

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, AUGUST 20, 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 August 20, 2024, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of July 16, 2024, Minutes:** Motion: 1st _____ 2nd _____

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.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 1. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot B, “Leibel First Addition” in the NE1/4 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (13115 393rd Avenue; Bath Twp.).
 2. **Conditional Use Petition (CUP)** in a future Mini-Agriculture District (M-AG) described as Lot 1, “Johnson South Third Subdivision” in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.).
 3. **Variance to Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 2, “First Subdivision of Bauer’s Outlot 1” in the SW1/4 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (37306 132nd Street; Mercier Twp.).
 4. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) described as North Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-T124N-R62W. The NW1/4 of Section 17-T124N-R62W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota (12604 & 12606 395th Avenue; Cambria Twp.).

VII. Other Business:

Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission

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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 Lot 1, “Johnson South Third Subdivision” in the NE1/4 of Section 22-T124N-R63W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as proposed Outlot 2, “Aberdeen Twp 20W Outlots” in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12; Aberdeen Twp.) to be rezoned from Heavy Industrial District (H-I) to Highway Commercial District (HC).
12. **Rezone Petition** for a property described as “Olson’s Outlot A” in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
13. **Preliminary & Final Plat** for financial and conveyance purposes on a property described as “Aberdeen Twp 20W Outlots” in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38360, 38380 & 38390 W Hwy 12; Aberdeen Twp.).
14. **Preliminary Plat** for review purposes on a property described as “Larkota Acres First Addition” in the N1/2 of the SW1/4 of Section 3-T121N-R64W of the 5th P.M., Brown County, South Dakota (Approx. 14262 385th Avenue; Warner Twp.).
15. **Preliminary & Final Plat** for conveyance purposes on a property described as “Houghton Cemetery First Addition Includes Blocks H, I, J, and K” in the NE1/4 of Section 7-T126N-R61W of the 5th P.M., Brown County, South Dakota (11305 401st Avenue; Shelby Twp.).

16. Preliminary & Final Plat for conveyance purposes on a property described as “Bergman Second Addition” in the SW1/4 of Section 11-T122N-R65W of the 5th P.M., Brown County, South Dakota (37804 138th Street; Highland Twp.).

17. Other Business: Executive Session if requested.

18. Motion to Adjourn: 1st _____ 2nd _____