

BROOKINGS COUNTY DEVELOPMENT

Brookings City & County Government Center
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
E-Mail: zoning@brookingscountysd.gov

Brookings County Planning and Zoning Commission- Joint Meeting
With City of Brookings Planning Commission.
December 2, 2019 – 7:00 PM meeting

2019rz001 – December 2, 2019

Prepared by Richard Haugen

Applicant/Owner: Caleb Svartoien, owner of EC Properties LLC, 1806 US Hwy 14, Brookings, SD 57006

Legal Description: “S150’ of the E165’ of Lot 1 Krogman 1st Addition in the SE1/4 SE1/4 of Section 16, T110N, R50W (Brookings Township)” ~~ located at 1806 US Hwy 14, Brookings, SD 57006.

2019rz001: Caleb Svartoien owner of EC Properties LLC has applied for rezoning of approximately .56 acres of land from a Joint Jurisdiction R-1B to Joint Jurisdiction B-3. The property is located in the Brookings County/Brookings City Joint Jurisdictional area at 1806 US Hwy 14, which is just west the landmark known as Cameron’s Corner. The 2.32 acre parcel was originally JJ-B-3. The portion that is being rezone was rezoned in 1995 to R-1B to allow a residence at that location. As noted on the attached plat, there is a 30 feet access easement on Lot 2 for access to Lot 1, where the property to be rezoned is located. The current owner is going to move the house off and would like to use the entire parcel for his landscaping business. The balance of the property is zoned B-3 and this would make the whole parcel B-3 with the City of Brookings having the Zoning Control. The City of Brookings Community Development has no objections to the rezoning request.

The rezoning request will be heard by a joint meeting of the Brookings County Planning and Zoning Commission and the City of Brookings Planning and Zoning Commission as it 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.

Public notices were published in the Brookings Register on November 18 and 26, 2019. The applicant notified abutting landowner's by certified mail of the proposed rezoning request at least 10 days prior to the public hearing.

Letters were sent to the Brookings Township Chairman and Clerk.

PETITION FOR REZONING

To the Brookings County Commissioners
And County Planning Commissioners

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:

South 150' of East 165' of Lot 1, Krogman First Addition
SE 1/4 of SE 1/4 Section 16 T110N R50W also known
as 1806 US Highway 14, Brookings, SD

2. That it is requested and desired that the foregoing property be rezoned from the

JJR-1B District to the JJB-3 District.

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

Remove residence and use land consistent with Joint B-3 District.

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.)

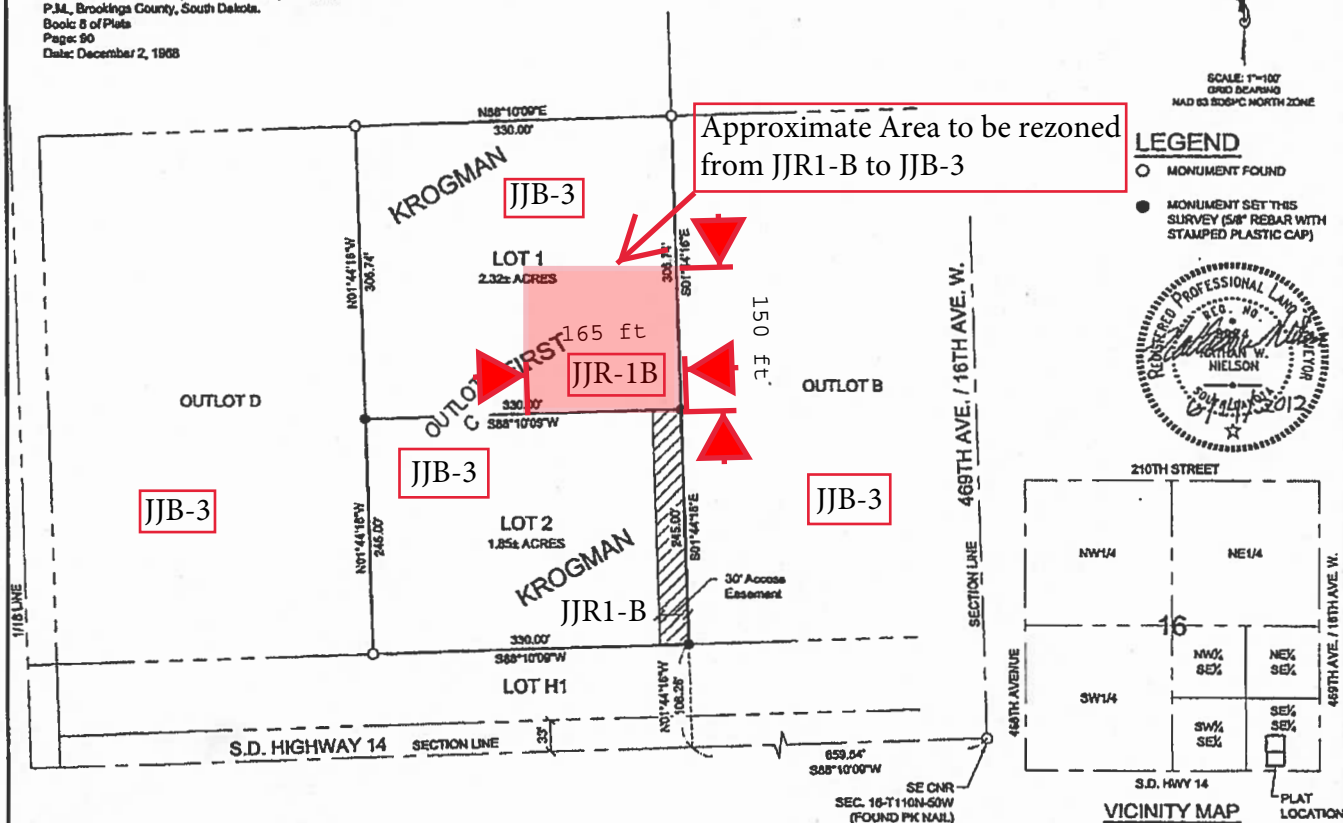
7. That the undersigned shall notify all abutting landowners by registered or certified mail of the petitioned zoning change at least one week prior to any public hearing held thereon by the County Commissioners or County Planning Commission. (see attached map & list)

Respectfully,

Signed	(Date)	(Name)	(Address)	(Phone)	Description of Property
<u>Calder</u>	<u>11-13-18</u>	<u>Caleb Swartz</u>	<u>1523 King Arthur Ct</u>		<u>see above</u>
			<u>Brookings SD 57006</u>		
				<u>605-661-6872</u>	

LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SE¼ OF THE SE¼ QUARTER (SE¼ SE¼)
OF SECTION 16-T110N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

This plat shall vacate Outlot C of the plat of Outlots A, B, C, D, E & F of Section 16, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota.
Books: 8 of Plats
Pages: 80
Date: December 2, 1908



1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

I, Nathan W. Nielson, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the request of the owner, I have surveyed and platted a parcel of land in the SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ QUARTER OF SECTION 16-T11N-R50W OF THE 6TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, as shown on the attached plat and marked upon the ground the boundaries thereof in the manner shown on said plat, and that the parcel of land shall be known and described as LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ QUARTER OF SECTION 16-T11N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, the locations and dimensions of which are represented on said plat. This plat shall vacate Outlot C of the plat of Outlots A, B, C, D, E & F of Section 16, Township 110 North, Range 50 West of the 5th P.M., Brookings County, South Dakota, filed December 2, 1968 in Book 6 of Plots on page 90 thereof.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF JUNE, 20 12.

Nathan W. Nielson
Nathan W. Nielson
Registered Land Surveyor
Registration No. 8824
Banner Associates, Inc.
489 22nd Ave. S.
Brookings, South Dakota 57006
Telephone (605) 892-6342

WE ROBERT D. KROGMAN AND SHARON KROGMAN, owners of the tract of land shown in the above plat, hereby certify that we do authorize and do join in and approve the above survey and plat, and that said tract of land is free of any encumbrances, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. There is hereby granted to the holder of any utility franchises, an easement at the locations shown in the above plat for the purpose of installing and maintaining any utility line. Any land shown in the above plat and designated as a street or court is hereby dedicated to public use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF June, 2012.

Robert D. Krogman
ROBERT D. KROGMAN
Sharon Krogman
SHARON KROGMAN

STATE OF South Dakota
COUNTY OF Brookings { ss

On this day, before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared ROBERT D. KROGMAN AND SHARON KROGMAN, known to me to be the persons who executed the foregoing Certificate of Owner, and acknowledged to me that they executed the same.

IN WITNESS MY HAND AND SEAL THIS 19th DAY OF June, 20 12

Chud A May
Notary Public
My Commission Expires 3-20-2013

Approved by the Brookings County Planning Commission on the 18 day of July, 2012.

Dean Hunt
Chairman, Brookings County Planning Commission

It was moved by Miller, seconded by Graham, motion carried that the plat of LOT 1 AND LOT 2 OF KROGMAN FIRST ADDITION IN THE SEX OF THE SEX QUARTER OF SECTION 16-T11N-R50W OF THE 6TH P.M. IN DAKOTAS COUNTY, SOUTH DAKOTA, as described above and hereon be approved and accepted and the Chairman is hereby instructed to endorse on such plat this resolution and to certify the same.

ATTEST: _____
Chairman, Board of Commissioners
Brookings County, South Dakota

Jay D. Nagel DIRECTOR OF EQUALIZATION
I, Jay D. Nagel, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Loyle Neagert
Director of Equalization, Brookings County, South Dakota

1. Ann Scribner spa Finance Officer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown in the above plat, as shown by the records in the
office, have been paid in full.

Louis Schultz *sp*
Finance Officer, Brookings County, South Dakota

STATE OF SOUTH DAKOTA {
COUNTY OF BROOKINGS { §§

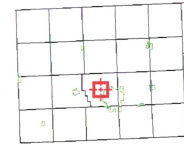
Filed for record this 25th day of September, A.D., 20 12 at 2:30 o'clock P.m., and recorded in book 30 of Plats on page 55 therein.

Lucy Chapman By _____
Register of Deeds Deputy

240415 Z 1040



Overview



Legend

- Brookings City Limits
- City Limits
- City Zoning
 - A
 - AP
 - B-1
 - B-2
 - B-2A
 - B-3
 - B-4
 - B-5
 - I-1
 - I-1R
 - I-2
 - JJ-A
 - JJ-B3
 - JJ-I1
 - JJ-I1R
 - JJ-R1A
 - JJ-R1B
 - JJ-R3A
 - PDD
 - R-1
 - R-1A
 - R-1B
 - R-1C
 - R-2
 - R-3
 - R-3A
 - RB-4
 - RMH
- Township Boundar
- Sections
- Joint Jurisdiction Area
- Parcels
- Roads
 - County Roads
 - Gravel Roads
 - Paved Roads

Parcel ID	060181105016401	Alternate ID	n/a	Owner Address	EC PROPERTIES LLC
Sec/Twp/Rng	16-110-50	Class	NACS		1523 KING ARTHUR CT
Property Address	1806 US HWY 14	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0601				
Brief Tax Description	KROGMAN 1ST ADDN LOT 1 IN SE 1/4 SE 1/4 SEC 16-110-50 2.32 AC				
	(Note: Not to be used on legal documents)				

Date created: 11/20/2019
Last Data Uploaded: 11/20/2019 8:05:02 AM

Developed by Schneider
GEOSPATIAL



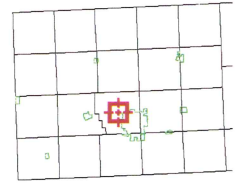
BeaconTM

Brookings County, SD

2019 RZ 001



Overview



Legend

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

Parcel ID 060181105016401
 Sec/Twp/Rng 16-110-50
 Property Address 1806 US HWY 14
 BROOKINGS

Alternate ID n/a
 Class NACS
 Acreage n/a

Owner Address EC PROPERTIES LLC
 1523 KING ARTHUR CT
 BROOKINGS SD 57006

District 0601
 Brief Tax Description KROGMAN 1ST ADDN LOT 1 IN SE 1/4 SE 1/4 SEC 16-110-50 2.32 AC
 (Note: Not to be used on legal documents)

Date created: 11/20/2019
 Last Data Uploaded: 11/20/2019 8:05:02 AM

Developed by Schneider
 GEOSPATIAL

Entrance off US Hwy 14



30 feet access
easement driveway on
Lot 2 for Lot 1 access
off US Hwy 14.



2019rz001: Caleb Svartoi for EC Properties LLC.

House to be moved off.



Current B-3 Zoned area north
of house used for landscape
business

