

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JANUARY 21, 2025 – 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 January 21, 2025, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of December 17, 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 Rural Urban District (RU) described as Lot 4, “Jark Replat of Block 10 to Stratford” in the SW1/4 of Section 4-T121N-R62W of the 5th P.M., Brown County, South Dakota (421 Nelson Avenue; Stratford, East Rondell Twp.).
 2. **Variance for Shelterbelt Setbacks** in an Agriculture Preservation District (AG-P) described as the S1/2 of the SW1/4 of Section 11-T122N-R61W of the 5th P.M., Brown County, South Dakota (Approx. 40446 138th Street; West Hanson Twp.).
 3. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 7, “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 (38507 Larkota Drive; Warner Twp.).
 4. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 7, “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 (38507 Larkota Drive; Warner Twp.).

5. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 2, “Wheat Growers West Subdivision” in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38435 133rd Street; Aberdeen 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 properties described as Lot 1 & 2, “Johnston Subdivision” in the SE1/4 of Section 24-T123N-R62W of the 5th P.M., Brown County, South Dakota (39996 134th Street & 13385 400th Avenue; Henry Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

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

12. **Motion to Adjourn:** 1st _____ 2nd _____