

APPLICATION FOR A CONDITIONAL USE PERMIT

Brent - Shayna Rohl, 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:

Colburn - Hind Subdiv Colburn Tract of the
Colburn Hind Sub + lot 2 of Stewartsadd

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 230 Hwy 14 Bypass Brookings

Proposed Use Dog kennel

Existing Land Use Dog kennel Zoning Agricultural

Surrounding Land use: North Northern Border Pipeline

South Pasture

East Pasture

West Gravel pit

Petitioner (print) Shayna Rohl

Address 230 Hwy 14 Byp
Brookings SD 570016

Date 10-27-23

Signature [Signature]

Owner (print) _____

(if different than petitioner)

Address _____

Date _____ Phone _____

Signature _____

Office Use Only

Date rec'd _____

Fee _____

Site Plan _____

Signs issued _____

Checked by _____

Ordinance _____

We are requesting the removal of the dog limit (20) put on our 2017 conditional use permit. We have owned and operated Walk'N Rohl Pet Hotel, a successful dog boarding and doggie daycare facility, on our property since 2017. We have followed all city and community guidelines with success and provided a much-needed service to the Brookings area. We also employ 8-10 individuals. As demand grows, we are confident that we can continue to provide Brookings with high quality dog care while maintaining a quiet, safe, and healthy environment. By allowing us to increase our enrollment, we will be able to remove clients from a long waiting list, add additional employees, and provide the city with additional sales tax revenue.

The property is currently zoned agricultural and has provided home for livestock on and off since 1980. Our total property size is 17.17 acres located on the north edge of Brookings, south of the Hwy 14 Bypass. The Pet Hotel building is surrounded on three sides by pasture and no less than ¼ mile away from any residential homes. The 4th side of our property is Northern Border Pipeline.

Our hours of operation fall within the city's quiet hours of 7a-10p. The dogs are let out in small groups from 7a – 8a for bathroom and play time. They are let out again at 11a-1p and then finally from 4:30p-6p. The dogs are then brought in and put to bed for the night. During our designated outdoor play times, we make sure to have one staff member for every 10 dogs at play. When not outside playing, the dogs are housed, fed, and groomed inside. Dogs are occasionally walked individually around our property as this is an additional service we offer.

Our current kennel building is fully insulated, heated, and cooled. We have indoor and outdoor cameras as well as Wi-Fi smoke detectors to alert us, in case of a fire. We provide a secure indoor and outdoor environment for all guests, including some of the city and highway patrol drug dogs. We offer multiple play yards for supervised play time. This allows us to keep the barking to a minimum and safe play for all of our guests. The city of Brookings provides our electric service. All other utilities are provided by private businesses (Brookings Deuel Rural Water, Ramsdell's propane, Cooks Waste Paper and Recycling, and a private septic tank).

We are proposing a 12'x25' addition to the West end of our current building. This will allow us to remodel part of our current building into an office for staff and clients and add personal dog suites with televisions and other "at home" comforts. To the North and South of the addition would be completely isolated "potty areas". These areas would be used by one dog at a time.

Because we live on the property, we are able to monitor the dogs at all times. Excessive barking is not permitted and the wellbeing of our neighbors is a top priority. I have included a letter of recommendation from Adam Bensen – owner of Big Sioux Animal Clinic.

We appreciate your consideration, and we look forward to growing our successful business.



Big Sioux Veterinary Care
Modern Medicine. Compassionate Care.

November 10, 2023

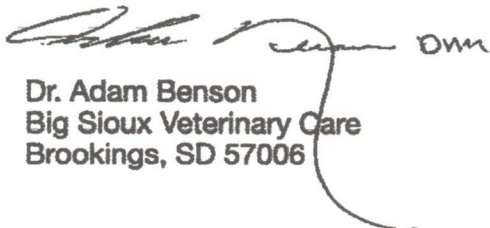
To Whom It May Concern,

I am writing this letter in support of Shayna Rohl and her local small business, Walk'n Rohl. As the owner of a related business in this community, and as a professional that works directly with the animals she and others house, I give her current proposal my strongest blessing and ask that you do the same.

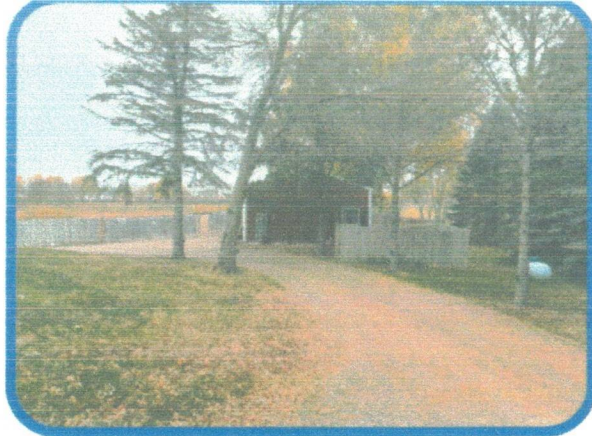
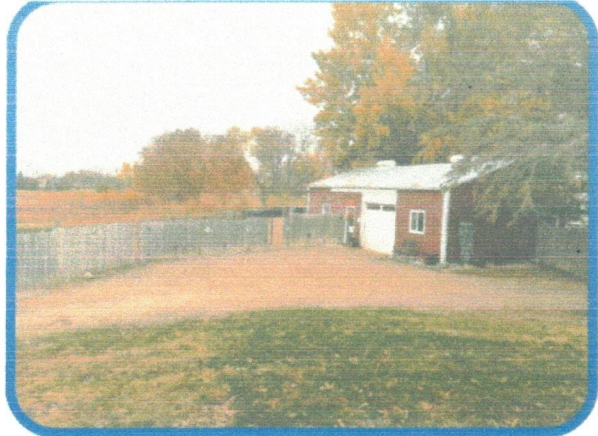
The proposed addition to the Walk'n Rohl facility will allow for a safer alternative for various dogs in our community that have traditionally been very difficult to accommodate. I have the utmost confidence that Walk'n Rohl is more than capable of caring for a greater number of animals than their current facility allows. Under Shayna's leadership the business has grown steadily, but carefully, committed to maintaining a level of professional care that has set them apart from the beginning. She has reached out to us on multiple occasions to discuss ways to keep the animals under her care as healthy and as safe as possible, and is quick to call with concerns or transport an animal to our facility when needed. I would also add that these occurrences are staggeringly low in relation to the number of animals she houses; a testament to the standards she sets for her business and care she provides.

Capping the number of animals she can house, and therein the growth her small business can achieve, when she has come forward with a plan for expansion that demonstrates her commitment to doing things the right way, would, in my professional opinion, be a mistake. The city of Brookings and surrounding communities have a genuine shortage for services that Shayna and her team provide, and anyone questioning the demand need only call around and try to book a spot for the upcoming holiday weekends to realize that demand. There is nobody doing it better than Walk'n Rohl and this proposed expansion is only a means to serving a greater number of Brookings residents.

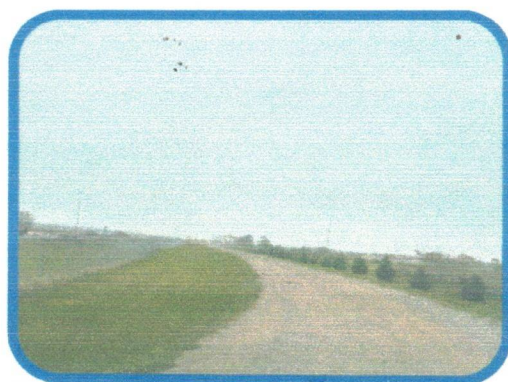
Sincerely,

 DM

Dr. Adam Benson
Big Sioux Veterinary Care
Brookings, SD 57006

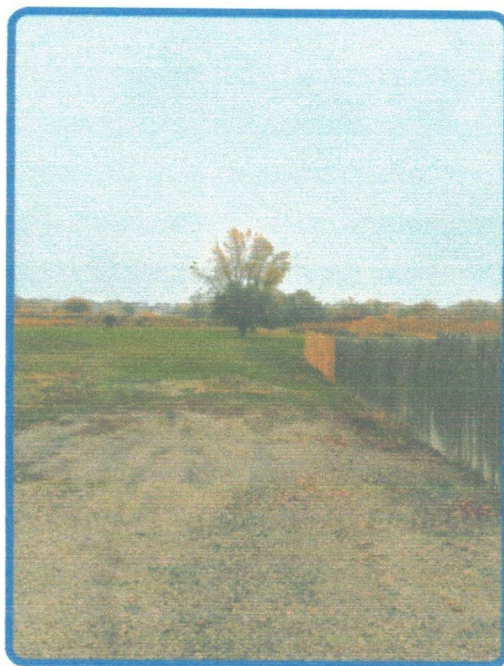


West facing - Our property extends to the far trees boarding the gravel pit on Western.
Over 1/4 mile away



East and North Facing
Our property is located down a very long driveway
off of the Hwy 14 Bypass
There is a center turning lane making entrance easy

South facing is six mile creek, a pasture,
Sexaur Park and the dog park

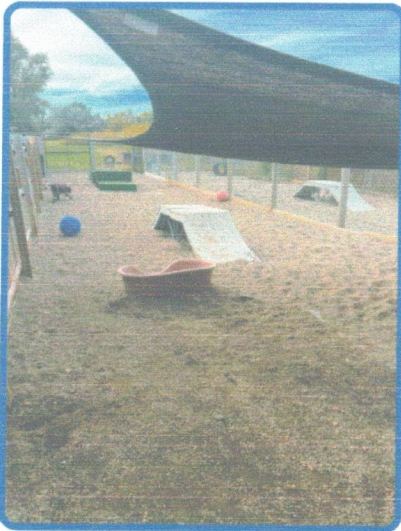




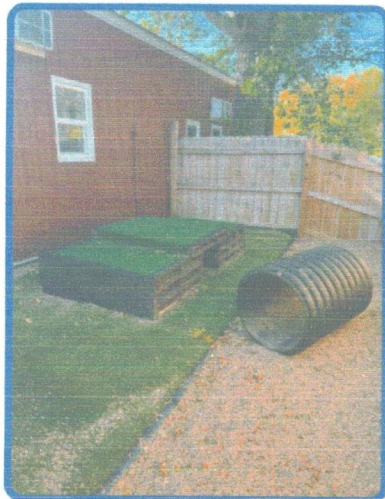
Utilities are provided by a private septic tank, Brookings Deuel Rural Water, propane from Ramsdell's and electricity from Brookings Electric. Dog waste is picked up and bagged immediately after each outdoor play session. A rolloff dumpster provided by Cooks Waste Paper and Recycle allows us to properly removal the waste



Our signage complies with city and state guildines



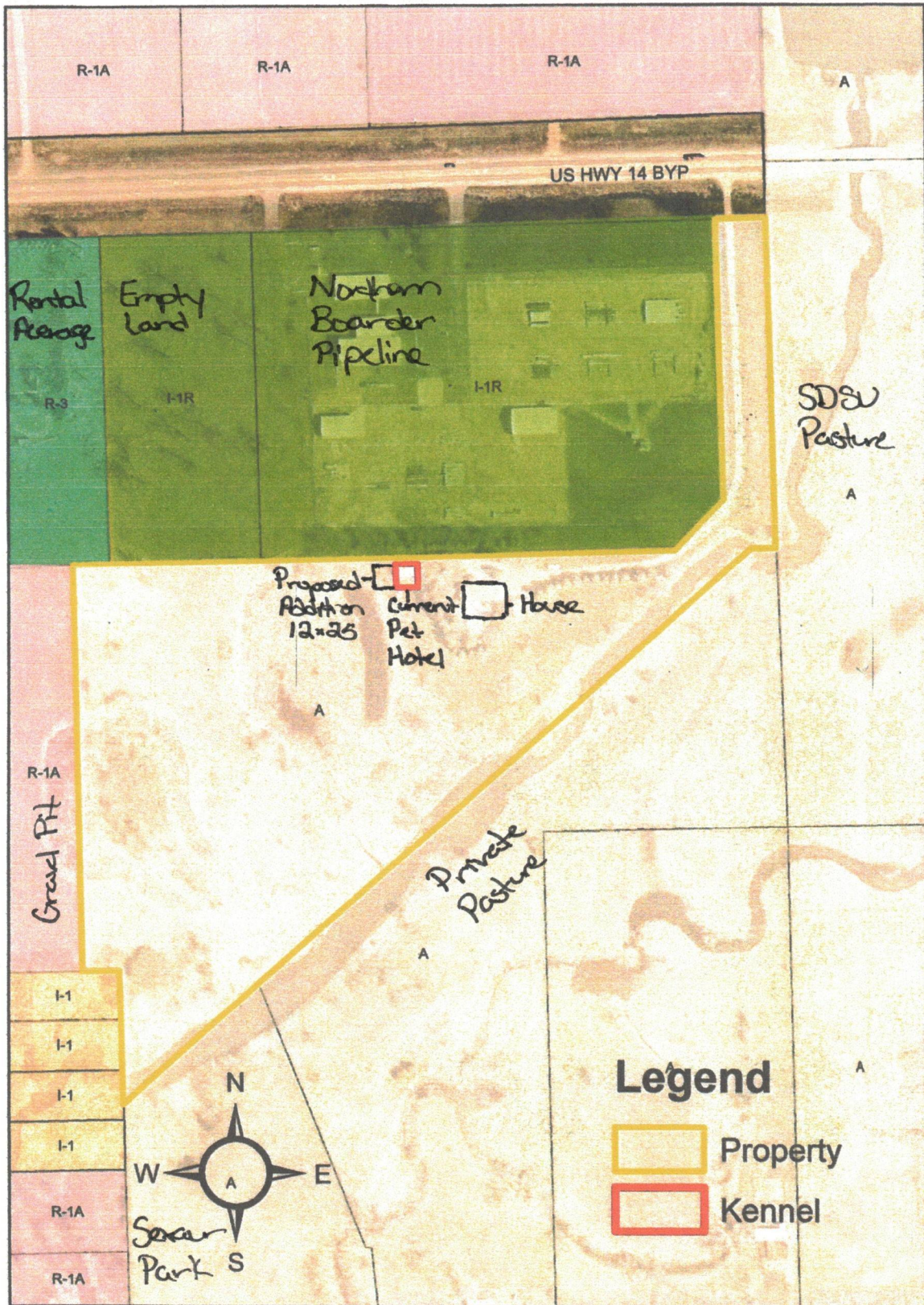
Large dog play yards.
75'x55'
6 foot high and reinforced for digging. One specialized play yard is covered for dogs that can jump over fences. Play yards are supervised. Dogs are not left outside, unattended.



Small dog play yards
24'x30'
broken up into 3 spaces for safety and comport

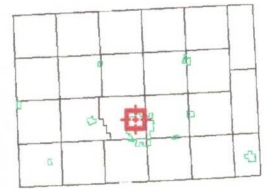


Rohl Conditional Use - 230 Hwy 14 Bypass





Overview



Legend

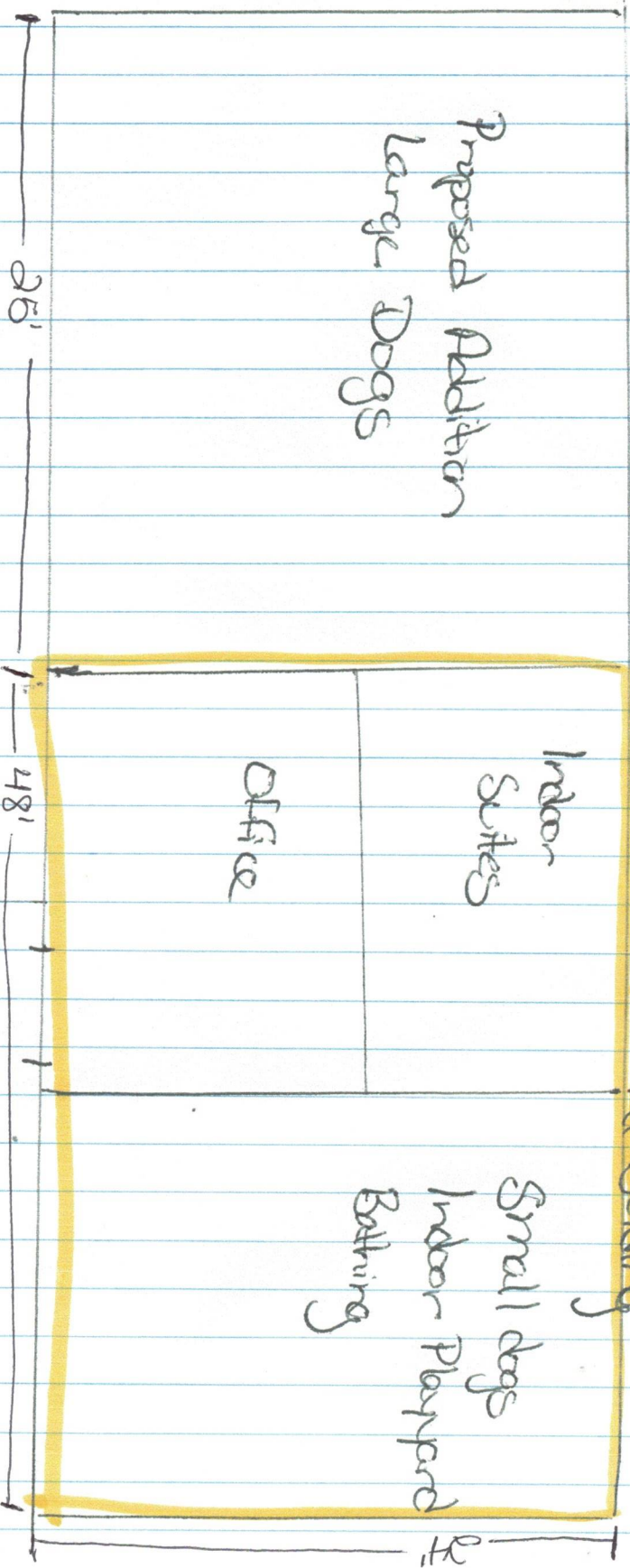
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels

Parcel ID	40117000000100	Alternate ID	n/a	Owner Address	ROHL, BRENT ET UX
Sec/Twp/Rng	--	Class	NADS		230 US HWY 14 BYPASS
Property Address	230 US HWY 14 BYPASS	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	4001 - BROOKINGS/BROOKINGS SCH				
Brief Tax Description	COLBURN-HIND SUBDIV, COLBURN TRACT OF THE COLBURN-HIND SUB & LOT 2, OF STEWARTS ADDN 17.17 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/26/2023
 Last Data Uploaded: 10/26/2023 1:03:46 AM

Developed by Schneider
 GEOSPATIAL

North



Proposed Addition
Large Dogs

Current Building

Indoor

Suites

Office

Small dogs

Indoor Playground

Bathing

Parking

25'

48'

27'