

# **MINUTES**

## **BROWN COUNTY PLANNING/ZONING COMMISSION**

**TUESDAY, JANUARY 15, 2019 - 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, Dale Kurth, Patrick Keatts, B.C. Commissioner Rachel Kippley serving on Planning/Zoning Commission, Gary Schlosser (Frederick City Council), Troy Millard (Frederick City Council), Scott Campbell (Frederick City Mayor), David North (absent). Also present at the meeting was Scott Bader, Planning & Zoning.

After discussion, Beckler moved and Kurth seconded to approve the minutes of the December 18, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

**Old Business:**

**New Business:** Brown County Planning/Zoning Commission has none

**New Joint Planning/Zoning Commission Business:** Br. Co. Planning / Zoning Commission as Zoning Board of Adjustment (BOA) and City Council of Frederick

1. **Special Exception/Conditional Use for a resale business for a proposed farm related agriculture equipment on 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<sup>th</sup> Ave). Submitted by Spring Creek Colony. Present at the meeting was Sam Wipf, Brad Hart, Alex Hart and Tressa Campbell. Following discussion, Beckler moved to approve Special Exception / Conditional Use for Agricultural Farm Related Business, Kurth seconded, all members voting aye, motion carried.**

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 386<sup>th</sup> Ave). Submitted by Sam Wipf for Spring Creek Colony. Present at the meeting was Sam Wipf, Brad Hart, Alex Hart and Tressa Campbell. Following discussion, Kurth moved to approve Special Exception / Conditional Use for a double-sided sign with a maximum sign face of 100 square feet on each side, set no closer than 50' to the west right-of-way line with the furthest projection of any part of the sign and a maximum of 48" x 96" for an attached wall sign on the west side of the retail business building, Beckler seconded, all members voting aye, motion carried.**

**Other Business:**

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Completed as Brown County Zoning Board of Adjustment (BOA) & City Council of Frederick

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**Old Business:**

**New Business:** Brown County Planning/Zoning Commission has none

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**New Joint Planning Commission Business:** Brown County Planning Commission and City Council of Frederick

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Beginning as Br. Co. Planning Commission and City Council of Frederick

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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 386<sup>th</sup> Ave). Submitted by Sam Wipf for Spring Creek Colony. Present at the meeting was Sam Wipf, Brad Hart, Alex Hart and Tressa Campbell. Following discussion, Beckler moved to recommend approval to Board of County Commissioners for Lot 1 (6.58+ acres) to be rezoned to Highway Commercial District (H-C), Keatts seconded, all members voting aye, motion carried.**

**Other Business: none**

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

**Submitted by: Scott Bader, Planning & Zoning Director.**