

## BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 110  
BROOKINGS, SOUTH DAKOTA 57006  
(605)-696-8350  
E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Commission

July 16, 2024, County Commission meeting.

August 13, 2024, County Commission and Brookings City Council, joint meeting.

July 3, 2024: The Brookings County Planning Commission met jointly with the Brookings City Planning Commission on Tuesday, July 2, 2024, for the rezoning application from VK Properties LLC by Todd Voss, located in the Joint Jurisdiction area. The Brookings County Planning Commission and City of Brookings Planning Commission both voted unanimously to recommend approval of the Joint Jurisdiction rezoning request. The rezoning request will be forwarded to Brookings County Commission and Brookings City Council by the respective Commission's for final approval or denial. The rezoning request must be passed by both entities to be approved.

Joint Jurisdiction - Brookings County Planning and Zoning Commission- Joint Meeting  
with City of Brookings Planning Commission.

July 2, 2024 – 8:00 PM meeting

## 2024jjrz002 – July 2, 2024

Prepared by Richard Haugen

Brookings County Development, Deputy Director

Applicant/Owner: VK Properties LLC by Todd Voss, 326 6<sup>th</sup> St W, Brookings, SD 57006

Site: 3901 Main Ave S, Brookings, SD 57006

Legal Description: "OL J in the NW1/4 SE1/4 of Sec 11, T109N, R50W (Medary Township)" ~~ located at 3901 Main Ave S, Brookings, SD 57006.

2024jjrz002: VK Properties LLC by Todd Voss has applied for rezoning of property in the Brookings City/Brookings County Joint Jurisdiction Area from its current zoning of Joint Jurisdiction R-3A (Multiple-Family & Mobile Home) District to Joint Jurisdiction B-3(Heavy Business) District. The proposed area was a former mobile home park and has been renovated with the removal of buildings and trees. The property is located at 3901 Main Ave S and was platted on June 10, 1968.

The Brookings County Development Office has reviewed the rezoning request and has no objections to the request, providing it meets the requirements of the Brookings City

Community Development Office. Brookings's Community Development, City Planner, Ryan Miller's report is included as a separate attachment.

The rezoning request will be heard at a joint meeting of the Brookings County Planning and Zoning Commission and the City of Brookings Planning and Zoning Commission as the property is located in the Joint Jurisdiction Area. The decision made by the Joint Planning Commission's is a recommendation to Brookings County Commission and the Brookings City Council for the final decision of the rezoning request to be heard at a public hearing at a later date to be decided.

Public notices were published in the Brookings Register on June 18 and 25, 2024. The applicant notified abutting landowners by certified mail of the proposed rezoning request at least 14 days prior to the public hearing.

Letters were sent to the Medary Township Chairman and Clerk, Brookings County Highway Department.

RECEIVED

PETITION FOR REZONING

JUN 10 2024

To the Brookings County Commissioners  
And County Planning Commissioners

BROOKINGS  
COUNTY DEVELOPMENT

Gentlemen:

We (I), the undersigned, owner (s) of the property described in paragraph 1 below, do hereby respectfully petition your Honorable Body to amend the present Brookings County Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:

VK Properties  
0.25 in the NW 1/4 SE 1/4 of Sec 11 T109N R50W Medary Township  
Located at 3901 Main Av. S Brookings SD 57006

2. That it is requested and desired that the foregoing property be rezoned from the R3A District to the B-B-3 District.

3. That the reasons for requesting the change are as follows:

To be able to build various size storage units instead  
of residential housing since we have been unable to acquire  
an approved water source

4. That the undersigned below own (s) property within the area which is requested to be rezoned.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

6. That in addition to the name (s) given below, there is also attached a plat and the names and mailing addresses of abutting landowners. (Property shall be considered as abutting even though it may be separated from the property of the petitioner by a public road or highway.)

7. That the undersigned shall notify all abutting landowners by registered or certified mail of the petitioned zoning change at least **14 days** prior to any public hearing held thereon by the County Commissioners or County Planning Commission.

Respectfully,

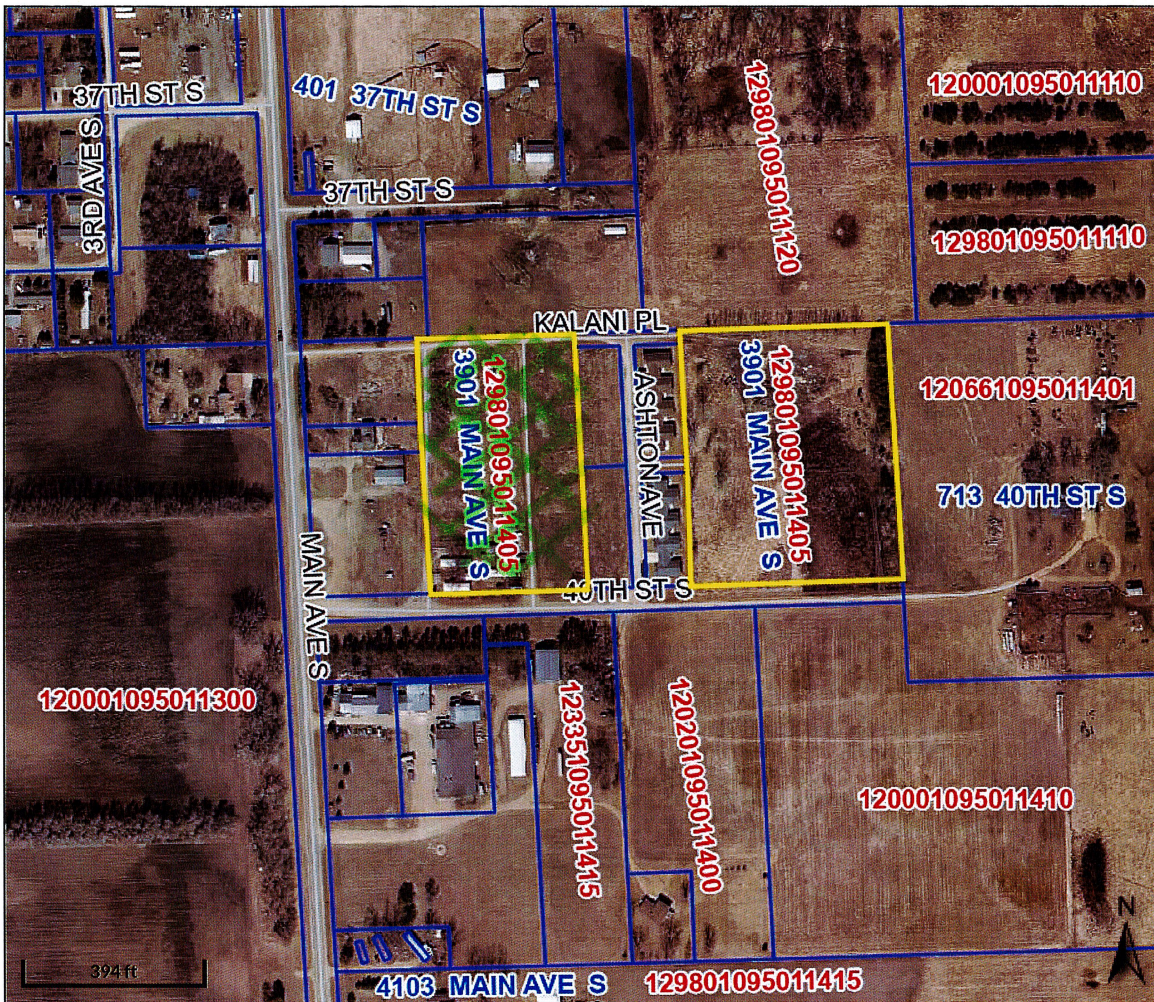
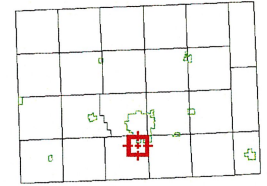
Signed	(Date)	(Name)	(Address)	(Phone)	Description of Property
<u>Ben Voss</u>	<u>6-10-24</u>	<u>Todd Voss</u>	<u>876 Regency Ct.</u>	<u>605-690-7900</u>	<u>outlot J</u>



**Beacon**<sup>TM</sup>

Brookings County, SD

2024 JUNE 002

**Overview****Legend**

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

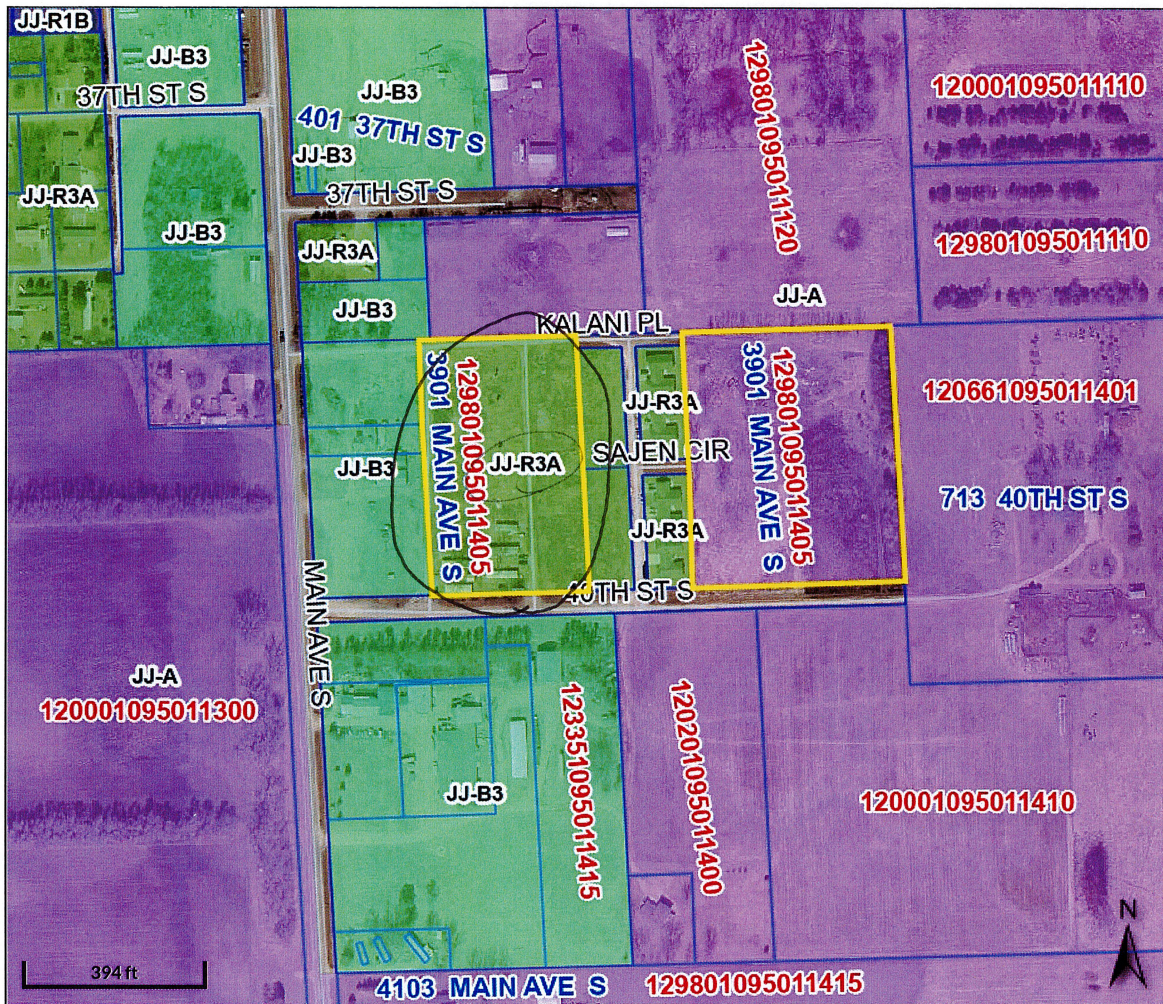
Parcel ID	129801095011405	Alternate ID	n/a	Owner Address	VK PROPERTIES LLC
Sec/Twp/Rng	11-109-50	Class	NACC		326 6TH ST W
Property Address	3901 MAIN AVE S	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	OL J & K EXC VOSS-KNEIP FIRST ADDN BLKS 1-4 SEC 11-109-50 11.53 AC				
	(Note: Not to be used on legal documents)				

Date created: 6/10/2024

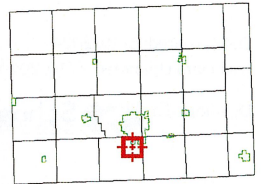
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Developed by Schneider  
GEOSPATIAL





#### Overview



#### Legend

-  Brookings City Limits
-  City Limits
- City Zoning**
-  A
-  AP
-  B-1
-  B-2
-  B-2A
-  B-3
-  B-4
-  B-5
-  FW
-  I-1
-  I-1R
-  I-2
-  JJ-A
-  JJ-B3
-  JJ-I1R
-  JJ-R1A
-  JJ-R1B
-  JJ-R3A
-  PDD
-  R-1A
-  R-1B
-  R-1C
-  R-1D
-  R-2
-  R-3
-  R-3A
-  RB-4
-  RMH
-  <all other values>
-  Township Boundary
-  Sections
-  Parcels
-  Roads



Looking east down driveway on northside of the property.



Looking south along Main Ave S from north driveway.



2024jjrz002 – VK Properties LLC by Todd Voss

Looking north along Main Ave S from north driveway.



Area to be rezoned (Outlot "J") from R-3A to B-3. Looking south from northside of property.



Gravel service road running north & south on property.



Area to be rezoned (Outlot "J") from R-3A to B-3.  
Looking north from south side of property. Service road



Looking east down 40<sup>th</sup> St S on south side of property, from Main Ave S.



Looking south along Main Ave S from 40<sup>th</sup> St S on the south side of property.



Looking north along Main Ave S from 40<sup>th</sup> St S .

