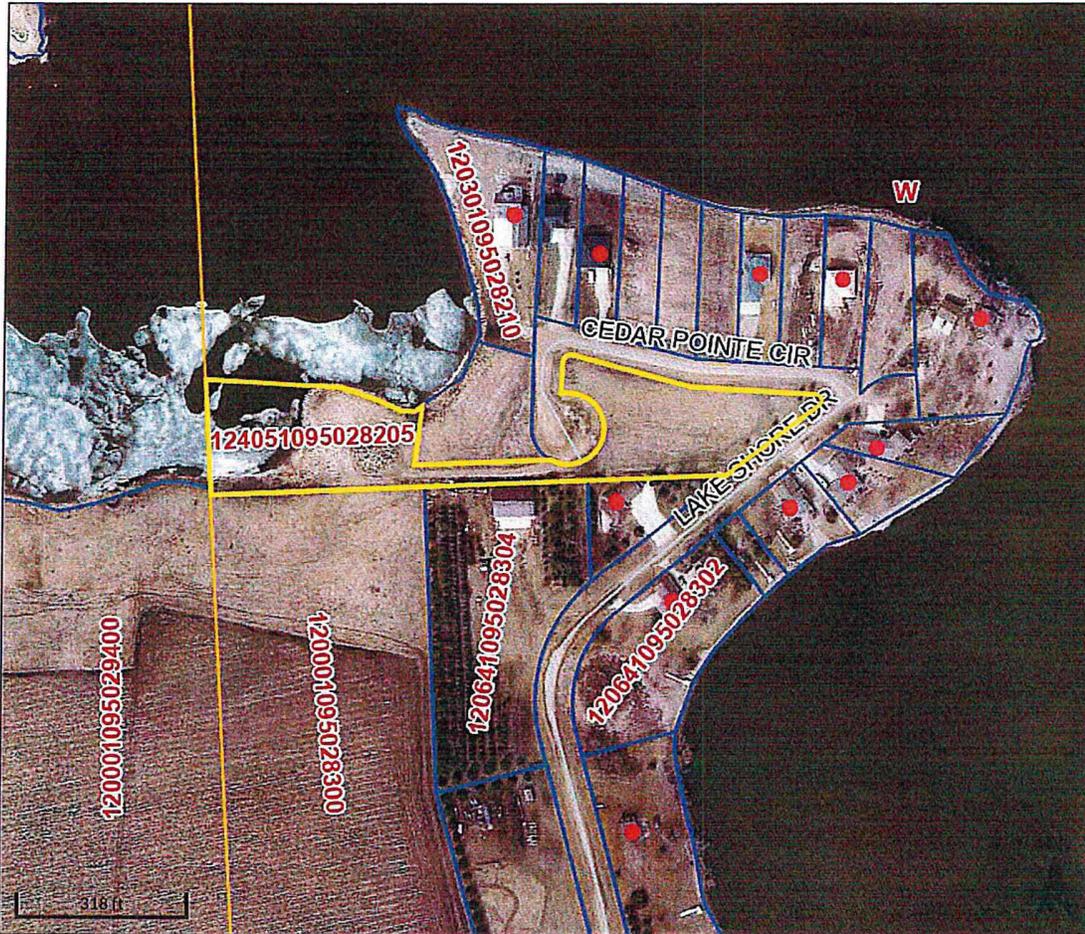
# LOTS 13, 14, AND 15 CEDAR POINTE ADDITION



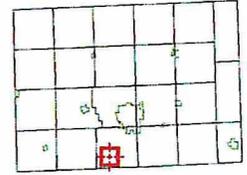
LOT 13, 14, 15



2023 plat 015



Overview



Legend

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

Parcel ID	124051095028205	Alternate ID	n/a	Owner Address	CEDAR POINTE LLC
Sec/Twp/Rng	28-109-50	Class	NAC		PO BOX 458
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LOT 3 EXC E 260' OF W 1503' & EXC LOT 1 BISHMAN ADDN (LOT 1 BISHMANS - REPLATTED IN 2009 TO BIRD'S ADDTION & EXC LOTS 1-11 CEDAR POINTE (Note: Not to be used on legal documents)				

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Developed by Schneider  
 GEOSPATIAL