***AGENDA***

**BROWN COUNTY PLANNING/ZONING COMMISSION**

**REGULAR SCHEDULED MEETINGS**

*TUESDAY, SEPTEMBER 17, 2024 – 7:00 PM*

*BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT*

*(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)*

1. **Call to Order:** for *Brown County Planning/Zoning Commission*
2. **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.
3. **Approval of September 17, 2024, Agenda:** Motion: 1st \_\_\_\_\_\_\_ 2nd \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
4. **Approval of August 20, 2024, Minutes:** Motion: 1st   2nd

**ZONING BOARD OF ADJUSTMENT**

1. **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.

* 1. **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.

1. **New Business:** *Brown County* *Planning/Zoning Commission as* ***Zoning Board of Adjustment (BOA).***
   1. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as The NW1/4 of Section 23-T123N-R61W, Except Railroad R.O.W. and Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (40425 133rd Street; Groton Twp.).
   2. **Conditional Use Petition (CUP)** in a Lake Front Residential District (R-3) described as Lot 22-23, “Dewald & Hoffman’s Second Richmond Lake Subdivision” in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126716 W Shore Drive; Ravinia Twp.).
   3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 2A, “Sombke Second Subdivision” in the S1/2 of Section 8-T121N-R60W of the 5th P.M., Brown County, South Dakota (40752 144th Street; Bates Twp.).
   4. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, “First Subdivision of Bieber’s Outlot 1” in the N1/2 of Section 21-T126N-R64W of the 5th P.M., Brown County, South Dakota (38455 115th Street; Oneota Twp.).
   5. **Variance for Lot Size** in a Mini-Agriculture District (M-AG) described as Proposed Lots 1 & 2, “Dixon Third Addition” in the NW1/4 of Section 15-T122N-R63W of the 5th P.M., Brown County, South Dakota (13810 391st Avenue & 39115138th Street; Gem Twp.).
   6. **Variance for Shelterbelt Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 1, “Bendewald Farm Subdivision” in the SE1/4 of Section 12-T122N-R65W of the 5th P.M., Brown County, South Dakota (13761 382nd Avenue; Highland Twp.).
2. **Other Business:**

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

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*(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)*

**PLANNING COMMISSION**

1. **Old Business:**
2. **New Business:** *Brown County* *Planning/Zoning Commission as* ***Planning Commission.***
3. **Rezone Petition** for a property described as Lots 1 & 2 in the NE1/4 of Section 15-T123N-R64W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (2035 8th Avenue NW; Aberdeen Twp.) to be rezoned from Mini-Agriculture Preservation District (M-AG) to Highway Commercial District (HC).
4. **Rezone Petition** for a property described as Lot 1 & Lot 2, “Wollman Subdivision” in the SW1/4 of Section 29-T124N-R62W of the 5th P.M., Brown County, South Dakota (39504 129th Street & 12892 395th Avenue; Cambria Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
5. **Rezone Petition** for a property described as Proposed Lot 4, “Dixon Third Addition” in the NW1/4 of Section 15-T122N-R63W of the 5th P.M., Brown County, South Dakota (39135 138th Street; Gem Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
6. **Rezone Petition** for a property described as Proposed Lot 2, “New Angus Second Subdivision” in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (approx. 498 135th Street SE; Aberdeen Twp.) to be rezoned from Heavy Industrial District (H-I) to Municipal, County, and State District (M).
7. **Preliminary & Final Plat** for financial and conveyance purposes on a property described as “Dixon Third Addition” in the NW1/4 of Section 15-T122N-R63W of the 5th P.M., Brown County, South Dakota (13810 & 13848 391st Avenue; 39115 & 39135 138th Street; Gem Twp.).
8. **Preliminary & Final Plat** for conveyance purposes on a property described as “Donald Raba and WW Rentals First Addition to the City of Columbia” in the SW1/4 of Section 28-T125N-R62W of the 5th P.M., Brown County, South Dakota (18 S Broadway Street & 2 Lavin Avenue SE; Columbia City).
9. **Preliminary & Final Plat** for financial purposes on a property described as “Sombke Second Subdivision” in the S1/2 of Section 8-T121N-R60W of the 5th P.M., Brown County, South Dakota (40752 144th Street; Bates Twp.).
10. **Preliminary & Final Plat** for conveyance purposes on a property described as “OALC Second Subdivision” in the SE1/4 of Section 34-T124N-R64W of the 5th P.M., Brown County, South Dakota (2040 & 2050 130th Street NW; Lincoln Twp.).
11. **Preliminary & Final Plat** for conveyance purposes on a property described as “New Angus Second Subdivision” in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (13 135th Street SW; Aberdeen Twp.).
12. **Other Business:** Executive Session if requested.

**20. Motion to Adjourn: 1st 2nd**