

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MARCH 15, 2022 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BSMNT COMMUNITY ROOM

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Darwin Bettmann, Dale Kurth, Patrick Keatts, James Meyers, Brown County Commissioner Mike Gage and Chairman Stan Beckler. Also in attendance for today's meeting are Ron Keller – Planning/Zoning Technician and Chris Anderson - Planning/Zoning Technician. Scott Bader – Planning/Zoning Director *may be absent for this meeting.*
- III. **Minutes:** February 15, 2022, Motion: 1st _____ 2nd _____
- IV. **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 for a *Variance Request or Conditional Use Petition* to the Zoning Board of Adjustment (BOA) is still required to get a Building Permit, Zoning Permit, Floodplain Permit (FPDP), or Use Permit, from the Zoning Office before starting their project if their request is approved. Penalties may be assessed when starting their project without proper permits in-place.
- V. **New Business:** Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).
 1. **Variance Petition for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lots 1&2, "A Mitchell Addition", in the SE1/4 of Section 7-T121N-R65W of the 5th P.M., Brown County, South Dakota (37356 & 37380 144th Street, Mansfield, SD 57460; New Hope Twp).
 2. **Conditional Use Petition (CUP)** in a Heavy Industrial District (HI) described as Lot 1, "Browning First Addition" in the NW1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (717 South 385th Ave, Aberdeen, SD 57401; Aberdeen Twp).
 3. **Conditional Use Petition (CUP)** in Heavy Industrial District (HI) described as Lot 5, "D&S Business Park First Addition" in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4302 Schipke Lane, Aberdeen, SD 57401; Aberdeen Twp).
 4. **Variance to Building Setbacks** in Heavy Industrial District (HI) described as Lot 5, "D&S Business Park First Addition" in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4302 Schipke Lane, Aberdeen, SD 57401; Aberdeen Twp).
 5. **Variance Petition for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Jeff Howard First Addition" in the SW1/4 of Section 32-T124N-R60W of the 5th P.M., Brown County, South Dakota (12982 407th Avenue, Groton, SD 57445; Riverside Twp).

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I. **Old Business:**

1. **Amendment Discussion to Brown County Ordinance Title 4** for Chapters 4.22 through Chapter 4.29 for Administrative Rules and Enforcement are Tabled to April 19, 2022, monthly meeting at the request of the States Attorney Office.

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

10. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 3, “Feickert’s Second Subdivision” in the SE1/4 of Section 20-T124N-R64W of the 5th P.M., Brown County, South Dakota (12769 384th Avenue, Aberdeen, SD 57401; Lincoln Twp.).
11. **Preliminary & Final Plat** for a property described as “A Mitchell Addition” in the SE1/4 of Section 7-T121N-R65W of the 5th P.M., Brown County, South Dakota (37356 & 37380 144th Street, Mansfield, SD; New Hope Twp).
12. **Preliminary & Final Plat** for a property described as “Jeff Howard First Addition” in the SW1/4 of Section 32-T124N-R60W of the 5th P.M., Brown County, South Dakota (12982 407th Avenue; Groton, SD 57445; Riverside Twp).
13. **Preliminary Plat** for a property described as “Bauer-Edwards First Addition” in the SW1/4 of Section 10-T124N-R65W of the 5th P.M., Brown County, South Dakota (37748 132nd Street; Aberdeen, SD 57401; Mercier Twp).

III. **Other Business:**

- IV. **Motion to Adjourn:** 1st _____ 2nd _____