

BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center
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Joint Jurisdiction joint meeting Brookings County Planning and Zoning Commission
and City of Brookings Planning Commission.
April 7, 2026 – 8:00 PM meeting

Joint Jurisdiction Ordinance Update

April 7, 2026

Prepared by Richard Haugen

Updates to “Joint Zoning Ordinance for Brookings County and the City of Brookings” in Articles: Article I General Provisions, Chapter 1.03. Official Joint Jurisdictional Zoning Map, Section 1.03.06.; Article IV Administration and Enforcement, Chapter 4.04. Zoning Amendments, Section 4.04.01.; and Article V Supplemental Requirements for Agricultural Districts, Chapter 5.09. Manufactured Home Regulations, Section 5.09.01.

When the “Joint Zoning Ordinance for Brookings County and the City of Brookings” was adopted on December 20, 2022, by Brookings County (Ordinance 2022-05) and the City of Brookings (Ordinance 2022-037), the public notice publication requirement was fourteen (14) days, the same as the Brookings County Zoning Ordinance. The Brookings County Commission updated the Brookings County Zoning Ordinance on March 14, 2024, (Ordinance 2024-01) to a ten (10) day public notice as per South Dakota Codified Law (SDCL) 11-2-19 as recommended by the Brookings County Planning Commission. The proposed amendments to the Joint Jurisdiction Ordinance change the public notice publication requirement from 14 days to 10 days. The update to 10 days public notice will match SDCL 11-2-19 and will be the same as the Brookings County Zoning Ordinance public notice requirement.

The proposed zoning amendments will be heard at a public hearing during a joint meeting of the Brookings County Planning and Zoning Commission and the City of Brookings Planning Commission. The decision made by the Joint Planning Commissions will be a recommendation to the Brookings County Commission and the Brookings City Council for final approval. A joint meeting with a public hearing, of both the Brookings County Commission and the Brookings City Council will be held at a later date to be determined for final approval.

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Articles: Article I General Provisions, Chapter 1.03. Official Joint Jurisdictional Zoning Map, Section 1.03.06.; Article IV Administration and Enforcement, Chapter 4.04. Zoning Amendments, Section 4.04.01.; and Article V Supplemental Requirements for Agricultural Districts, Chapter 5.09. Manufactured Home Regulations, Section 5.09.01.

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Public notices were published in the Brookings Register on March 24 and 31, 2026 and the Volga Tribune, White Tri-City Star and Elkton Record on March 26 and April 2, 2026.

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Proposed amendments to the “Joint Zoning Ordinance for Brookings County and the City of Brookings”

Article I General Provisions: Chapter 1.03 Official Joint Jurisdictional Zoning Map: Section 1.03.06; Article IV Administration and Enforcement, Chapter 4.04. Zoning Amendments, Section 4.04.01; Article V Supplemental Requirements for Agricultural Districts, Chapter 5.09. Manufactured Home Regulations, Section 5.09.01

amended by removing in ~~strike-out font~~ and replacing in *italics and underline font*.

Article I General Provisions: Chapter 1.03 Official Joint Jurisdictional Zoning Map Section 1.03.06. Dissolution of 2022 Joint Zoning Ordinance for Brookings County and the City of Brookings.

The regulations contained herein which establish concurrent zoning jurisdiction shall be in effect unless either the City of Brookings or Brookings County adopts an ordinance dissolving said concurrent jurisdiction and regulations. In order to dissolve the concurrent jurisdiction and these regulations, the county and city planning commissions shall meet jointly and hold at least one (1) public hearing on the proposed dissolution. Notice of the ontime and place of the hearing shall be given at least once by the party proposing the dissolution at least ~~fourteen (14) days~~ ten (10) days in advance of the hearing by publication in the legal newspaper of the City of Brookings. Following the public hearing, each planning commission shall submit a recommendation to each respective governing body. If it is the intent of either the County Commission or City Council to proceed with the dissolution of the concurrent jurisdiction and these regulations, said governing body shall hold two (2) readings of the ordinance, with at least one (1) public hearing prior to adoption of said ordinance. Notice of the time and place of the hearing shall be published at least once by either the city or county, as the case may be, at least ~~fourteen (14) days~~ ten (10) days in advance of the hearing by publication in their legal newspaper.

Article IV Administration and Enforcement; Section 4.04.01. Procedures for Zoning Amendments: 3. The following procedure to request a Zoning Amendment or Zoning District Boundary Change shall be followed: 3 c. The respective Planning Commissions shall conduct a joint public hearing for each application which has been processed and forwarded by the County Zoning Officer as provided in this ordinance. The County Zoning Officer shall cause to be published a notice in the legal newspaper of the City of Brookings, ~~fourteen (14) days~~ ten (10) days prior to each respective public hearing, of the time and place of the public hearing. If the proposed amendment will change the boundaries of a zoning district, the Zoning Officer shall notify all owners of property within two hundred fifty (250) feet of the proposed boundary change by Certified Mail at the expense of the applicant, at least ~~fourteen (14) days~~ ten (10) days before the public hearing of the Planning Commissions.

Article V Supplemental Requirements for Agricultural Districts: Chapter 5.09 Manufactured Home Regulations: Section 5.09.01 – Manufactured/Mobile Homes: 2 Residences; c) In the absence of the consent of all adjoining landowners as described above, the Joint Board of Adjustment, by a 2/3 majority vote, may authorize the issuance of a building permit for the moving in of a previously occupied residence after a public hearing. Notice of the hearing shall be provided in writing at least ~~fourteen (14) days~~ ten (10) days prior to the hearing to all adjoining landowners, and to all landowners within two hundred (200) feet of the property. In determining whether or not to authorize the permit,

the Board shall consider the following: Whether or not the proposed residence is consistent in character with the other residences in the area.