

# MINUTES

## REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY NOVEMBER 19, 2024 - 7:00 P.M.

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- I. **Call to Order:** *Brown County Planning/Zoning Commission* meeting was called to order by Stan Beckler Chairman.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were Stan Beckler Chairman, David North Vice-Chairman, Dale Kurth, James Meyers, Paul Johnson, County Commissioner Michael Gage (*who serves on this Board per SDCL 11-2-2*) and Pat Keatts. Paul Johnson (*Alternate P&Z Commissioner*) was also in attendance in audience. Carrie Weisenburger was not present.
- III. **Agenda:** After discussion, Meyers moved and Keatts seconded to approve the November 19, 2024, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, Gage moved and Kurth seconded to approve October 15, 2024, Planning/Zoning Commission Minutes as written, all members voted aye; motion carried.
- V. **Old Business:**
  - 1) **Sign-up Sheet:** at door entrance on the table for anyone to speak on an Agenda Item.
  - 2) **Permits:** Anyone present that has submitted Zoning Board of Adjustment (BOA) Agenda items such as a Variance Petition (VP) or Conditional Use Petition (CUP) that get approved, are still required to follow up with their PERMITS from the Zoning Office before starting their project.
- VI. **New Business:** *Planning/Zoning Commission as Zoning Board of Adjustment (BOA)*
  - 1) **Appeal to County Ordinances & P&Z Director's Interpretations** in a Mini-Agriculture District (M-AG) described as Lot 1, "Evelo Second Subdivision in the S1/2 of Section 29-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (3202 E Melgaard Road; Aberdeen Twp.). Rod Tobin (atty) for owner Kevin Braun ***requested to withdraw their application for Appeal to County Ordinances & P&Z Director's Interpretations*** prior to the meeting. The owner is still responsible to pay for the publishing that took place for this item as required by State Statutes to be a minimum of 10 days prior to the Zoning Board of Adjustment monthly meeting.
  - 2) **Variance to Building Setbacks** in a Highway Commercial District (HC) described as Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12850 386th Avenue; Lincoln Twp.). Submitted by Mike Beadle. Mike Beadle and Logan Beadle were in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, and Kurth seconded to ***approve the Finding of Facts (FoF) as presented.*** Also following discussion, Gage moved, and Kurth seconded to ***approve a Variance to Building Setbacks*** in a Highway Commercial District (HC). All members voting aye, motion carried.

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- I. **Old Business:** Discussion on Amendments to Brown County Ordinance Title 4 for Chapters 4.22 through Chapter 4.29 on Administrative Rules and Enforcement are still postponed until further notice, by Ross Aldentaler, Deputy States Attorney.
  
  - II. **New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#)*
- 10) Rezone Petition** for a property described as proposed Lots 1 & 2, “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Pat Keatts. Pat & Donna Keatts were in attendance for this item. Following discussion, Johnson moved, North seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners, Pat Keatts withdrew himself from this item. All other members voting aye, motion carried.
- 11) Rezone Petition** for a property described as proposed former Lot 1, “Ole Crow Addition” in the NW1/4 of Section 17-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (765 Ole Crow Lane; Aberdeen Twp.) to be rezoned from Commercial District (C) to Residential District (R-1). Submitted by Stacy Gossman. Stacy Gossman, Tim Hanigan (Abdn. Dev. Corp.), Ken Hubbart (Abdn. Planning Dept.), Ron Wager (City Attorney) & Stu Nelson (Abdn. Public Works) were all in attendance for this item. Following discussion, Kurth moved, Keatts seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voting aye, motion carried.
- 12) Plat Vacation** for financial purposes on a property described as “Ole Crow Addition” in the NW1/4 of Section 17-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (585, 705 & 765 Ole Crow Lane; Aberdeen Twp.). Submitted by Stacy Gossman. Stacy Gossman, Tim Hanigan (Abdn. Dev. Corp.), Ken Hubbart (Abdn. Planning Dept.), Ron Wager (City Attorney) & Stu Nelson (Abdn. Public Works). Following discussion, Meyers moved, Johnson seconded to **recommend approval of the Plat Vacation of Lots 1-3 and including the road right-of-way (948±’ long x 60’ wide)** to the Board of Brown County Commissioners, all members voting aye, motion carried.
- 13) Final Plat** for conveyance purposes on a property described as “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.). Submitted by Pat Keatts. Pat & Donna Keatts were in attendance for this item. Following discussion, Johnson moved, North seconded to

***recommend approval of the Final Plat*** to the Board of Brown County Commissioners, Pat Keatts withdrew himself from this item. All other members voting aye, motion carried.

**14) Plat Vacation** for financial purposes on a property described as Lot 1, "Reece Treeby Addition" in the NW1/4 of Section 15-T128N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40343 102<sup>nd</sup> Street; Hecla Twp.). Submitted by Hal Treeby. No one was in attendance for this item. Following discussion, Johnson moved, Gage seconded to ***recommend approval of the Plat Vacation*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

**15) Preliminary & Final Plat** for financial purposes on a property described as "B. Olson Addition to the Town of Claremont" in the NW1/4 of Section 2-T125N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (604 4th Avenue; Claremont Villa). Submitted by Brock Olson. No one was in attendance for this item. Following discussion, Kurth moved, North seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

**16) Preliminary & Final Plat** for financial purposes on a property described as "Adam and Brittany Holcomb First Addition" in the SE1/4 of Section 18-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13275 Country Drive; Bath Twp.). Submitted by Adam & Brittany Holcomb. Adam & Brittany Holcomb were in attendance for this item. Following discussion, Gage moved, Keatts seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

**17) Preliminary & Final Plat** for conveyance purposes on a property described as "North Warner Homestead Addition" in the NW1/4 of Section 35-T122N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38615, 38623 & 38645 141<sup>st</sup> Street; Warner Twp.). Submitted by James Smith for owner Thomas Johnson. No one was in attendance for this item. Following discussion, North moved, Keatts seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

**18) Other Business:**

**19) Motion to Adjourn:** There being no further business before the Planning/Zoning Commission, Johnson moved and Keatts seconded to adjourn the meeting, all members voting aye, motion carried.

Submitted by: Planning/Zoning Director Scott Bader.