

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, DECEMBER 19, 2023 – 7:00 PM  
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT  
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, and Stan Beckler-Chairman.
- III. **Approval of December 19, 2023, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of November 21, 2023, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
  1. **Sign-up sheet:** On the table by the door entrance, and you can clearly mark YES or NO if you want to speak to the Board on any Agenda Item.
  2. **Permits:** Anyone present that has submitted a Variance Request or Conditional Use Petition to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) for a lot to be 3.51 acres rather than the required 40.0 acres at proposed Lot 1, "J and J Brotzel Addition" in Government Lot 1 in the NW1/4 of Section 7-T126N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11312 373<sup>rd</sup> Avenue; Franklyn Twp.).
  2. **Appeal to Ordinance** in a Mini-Agriculture District (M-AG) for a new storage building without the required residential living space at Lot 2, "Brock Fischer First Richmond Lake Addition" in the NE1/4 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127277 West Shore Drive; Ravinia Twp.).
  3. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) for a new 36' x 56' cold storage building to have a 50'-0" front yard setback rather than the 100'-0" required at Lot 2, "Brock Fischer First Richmond Lake Addition" in the NE1/4 of Section 23-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127277 West Shore Drive; Ravinia Twp.).

4. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) for a lot to be 2.50 acres rather than the required 40.0 acres at proposed Lot 1, “Truebenbach Addition” in the SE1/4 of Section 2-T127N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10653 399<sup>th</sup> Avenue; Greenfield Twp.).
5. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) for a lot to be 9.37 acres rather than the required 40.0 acres at proposed Lot 1, “Edward Hofer First Addition” in the S1/2 of Section 6-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39448 131<sup>st</sup> Street; Bath Twp.).
6. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) for a lot to be 3.00 acres rather than the required 40.0 acres at proposed Lot 1, “D. Feickert Addition” in the NW1/4 of Section 21-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12748 384<sup>th</sup> Avenue; Lincoln Twp.).

**VII. Other Business:**

*Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission*

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### PLANNING COMMISSION

I. **Old Business:**

II. **New Business:** *Brown County Planning/Zoning Commission as Planning Commission.*

10. **Rezone Petition** for a property described as Lot 1, “Wulff First Subdivision” in the SE1/4 of Section 7-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13159 395<sup>th</sup> Avenue; Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for 25.20+ acres.

11. **Preliminary & Final Plat** for conveyance purposes on a property described as “J and J Brotzel Addition” in Government Lot 1 in the NW1/4 of Section 7-T126N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11312 373<sup>rd</sup> Avenue; Franklyn Twp.).

12. **Preliminary & Final Plat** for conveyance purposes on a property described as “Trueebenbach Addition” in the SE1/4 of Section 2-T127N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10653 399<sup>th</sup> Avenue; Greenfield Twp.).

13. **Preliminary & Final Plat** for conveyance purposes on a property described as “Edward Hofer First Addition” in the S1/2 of Section 6-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39448 131<sup>st</sup> Street; Bath Twp.).

14. **Preliminary & Final Plat** for conveyance purposes on a property described as “D. Feickert Addition” in the NW1/4 of Section 21-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12748 384<sup>th</sup> Avenue; Lincoln Twp.).

III. **Other Business:** *Executive Session if requested.*

IV. **Motion to Adjourn:** 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_