

AGENDA

REGULARLY SCHEDULED MEETING & JOINT PLANNING/ZONING COMMISSION - BROWN COUNTY PLANNING/ZONING COMMISSION and FREDERICK CITY COUNCIL MEMBERS

TUESDAY, JANUARY 15, 2019 – 7:00 PM
EAST SIDE of BSMNT COMMUNITY ROOM,
BROWN COUNTY COURTHOUSE ANNEX

- I. Call to Order: Streckfuss
- II. Roll Call: Darwin Bettmann, Stanley Beckler, Dale Kurth, Patrick Keatts, Rachel Kippley, Jerome Streckfuss (absent is David North); Scott Campbell, Gary Schlosser, Troy Millard
- III. Approval/Denial of **December 18, 2018 Minutes**
- IV. Old Business:
- V. New Business:
- VI. Joint Business: **Zoning Board of Adjustment**
 1. **Special Exception/Conditional Use for a resale Business** in a proposed Highway Commercial District (H-C) for a property described as Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave).
 2. **Special Exception/Conditional Use for Business Signs** in a proposed Highway Commercial District (H-C) for a property described as Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave).
- VII. Other Business:

Completed as Board of Adjustment and Beginning as Planning Commission

- I. Old Business:
- II. New Business:
- III. Joint Business: **Planning Commission**
 10. **Petition to Re-Zone** from an Agriculture Preservation District (AG-P) to Highway Commercial District (H-C) for an existing property described as Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave).
- IV. Other Business:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, DECEMBER 15, 2018 - 7:00 P.M.
COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning / Zoning Commission meeting was called to order by Brown County Planning Commission Chairman, Jerry Streckfuss. Members of the Brown County Planning Commission present at roll call were Vice Chairman Stan Beckler, Darwin Bettmann, David North, Dale Kurth and B.C. Commissioner Rachel Kippley serving on Planning/Zoning Commission. Patrick Keatts was absent. Also present at the meeting was Scott Bader, Planning & Zoning.

After discussion, North moved and Bettmann seconded to approve the minutes of the November 21, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business:

New Business: Planning/Zoning Commission as Board of Adjustment

1. Special Exception/Conditional Use for a Marine Business in a Highway Commercial District (H-C) for a property described as "Levey's Outlot 4" in the SE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota (13397 382nd Ave). Submitted by Mike Helm. Present at the meeting was Mike Helm. Following discussion, Beckler moved to approve Special Exception / Conditional Use for a marine business, Bettmann seconded, all members voting aye, motion carried.
2. Special Exception/Conditional Use for Business Signs in a Highway Commercial District (H-C) for a property described as "Levey's Outlot 4" in the SE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota (13397 382nd Ave). Submitted by Mike Helm. Present at the meeting was Mike Helm. Following discussion, Kurth moved to approve Special Exception / Conditional Use for marine business signs, Beckler seconded, all members voting aye, motion carried.

3. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) for a **proposed** property described as **Lot 1** “Clark Vineyards Subdivision” in the E1/2SE1/4 of Section 9-T124N-R63W of the 5th P.M., Brown County, South Dakota (12581 & 12597 391st Ave). Submitted by Louise Clark. Following discussion, Beckler moved to **approve a variance to lot size on Lot 1 to be 4.78+ acres** rather than 40.0 acres required, North seconded, all members voting aye, motion carried.

Other Business:

Completed as Board of Adjustment and Beginning as Planning Commission

Old Business:

New Business: Planning / Zoning Commission

10. **Petition to Re-Zone** from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for an existing property described as “Levey’s Outlot 4” in the SE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota (13397 382nd Ave). Submitted by Mike Helm. Present at the meeting was Mike Helm. Following discussion, Bettmann moved to **recommend approval of (OL 4 = 6.58+ acres) this rezone to Board of County Commissioners**, Beckler seconded, all members voting aye, motion carried.
11. **Petition to Re-Zone** from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for an existing property described as E1/2NE1/4 of the NE1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (12825 393rd Ave). Submitted by Lance Stoeber. Following discussion, North moved to **recommend approval of (Parcel = 20.15+ acres) this rezone to Board of County Commissioners**, Beckler seconded, all members voting aye, motion carried.
12. **Preliminary and Final Plat** for a property described as Lot 1 “Clark Vineyards Subdivision” in the E1/2SE1/4 of Section 9-T124N-R63W of the 5th P.M., Brown County, SD (12581 & 12597 391st Ave). Submitted by Louise Clark. Following discussion, Kippley moved to **recommend approval of this plat to the Board of County Commissioners**, Kurth seconded, all members voting aye, motion carried.

13. **Preliminary and Final Plat** for a property described as Lot 1 “Jangula Subdivision” in the NE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, SD (13309 382nd Ave). Submitted by Jerrad Jangula. Following discussion after realizing that Arlene P. Webb-Stanley did not pay her taxes in full for a plat to be on the Agenda, Kippley moved to *withdraw this plat* and note that Jerrad Jangula had *no control of this*, Kurth seconded, all members voting aye, motion carried.

Other Business: none

There being no further business before the Planning Commission / Zoning Commission, Bettmann moved and North seconded to adjourn. All members voting aye, motion carried.

Submitted by: Scott Bader, Planning & Zoning Director.

STAFF REPORT

January 15, 2019

Conditional Use for Commercial Business

ITEM # 01

GENERAL INFORMATION

PETITIONER Spring Creek Hutterian Bretheren

REQUEST **Special Exception/Conditional Use** for a resale business for farm related agriculture equipment.

LEGAL DESCRIPTION Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota

LOCATION 10666 386th Ave

EXISTING ZONING Agriculture Preservation District (AG-P)

SURROUNDING ZONING

 North: Agriculture Preservation District (AG-P)

 South: Highway Commercial District (H-C)

 East: Agriculture Preservation District (AG-P)

 West: Agriculture Preservation District (AG-P)

REPORTED BY Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for a proposed resale business of farm and agricultural type equipment, attachments, semi's & trailers.

REVIEW: If approved, the staff recommends: #1. With stipulation that the rezoning process be approved and completed. #2. State requires that the property be zoned Commercial and a Building be present for a business to be considered for approval to put up "on-premise" signs for a business. #3. Require that approach access stay as is for business entrance on north side of lot.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: October 15, 2018

FEES: \$ 75.00

RECEIPT # ~~1030~~ 132042

PAID: YES/NO CHK/CASH

TOWNSHIP: Frederick Twp

DATE: JAN 4, 2019

OWNERS SIGNATURE: Sam Wyl
OWNERS ADDRESS: PO Box 366, 36562 102nd St Leola, SD 57456
OWNERS CITY, STATE, ZIP: _____
OWNERS PHONE: 605 - 380 - 8467

AGENTS SIGNATURE: Spring Creek Hutterian Bretheren Inc.
AGENTS ADDRESS: 36562 102nd St
AGENTS CITY, STATE, ZIP: Forbes, ND 58439-9027
AGENTS PHONE: 605-380-8467; 605-460-6108

REQUEST: Special Exception For Business for Equipment Lot.

LEGAL DESCRIPTION: Lot 1, "SCHB Addition" in the W1/2SW1/4 of Section 2-127-64

SIGNATURE: Sam Wyl

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: JAN 15, 2019 TIME: 7:00 p.m.



MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Has Made The Plat & Directory Possible For You...

When Buying Mention Your

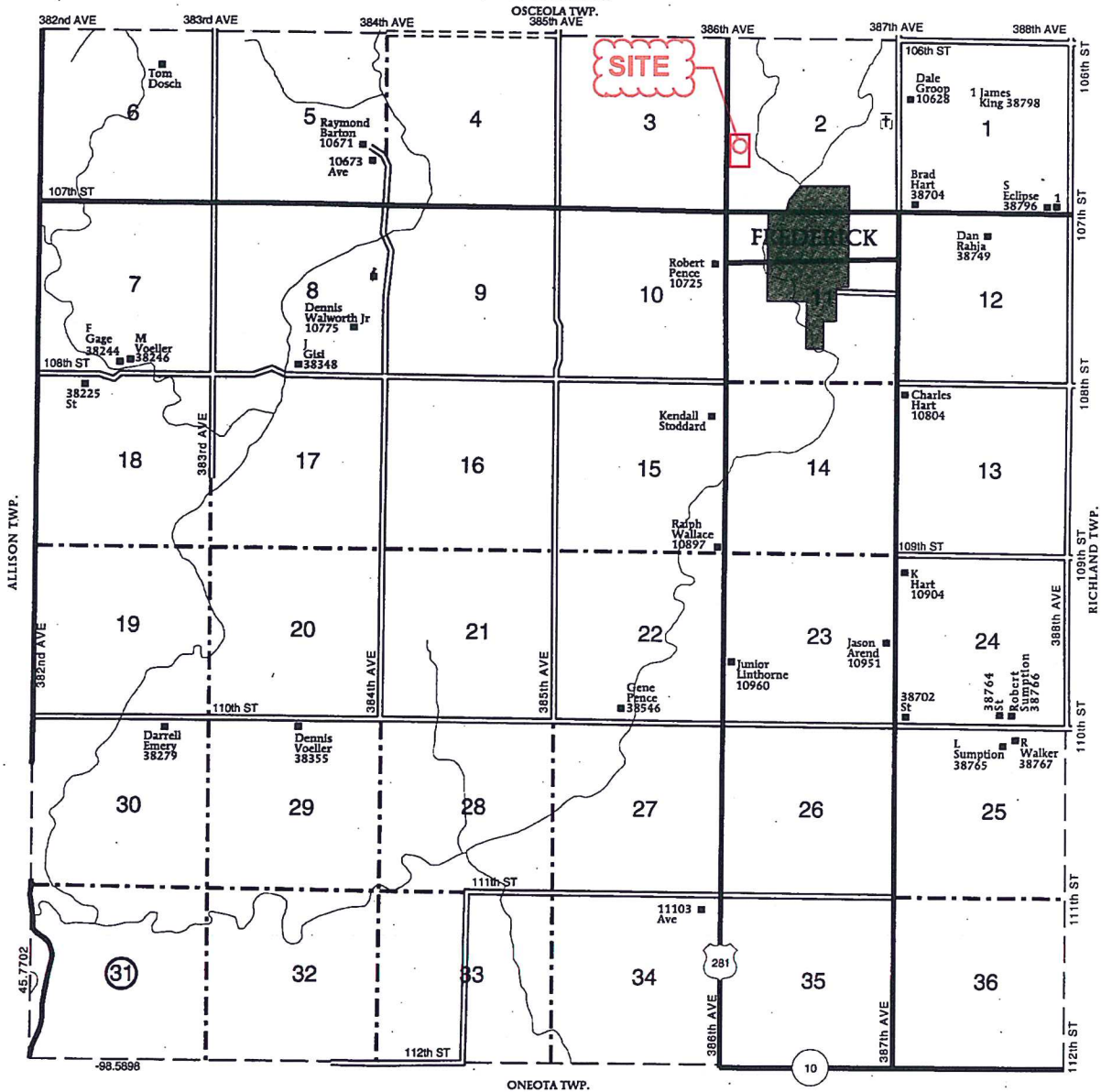
"FARM & HOME PLAT & DIRECTORY" To Them.

T-127-N

FREDERICK DIRECTORY

(Residents - Owners or Renters)

R-64-W



NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a Special Exception/Conditional Use petition. A hearing will be held in the basement of the Courthouse Annex, east Community Meeting Room on January 15, 2019 at 7:00 P.M. for the purpose of a proposed Business.

Petitioner & owner: Sam Wipf for Spring Creek Hutterian Bretheren

Description of property: Lot 1, "SCHB Addition" in the W1/2N1/2 of the SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave)

Reason: a proposed Business for resale of farm and agricultural type equipment, attachments, semi-trucks & trailers.

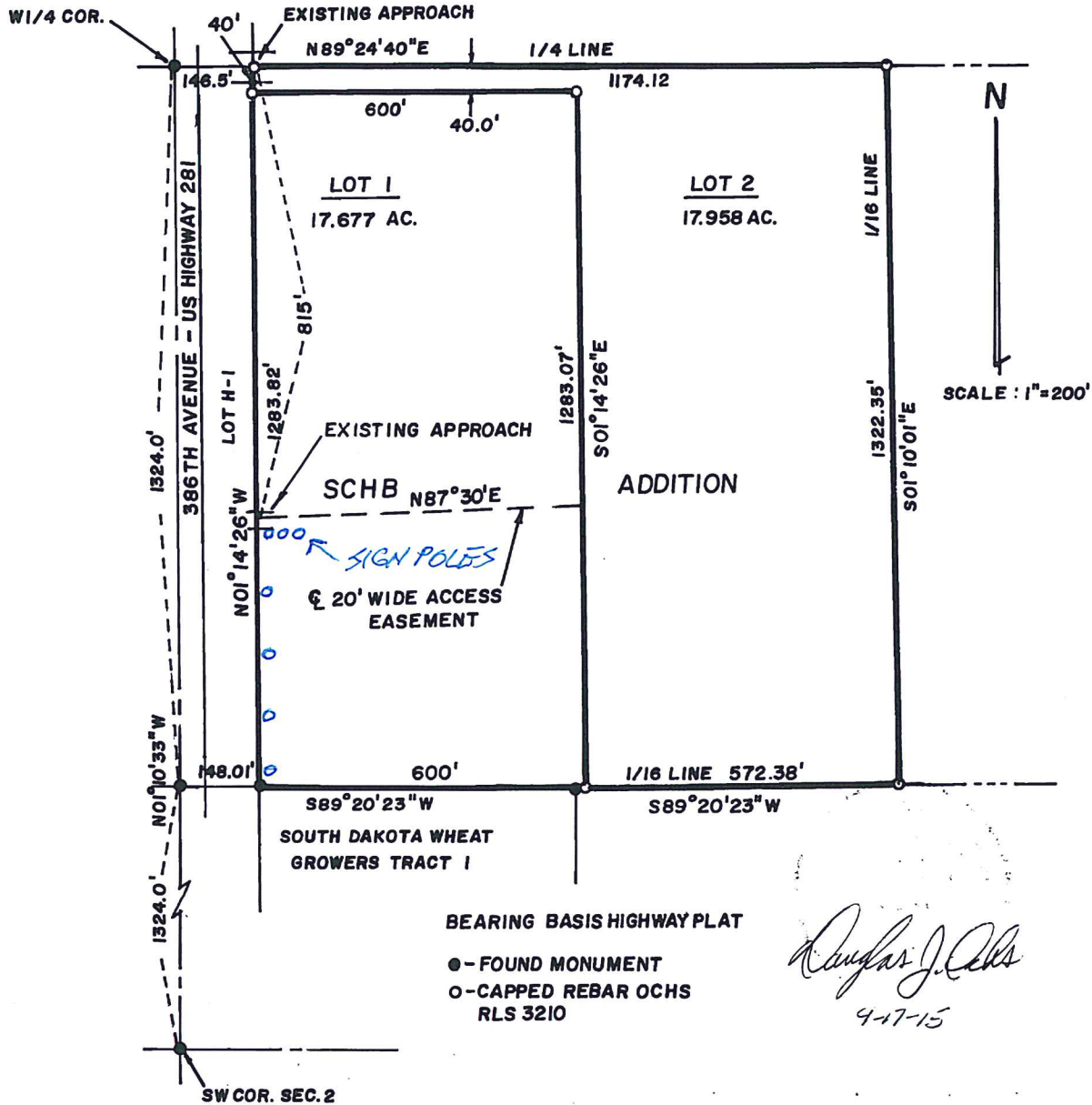
The public is invited to attend the hearing and to present comments and testimony regarding the proposed Special Exception/Conditional Use.

Dated this January 2nd 2019

Scott Bader, Director
25 Market St., Suite #5
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of _____.

PLAT SHOWING
SCHB ADDITION IN THE W1/2 OF THE N1/2 OF THE SW1/4 OF
SEC. 2, T. 127 N., R. 64 W. OF THE 5TH P.M., BROWN COUNTY,
SOUTH DAKOTA



BEARING BASIS HIGHWAY PLAT

- - FOUND MONUMENT
- - CAPPED REBAR OCHS RLS 3210

Rouglas J. Cells
4-17-15

HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE EXISTING APPROACHES IS HEREBY APPROVED.
 ANY CHANGES TO THE EXISTING APPROACH OR ANY ADDITIONAL
 APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

Robert J. Ward Engineering Supervisor 12/03/15
 SDDOT OFFICIAL TITLE DATE

PREPARED BY:

STELLNER ENGINEERING CO.
 P.O. BOX 921
 ABERDEEN, SD 57402-0921
 605-225-0583

Scott Bader

From: Scott Bader
Sent: Thursday, December 13, 2018 8:27 AM
To: springcreek@drtel.net
Subject: US Hwy281 project

Sam,
I talked a little bit this morning about the rezone for the sales lot.

Please don't drill any posts in at this time until everything is approved by the Planning/Zoning Commission to make sure it doesn't need to be re-done or moved. I am allowing you to leave the signs on the storage containers as they are currently on the lot until Planning/Zoning meeting decisions.
Thank you,

Scott Bader

THEY ENDED UP DRILLING HOLES, SETTING POSTS FOR LIGHTS & BARN WARE/TRENCHES.
THEY DRILLED 3 HOLES, SET 3 POSTS FOR PROPOSED SIGN JUST ON SOUTH SIDE OF APPROXIMATE.
THEY ALSO RAN ELECTRICAL WIRING FOR LIGHTS ON THE SIGN. THE POLE CLOSEST TO
THE RIGHT-OF-WAY IS ONE FOOT (1') FROM THE SD DOT STAKE THAT THE DOT
SET FOR REFERENCE.

OUR SETBACK MINIMUM IS 50' FROM RIGHT OF WAY UNLESS THE P&Z COMMISSION
APPROVES THEIR CURRENT LOCATION.

Brown County GIS
(for reference only)

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Spring Creek SITE

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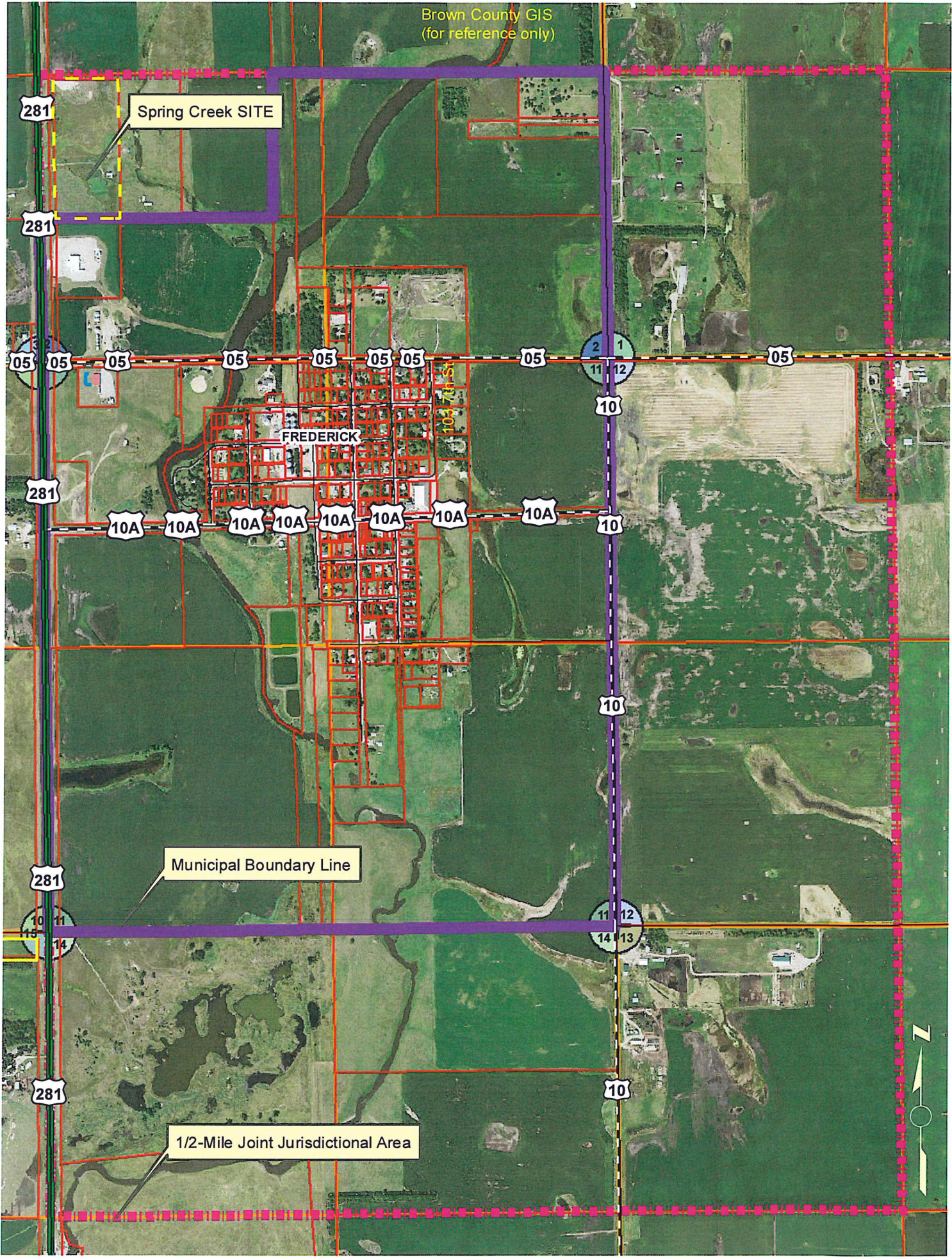
281

Municipal Boundary Line

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1/2-Mile Joint Jurisdictional Area

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Brown County GIS
(for reference only)

Joint Jurisdictional Area
(City & County)

Spring Creek SITE

City Limit Boundary Line

FREDERICK

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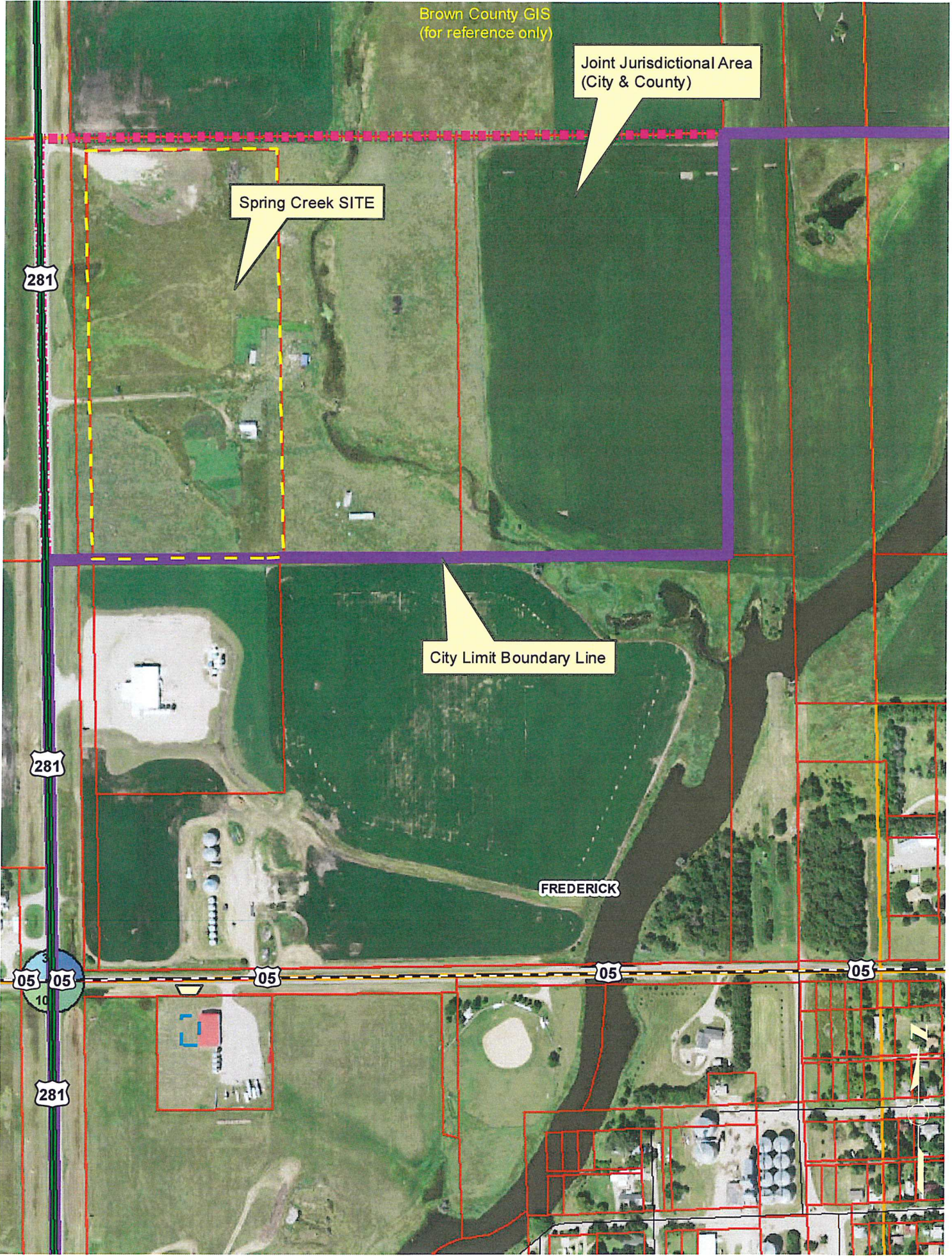
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STAFF REPORT

January 15, 2019

Special Exception/Conditional Use for Business Sign

ITEM # 02

GENERAL INFORMATION

PETITIONER	Spring Creek Hutterian Bretheren
REQUEST	Special Exception/Conditional Use for a resale business for farm related agriculture equipment in a proposed Highway Commercial District (H-C).
LEGAL DESCRIPTION	Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386 th Ave).
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Highway Commercial District (H-C)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Special Exception/Conditional Use for "on-premise" sign for a proposed resale business of farm and agricultural type equipment.

REVIEW: If approved, the staff recommends: #1. With stipulation that the rezoning process be approved and completed. #2 Stipulation that a permit be issued for a building on site. The State requires a building on site for an "on-premise" sign to be approved by them. #3 Sign/light poles are previously set at 1' inside right-of-way line; B. C. Ordinance has minimum front setback of 50' for signs (see email). #4 **P&Z Commission shall decide distance of SIGN minimum front setback** #5 Ordinance allows: two free-standing signs or one double sided sign. Also allows one business name wall sign on front of building. #6 Is it allowed to have a semi-trailer painted on both sides, set it on the lot and treat it though it is not part of sign requirements?

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SIGN APPROVAL

DATE: October 15, 2018
RECEIPT # 132043
TOWNSHIP: Frederick Twp

FEES: \$75.00
PAID: YES/NO CHK/CASH
DATE: JAN 4, 2019

OWNERS SIGNATURE: Spring Creek Hutterian Bretheren Inc.
OWNERS ADDRESS: 36562 102nd St
OWNERS CITY, STATE, ZIP: Forbes, ND 58439-9027
OWNERS PHONE: 605-380-8467; 605-460-6108

AGENTS SIGNATURE: Sam Wiff
AGENTS ADDRESS: P.O. Box 366 36562 102nd st keola SD 57456
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: 605-380-8467

REQUEST: A sign 4' x 8' Spring Creek Equip & Rental, LLC 2 each
One-sided or Two-sided will add another Big one later

LEGAL DESCRIPTION: Lot 1, "SCHB Addition" in the W1/2SW1/4 of Section 2-127-64

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: JAN 15, 2019 TIME: 7:00 p.m.



MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Has Made The Plat & Directory Possible For You...

When Buying Mention Your

"FARM & HOME PLAT & DIRECTORY" To Them.

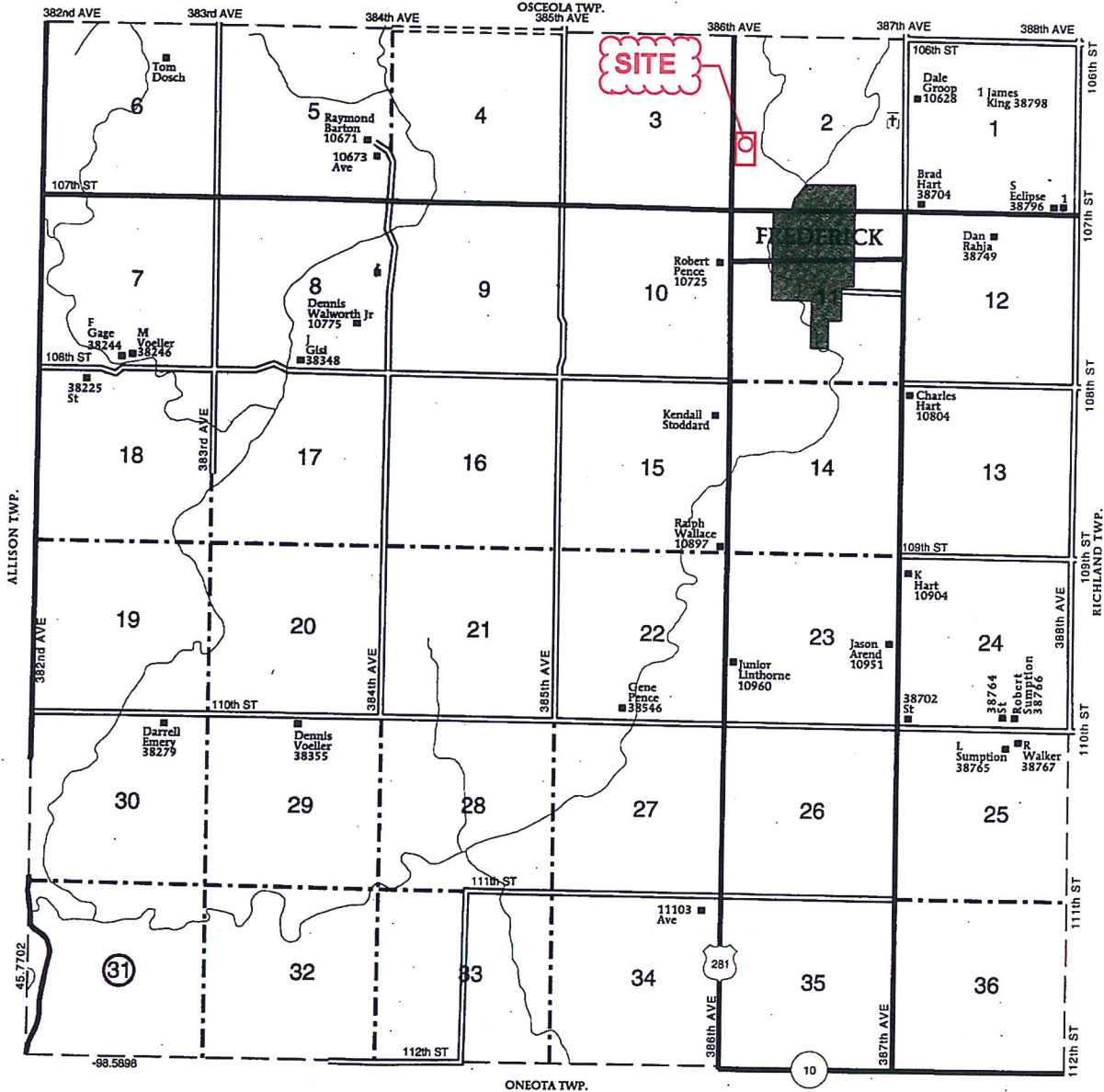
T-127-N

FREDERICK DIRECTORY

R-64-W

(Residents - Owners or Renters)

OSCEOLA TWP.
385th AVE



NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a Special Exception/Conditional Use petition. A hearing will be held in the basement of the Courthouse Annex, east Community Meeting Room on January 15, 2019 at 7:00 P.M. for proposed "on-premise" Signs for a business along U.S. Hwy #281 .

Petitioner & owner: Sam Wipf for Spring Creek Hutterian Bretheren

Description of property: Lot 1, "SCHB Addition" in the W1/2N1/2 of the SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave)

The public is invited to attend the hearing and to present comments and testimony regarding the proposed Special Exception/Conditional Use.

Dated this January 2nd 2019

Scott Bader, Director
25 Market St., Suite #5
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of _____.

Scott Bader

From: Scott Bader
Sent: Thursday, December 13, 2018 8:27 AM
To: springcreek@drtel.net
Subject: US Hwy281 project

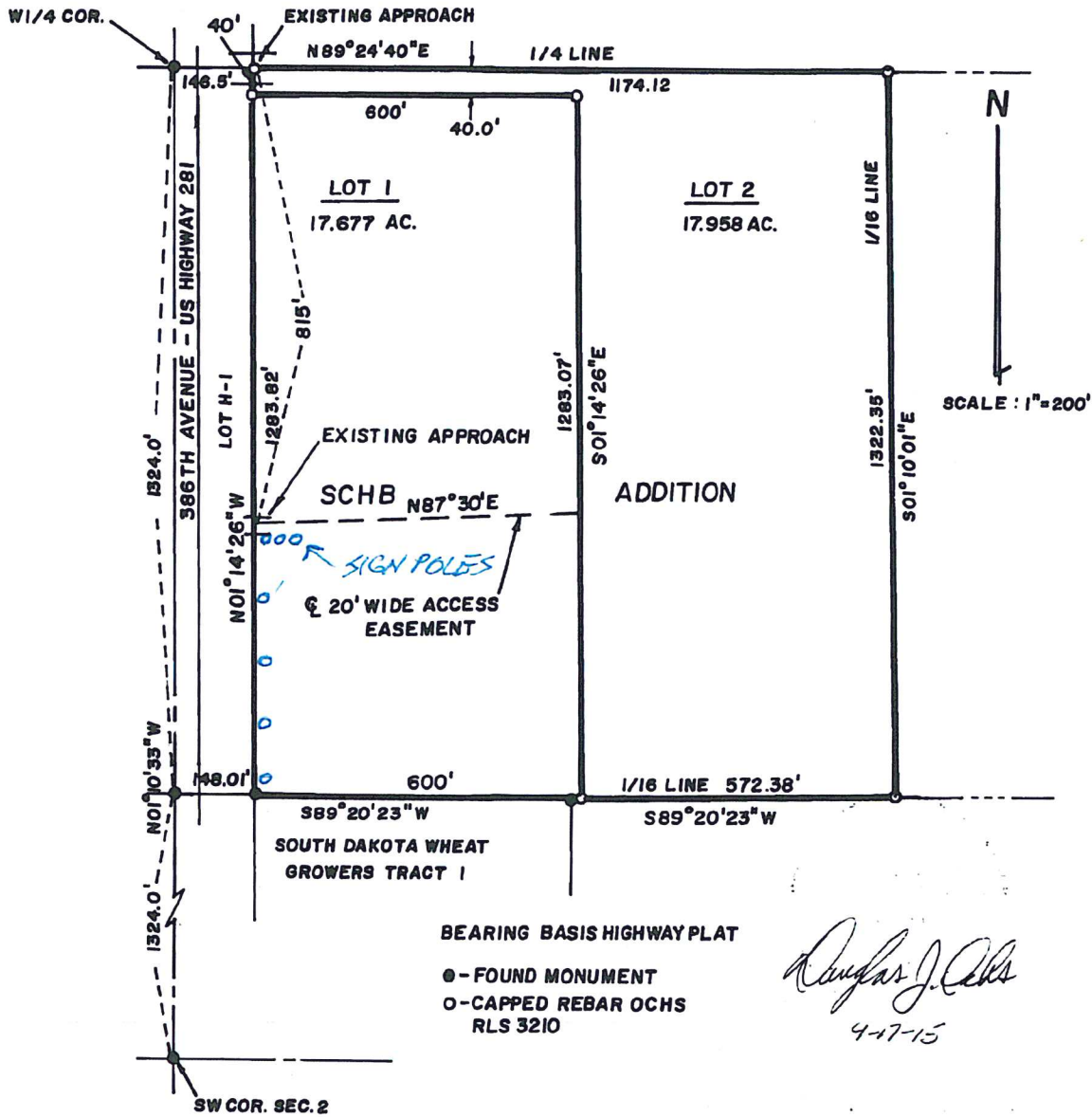
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I talked a little bit this morning about the rezone for the sales lot.
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I am allowing you to leave the signs on the storage containers as they are currently on the lot until Planning/Zoning meeting decisions.
Thank you,

Scott Bader

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THE RIGHT-OF-WAY IS ONE FOOT (1') FROM THE SD DOT STAKE THAT THE DOT
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OUR SETBACK MINIMUM IS 50' FROM RIGHT OF WAY UNLESS THE PZL COMMISSION
APPROVES THEIR CURRENT LOCATION.

PLAT SHOWING
SCHB ADDITION IN THE W1/2 OF THE N1/2 OF THE SW1/4 OF
SEC. 2, T. 127 N., R. 64 W. OF THE 5TH P.M., BROWN COUNTY,
SOUTH DAKOTA



HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE EXISTING APPROACHES IS HEREBY APPROVED.
 ANY CHANGES TO THE EXISTING APPROACH OR ANY ADDITIONAL
 APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

Robert J. Ward Engineering Services 12/03/15
 SDDOT OFFICIAL TITLE DATE

PREPARED BY:

STELLNER ENGINEERING CO.
 P.O. BOX 921
 ABERDEEN, SD 57402-0921
 605-225-0583

Brown County GIS
(for reference only)

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Spring Creek SITE

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Municipal Boundary Line

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1/2-Mile Joint Jurisdictional Area

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Brown County GIS
(for reference only)

Joint Jurisdictional Area
(City & County)

Spring Creek SITE

City Limit Boundary Line

FREDERICK

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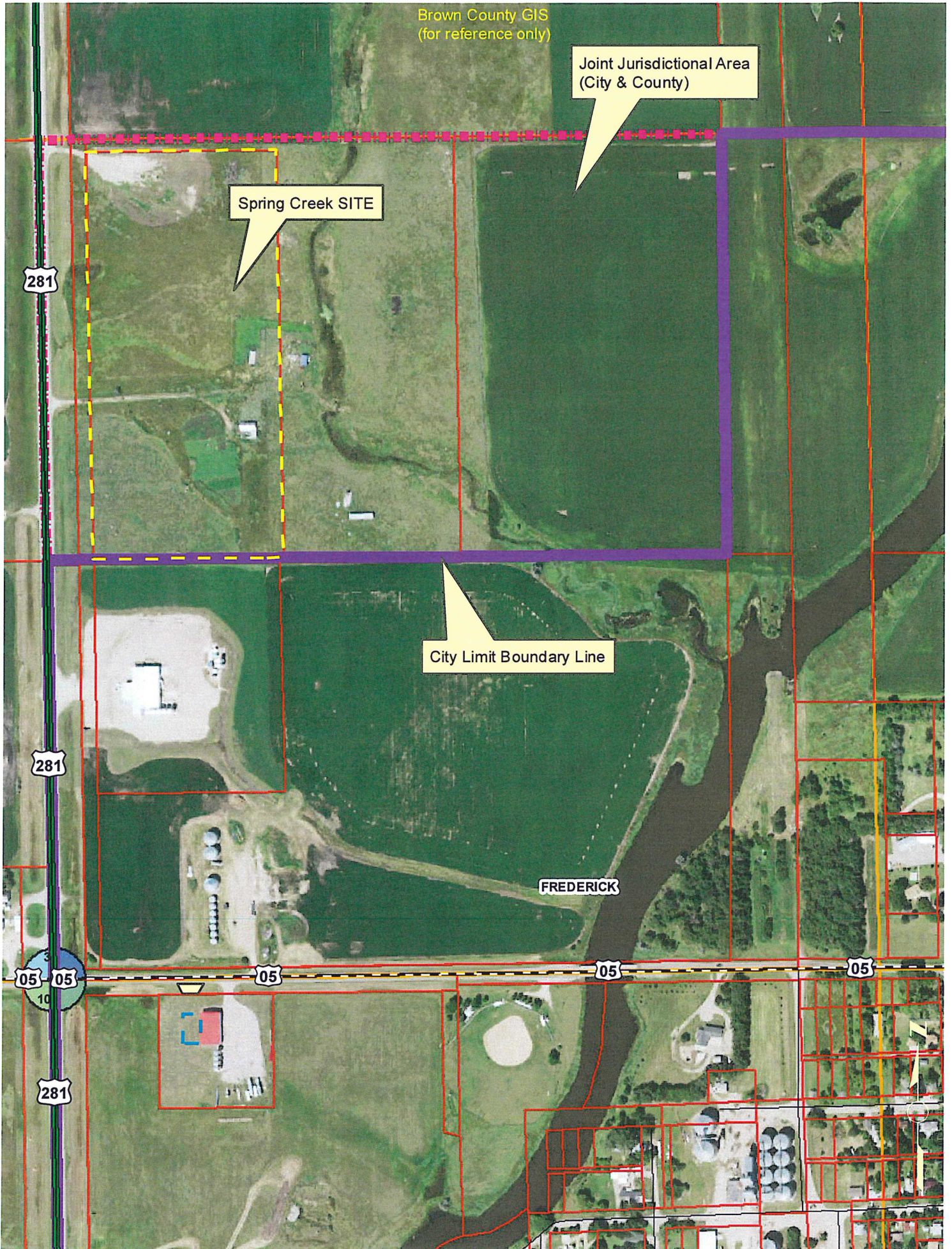
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SPRING CREEK EQUIPMENT

& RENTAL, LLC



springcreekequipment.com

605-460-6108 / 605-380-8467

STAFF REPORT

January 15, 2019

PETITION TO REZONE

ITEM # 10

GENERAL INFORMATION

PETITIONER	Spring Creek Hutterian Bretheren
REQUEST	Petition to Rezone property
LEGAL DESCRIPTION:	Lot 1, "SCHB Addition" in the W1/2N1/2 SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota
TOWNSHIP	Mercier Twp
LOCATION	10666 386 th Ave
EXISTING ZONING	Agricultural Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agricultural Preservation District (AG-P)
South:	Highway Commercial District (H-C)
East:	Agricultural Preservation District (AG-P)
West:	Agricultural Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Rezone from Agriculture Preservation District (AG-P) to Highway Commercial District (H-C) to bring parcel into compliance. Parcel = 6.58± acres.

RECOMMENDATION: Staff recommends approval of this rezone.

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a change of Zoning. A hearing will be held in the basement of the Courthouse Annex, east Community Meeting Room on January 15, 2019 at 7:00 P.M. for the purpose of rezoning from Agricultural Preservation District (AG-P) to Highway Commercial (H-C).

Petitioner & owner: Sam Wipf for Spring Creek Hutterian Bretheren

Description of property: Lot 1, "SCHB Addition" in the W1/2N1/2 of the SW1/4 of Section 2-T127N-R64W except highway, of the 5th P.M., Brown County, South Dakota (10666 386th Ave)

Reason: Purpose of a proposed business along the highway.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Brown County Commission with their future meeting date in the Brown County Board of Commissioner Chambers.

Dated this December 26th, 2018

Scott Bader, Director
25 Market St., Suite #5
Aberdeen, SD 57401
Office: (605) 626-7144

Published at the total approximate cost of _____.

Scott Bader

From: ABER - Legals <aan-legals@aberdeennews.com>
Sent: Thursday, December 20, 2018 8:28 AM
To: Scott Bader
Subject: Re: Notice to Publish Spring Creek Business and Signs

These have been received and both are released for Wednesday, January 15th.

Thanks

From: Scott Bader <Scott.Bader@browncounty.sd.gov>
Sent: Wednesday, December 19, 2018 7:24 PM
To: ABER - Legals
Subject: Notice to Publish Spring Creek Business and Signs

I would like to Publish each item once:
Wed. January 15th 2019

Thank you and Happy Holidays

Scott Bader

DATE
12/26/18



Brown County Auditor-Legals
25 Market St

Please check box
if address change &
print new address

Aberdeen SD 57401-4227

ACCOUNT NUMBER	TICKET/ID#	TYPE	SIZE	DESCRIPTION	ACCOUNT REPRESENTATIVE
201262	597443	I	4.75		Danielle Braun

PUBLICATION	PUB DATE	AMOUNT	
Aberdeen American News	12/26/18	\$28.17	
AB Online	12/26/18	\$0.00	

Net Amout \$28.17
Shipping
Pull tax rate %
Amount Due \$28.17

Terms of Payment: Net 30

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA }

§

COUNTY OF BROWN }

May Vance being duly sworn, on his/her oath says: That the AMERICAN NEWS is a daily newspaper of general circulation, printed and published in Aberdeen, Brown County, South Dakota, by the Aberdeen News Company, a corporation, and has been such a newspaper during the times hereinafter mentioned; That affiant is an employee and principal clerk of said publisher and has personal knowledge of all facts stated in this affidavit; That the advertisement headed:

Legal # 597443

Notice of Hearing

a printed copy of which is hereunto attached, was printed and published in the regular and entire issue of said newspaper, and not in a supplement thereof, once each

Day for 1 successive Day

The first publication being made on the 26th day of Dec, 2018.

The second publication being made on the _____ day of _____, 2018.

The third publication being made on the _____ day of _____, 2018.

The fourth publication being made on the _____ day of _____, 2018.

The fifth publication being made on the _____ day of _____, 2018.

The sixth publication being made on the _____ day of _____, 2018;

That said newspaper is a legal newspaper published five days or more each week; with a bona fide circulation of more than two hundred copies daily; published in the English language within the said county of Brown for more than one year prior to the first publication of said notice; and printed in whole in an office maintained at the place of publication of said newspaper; That the whole amount of the fee paid for the publication of the annexed notice is \$ 28.17, which insures solely to the benefit of said publisher; That no agreement or understanding for a division thereof had been made with any other person; and That no part thereof has been agreed to be paid to any person whomsoever.

May Vance

Subscribed and sworn to before me this 26th day of Dec, 2018.

Daily Circulation 1000

Ornick

Notary Public, Brown County, SD.

My commission expires March 20, 2019



SEAL

(No. 597443)
(December 26, 2018 - 17)

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a change of Zoning. A hearing will be held in the basement of the Courthouse Annex, east Community Meeting Room on January 15, 2019 at 7:00 P.M. for the purpose of rezoning from Agricultural Preservation District (AG-P) to Highway Commercial (H-C).

Petitioner & owner: Sam Wipf for Spring Creek Lutheran Brethren

Description of property: Lot 1, "SCHB Addition" in the W1/2N1/2 of the SW1/4 of Section 2-T127N-R64W except highway of the 5th P.M., Brown County, South Dakota (10666 386th Ave)

Reason: Proposed business along the highway.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Brown County Commission with their future meeting date in the Brown County Board of Commissioner Chambers.

Dated this December 26th, 2018

Scott Bader, Director
25 Market St., Suite #5
Aberdeen, SD 57401
Office: (605) 626-7144

Published once at the total approximate cost of \$28.17.



MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Has Made The Plat & Directory Possible For You...

When Buying Mention Your

"FARM & HOME PLAT & DIRECTORY" To Them.

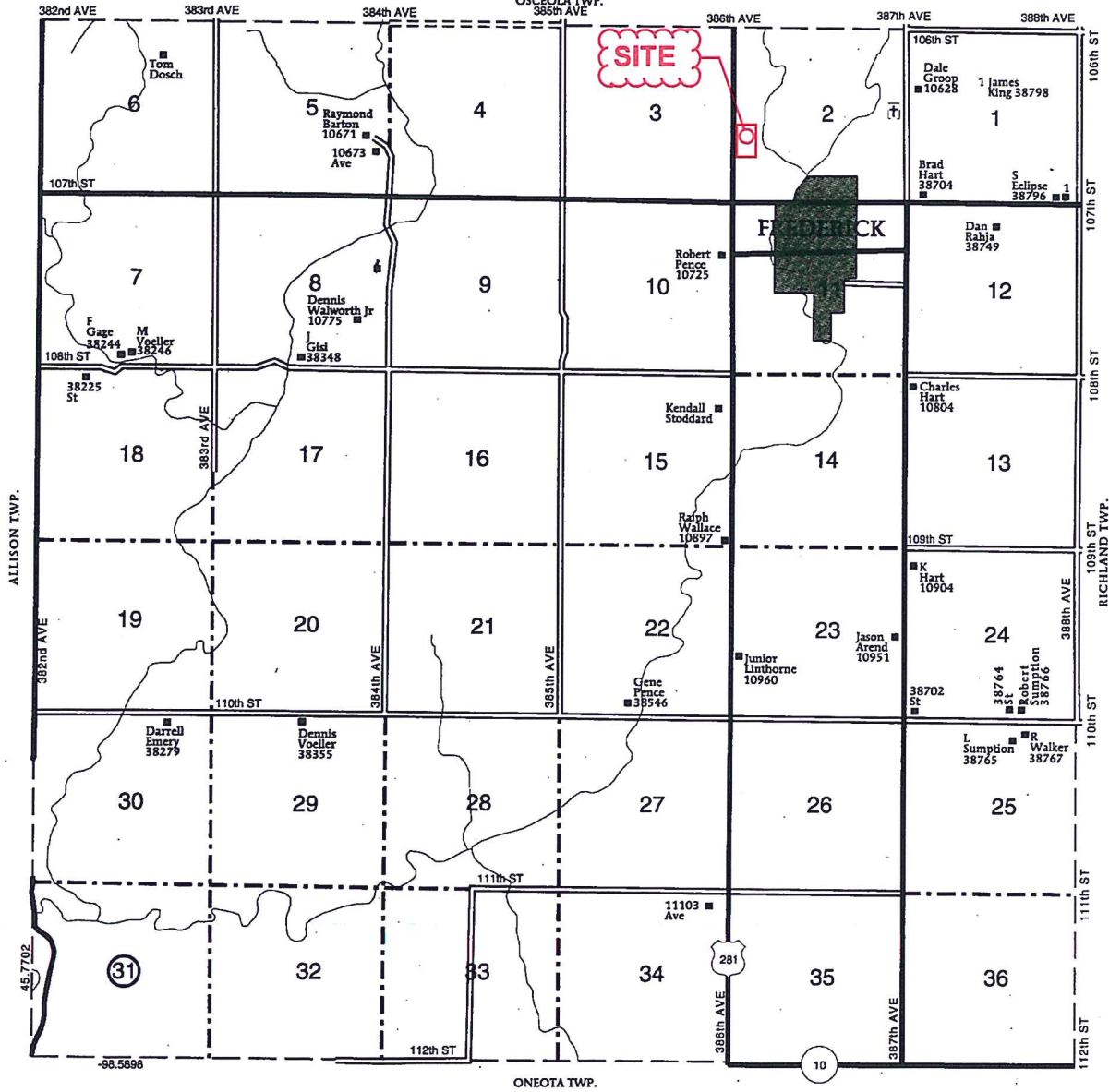
T-127-N

FREDERICK DIRECTORY

R-64-W

(Residents - Owners or Renters)

OSCEOLA TWP.
385th AVE



Brown County GIS
(for reference only)

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Spring Creek SITE

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281

Municipal Boundary Line

281

1/2-Mile Joint Jurisdictional Area

10



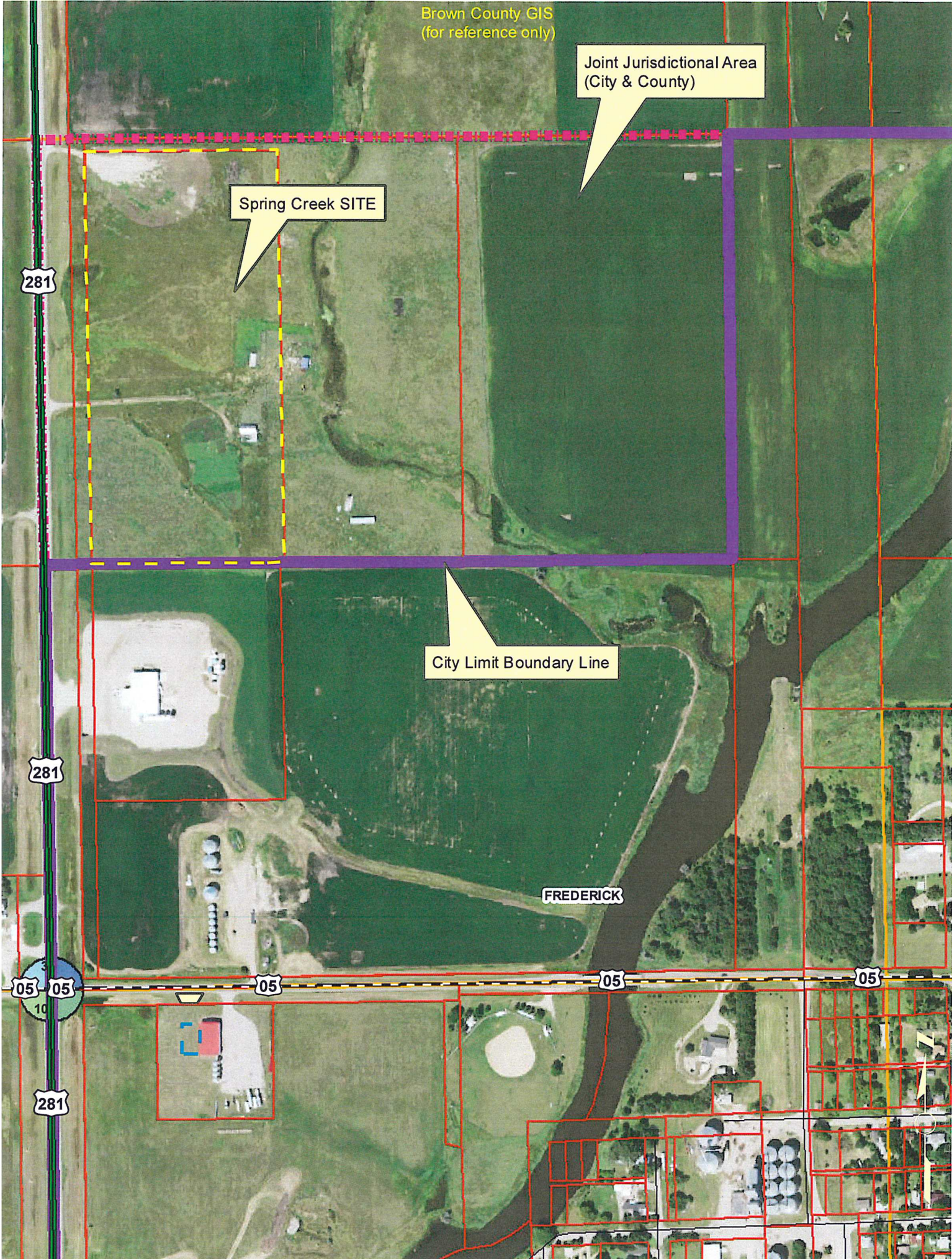
Brown County GIS
(for reference only)

Joint Jurisdictional Area
(City & County)

Spring Creek SITE

City Limit Boundary Line

FREDERICK



281

281

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281