

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, MAY 21, 2024 – 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, Alternate Paul Johnson, and Stan Beckler-Chairman.
- III. **Approval of May 21, 2024, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of April 16, 2024, 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, there is a Sign-up Sheet. Please legibly sign in and mark YES or NO if you want to speak to the Board on any Agenda Item.
  2. **Permits:** Anyone that has submitted a Variance Petition (VP) or a Conditional Use Petition (CUP) 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 to Setbacks** in a Rural Urban District (RU) described as Proposed Lot 1, “Kevin and Jean Nelson First Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (4 4<sup>th</sup> Avenue NW, Columbia City)
  2. **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Outlot 6, “Derian’s Outlots” in the NW1/4 of Section 27-T123N-R64W of the 5<sup>th</sup> P.M., together with the 33’ strip of vacated Derian Drive next South of Outlot 6 & extending easterly to the center line of “A” Street extended South, Brown County, South Dakota (1826 Derian Drive, Aberdeen Twp.)
  3. **Variance to Approach Separation** in a Mini-Agriculture District (M-AG) described as proposed Lot 2, “Doeden First Addition” in the SE1/4 of Section 24-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13375 382<sup>nd</sup> Avenue, Mercier Twp.)
  4. **Variance to Setbacks** in a Lake Front Residential District (R-3) described as Lots 31-34. “Raetzman’s Richmond Lake Subdivision” in the NW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126383 North Bridge Road, Ravinia Twp.)

5. **Variance to Setbacks** in a Highway Commercial District (HC) described as “Yeoman’s Outlot 2 and 3” and the South 700’ of 50’ immediately to the East of and abutting on said Outlots 2 and 3 which is designed as an Access Road in the NE1/4 of Section 27-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12849 386<sup>th</sup> Avenue, Lincoln Twp.)

VII. **Other Business:**

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

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BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT  
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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 proposed Lot 1, “Beving Addition” in the W1/2 of the NE1/4 of Section 35-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37865 135<sup>th</sup> Street, Mercier Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as proposed Lot 2A, “Jackson and Karlen’s Third Subdivision” in the NW1/4 & the N1/2 of the SW1/4 of Section 33-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12342 396<sup>th</sup> Avenue, Columbia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
12. **Preliminary & Final Plat** for financial purposes on a property described as “Kevin and Jean Nelson First Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (4 4<sup>th</sup> Avenue, Columbia City).
13. **Preliminary & Final Plat** for financial and conveyance purposes on a property described as “Beving Addition” in the NE1/4 of Section 35-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37865 135<sup>th</sup> Street, Mercier Twp.).
14. **Preliminary & Final Plat** for conveyance purposes on a property described as “Jackson and Karlen’s Third Subdivision” in the NW1/4 & the N1/2 of the SW1/4 of Section 33-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12342 396<sup>th</sup> Avenue, Columbia Twp.).

**15. Preliminary Plat** for conveyance purposes on a property described as “Howling Woods Subdivision” in the SW1/4 of Section 22-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Approx. 1493 S 385<sup>th</sup> Avenue, Aberdeen Twp.).

**16. Preliminary & Final Plat** for conveyance purposes on a property described as “Doeden First Addition” in the SE1/4 of Section 24-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13371 & 13375 382<sup>nd</sup> Avenue, Mercier Twp.).

**17. Preliminary & Final Plat** for conveyance purposes on a property described as “Jones-Wright Addition” in the E1/2 of Section 7-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13121 & 13159 395<sup>th</sup> Avenue, Bath Twp.).

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

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