

MINUTES

BROWN COUNTY PLANNING COMMISSION/ ZONING BOARD of ADJUSTMENT

TUESDAY, JUNE 19, 2018 - 7:00 P.M.
COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning Commission/Zoning Board of Adjustment 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 Gary Vetter, Commission Assistant/HR Director and Nancy North, Planning Secretary.

After discussion, Beckler moved and Kippley seconded to approve the minutes of the May 15, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business: None

New Business:

- 1) Petition to Rezone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for a property described as "Prunty Tract 1" in the S1/2 of Section 25-T123N-R60W of the 5th P.M., Brown County, South Dakota (41150 135th St). Submitted by Denise Raap. Following discussion, Beckler moved and Keatts seconded to approve the rezone from an AG-P District to M-AG District, all members voting aye, motion carried.

Petition to Rezone from an Agriculture Preservation District (AG-P) to a Highway Commercial (HC) for a property described as "Rix Outlot 2 in the SW1/4 of Section 6-T124N-R60W of the 5th P.M., Brown County, South Dakota (12484 406th Ave). Submitted by Hefty Seed. Following discussion, Beckler moved and Kurth seconded to approve the rezone from an AG-P District

to HC District with a stipulation that the hole that was dug be filled in once the building material need is completed, all members voting aye, motion carried.

- 3) Petition to Rezone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for a property described as Lot 1 “B&W Hinrichs Addition” in the N1/2 of the NE1/4 of Section 10-T125N-R60W of the 5th P.M., Brown County, South Dakota (40989 119th St). Submitted by Diane Wolff. Following discussion, Kurth moved and North seconded to approve the rezone from an AG-P District to M-AG District, all members voting aye, motion carried.
- 4) Variance to Lot size in an Agriculture Preservation District (AG-P) for a property described as “Sumption Farms Addition” in the N1/2 of Section 29-T127N-R64W of the 5th P.M., Brown County, South Dakota (38355 110th St.). Submitted by Dennis Voeller. Taylor Sumption was in attendance. Following discussion, North moved and Keatts seconded to approve the variance to the lot size, all members voting aye, motion carried.
- 5) Preliminary and Final Plat for a property described as “Sumption Farms Addition” in the N1/2 of Section 29-T127N-R64W of the 5th P.M., Brown County, South Dakota (39355 110th St.). Submitted by Dennis Voeller. Taylor Sumption was in attendance. Following discussion, North moved and Keatts seconded to approve the plat, all members voting aye, motion carried.
- 6) Preliminary and Final Plat for a property described as Lots 1 & 2 “Voeller Addition” in the S1/2 of Section 29-T127N-R64W of the 5th P.M., Brown County, South Dakota (11052 & 11084 383rd Ave.). Submitted by Dennis Voeller. Taylor Sumption was in attendance. Following discussion, Beckler moved and Kurth seconded to approve the plat, all members voting aye, motion carried.

- 7) Variance to Building Setbacks for a 12' x 30' shed in a Agricultural Preservation District (AG-P) for a property described as the South 785' of the East 673' in the SE1/4 of Section 30, T124N and R62W, of the 5th P.M., Brown County, South Dakota (12897 395th Ave.). Submitted by Tanya Torguson. Tanya Torguson, Dave and Logan Nilsson, James and Marcia Snover were in attendance. Following discussion, Bettmann moved and Beckler seconded to deny the variance for a 50' building setback vs. the required 100' building setback, all members voting aye, motion carried. It was also requested that a variance be submitted for the existing tree belts.
- 8) Variance for Approach Separation in an Agricultural Preservation (AG-P) District for a property described as the SW1/4 of Section 12-T126N-R64W of the 5th P.M., Brown County, South Dakota (38712 114th St.). Submitted by Todd Ellwein. Following discussion, Bettmann moved and Beckler seconded to approve the approach separation with the following stipulation: 1. A minimum of 50' wide, all members voting aye, motion carried.
- 9) Variance to Lot size in an Agriculture Preservation District (AG-P) for a property described as "Dawn Hagen Outlot A" in the NE1/4 of Section 24-T122N-R65W of the 5th P.M., Brown County, South Dakota (13903 382nd Ave.). Submitted by Gaylon Anderson who was in attendance. Following discussion, Kurth moved and Bettmann seconded to approve the variance to the lot size, all members voting aye, motion carried.
- 10) Preliminary and Final Plat for a property described as "Dawn Hagen Outlot A" in the NE1/4 of Section 24-T122N-R65W of the 5th P.M., Brown County, South Dakota (13903 382nd Ave.). Submitted by Gaylon Anderson who was in attendance. Following discussion, Beckler moved and North seconded to approve the plat, with rezone coming in June 2018, all members voting aye, motion carried.

Other Business:

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

Submitted by: Gary Vetter Commission Assistant/HR Director & Nancy North.