

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.