

# MINUTES

## BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, NOVEMBER 21, 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, Patrick Keatts and B.C. Commissioner Rachel Kippley serving on Planning/Zoning Commission. Also present at the meeting was Scott Bader, Planning & Zoning Director.

After discussion, Kurth moved and Kippley seconded to approve the minutes of the October 16, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

**Old Business:** Update of Voeller - Appeal the Denial of Variance requests to Board of County Commission. Commission Denied Variance to building setbacks application for both buildings.

**New Business:** Planning/Zoning Commission as Board of Adjustment

1. Variance to Lot Size in an Agriculture Preservation District (AG-P) for a proposed property described as Lot 1 "GTL Company First Subdivision" in the NE1/4SE1/4 of Section 16-T124N-R64W of the 5th P.M., Brown County, South Dakota (12673 385<sup>th</sup> Ave). Submitted by Lana Crawford. Following discussion, Beckler moved to approve a variance to lot size on Lot 1 to be 4.41± acres rather than 40.0 acres required, North seconded, all members voting aye, motion carried.
2. Variance for two residences on one parcel in an Agriculture Preservation District (AG-P) described as Lot 2 "Mincks Subdivision" in the SE1/4 of Sec. 19-T125N-R63W of the 5th P.M., Brown County, South Dakota (38850 122<sup>nd</sup> St). Submitted by Terry Mincks. Beckler moved to approve a

variance for two residences on one parcel, Bettmann 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 “Leonhardt Addition” in the NW1/4 of Section 14-T123N-R60W of the 5th P.M., Brown County, South Dakota (13220 410<sup>th</sup> Ave). Submitted by Everetta Leonhardt. Following discussion, Kurth moved to approve a variance to lot size on Lot 1 to be 8.25+ acres rather than 40.0 acres required, Keatts seconded, all members voting aye, motion carried.

**Other Business:** Other Business: Discussion about possible deadline date changes.

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Completed as Board of Adjustment and Beginning as Planning Commission

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**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 existing property described as Lot 1, "Schuring Addition" in the SW1/4 of Section 32-T123N-R60W of the 5th P.M., Brown County, South Dakota (40706 136<sup>th</sup> St). Submitted by Doug Eidahl. Following discussion, North moved to recommend approval of (Lot 1 = 5.53+ acres) this rezone to Board of County Commissioners, Bettmann 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 existing property described as “Claeys Outlot A” in the SE1/4 of Section 20-T128N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38954 104<sup>th</sup> St). Submitted by Lisa Gebhart. Following discussion, Beckler moved to recommend approval of (Outlot “A” 7.76+ acres) this rezone to Board of County Commissioners, Bettmann seconded, all members voting aye, motion carried.
12. Petition to Re-Zone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for existing property described as Lot 1, "Larson-Johnson Addition" in the SW1/4 of Section 26-T125N-R62W of the 5th P.M., Brown County, SD (12284 & 12290 398<sup>th</sup> Ave). Submitted by Josh Larson. Following discussion, Kippley moved to recommend approval of (Lot 1 only (3.83+) acres) this rezone to Board of County Commissioners, North seconded, all members voting aye, motion carried.

13. **Preliminary and Final Plat** for a property described as “GTL Company First Subdivision” in the NE1/4SE1/4 of Section 16-T124N-R64W of the 5th P.M., Brown County, SD (12673 385<sup>th</sup> Ave). Submitted by Lana Crawford. Following discussion, Bettmann moved to recommend approval of this plat to the Board of County Commissioners, Kurth seconded, all members voting aye, motion carried.
14. **Preliminary and Final Plat** for a property described as “Dunlavy Addition” in the N1/2 of Section 7-T121N-R64W of the 5th P.M., Brown County, South Dakota (38249 143<sup>rd</sup> St). Submitted by Ralph Bierman and Jackie Dunlavy. Following discussion, Bettmann moved to recommend approval of this plat to the Board of County Commissioners, North seconded, all members voting aye, motion carried.
15. **Preliminary and Final Plat** for a property described as “Schlosser-Dennert Addition” in the SW1/4 of Section 12-T125N-R64W of the 5th P.M., Brown County, South Dakota (38718 120<sup>th</sup> St & 38734 120<sup>th</sup> St). Submitted by Donnie Schlosser. Following discussion, Beckler moved to recommend approval of this plat to the Board of County Commissioners, Kurth seconded, all members voting aye, motion carried.
16. **Preliminary and Final Plat** for a property described as “Bath Sanitary Addition” in the NE1/4 of Section 17-T123N-R62W of the 5th P.M., Brown County, South Dakota (13249 396<sup>th</sup> Ave, Bath, SD). Submitted by Terry Fritz. Following discussion, Beckler moved to recommend approval of this plat to the Board of County Commissioners, Keatts seconded, all members voting aye, motion carried.
17. **Preliminary and Final Plat** for a property described as “Leonhardt Addition” in the NW1/4 of Section 14-T123N-R60W of the 5th P.M., Brown County, South Dakota (13220 410<sup>th</sup> Ave). Submitted by Everetta Leonhart. Following discussion, North moved to recommend approval of this plat to the Board of County Commissioners, Bettmann 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.