

**BROOKINGS COUNTY/CITY OF BROOKINGS
JOINT “JURISDICTION” BOARD OF ADJUSTMENT
MINUTES OF AUGUST 1, 2023 REGULAR MEETING**

The Joint Board of Adjustment met on Tuesday, August 1, 2023. Joint Board members present were Brookings County Planning & Zoning Commission representatives: Chad Ford, Kyle Vanderwal, County Commissioner Mike Bartley, City Council representative Wayne Avery, City Planning Commission representative Tanner Aiken. Absent were Brookings County alternate board member Spencar Diedrich, City Council alternate Deputy Mayor Nick Wendell and City Planning Commission alternate Jacob Mills. Also present were County Development Director Robert W. Hill, County Development Deputy Director Richard Haugen, City Planner Ryan Miller, Community Development Director Mike Struck, and from First District Association of Local Governments Senior Planner Luke Muller.

CALL TO ORDER

Chair Ford called the meeting to order at 8:00 PM.

APPROVAL OF MINUTES

(Vanderwal/Bartley) Motion to approve the March 7, 2023, Meeting Minutes. All present voted aye. **MOTION CARRIED.**

ITEMS TO BE ADDED TO THE AGENDA BY COMMISSION MEMBERS OR STAFF.

None added.

INVITATION FOR CITIZENS TO SCHEDULE TIME ON THE COMMISSION AGENDA FOR AN ITEM NOT LISTED. *Time limited to 5 minutes per person to address the board.*

No one scheduled time to address the board.

DISCLOSURE OF CONFLICTES OF INTEREST

None.

APPROVAL OF AGENDA

(Avery/Aiken) Motion to approve the agenda for the August 1, 2023 Meeting. All present voted aye. **MOTION CARRIED.**

CONVENE AS JOINT BOARD OF ADJUSTMENT

2023JJCU002

Application by Michael J. Robbins for a condition use permit. Joint Zoning Ordinance for Brookings County and the City of Brookings: Article III District Regulations, Chapter 3.04 “A” Agricultural Land District; Section 3.04.02 Conditional Use #25: Veterinary clinics. The property is described as: “Lot 1 Telkamp Addition in the NW1/4 of Section 17, T110N, R49W (Aurora Township)” ~~ located at 2606 34th Ave, Brookings, SD 57006.

(Vanderwal/Bartley) Motion to approve the Conditional Use.

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STAFF REPORT: The applicant is requesting a conditional use permit #25: Veterinary Clinic for his daughter Dr. Kara Robbins, DVM. The report noted: 1) the proposed veterinary clinic would be located on an existing 6.7 acres building site located on 34th Avenue (a black top road), three-quarters of a mile north of the US Hwy 14 By-pass. 2) Building site consists of a house, detached garage, barn, Quonset, and pole shed. 3) Plans – barn would be remodeled to be used as the veterinary clinic office and exam room. Outside: 4 runs for animal housing while being treated (located to the north of the barn/proposed vet clinic), and an exercise area will be located south of the barn. 4) Site has mature trees on all four sides of the property that will provide natural screening of the facilities from the road and all four sides. A large yard will provide parking for trailers to be parked, while animals are being treated. 5) Proposed clinic will specialize in the treatment of equine but could treat all animals at the discretion of the applicant. 6) Business plan: Hours of operation: 7:00 AM – 5:00 PM Monday – Friday, with a 24 hour on call and emergency services. The service area will be a 60-mile radius of Brookings, customers will bring in animals to be treated into the clinic or farm visits will be made. 7) House on the site will be occupied by Kara Robbins and she will need to secure all state and federal licensing requirements for operation of a veterinary clinic. 8) Property location is within the 3-mile joint jurisdiction area and is zoned “Agricultural”. Letters were sent to the adjoining landowners, Aurora Township Chairman and Clerk. A staff report was sent to the Brookings Community Development Office. Public notices were published in the Brookings Register on July 18 & 25, 2023.

PUBLIC HEARING: Applicant Michael J. Robbins informed those present he had nothing to add and his daughter, Kara Robbins was available by phone if needed.

Proponents: None.

Opponents: None.

DISCUSSION: Board member Bartley asked how manure would be handled. Robbins noted it would be hauled off the site and spread on ag ground. Findings of Facts were reviewed and completed by the board, concurred with by Bartley and placed on file.

VOTE: Bartley-aye, Avery-aye, Aiken-aye, Vanderwal-aye, Ford-aye. 5-aye, 0-nay.

MOTION CARRIED.

DEPARTMENT REPORTS

Haugen reported that the board would need to meet again on September 5, 2023 as other inquiries had been made and applications would be received.

ADJOURN

(Vanderwal/Bartley) Motion to adjourn. Chair Ford adjourned the meeting at 8:17 PM.

Rae Lynn Maher
Brookings County
Development Department

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