

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

BROOKINGS, SOUTH DAKOTA 57006

(605)-696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment

May 5, 2020 – 8:00 PM meeting.

2020cu009 – May 5, 2020

Prepared by Richard Haugen

Applicant: Tom Sterzinger, 3273 290th Ave, Taunton, MN 56291

Land Owner: Jimmy Jensen III, 20426 459th Ave, Bruce, SD 57220

Mining/Crushing Operator: Tom Sterzinger, 3273 290th Ave, Taunton, MN 56291

Legal Description: “NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp).”

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction”.

2020cu009: Tom Sterzinger has applied for conditional use # 4: “Sand, gravel or quarry operation, mineral exploration and extraction” to mine gravel on the above described property. Tom Sterzinger from Taunton, Minnesota, will be the mining and crushing operator. The proposed mining will take place in two separate locations, Site # 1 in Section 13 and Site # 2 in Section 12. The operator’s site plan, business plan and hours of operation, reclamation plan are included in this report. The proposed gravel mining will be at two separate sites. Site # 1 will be in NW ¼ & NE ¼ of Section 13, on the south side of Brookings County blacktop highway # 6 (204th Street) and Site # 2 will be in Section 12 on the north side of Brookings County blacktop highway # 6 (204th Street). The applicant will apply for a driveway permit from the Brookings County Highway Department for a new driveway at the top of the hill for Site # 2, as the current driveway is located at the bottom of the hill. Entrance and exit to the mining sites will be off Brookings County blacktop highway # 6 (204th Street). The hours of operation will be 6:00 AM-7:00 PM Monday- Friday and 6:00 AM-12:00 PM on Saturday. During the mining process a berm will be constructed along the natural water way to keep the soil and sediment from entering the water way. The First Occurrence of Aquifer Materials Map shows the proposed mining area to be in “Zone B” with the presence of sand or gravel is generally less than or equal to 50 feet below land

2020cu009

Staff Report

May 5, 2020

surface. The gravel layer to be mined is approximately 6 - 15 feet in depth and the mining will be done above the water table. Refueling of mining equipment will be done on site with the fuel storage units having containment structures, to be located away from the active mining area. The reclamation plan is to stock pile the top soil and once the mining is complete the top soil will be placed back on top of the ground and seeded back down to pasture grass.

Proposed Site # 1 and Site # 2 show signs of mining activity in the past. The Brookings County Development Office and South Dakota Department of Environment and Natural Resources (SD DENR) have no mining records on file for the above described property.

The applicant will need to apply for a mining permit for the proposed mining sites from the South Dakota Department of Environment and Natural Resources and abide by their standards and requirements.

East Dakota Water Development District has reviewed the application and documents provided by the applicant.

The applicant has also applied for a conditional use 2020cu010 for conditional use # 5A: *Rock Crusher*; to process the mined gravel on site. The board will be hearing this request on the same night.

The Zoning Office has reviewed the above documents and has made a site visit to the proposed location.

Public notices were published in the Brookings Register on April 21 and 28, 2020 and in the Volga Tribune on April 23 and 30, 2020

Letters were sent to the adjoining landowners, Brookings County Highway Superintendent and Winsor Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 3/28/2020

Permit Number: 2020cu009

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Mining Gravel

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11: Section 11.01: "A" Agricultural District;
Conditional Use # 4: "sand, gravel or quarry
operation, mineral exploration and extraction."

C.) Legal Description of Property:

2020cu009 & 2020cu010

C) Legal Description of Property: NW1/4 of Section 13, T111N, R52W and NE1/4 of Section 13, T111N, R52W to Include Cemetery and SW1/4 SE1/4 of Section 12, T111N, R52W and E1/2 SW1/4, NW1/4 SE1/4, SW1/4 NE1/4 of Section 12, T111N, R52W and W1/2 SW1/4, S1/2 NW1/4 of Section 12, T111N, R52W (Winsor Twp)

Parcels: 230001115213200, 230001115213100, 230001115212405, 230001115212305 & 230001115212300

Form continued on page 2

RECEIVED

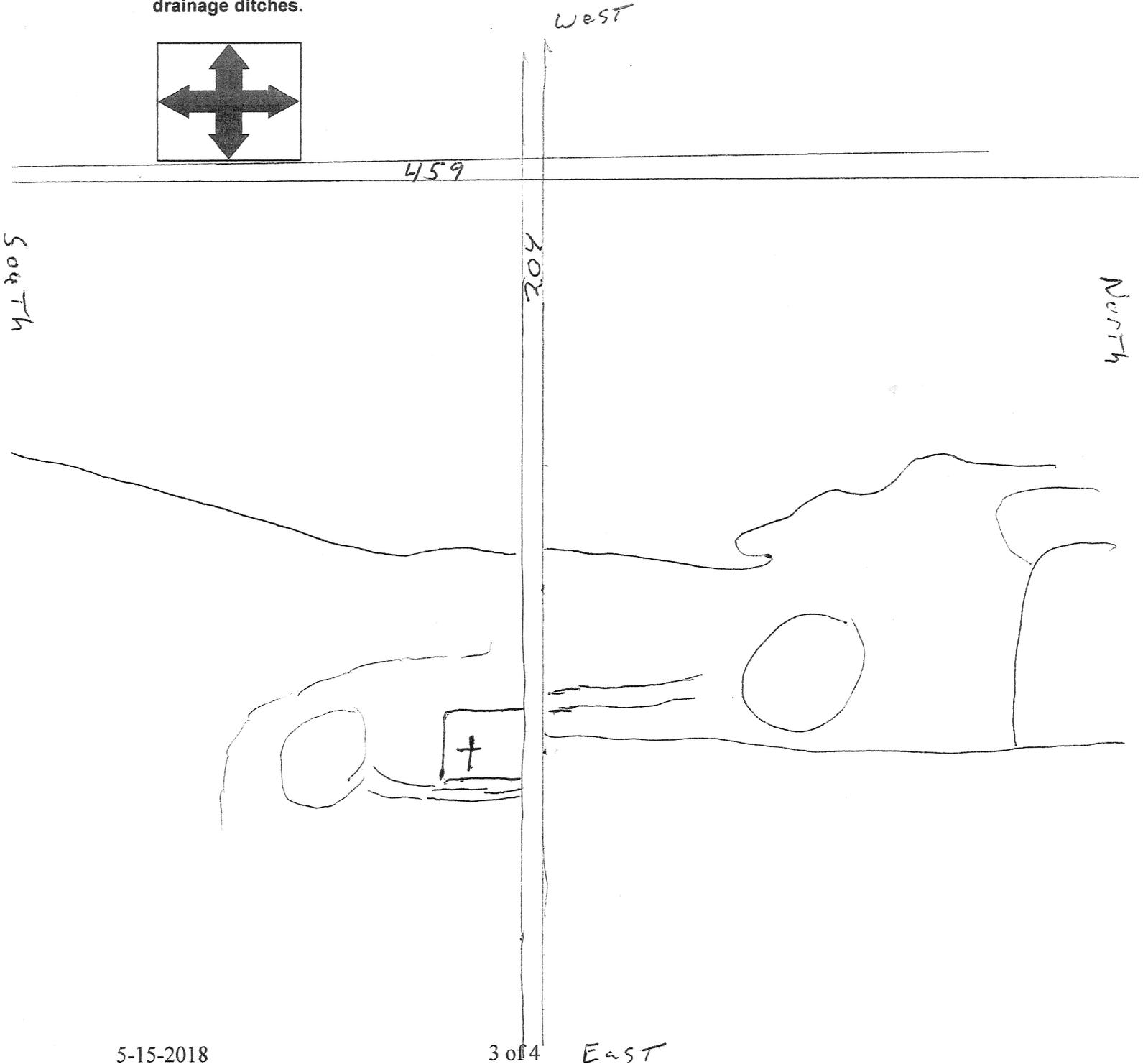
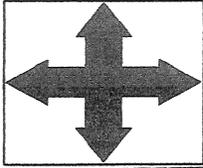
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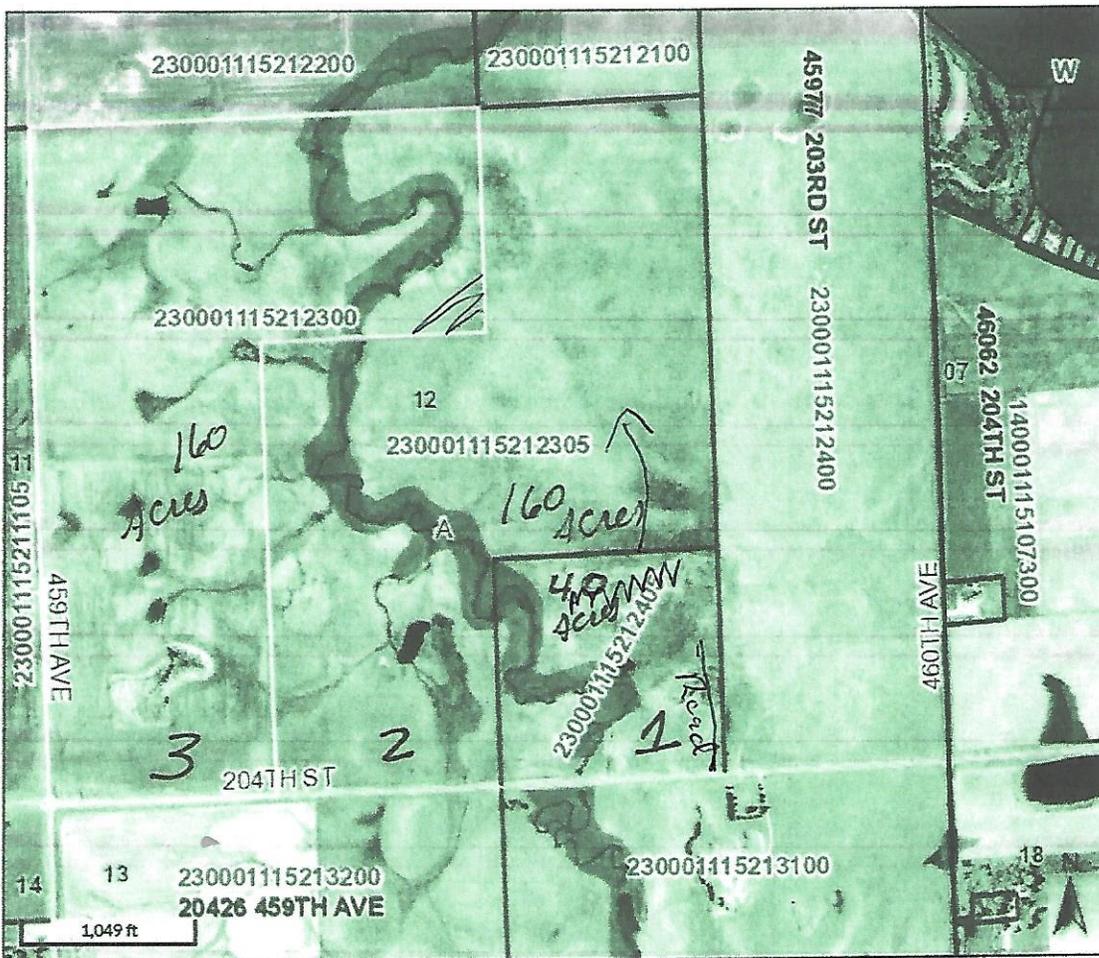
BROOKINGS
COUNTY DEVELOPMENT

2020cu009 + 2020cu010

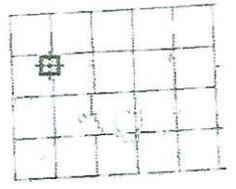
SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.





Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar Sections
- Parcels
- Roads
- Floodplain 2008
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	230001115212300	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	W 1/2 SW 1/4, S 1/2 NW 1/4 SEC 12-111-52 160.0 AC (Note: Not to be used on legal documents)				

Date created: 4/1/2020
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 Developed by 

Starting on North End of 1 going into South end of 2 and going into corner of 3

STERZINGER CRUSHING INC.

3273 290TH AVE

TAUNTON, MN 56291

Phone 507-530-6547

Richard,

In response to your E-mail,

#1 Hours of operation is 6:00 a.m. to 7:00 pm. Monday thru Friday and 6:00a.m.to 12:00 p.m. on Saturdays.

#2 Haul route will be from the mine site access road 204 St. east and west.

#3 I will have county about hauling on roads.

#4 Refueling area will have containment.

#5 A earth type dam will be placed along creeks or waterway in Lou of silt fence.

#6 Depth of gravel at this point is undetermined, it will vary 6' to 15'.

#7 All mining will be done above the water table at this point.

#8 In the reclamation plan all topsoil will be stockpiled and when the gravel is all mined the topsoil will be placed back on top of mined area and seeded back to pasture grass.

#9 The number of years the mine site will be expected to be mined is approximately 30 years.

Tom Sterzinger,

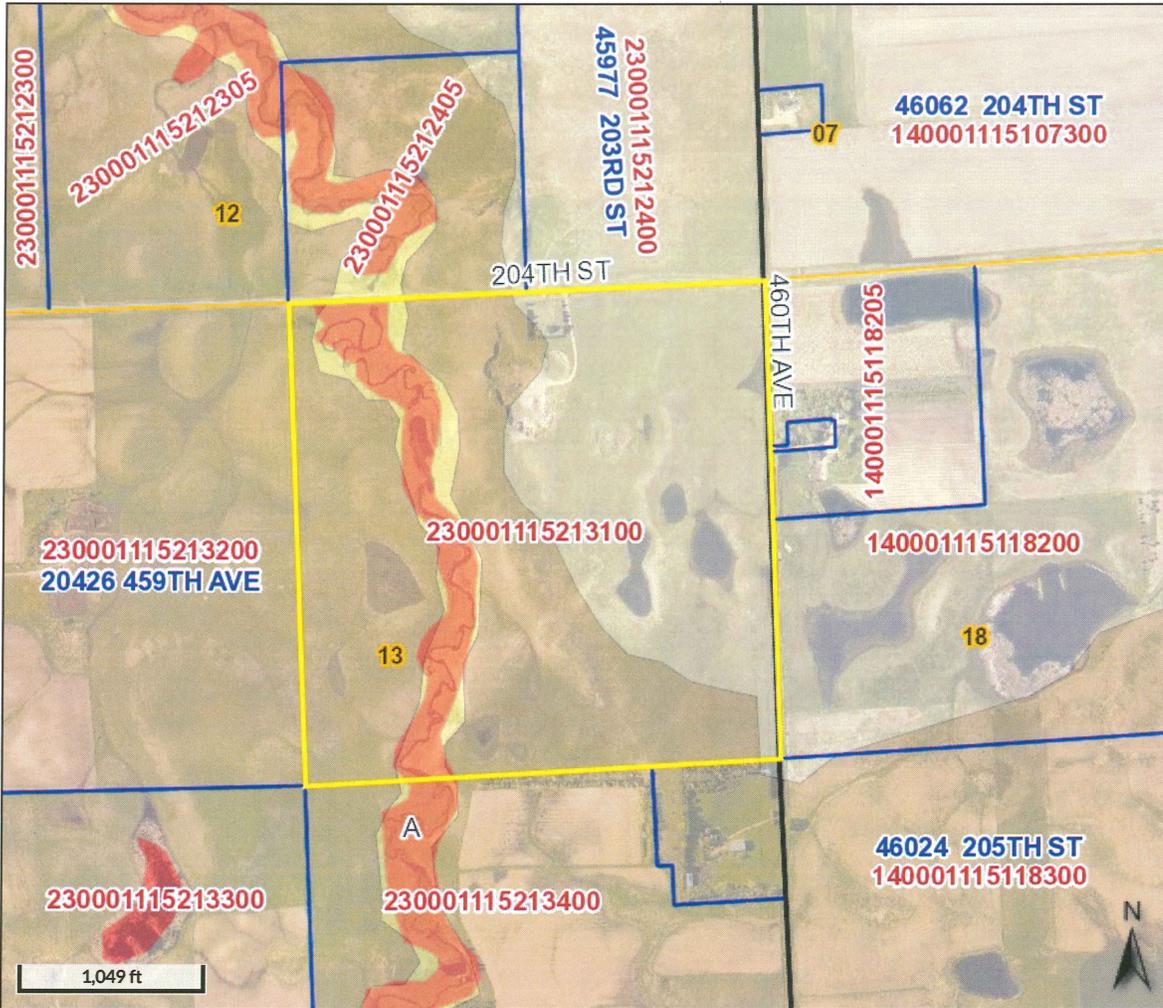
Sterzinger Crushing, Inc.



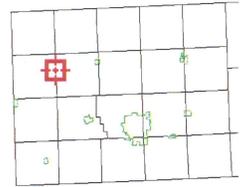
Beacon™

2020c009 + 2020 c010

Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Aquifer Materials**
- Alluvium
- Outwash
- Sand and Gravel 0-50
- Sand and Gravel 100+
- Sand and Gravel 50-100
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID 230001115213100

Sec/Twp/Rng 13-111-52

Property Address

District 2309

Brief Tax Description NE 1/4 SEC 13-111-52 159.0 AC TO INCLUDE CEMETARY

(Note: Not to be used on legal documents)

Alternate ID n/a

Class AGA

Acreage 159

Owner Address JENSEN, JIMMY III

20426 459TH AVE

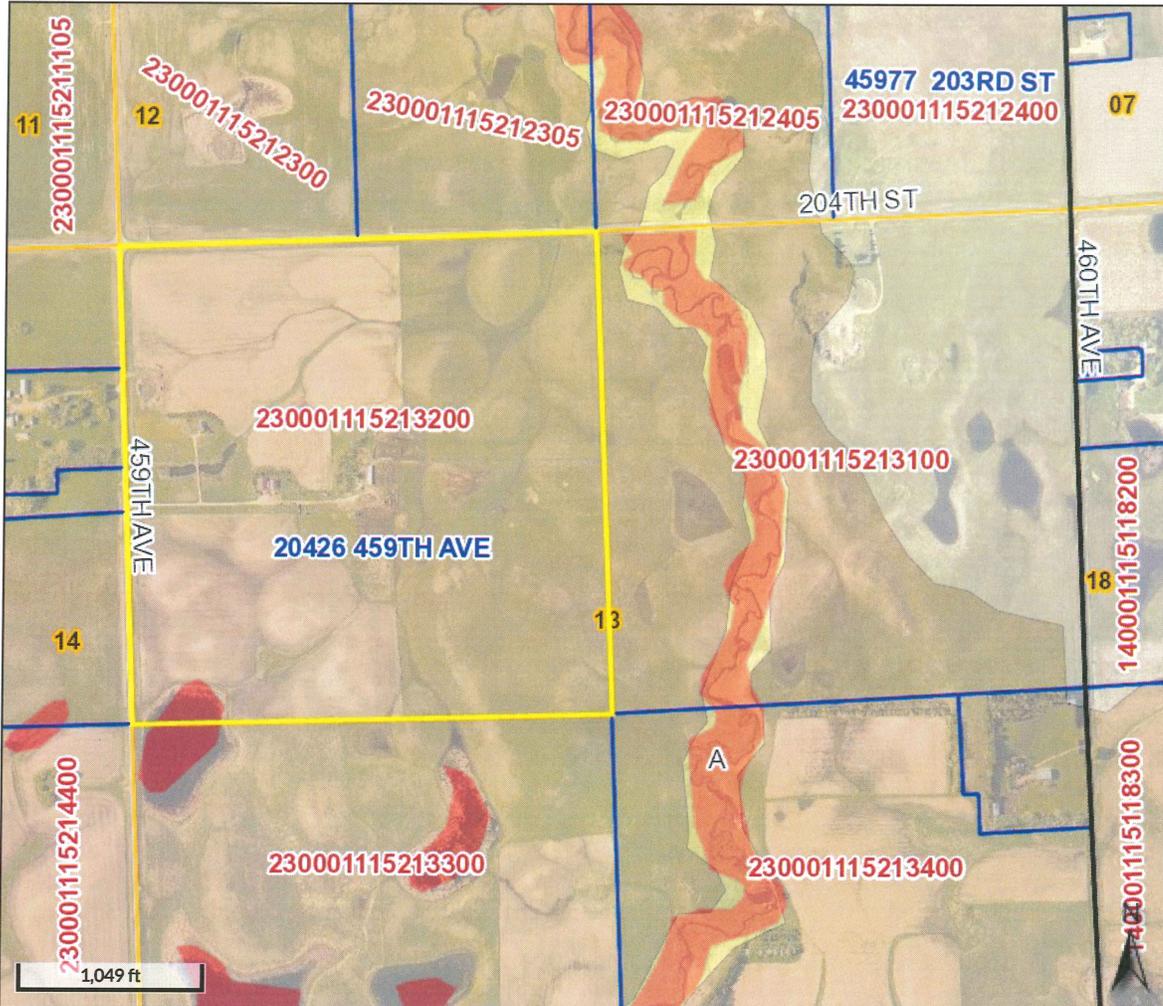
BRUCE SD 57220

Date created: 4/24/2020

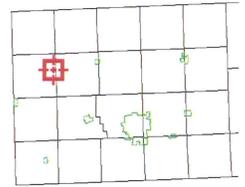
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Developed by Schneider GEOSPATIAL

2020c009 + 2020c010



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- Sand and Gravel 100+
- Sand and Gravel 50-100
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID 23000115213200
 Sec/Twp/Rng 13-111-52
 Property Address 20426 459TH AVE
 BRUCE

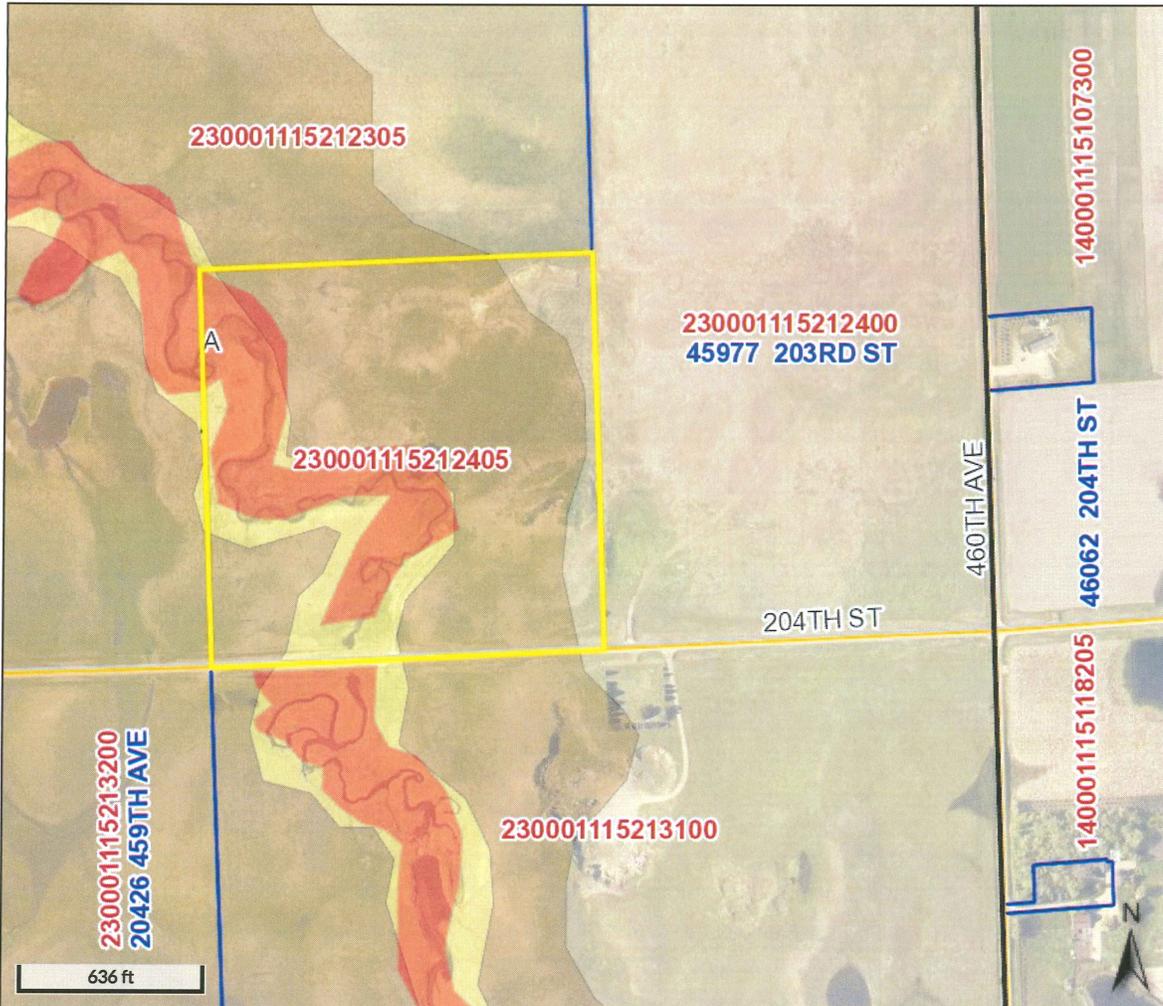
Alternate ID n/a
 Class AGA
 Acreage 160

Owner Address JENSEN, JIMMY III
 20426 459TH AVE
 BRUCE SD 57220

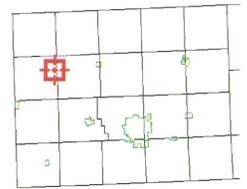
District 2309
 Brief Tax Description NW 1/4 SEC 13-111-52 160.0 AC
 (Note: Not to be used on legal documents)

Date created: 4/24/2020
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2020cu009 + 2020cu010



Overview



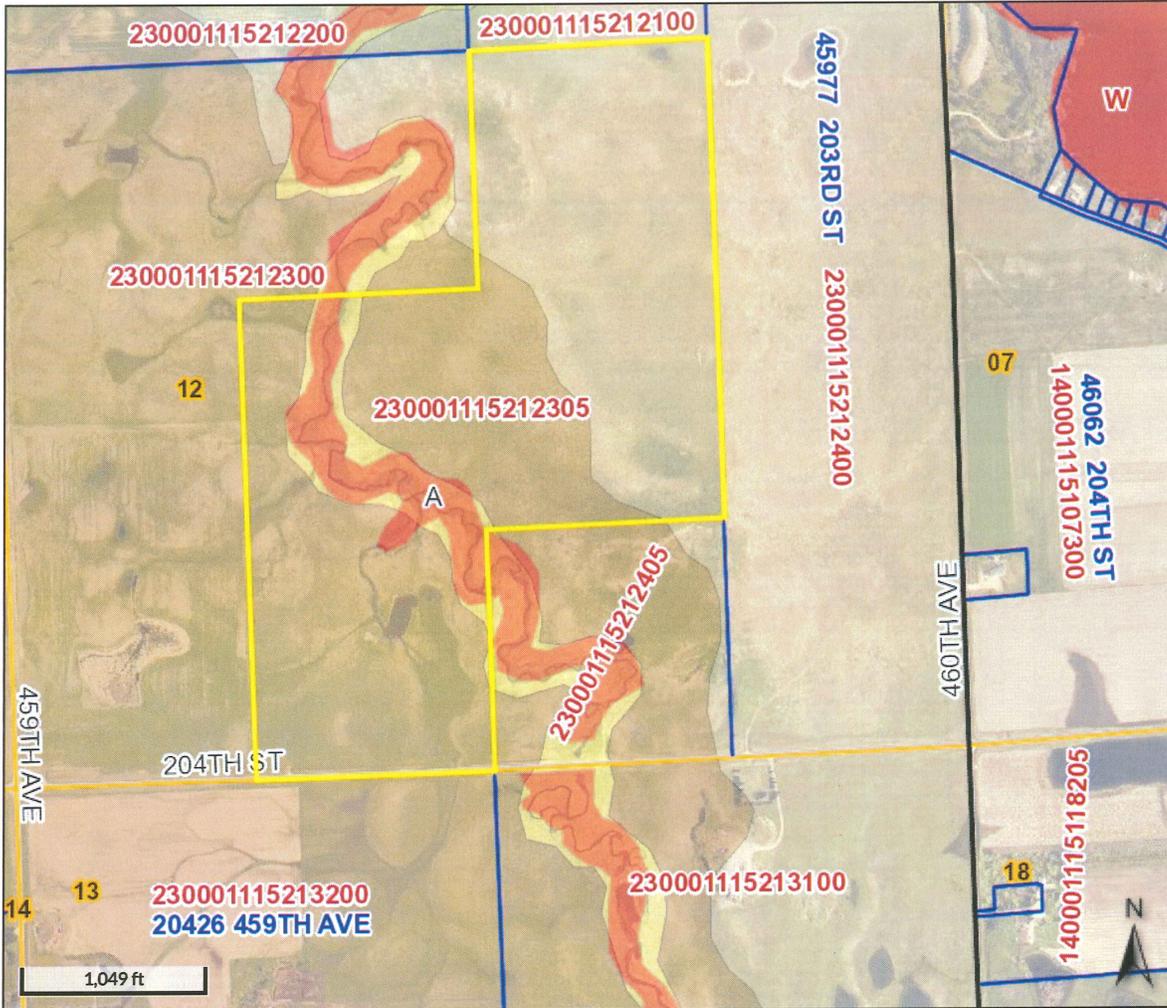
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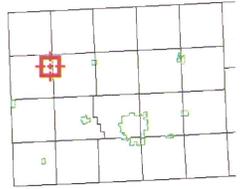
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Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acres	40		BRUCE SD 57220
District	2309				
Brief Tax Description	SW 1/4 SE 1/4 SEC 12-111-52 40.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 4/24/2020
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2020 cu009 + 2020 cu010



Overview



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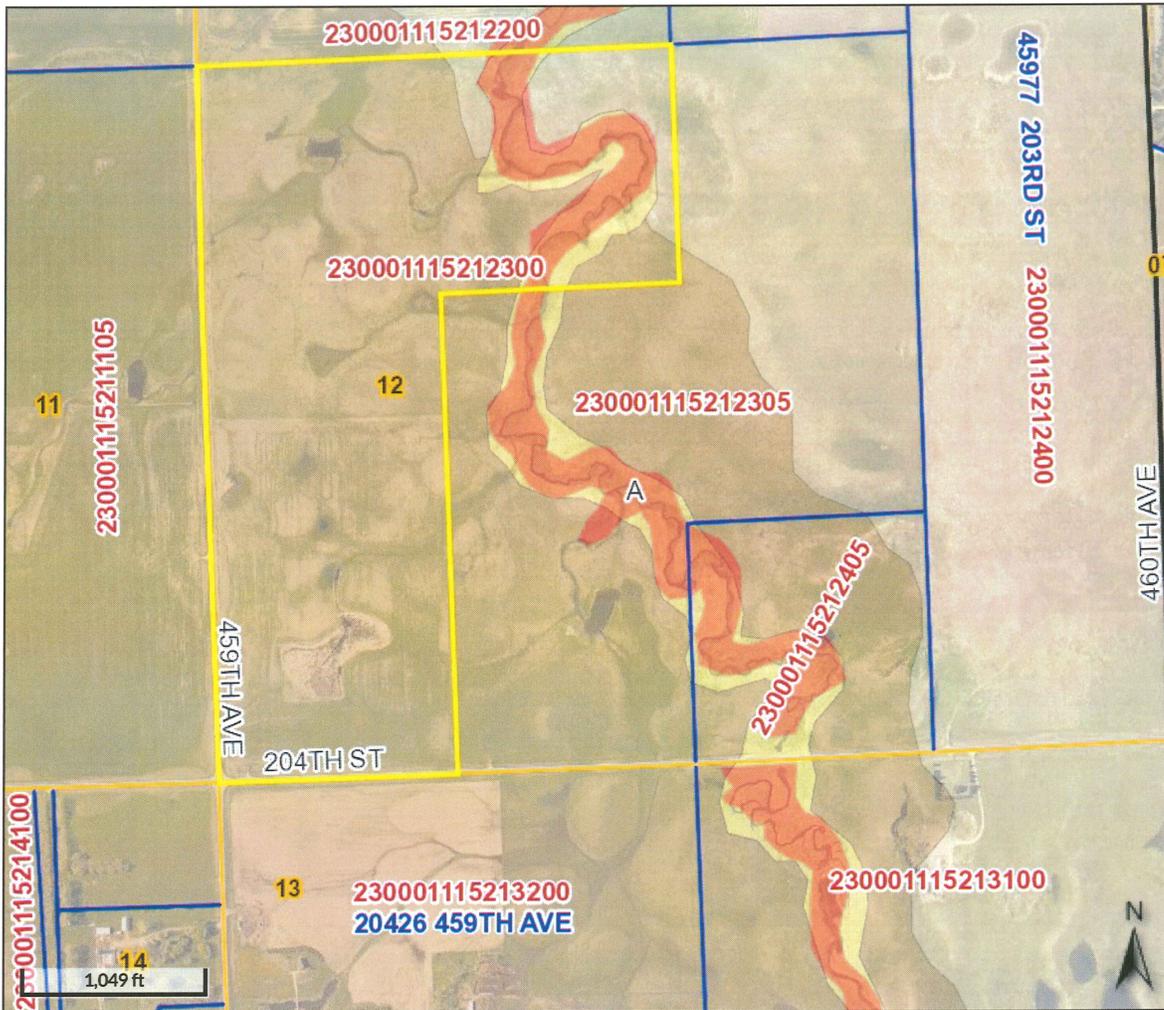
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Parcel ID	230001115212305	Alternate ID	n/a	Owner Address	JENSEN, JIMMY III
Sec/Twp/Rng	12-111-52	Class	AGA		20426 459TH AVE
Property Address		Acreage	160		BRUCE SD 57220
District	2309				
Brief Tax Description	E 1/2 SW 1/4, NW 1/4 SE 1/4, SW 1/4 NE 1/4 SEC 12-111-52 160.0 AC				
	(Note: Not to be used on legal documents)				

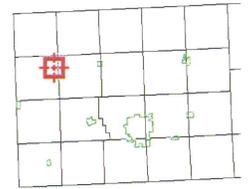
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Looking west at entrance to Site # 1. Cemetery. Brkgs Cnty Rd # 6 (204th St)



Looking east from entrance to Site # 1.



2020cu009 & 2020cu010: Tom Sterzinger.

Gatged entrance to Site # 1.



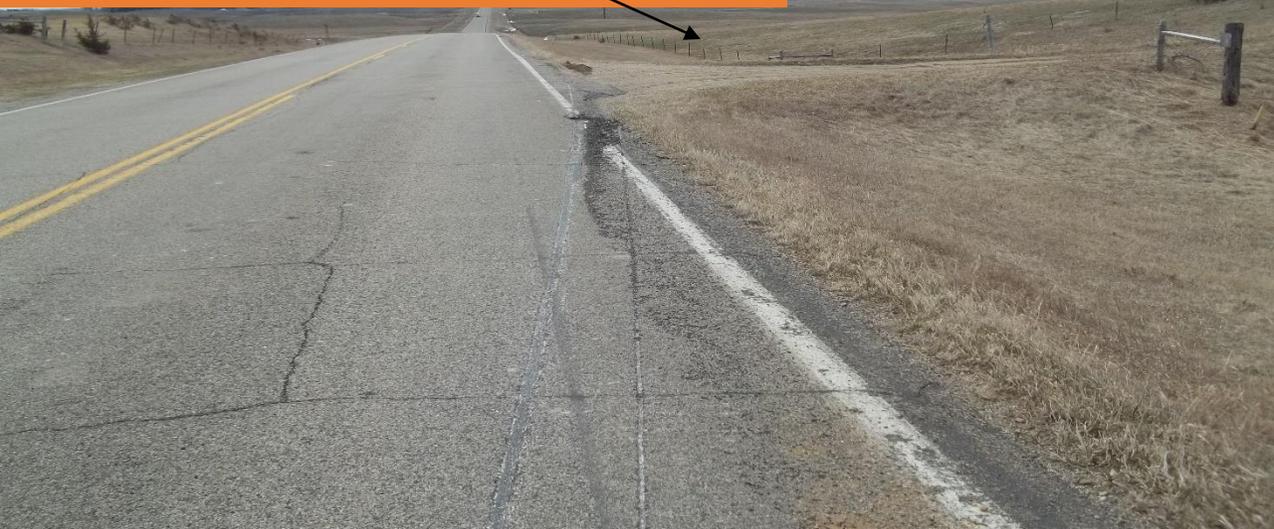
East tree line of cemetery.



Proposed mining/crushing area south of cemetery.



Top of hill, across road from cemetery.
Proposed new driveway for Site # 2.
West of existing driveway.



Site # 2 Proposed mining
area. Northwest of
proposed driveway.



Site # 2 Proposed
mining/crushing area.



Site # 2 Proposed
mining/crushing area.

