

# MINUTES

## BROWN COUNTY PLANNING COMMISSION/ ZONING BOARD of ADJUSTMENT

TUESDAY, JULY 17, 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 Scott Bader, Planning & Zoning Director and Nancy North, Zoning Secretary.

After discussion, Bettmann moved and Kippley seconded to approve the minutes of the June 19, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business: None

New Business:

- 1) Variance to Building Setbacks for a new home in an Agricultural Preservation District (AG-P) for a property described as the "Prunty Tract 1" in the S1/2 of Section 25, T123N and R60W, of the 5th P.M., Brown County, South Dakota (41150 135<sup>th</sup> St). Submitted by Torre Raap who was in attendance. Following discussion, Kurth moved and Beckler seconded to approve the variance to building setback for 80' on front yard rather than 100' required in AG-P District. Torre Raap mentioned the old house foundation is causing problems with location of new house. All members voting aye, motion carried.

*Stan Beckler*

*Darwin Bettmann*

*David North*

*Dale Kurth*

*Scott Bader*

*Patrick Keatts*

*Rachel Kippley*

- 2) **Variance to Floodplain requirements** for a boathouse in a Lake Front District (R-3) for a property described as the Lots 1-3 & N1/2 of Lot 4 “Lingor’s Richmond Lake Subdivision” in the NE1/4 of Section 22, T124N and R65W, of the 5th P.M., Brown County, South Dakota (127015 West Bridge Rd). Submitted by Lee Leuning/Bad River Art Works Partners who was in attendance. Following discussion, Beckler moved and North seconded to **approve the variance** to the Floodplain with the following stipulations: Base Floodplain Evaluation to be identified and marked “on-site” and all 4 lots shall be platted into one platted lot, all members voting aye, motion carried.
  
- 3) **Preliminary and Final Plat** for a property described as “McIntire’s Outlots” in the NE1/4 of Section 23-T123N-R65W of the 5th P.M., Brown County, South Dakota (37895 133<sup>rd</sup> St & 13305 379<sup>th</sup> Ave). Submitted by Lowell McIntire. Following discussion, Beckler moved and Bettmann seconded to **approve the plat**, all members voting aye, motion carried.

**Other Business:**

Discussion was held on the status of the updating to the Comprehensive Plan that is in process.

Discussion was held for clarification whether an approved permit from the State DENR would be required for final approval and after discussion, it was decided no with the engineered design of a Class “C” for Three M Farms Partnership - CAFO.

Discussion was held concerning trees in Cambria Township about sending out a letter requesting to meet minimum setbacks or apply for a variance and complete the results.

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

Submitted by: Scott Bader and Nancy North.