

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JULY 16, 2024 – 7:00 PM  
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT  
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, Alternate Paul Johnson, and Stan Beckler-Chairman.
- III. **Approval of July 16, 2024, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of June 18, 2024, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
  1. **Sign-up sheet:** On the table by the door entrance, there is a Sign-up Sheet. Please legibly sign in and mark YES or NO if you want to speak to the Board on any Agenda Item.
  2. **Permits:** Anyone that has submitted a Variance Petition (VP) or a Conditional Use Petition (CUP) to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
  3. **Postponed Item from June 18, 2024, Meeting:**  
**Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as “Shawn Gengerke’s Outlot 2” in the NW1/4 of Section 19-T124N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40605 127<sup>th</sup> Street; Riverside Twp.).
  4. **Postponed Item from June 18, 2024, Meeting:**  
**Appeal to Standard Approach Width** in a Heavy Industrial District (H-I) described as “Mead’s Outlot D” in the E1/2 of Section 20-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38390 West Highway 12; Aberdeen Twp.).
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Variance to Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 31, “Lutgen’s West Addition” in the NE1/4 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127116 West Shore Drive; Ravinia Twp.).

- VII. **Other Business:**

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### PLANNING COMMISSION

- I. **Old Business:**
- II. **New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#).*
  - 10. **Rezone Petition** for a property described as proposed Lot 1, “Palmyra Farmhouse Second Addition” in the SW1/4 of Section 18-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10260 373<sup>rd</sup> Avenue, Palmyra Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
  - 11. **Preliminary & Final Plat** for conveyance purposes on a property described as “Palmyra Farmhouse Second Addition” in the SW1/4 of Section 18-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10260 373<sup>rd</sup> Avenue, Palmyra Twp.).
  - 12. **Preliminary Plat** for review purposes on a property described as “Johnson Airport Subdivision” in the SW1/4 of Section 22-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Approx. 1349 S 391<sup>st</sup> Avenue, Bath Twp.).
  - 13. **Preliminary & Final Plat** for financial purposes on a property described as “Gengerke Richmond Lake Addition” in the NW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126365 North Bridge Road, Ravinia Twp.).
  - 14. **Preliminary & Final Plat** for financial purposes on a property described as “Haugen First Subdivision” in the NE1/4 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127250 W Shore Drive; Ravinia Twp.)
- 15. **Other Business:** Executive Session if requested.
- 16. **Motion to Adjourn:** 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_