

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, OCTOBER 15, 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 October 15, 2024, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of September 17, 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 September 17, 2024, Meeting:**  
**Preliminary & Final Plat** for conveyance purposes on a property described as “New Angus Second Subdivision” in the N1/2 of Section 36-T123N-N64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13 135<sup>th</sup> Street SW; Aberdeen Twp.).
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Variance for 2 Residences** in an Agriculture Preservation District (AG-P) described as The NW1/4 of Section 22-T124N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12706 391st Avenue; Ordway Twp.).
  2. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 3, “Wheat Grower’s West Subdivision” in the N1/2 of Section 21-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38457 133<sup>rd</sup> Street; Aberdeen Twp.).
  3. **Variance to Building Setbacks** in a Heavy Industrial District (H-I) described as Lot 3, “Wheat Grower’s West Subdivision” in the N1/2 of Section 21-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38457 133<sup>rd</sup> Street; Aberdeen Twp.).

4. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Mopar First Addition" in the N1/2 of Section 17-T124N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12604 395<sup>th</sup> Avenue; Cambria Twp.).
5. **Variance to Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 12 & 13, "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 (127346 West Shore Drive; Ravinia Twp.).
6. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, "Wolff's First Addition" in the N1/2 of Section 21-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38466 Highway 12; Aberdeen Twp.).
7. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NE1/4 of Section 34-T127N-R64W, except 5.5 acres deeded for highway, of the 5<sup>th</sup> P.M., Brown County, South Dakota (11103 386<sup>th</sup> Avenue; Frederick Twp.).
8. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Prairie's Edge Sixteenth Addition" in the NW1/4 of Section 8-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (3102 24<sup>th</sup> Avenue NE; Aberdeen Twp.).
9. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1 & Lot 2, "SC Krueger Addition" in the W1/2 of Section 13-T121N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14498 405<sup>th</sup> Avenue & 40520 145<sup>th</sup> Street; Garden Prairie Twp.).
10. **Variance to Building Setbacks** in a Rural Urban District (RU) described as Lot 1, "Bob Wagner Addition to the Town of Mansfield" in the SE1/4 of Section 32-T121N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (95 N 2<sup>nd</sup> Street, Mansfield; Warner Twp.).

**VII. Other Business:**

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

---

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, OCTOBER 15, 2024 – 7:00 PM  
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT  
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

### PLANNING COMMISSION

I. **Old Business:**

II. **New Business:** *Brown County Planning/Zoning Commission as Planning Commission.*

14. **Rezone Petition** for a property described as proposed Lots 1 thru 12, “Larkota Acres First Addition” in the N1/2 of the SW1/4 of Section 3-T121N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38504, 38507, 38512, 38515, 38518, 38523, 38526, 38529, 38532, 38535, 38538 & 38541 Larkota Drive; Warner Twp.) to be rezoned from Mini-Agriculture Preservation District (M-AG) to Mini-Agriculture District (M-AG).
15. **Final Plat** for conveyance 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 5<sup>th</sup> P.M., Brown County, South Dakota (38504, 38507, 38512, 38515, 38518, 38523, 38526, 38529, 38532, 38535, 38538 & 38541 Larkota Drive; Warner Twp.).
16. **Preliminary & Final Plat** for conveyance purposes on a property described as “Mopar First Addition” in the N1/2 of Section 17-T124N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12604 395<sup>th</sup> Avenue; Cambria Twp.).
17. **Preliminary & Final Plat** for financial purposes on a property described as “Jeremy Johnson Addition to Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (211 N James Street; Columbia City).
18. **Preliminary & Final Plat** for financial purposes on a property described as “Knecht First Addition to Houghton” in the NE1/4 of Section 6-T126N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (308 Railway Street & 309 1<sup>st</sup> Street; Shelby Twp.).
19. **Preliminary & Final Plat** for financial purposes on a property described as “SC Krueger Addition” in the W1/2 of Section 13-T121N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14498 405<sup>th</sup> Avenue; Garden Prairie Twp.).
20. **Preliminary & Final Plat** for conveyance purposes on a property described as “Columbia 20S Outlot to the City of Columbia” in the S1/2 of the SE1/4 of Section 20-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39570 122nd Street; Columbia City).

21. **Preliminary Plat** for review purposes on a property described as “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.).
22. **Preliminary & Final Plat** for conveyance purposes on a property described as “Prairies Edge Sixteenth Addition” in the NW1/4 of Section 8-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (3102 24<sup>th</sup> Avenue NE; Aberdeen Twp.).

23. **Other Business:** Executive Session if requested.

24. **Motion to Adjourn:** 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_