

FD

APPLICATION FOR A CONDITIONAL USE PERMIT

Andrew Austreim, the undersigned, being the owner(s) of record of the following described real estate situated in the City of Brookings, Brookings County, South Dakota, to wit:

NE 1/4 of the NE 1/4, Except Lot H-1, and
Except that part lying East and North of Lot H-1
Therefor, in Section 14 Township 109 North, Range 50 West
of the 5th P. M., Brookings, County, SD

do hereby petition the City Planning Commission to recommend to the City Council that a Conditional Use Permit be issued for the above described property.

Street Address 21625 471st Ave

Proposed Use Concrete Crushing

Existing Land Use Contractor yard, Concrete / rock Zoning I 1

Surrounding Land Use: North Residential

South Agriculture

East _____

West _____

Petitioner (print) ~~Andrew~~ Austreim Investments, LLC

Address 21625 471st Ave

Brookings, SD 57006

Date 10-28-25 Phone 605-736-2197

Signature 

Owner (print) Andrew Austreim

(if different than petitioner)

Address _____

Date _____ Phone _____

Signature _____

Office Use Only

Date rec'd _____

Fee _____

Site Plan _____

Signs issued _____

Checked by _____

Ordinance _____

CONDITIONAL USE PERMIT INFORMATION

WHAT IS A CONDITIONAL USE?

The City of Brookings is divided into many zoning districts. The districts contain regulations that control uses of property within each district. The uses allowed fall into three categories:

Permitted Uses: These uses are allowed “by right” in a district and therefore do not require a review by an advisory body. Permitted uses are, of course, still required to meet all zoning requirements within the particular district.

Permitted Special Uses: These uses are also permitted “by right” but only after they meet certain performance standards contained in the zoning ordinance. These standards are designed to provide adequate protection for the adjacent properties.

Conditional Uses: These uses are allowed in a district only after review by the Planning Commission and approval by the City Council. Any Conditional Use request submitted to the City Planning Commission and City Council must conform to the requirements for the zoning district in which the use is located. In addition, certain minimum performance standards listed in the zoning ordinance must be adhered to. The commission and/or council can also attach other appropriate or necessary conditions to the request before approving it. In all cases, the impact of the proposed use on adjacent properties will be a major consideration.

MAKING APPLICATION

An Application for a Conditional Use Permit may be obtained from the City Planning Administrator in City Hall. The application will require you to provide the adjacent land uses, the size of the parcel you want a Conditional Use for and the purpose for the Conditional Use. You will also be required to pay a filing fee for processing your petition and to provide a site plan of the parcel.

Once you have completed your petition, paid your filing fee, and provided a site plan, if required, you will be put on the agenda for the next Planning Commission meeting and given a sign or set of signs to be posted.

THE SITE PLAN

No application for a Conditional Use will be considered complete until a site plan has been provided. At the very least, a site plan shall show the following:

- A complete rendering, to scale, of the parcel under consideration for Conditional Use, indicating all lot dimensions, building dimensions and all proposed uses.
- The location, dimensions and number of spaces for parking, along with an indication of all curb cuts and access points. Further, any required loading spaces should be shown.

Although hand drawn site plans may be acceptable, the Community Development Department has the right to require that the site plan be prepared by a registered engineer or land surveyor.

POSTING SIGNS

Signs shall be posted on the property announcing the request for a Conditional Use Permit at that location. The signs shall be posted on the property for a continuous period of seven (7) days immediately prior to the Planning Commission hearing and may be required to be posted for the same period of time prior to the City Council hearing. The number of signs to be posted and their locations shall be prescribed by the Planning Administrator.