

# AGENDA

## REGULAR SCHEDULED MEETINGS

### BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MAY 19, 2020 – 7:00 PM

EAST SIDE of BSMNT COMMUNITY ROOM, BROWN COUNTY COURTHOUSE ANNEX (605) 626-7144  
Appointment can be made to attend the meeting or attend via teleconference.

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<https://global.gotomeeting.com/install/833606325>

- I. Call to Order: Planning/Zoning Commissioner Chairman Jerry Streckfuss
- II. Roll Call: Vice Chairman Stan Beckler, Darwin Bettmann, David North, Dale Kurth, Patrick Keatts, B.C. Commissioner Rachel Kippley serving on the Planning/Zoning Commission & Chairman Jerry Streckfuss.
- III. Minutes: APRIL 21, 2020
- IV. Old Business:
- V. New Business: P&Z Commission as Zoning Board of Adjustment (BOA)
  1. Variance for 2 Residences in Mini Agricultural District (M-AG) described as Lot 1, “Evelo 2<sup>nd</sup> Subdivision” in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3200 & 3202 E Melgaard Road).
  2. Special Exception/Conditional Use in Agricultural Preservation District (AG-P) described as NWPS “A” Tap Addition” in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).
  3. Variance for Setback in Agricultural Preservation District (AG-P) described as NWPS “A” Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).
  4. Variance for Setback in Agricultural Preservation District (AG-P) described as NWPS “A” Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).
  5. Variance for Approach Separation in Agricultural Preservation District (AG-P) described as NWPS “A” Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).
  6. Variance for Setback in Agricultural Preservation District (AG-P) described as Lot 28, “Dewald & Hoffman’s 2<sup>nd</sup> Richmond Lake Subdivision” in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126674 W Shore Dr).

7. **Special Exception/Conditional Use** in Agriculture Preservation District (AG-P) described as SE1/4 of Section 21-T123N-T64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38451 Hwy 12W).
8. **Special Exception/Conditional Use** in Heavy Industrial District (H-I) described as Lot 1, "SDWG Bath-Grebner Terminal Addition" in the S1/2 of Section 14-t123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (105 392<sup>nd</sup> Ave S).
9. **Variance for Setback** in Agriculture Preservation District (AG-P) described as Lot 3 "Jerry & Judy Biegler's 1<sup>st</sup> Addition" in the SW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37908 127<sup>th</sup> St).
10. **Variance for Setback** in Mini Agricultural District (M-AG) described as Lot 1, "Weiler Subdivision" in the NE1/4 of Section 32-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12901 384<sup>th</sup> Ave).
11. **Rural Addressing Ordinance** for Brown County, South Dakota.

VI. Other Business:

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

## REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

*Beginning as Planning Commission*

I. Old Business:

II. New Business: **Planning Commission**

20. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Lake Front Residential (R-3) for a property described as: Lot 29, "Dewald & Hoffman's 2<sup>nd</sup> Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126668 W Shore Dr).
21. **Preliminary and Final Plat** for a property described as Lot 1 "Barnett Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126674 W Shore Dr).
22. **Preliminary and Final Plat** for a property described as Lot 1, "Gerald and Gail Struck Addition" in the NE1/4 of Section 9-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12501 385<sup>th</sup> Ave).

III. Other Business:

VI. Motion to Adjourn:

# MINUTES

## BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, April 21, 2020 - 7:00 P.M.

COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning / Zoning Commission meeting was called to order by Brown County Planning Commission Chairman Jerry Streckfuss (by video). Members of the Brown County Planning Commission present at roll call were Darwin Bettmann (by phone), Vice Chair Stan Beckler (in person), David North (by video), Dale Kurth (by phone) and B.C. Commissioner Rachel Kippley (in person). Absent was Patrick Keatts. Also present at the meeting was Scott Bader - Planning & Zoning (in person).

This meeting was conducted by the use of the GoToMeeting application due to the Covid-19 Social distancing protocol. Below are the links that were used.

*Please join my meeting from your computer, TABLET or smartphone.*

<https://global.gotomeeting.com/join/988948333>

*You can also dial in using your phone.*

*United States: +1 (571) 317-3112    Access Code: 988-948-333*

After discussion, Beckler moved and North seconded to approve the minutes of the March 17, 2020 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

**Old Business:**

**New Business:** Planning/Zoning Commission as Zoning *Board of Adjustment (BOA)*

1. **Variance to Lot Size** in Agricultural Preservation District (AG-P) described as Lot 1, "Larson Lodge Addition" in the SW1/4 of Section 27-T125N-R62W of the 5th P.M., Brown County, South Dakota (39749 Larson Road). Following discussion, Kippley moved for *approval of this variance*, Beckler seconded, all members voting aye, motion carried.

2. **Variance to Shelterbelt** in Agricultural Preservation District (AG-P) described as “C Jark Addition” in the NW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota (39545 143<sup>rd</sup> St). Present for this item was Chris Jark (by phone). Following discussion, Beckler moved for approval of this variance, Bettmann seconded, all members voting aye, motion carried.
3. **Variance to Lot Size** in an Agricultural Preservation District (AG-P) described as Lot 1 “Paul Hinz Addition” in the SW1/4 of Section 8-T125N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37540 120<sup>th</sup> St). Present for this item was Paul Hinz (by phone). Following discussion, Kippley moved for approval of the variance Beckler seconded, all members voting aye, motion carried.
4. **Variance to Shelterbelt** in an Agricultural Preservation District (AG-P) described as SE1/4 of Section 26-T128N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (104754 399<sup>th</sup> Ave). Present for this item Doug Farrand (by phone). Following discussion, North moved for approval of the variance, Kurth seconded, all members voting aye, motion carried.
5. **Variance to Setback** in an Agricultural Preservation District (AG-P) described as SE1/4 of Section 10-T122N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13797 392<sup>nd</sup> Ave). Present for this item Arne Svarstad (in person). Following discussion, Beckler moved for approval of the variance, Kurth seconded, all members voting aye, motion carried.
6. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Lot 1, “DMVW First Addition” in the NW1/4 of Section 10-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (2220 N 391<sup>st</sup> Ave). Following discussion Beckler moved for approval of the variance, Bettmann seconded, all members voting aye, motion carried.

**Other Business:**

- a. Rural Address Ordinance changes were discussed with the commission.

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*Completed as Zoning Board of Adjustment (BOA) and  
Beginning as Planning Commission*

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**REGULARLY SCHEDULED MEETING  
BROWN COUNTY PLANNING/ZONING COMMISSION**

Old Business:

New Business: *Brown County Planning Commission*

**10.Preliminary and Final Plat** for a property described as “Larson Lodge Addition” in the SW1/4 of Section 27-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39749 Larson Road). Submitted by Larson Livestock Inc. Following discussion, Bettmann moved to recommend approval of this plat to the Board of County Commissioners, seconded by Kurth, all members voting aye, motion carried.

**11.Preliminary and Final Plat** for a property described as Lot 1 “Paul Hinz Addition” in the SW1/4 of Section 8-T125N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37540 120<sup>th</sup> St). Submitted by Paul Hinz. Following discussion, Kurth moved to recommend approval of this plat to the Board of County Commissioners, seconded by Beckler, all members voting aye, motion carried.

**12.Preliminary and Final Plat** for a property described as “Achen Subdivision” in the SW1/4 of Section 26-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (2519 392<sup>nd</sup> Ave). Submitted by Craig Achen. Following discussion, Bettmann moved to recommend approval of this plat to the Board of County Commissioners, seconded by Kurth, all members voting aye, motion carried.

Other Business:

There being no further business before the Planning/Zoning Commission, Bettman moved and Kurth seconded to adjourn, all members voting aye, motion carried.

Submitted by: Nancy Clark North - Planning & Zoning Department.

# STAFF REPORT

May 19, 2020

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Variance for 2 residences on one parcel

ITEM # 01

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**GENERAL INFORMATION:**

PETITIONER: Kevin Braun

REQUEST: Variance for 2 residences on one parcel in an M-AG District.

LEGAL DESCRIPTION: Lot 1, "Evelo 2nd Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota

LOCATION: 3200 & 3202 E Melgaard Rd

TOWNSHIP: Aberdeen Twp

EXISTING ZONING: Mini-Ag District (M-AG)

SURROUNDING ZONING:

North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Scott Bader

**GENERAL COMMENT:** The petitioner is requesting a Variance to Lot Use for Lot 1, "Evelo 2<sup>nd</sup> Subdivision" zoned (M-AG) to allow 2 residences on an (M-AG) parcel.

**GENERAL REVIEW:** After review Staff recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

Variance for 2 residences on one parcel in a Mini-Agriculture District

## APPLICATION FOR VARIANCE

DATE: 4/24/2020  
RECEIPT # 326968  
TOWNSHIP: Aberdeen

FEES: \$100  
PAID: YES/NO CHK/CASH  
DATE: Lot 1 Evelo 2nd Subdivision in the S1/2

OWNERS SIGNATURE: *Kelli B...* of the 5th P.M., Brown County, South Dakota  
OWNERS ADDRESS: 3202 E Melrose Road  
OWNERS CITY, STATE, ZIP: Aberdeen, S.D. 57401  
OWNERS PHONE: 605-380-2237

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

REQUEST: \_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

May 19, 2020

Planning Commission Action: Approved / Denied \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

**MEETING:** located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 04/21/20  
RECEIPT # \_\_\_\_\_  
TOWNSHIP: Aberdeen TWP

FEES: \$100.00  
PAID: YES/NO CHK/CASH  
DATE: \_\_\_\_\_

OWNERS SIGNATURE: Kevin Braun  
OWNERS ADDRESS: 3202 E Melgaard Rd  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-380-2237

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

REQUEST: Variance for 2 residences on one parcel in a Mini-Agriculture District.

LEGAL DESCRIPTION: Lot 1 Evelo 2nd Subdivision in the S1/2 of Section 29-T123N-R63W  
of the 5th P.M., Brown County, South Dakota

**Planning Commission Action: *Approved / Denied*** \_\_\_\_\_

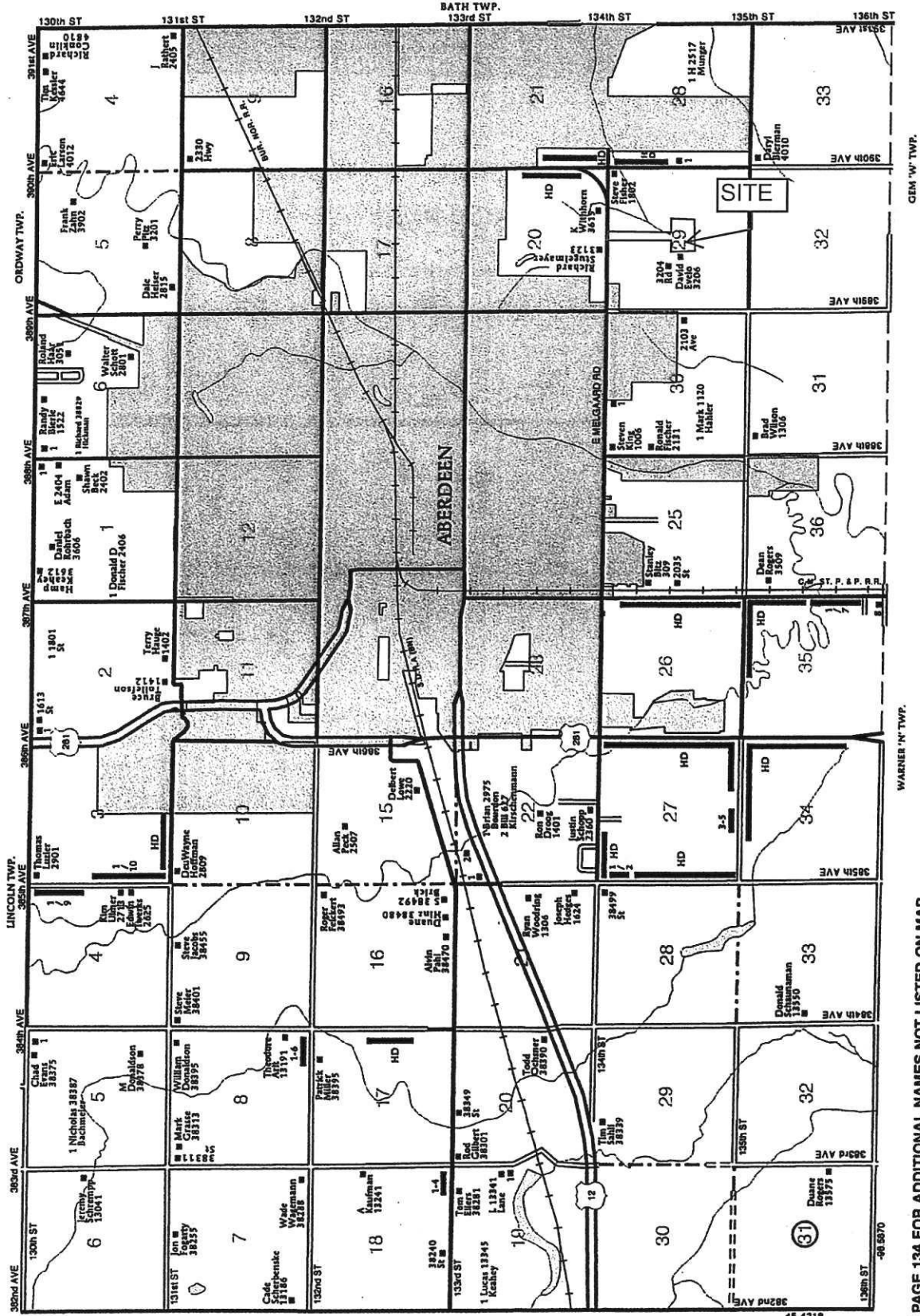
**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**HEARING DATE:** May 19, 2020 **TIME:** 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



(Residents - Owners or Renters)



GEM 'W' TWP.

WARNER 'N' TWP.

SEE PAGE 134 FOR ADDITIONAL NAMES NOT LISTED ON MAP

MERCIER TWP.

45.4218

48.6870

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of having two (2) residential houses on one parcel in a Mini-Agriculture District (M-AG)

Petitioner & owner: Kevin Braun

Description of property: *Lot 1, "Evelo 2<sup>nd</sup> Subdivision in the S1/2 of Section 29-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (3202 E Melgaard Rd and proposed 3200 E Melgaard Rd).*

Reason: Chapter 4.0702-2 requires a variance to be approved through the Planning/Zoning Commission to have two (2) residences on one parcel.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment.

Dated this 6th day of May 2020

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market St.  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

*Brown County GIS Map  
(for reference only)*



*Brown County GIS Map  
(for reference only)*

E MELGAARD RD

E MELGAARD RD

Braun Drive

3200

3202



**STAFF REPORT**  
**April 21, 2020**

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**Spec Exc/Conditional Use for Substation**

**ITEM #** 02

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GENERAL INFORMATION

PETITIONER	NorthWestern Energy
REQUEST	<b>Special Exception/Conditional Use</b> for an Electrical Switching Substation and 80' Tower
LEGAL DESCRIPTION	NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	13248 384 <sup>th</sup> Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for electrical switching substation and tower.

REVIEW: Staff has reviewed this request and recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: 03/26/2020  
RECEIPT # 326955  
TOWNSHIP: Aberdeen Twp

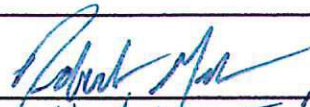
FEES: \$200.00  
PAID: YES/NO CHK/CASH  
DATE: 4/14/20

OWNERS SIGNATURE: Northwestern Energy  
OWNERS ADDRESS: 600 Market Street W  
OWNERS CITY, STATE, ZIP: Huron, SD 57350  
OWNERS PHONE: \_\_\_\_\_

AGENTS SIGNATURE: Robert Gehm  
AGENTS ADDRESS: 313 Cedar Street  
AGENTS CITY, STATE, ZIP: Yankton, SD 57078  
AGENTS PHONE: 605-668-4602 (O) 605-760-7402 (Cell)

REQUEST: New Electrical Switching Substation building and including an 80' Tower <sup>→ 60'</sup>

LEGAL DESCRIPTION: NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section  
16-T123-R64W of the 5th P.M., Brown County, South Dakota

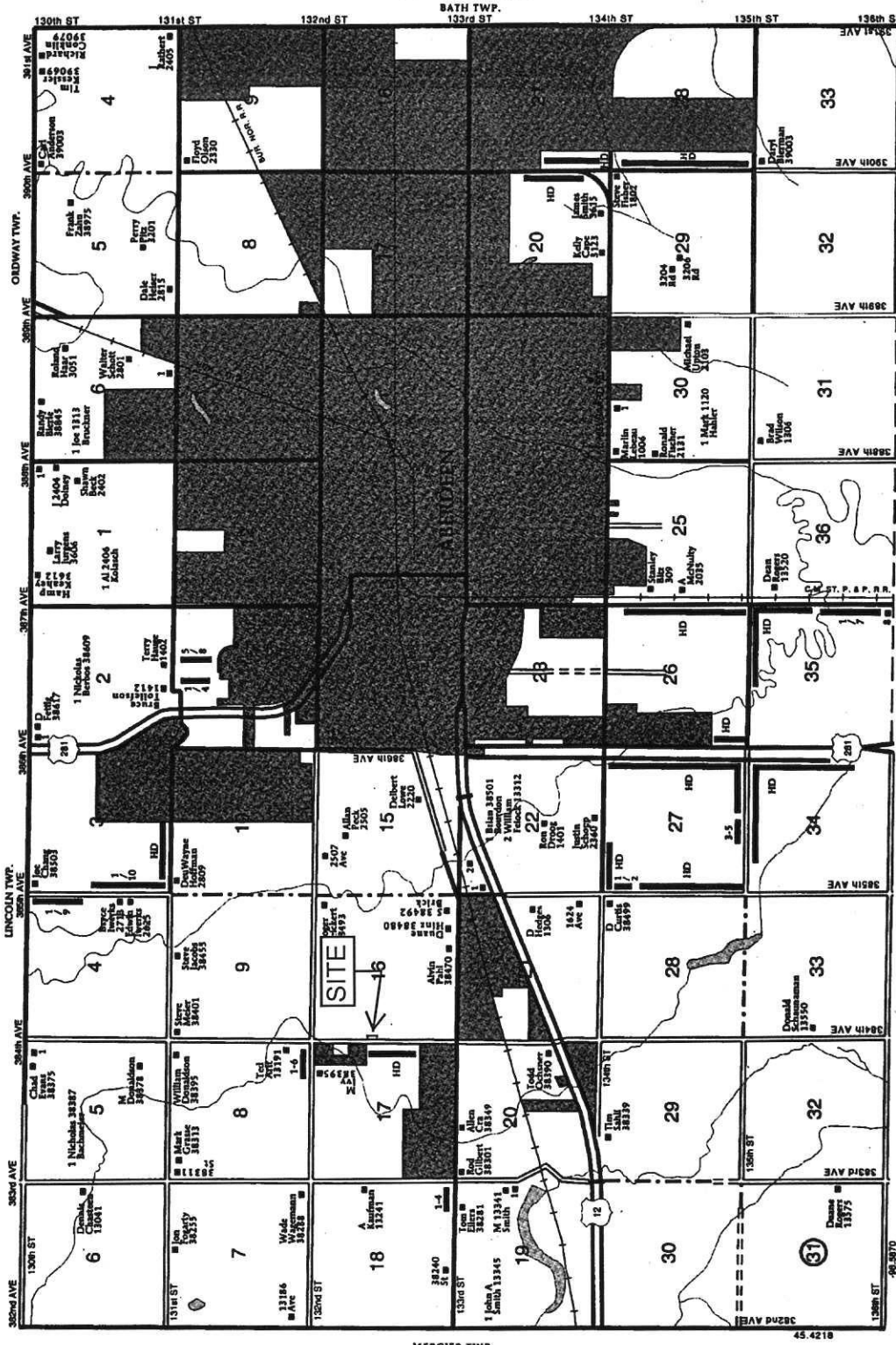
SIGNATURE:  Real Estate Representative  
Northwestern Energy

Planning Commission Action: Approved / Denied

By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: May 19, 2020 TIME: 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



- WARNER TWP.
- 8 2504 Bossert, Curt 2422
  - 9 2724 Smith, Douglas 2716
  - 10 2822 Heintzman, Rob 2708
  - 11 2822 Heintzman, Rob 2708
  - 12 2822 Heintzman, Rob 2708
  - 13 2822 Heintzman, Rob 2708
  - 14 2822 Heintzman, Rob 2708
  - 15 2822 Heintzman, Rob 2708
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  - 33 2822 Heintzman, Rob 2708
  - 34 2822 Heintzman, Rob 2708
  - 35 2822 Heintzman, Rob 2708
  - 36 2822 Heintzman, Rob 2708
- SECTION 27
- 1 1805 Higemann, Bryon 2328
  - 2 1805 Mauritzson, John 2324
  - 3 1805 Voisla, Dennis 2322
  - 4 1805 Pauleen, William 1823
  - 5 1805 Aberle, Arthur 38548
  - 6 1805 Robinson, Randall 13575
  - 7 1805 Rahm, Marlon 13579
  - 8 1805 Schroh, Joseph 13553
  - 9 1805 Fredrickson, Dale 38692
- SECTION 28
- 1 1805 Higemann, Bryon 2328
  - 2 1805 Mauritzson, John 2324
  - 3 1805 Voisla, Dennis 2322
  - 4 1805 Pauleen, William 1823
  - 5 1805 Aberle, Arthur 38548
  - 6 1805 Robinson, Randall 13575
  - 7 1805 Rahm, Marlon 13579
  - 8 1805 Schroh, Joseph 13553
  - 9 1805 Fredrickson, Dale 38692
- SECTION 29
- 1 1805 Higemann, Bryon 2328
  - 2 1805 Mauritzson, John 2324
  - 3 1805 Voisla, Dennis 2322
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  - 5 1805 Aberle, Arthur 38548
  - 6 1805 Robinson, Randall 13575
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  - 9 1805 Fredrickson, Dale 38692
- SECTION 30
- 1 1805 Higemann, Bryon 2328
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  - 5 1805 Aberle, Arthur 38548
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- SECTION 31
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- SECTION 32
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- SECTION 33
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- SECTION 34
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- SECTION 35
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  - 8 1805 Schroh, Joseph 13553
  - 9 1805 Fredrickson, Dale 38692
- SECTION 36
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  - 6 1805 Robinson, Randall 13575
  - 7 1805 Rahm, Marlon 13579
  - 8 1805 Schroh, Joseph 13553
  - 9 1805 Fredrickson, Dale 38692

## NOTICE OF HEARING

A PETITION has been made to the Brown County Planning/Zoning Commission for a Special Exception/Conditional Use (SE/CU). A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Utility Substation and a tower on a parcel in an Agricultural Preservation District (AG-P).

Petitioner / Owner: Northwestern Public Service

Description of property: "NWPS A TAP Addition" in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).

Reason: *Special Exception/Conditional Use (SE/CU) for a new Electrical Switching Station/Utility Substation and an 80' Tower.*

The public is invited to attend the hearing and to present comments and testimony regarding the proposed *SE/CU* petition.

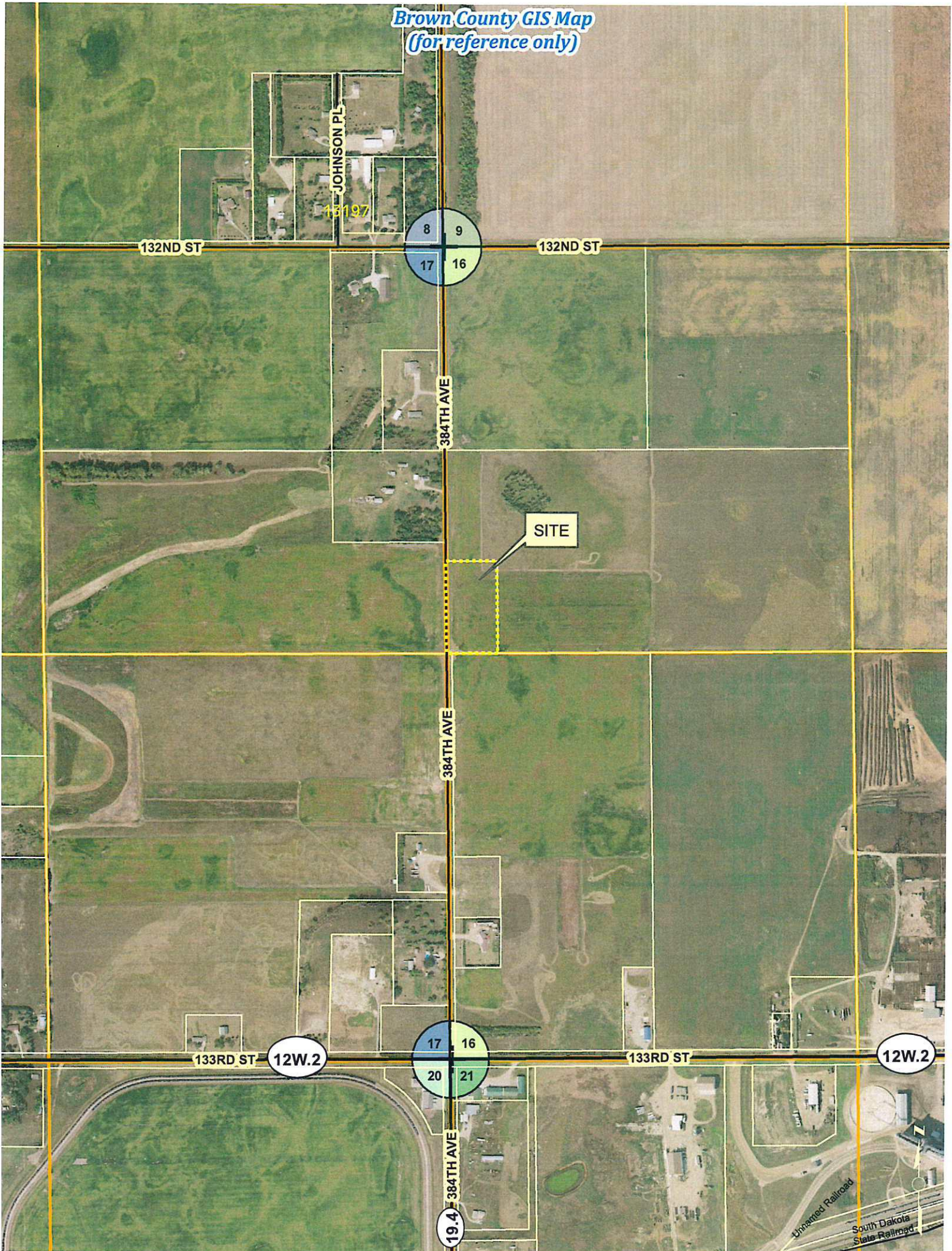
Dated this 6<sup>th</sup> day of May, 2020

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.



*Brown County GIS Map  
(for reference only)*



JOHNSON PL

15197

132ND ST

132ND ST

384TH AVE

SITE

384TH AVE

133RD ST

12W.2

133RD ST

12W.2

384TH AVE

19.4

Unhatched Railroad

South Dakota State Railroad

**STAFF REPORT**  
April 21, 2020

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**VARIANCE FOR BLDG SETBACKS IN AG-P**

**ITEM # 03**

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GENERAL INFORMATION

PETITIONER	NorthWestern Energy
REQUEST	<b>Variance for Building Setbacks</b>
LEGAL DESCRIPTION	NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	13248 384 <sup>th</sup> Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for 40' setback from the West property line rather than the required 100' for a Switching Substation Building.

REVIEW: Staff has reviewed this request and recommends approval.


# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 03/26/20  
RECEIPT # 326955  
TOWNSHIP: Aberdeen Twp

FEES: \$100.00  
PAID: YES/NO CHK/CASH  
DATE: 4/14/20

OWNERS SIGNATURE: NorthWestern Energy  
OWNERS ADDRESS: 600 Market Street W  
OWNERS CITY, STATE, ZIP: Huron, SD 57350  
OWNERS PHONE: \_\_\_\_\_

AGENTS SIGNATURE: Robert Gehm  Real Estate Rep.  
AGENTS ADDRESS: 313 Cedar Street  
AGENTS CITY, STATE, ZIP: Yankton, SD 57078  
AGENTS PHONE: 605-668-4602 (O) 605-760-7402 (Cell)

**REQUEST:** Switching Substation Building to be setback 40' from the West property line rather than the required 100' in an Agricultural Preservation District (AG-P) per Chapter 4.0606

**LEGAL DESCRIPTION:** NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota

**Planning Commission Action:** Approved / Denied

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

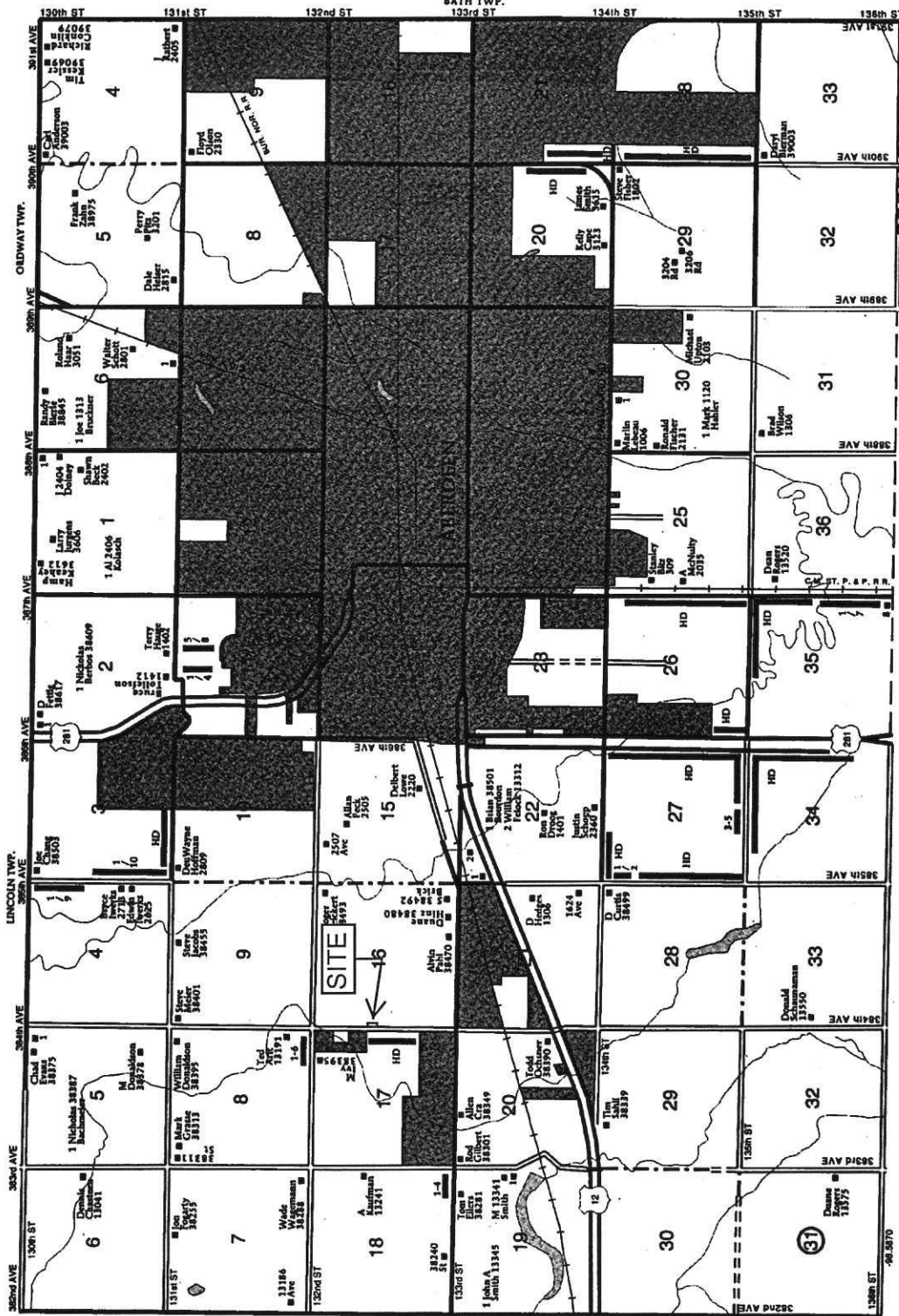
**HEARING DATE:** May 19, 2020 **TIME:** 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

(Residents - Owners or Renters)



- ABERDEEN TOWNSHIP**
- SECTION 3**
- 2724
  - Smith, Douglas 2716
  - Heitzman, Rob 2708
  - 2622
  - Moser, Kevin 3221
  - Vanderhoek, Corey 3213
  - Goehring, Lareu 3205
  - Dylasma, Clay 3153
- SECTION 4**
- 2504
  - Bossert, Curt 2422
  - Boltwerk, Donald 2402
  - Blabee, Bruce 3229
  - Moser, Kevin 3221
  - Vanderhoek, Corey 3213
  - Goehring, Lareu 3205
  - Dylasma, Clay 3153
- SECTION 5**
- Fisher, Paul 3125
  - Reitzel, Fred 3105
  - Newman, Mary 3021
  - Hubsanga, Arnold 2615
  - Brzezinski, Thomas 36374
  - Fickert, David 36382
  - Darling, Roger 36368
- SECTION 6**
- Streier, Steve 36390
  - Blitz, Robert 36382
  - Zimmer, Kyle 36396
  - Larson, Dan 2329
  - Kokales, Joe 2327
  - Lipp, Leon 2325
  - Conrads, D 2323
  - Reiser, Robert 2320
- SECTION 7**
- Hagemann, Bryon 2328
  - Mauritzen, John 2324
  - Voizte, Dennis 2322
  - Eichinger, John 36280
  - Dehms, Art 36282
  - Wherry, Laver 36290
  - Drehs, K 36296
- SECTION 8**
- Thraash, Peter 15681
  - Swanson, Erlean 13569
  - Boeddeler, William 13573
  - Robinson, Randall 13575
  - Rahn, Merlon 13570
  - Schroh, Joseph 13593
  - Fredrickson, Dale 36682
- SECTION 9**
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- SECTION 50**
- 1805
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  - Schwan, Christopher 38554
  - Forkel, Raymond 38556
  - Braker, Brad 13585

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Variance to Lot Size in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *NorthWestern Energy*

Description of property: *NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).*

Reason: Variance to building setback for a Switching Substation Building to be setback 40' from the West property line rather than the required 100' in an Agricultural Preservation district (AG-P) per Chapter 4.0606.

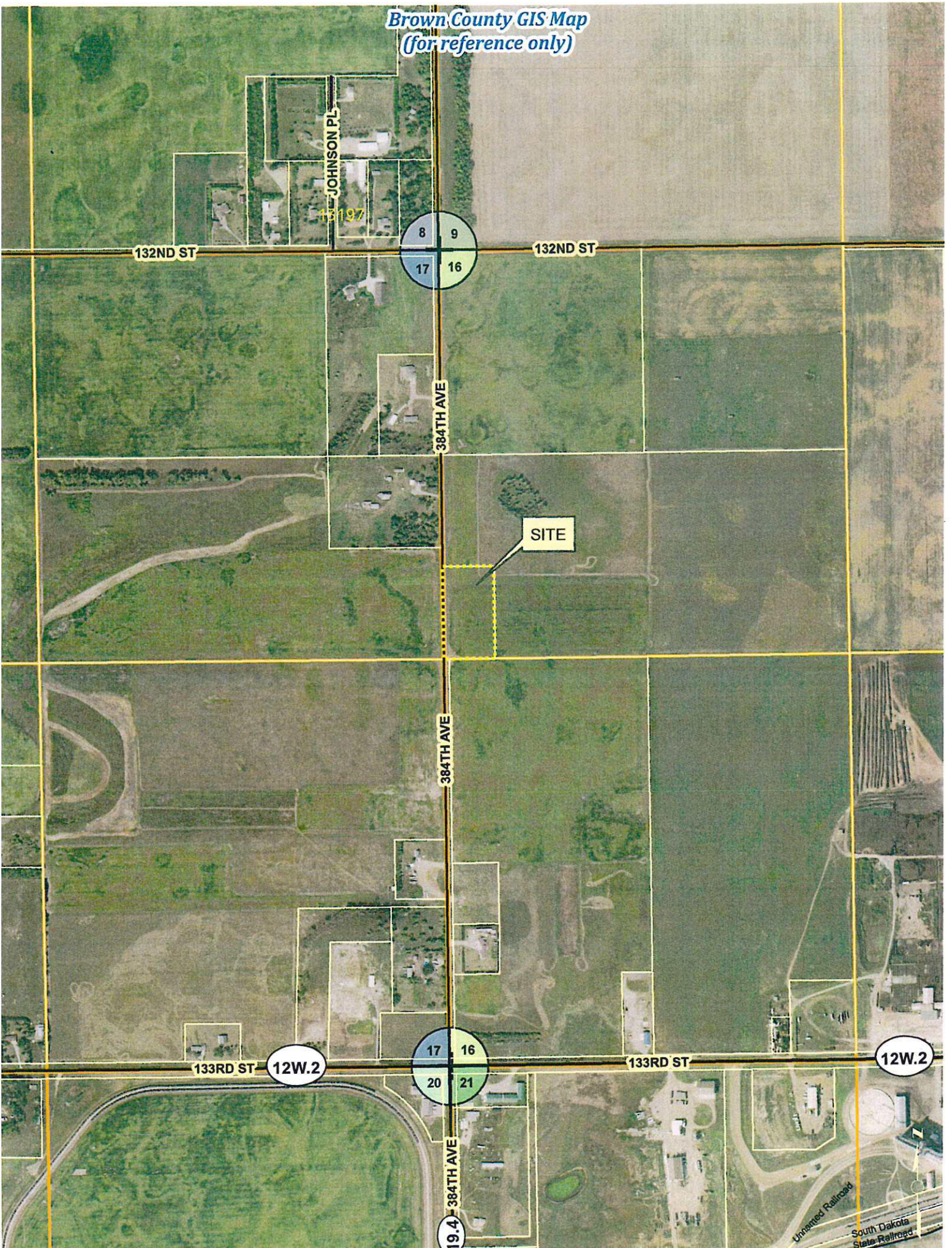
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

*Dated this 6<sup>th</sup> day of May 2020*

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

*Brown County GIS Map  
(for reference only)*



**STAFF REPORT**  
**April 21, 2020**

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**VARIANCE FOR TOWER SETBACKS IN AG-P**

**ITEM #** 04

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GENERAL INFORMATION

PETITIONER	NorthWestern Energy
REQUEST	<b>Variance for Tower Setbacks</b>
LEGAL DESCRIPTION	NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	13248 384 <sup>th</sup> Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for 40' setback from the West property line rather than the required 200' for a New Tower.

REVIEW: Staff has reviewed this request and recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 03/26/20  
RECEIPT # 326955  
TOWNSHIP: Aberdeen Twp

FEES: \$100.00  
PAID: (YES/NO) (CHK/CASH)  
DATE: 4/14/20

OWNERS SIGNATURE: NorthWestern Energy  
OWNERS ADDRESS: 600 Market Street W  
OWNERS CITY, STATE, ZIP: Huron, SD 57350  
OWNERS PHONE: \_\_\_\_\_

AGENTS SIGNATURE: Robert Gehm *Robert Gehm Real Estate Rep.*  
AGENTS ADDRESS: 313 Cedar Street  
AGENTS CITY, STATE, ZIP: Yankton, SD 57078  
AGENTS PHONE: 605-668-4602 (O) 605-760-7402 (Cell)

REQUEST: New Tower to be 40' setback from the West property line rather than the 200' required per Chapter 4.3501B3 in an Agricultural Preservation District (AG-P).

LEGAL DESCRIPTION: NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota

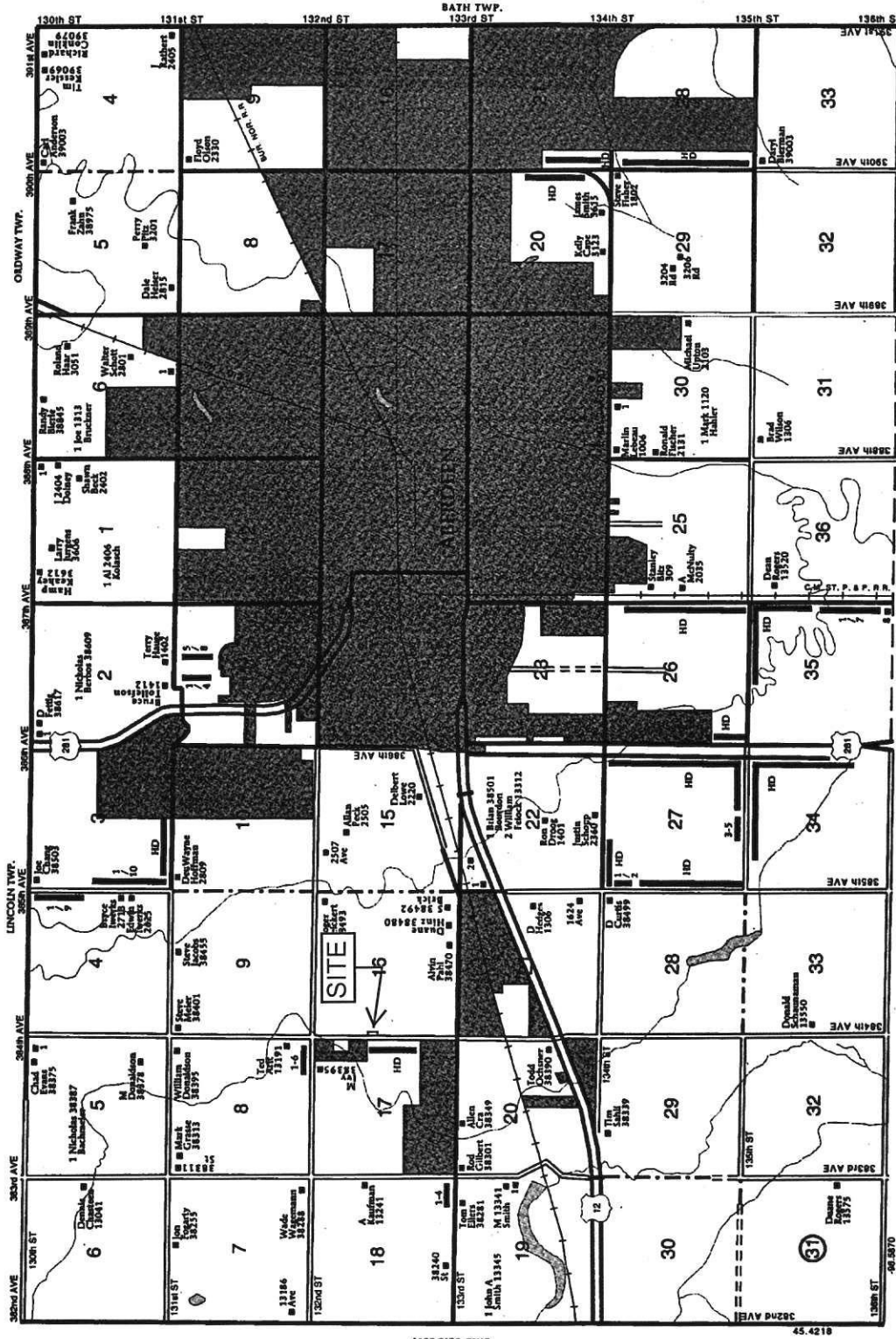
**Planning Commission Action: Approved / Denied**

By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: May 19, 2020 TIME: 7:00 p.m.

**MEETING: located in the Basement Community Room of the Court House Annex**  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov





- ABERDEEN TOWNSHIP**
- SECTION 3**
- 1 2724
  - 2 Smith, Douglas 2716
  - 3 Weitzman, Rob 2708
  - 4 2622
  - 5 Sams, Jeff 2610
  - 6 Zacher, Leland 2602
  - 7 Emery, T 2536
- SECTION 4**
- 1 2504
  - 2 Bossert, Curt 2422
  - 3 2402
  - 4 2329
  - 5 2321
  - 6 2313
  - 7 2305
  - 8 2333
  - 9 2338
  - 10 2402
- SECTION 5**
- 1 Blakes, Bruce 3229
  - 2 Moser, Kevin 3221
  - 3 Vanderhoek, Corey 3213
  - 4 Goehring, Lareu 3205
  - 5 Dylama, Clay 3133
- SECTION 6**
- 1 3125
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  - 3 3021
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  - 8 2323
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- SECTION 7**
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- SECTION 8**
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- SECTION 9**
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- SECTION 10**
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- SECTION 11**
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- SECTION 50**
- 1 3125
  - 2 3105
  - 3 3021
  - 4 2815
  - 5 2329
  - 6 2327
  - 7 2325
  - 8 2323
  - 9 2338

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Variance to Lot Size in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *NorthWestern Energy*

Description of property: *NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 384<sup>th</sup> Ave).*

Reason: Variance to setback for a new tower to be setback 40' from the West property line rather than the required 200' per Chapter 4.3510 in an Agricultural Preservation District (AG-P).

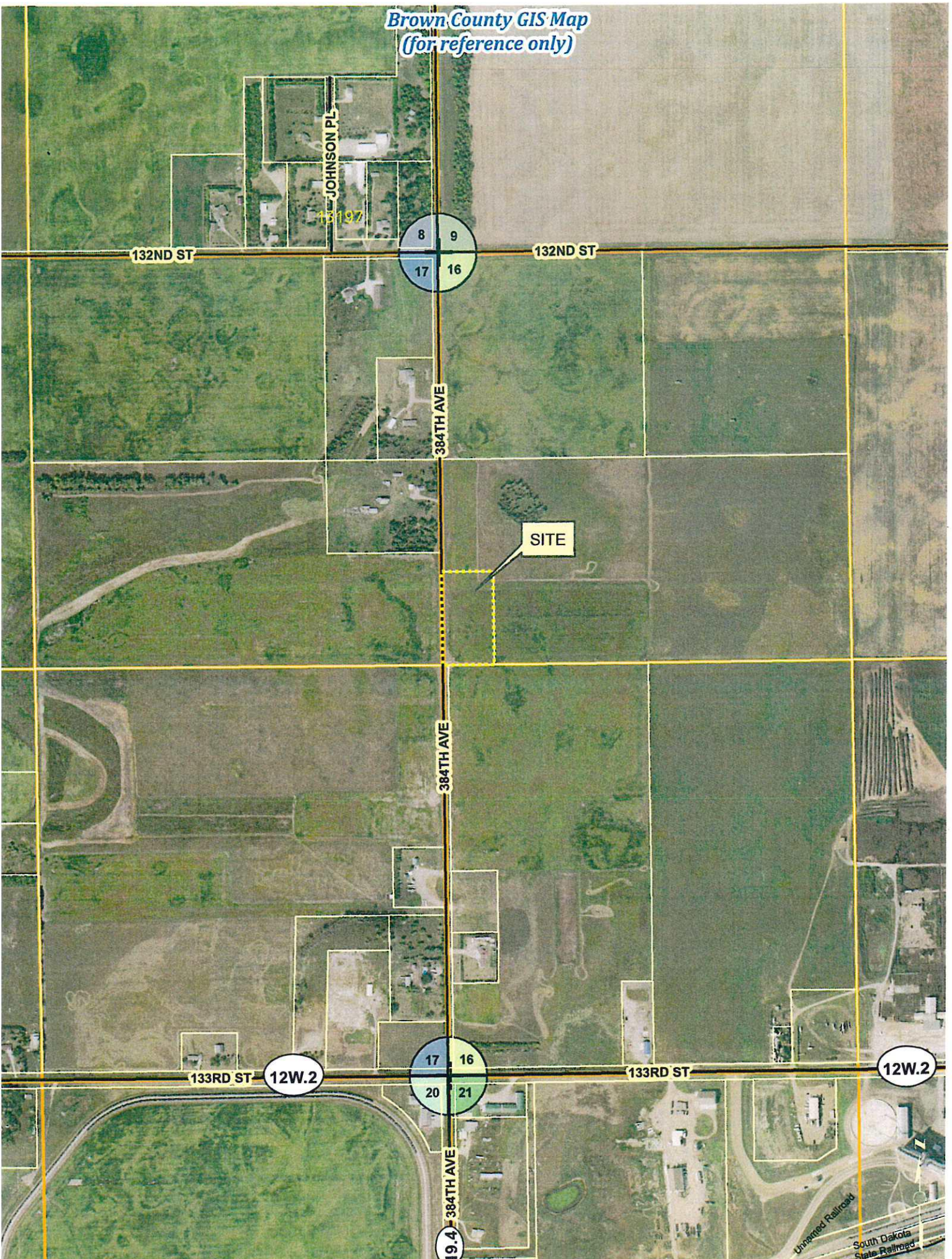
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

*Dated this 6<sup>th</sup> day of May 2020*

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

*Brown County GIS Map  
(for reference only)*



JOHNSON PL

13197

132ND ST

132ND ST

384TH AVE

384TH AVE

384TH AVE

133RD ST

133RD ST

12W.2

12W.2

17 16

20 21

19.4

SITE

Unimproved Railroad

South Dakota State Railroad

**STAFF REPORT**  
**April 21, 2020**

---

**VARIANCE FOR APPROACH SEPARATION IN AG-P**    **ITEM # 05**

---

GENERAL INFORMATION

PETITIONER	NorthWestern Energy
REQUEST	<b>Variance for Approach Separation</b>
LEGAL DESCRIPTION	NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	13248 384 <sup>th</sup> Ave
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for an approach separation to be 330' rather than the required 500'.

REVIEW: Staff has reviewed this request and recommends approval.


# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 03/26/20  
RECEIPT # 326955  
TOWNSHIP: Aberdeen Twp

FEES: \$100.00  
PAID: (YES) NO (CHK) CASH  
DATE: 4-14-20

OWNERS SIGNATURE: NorthWestern Energy  
OWNERS ADDRESS: 600 Market Street W  
OWNERS CITY, STATE, ZIP: Huron, SD 57350  
OWNERS PHONE: \_\_\_\_\_

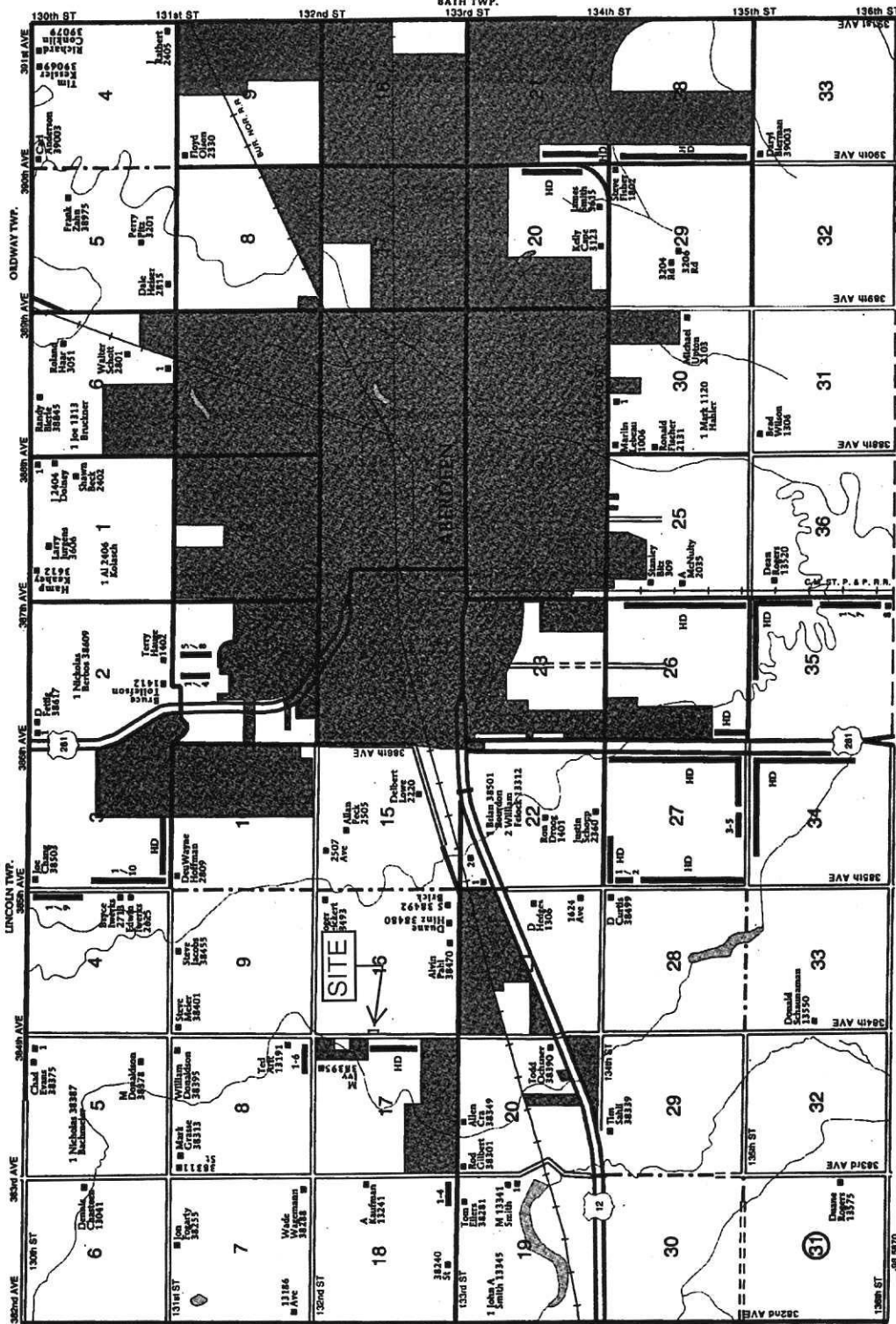
AGENTS SIGNATURE: Robert Gehm   
AGENTS ADDRESS: 313 Cedar Street  
AGENTS CITY, STATE, ZIP: Yankton, SD 57078  
AGENTS PHONE: 605-668-4602 (O) 605-760-7402 (Cell)

REQUEST: Variance for an approach separation to be 330' rather than the required 500'  
an Agricultural Preservation District (AG-P)

LEGAL DESCRIPTION: NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section  
16-T123N-R64W of the 5th P.M., Brown County, South Dakota

<b>Planning Commission Action: <u>Approved / Denied</u></b>	
_____	
_____	
<b>By:</b> _____	<b>Date:</b> _____
<b>HEARING DATE:</b> <u>May 19, 2020</u>	<b>TIME:</b> <u>7:00 pm.</u>

(Residents - Owners or Renters)



MERCIER TWP.

45.4218

CEM 'W' TWP.

WARREN 'W' TWP.

- ABERDEEN TOWNSHIP**
- SECTION 3**
- 1 2724
  - 2 Smith, Douglas 2716
  - 3 Heitzman, Rob 2708
  - 4 2622
  - 5 Sams, Jeff 2610
  - 6 Zacher, Leland 2602
  - 7 Emery, T 2536
- SECTION 4**
- 1 Blahes, Bruce 3229
  - 2 Messer, Kevin 3221
  - 3 Vandershoek, Corey 3213
  - 4 Goettinger, Laree 3205
  - 5 Dylasma, Clay 3153
- SECTION 5**
- 1 2504
  - 2 Bossert, Curt 2422
  - 3 Bolwerk, Donald 2402
  - 4 2322
  - 5 2322
  - 6 2322
  - 7 2322
  - 8 2322
  - 9 2322
  - 10 2322
- SECTION 6**
- 1 Fisher, Paul 3125
  - 2 Reizlart, Fred 3105
  - 3 Newman, Marty 3021
  - 4 Hubanga, Arnold 2815
  - 5 2815
  - 6 2815
  - 7 2815
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- SECTION 7**
- 1 3204
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  - 10 3204
- SECTION 8**
- 1 Thrash, Peter 13561
  - 2 Swanson, Erlan 13569
  - 3 Broedeker, William 13573
  - 4 Robinson, Randall 13575
  - 5 Rahm, Martin 13579
  - 6 Schroh, Joseph 13583
  - 7 Fredrickson, Dale 38892
  - 8 38892
- SECTION 9**
- 1 Hilgemann, Bryon 2328
  - 2 Mauritzson, John 2324
  - 3 Volzke, Dennis 2322
  - 4 Elchinger, John 36280
  - 5 Dahms, Art 36262
  - 6 Wherry, Laver 36290
  - 7 Dreis, K 36256
  - 8 36256
- SECTION 10**
- 1 Shreier, Steve 36390
  - 2 Bliz, Robert 36382
  - 3 Zimmer, Kyle 36396
  - 4 Lerson, Dan 2329
  - 5 Kozales, Joe 2327
  - 6 Lipp, Leon 2325
  - 7 Conradt, D 2323
  - 8 Fetzner, Robert 2330
- SECTION 11**
- 1 3204
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- SECTION 12**
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- SECTION 13**
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- SECTION 14**
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- SECTION 15**
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- SECTION 16**
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- SECTION 35**
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- SECTION 37**
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## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Variance to Lot Size in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *NorthWestern Energy*

Description of property: *NWPS A Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13248 38<sup>4</sup><sup>th</sup> Ave).*

Reason: Variance to approach setback to be 330' rather than the required 500' per Chapter 4.0608 in an Agricultural Preservation District (AG-P).

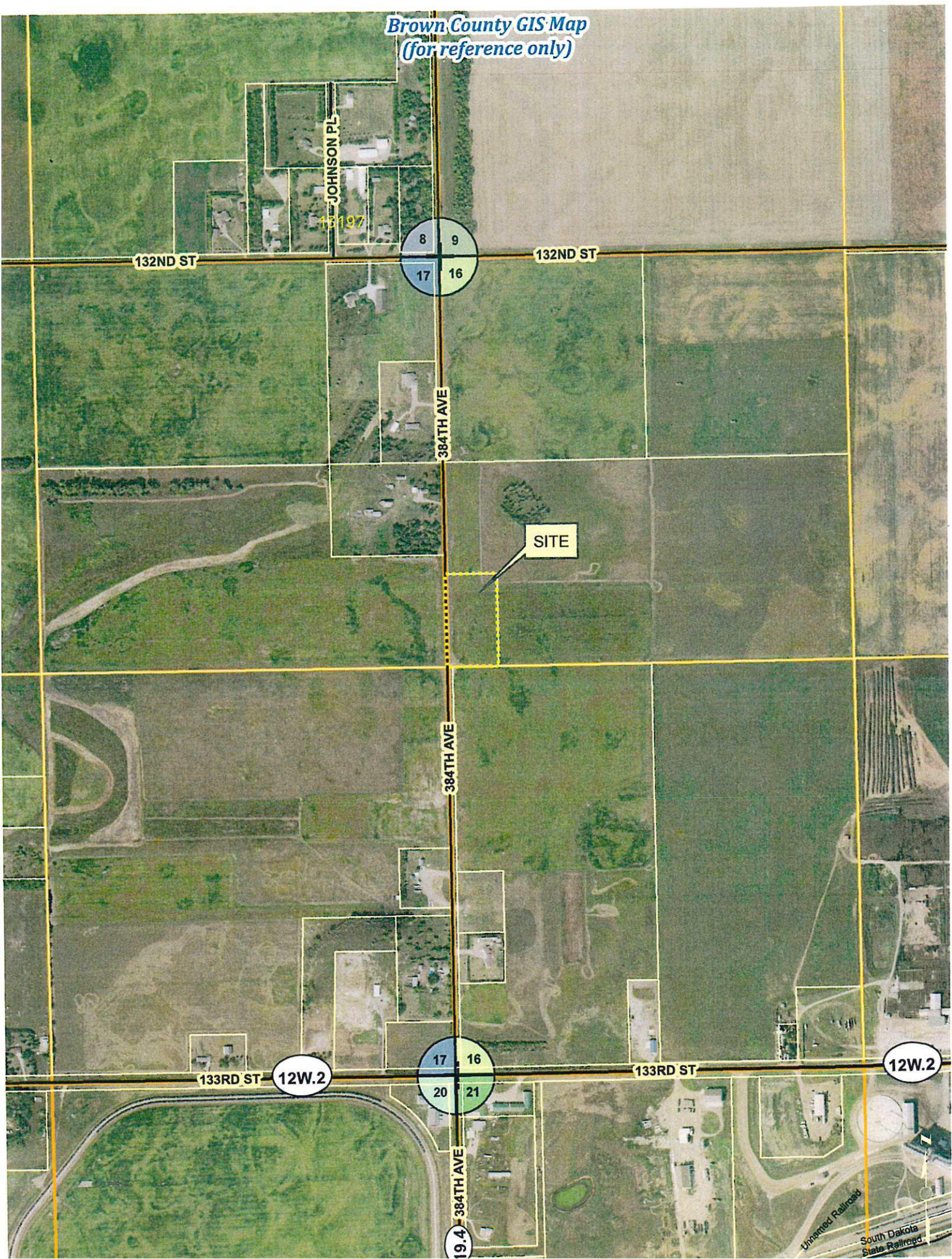
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

*Dated this 6<sup>th</sup> day of May 2020*

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

Brown County GIS Map  
(for reference only)



JOHNSON PL

13197

132ND ST

132ND ST

384TH AVE

SITE

384TH AVE

133RD ST

12W.2

133RD ST

12W.2

19.4 384TH AVE

Unnamed Railroad

South Dakota State Railroad



# STAFF REPORT

May 19, 2020

---

Variance for Setbacks in R-3 District

ITEM # 06

---

## **GENERAL INFORMATION:**

PETITIONER: Jay Barnett

REQUEST: Variance for Setbacks in an R-3 District

LEGAL DESCRIPTION: Lot 28, Dewald & Hoffman's 2<sup>nd</sup> Richmond Lake Subdivision in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota

LOCATION: 126674 W. Shore Dr

TOWNSHIP: Ravinia Twp

EXISTING ZONING: Agriculture Preservation District (R-3)

SURROUNDING ZONING:

North:	Agriculture Preservation District (AG-P)
South:	Lakefront Residential District (R-3)
East:	Agriculture Preservation District (AG-P2)
West:	Mini-Ag District (M-AG)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Scott Bader

**GENERAL COMMENT:** The petitioner is requesting a Variance to Setbacks in Lot 28, Dewald & Hoffman's zoned (R-3) to be 10' back from the west right-of-way line rather than 30' as required for a new 30' x 56' garage.

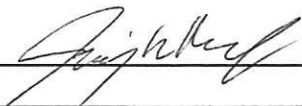
**GENERAL REVIEW:** After review Staff recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 04/17/2020  
RECEIPT # 326970  
TOWNSHIP: Ravinia

FEES: \$100.00  
PAID: (YES)/NO (CHK)/CASH  
DATE: 4-27-20

OWNERS SIGNATURE: Jay Barnett or Jimmy Barnett   
OWNERS ADDRESS: 126674 W Shore Dr  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-216-0375

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

**REQUEST:** Variance to Setbacks to be 10' from the west right-of-way line rather than 30' as required in a Mini-Ag District (M-AG)

**LEGAL DESCRIPTION:** Lot 28, "Dewald & Hoffman's 2nd Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota

<b>Planning Commission Action: <u>Approved</u> / Denied</b> _____	
_____	
_____	
<b>By:</b> _____	<b>Date:</b> _____
<b>HEARING DATE:</b> <u>May 19, 2020</u>	<b>TIME:</b> <u>7:00 pm</u>

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



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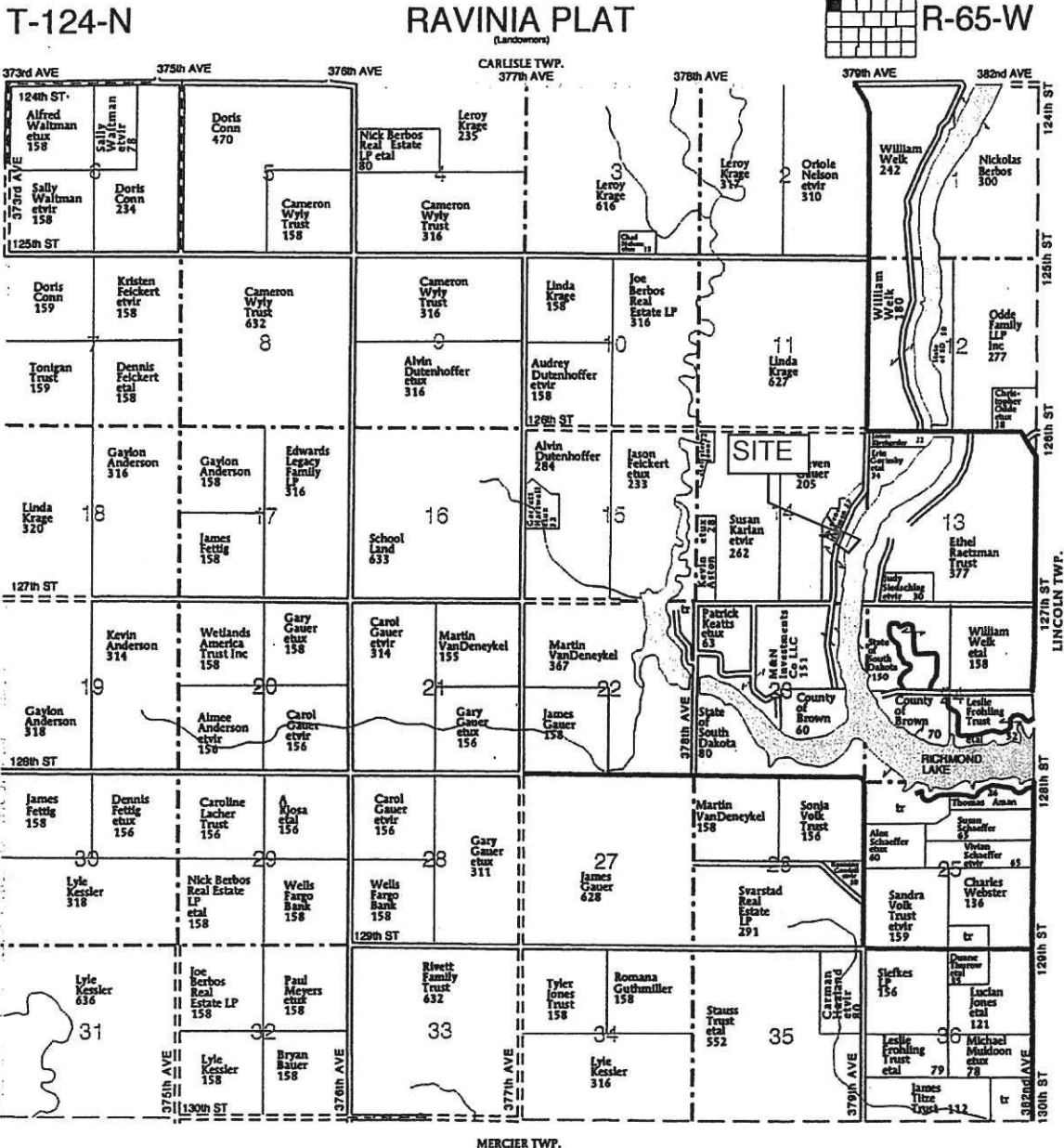


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## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of having two (2) residential houses on one parcel in a Mini-Agriculture District (M-AG)

Petitioner & owner: Jimmy Barnett

Description of property: *Lot 28, "Dewald & Hoffman's 2<sup>nd</sup> Richmond Lake Subdivision in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126674 W Shore Drive).*

Reason: *Variance to Setbacks in Lot to be 10' back from the west right of way line rather than 30' as required for a new 30' x 56' garage.*

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment.

Dated this 6th day of May 2020

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market St.  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

Brown County GIS Map  
(for reference only)



*Brown County GIS Map  
(for reference only)*

W SHORE DR

06H

W SHORE DR

126674 West Shore Dr

SITE

W SHORE DR



**STAFF REPORT**  
**May 19, 2020**

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**Spec Exc/Conditional Use for Business**

**ITEM # 07**

---

GENERAL INFORMATION

PETITIONER                      Fischer Fireworks

REQUEST                            **Special Exception/Conditional Use** for  
temporary fireworks stand for 2020 season

LEGAL DESCRIPTION              SE1/4 of Section 21-T123N-R64W of the  
5th P.M., Brown County, South Dakota

LOCATION                             38451 Hwy 12 W

EXISTING ZONING                  Agriculture Preservation District (AG-P)

SURROUNDING ZONING

    North:                            Heavy Industrial District (HI)

    South:                             Agriculture Preservation District (AG-P)

    East:                               Mini Agriculture District (M-AG)

    West:                               Agriculture Preservation District (AG-P)

REPORTED BY                       Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for a temporary fireworks stand within zoning jurisdiction of Brown County for the 2020 season.

REVIEW:                            Staff has reviewed this request and recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: 04/16/20  
RECEIPT # 326971  
TOWNSHIP: Aberdeen Twp

FEES: \$200.00  
PAID: (YES/NO) (CHK/CASH)  
DATE: 4-27-20

OWNERS SIGNATURE: H&H Farms LLP  
OWNERS ADDRESS: 2205 N Jay Street  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-380-3214 (Janet Hedges); 605-380-5214 (Jeff Hedges)

AGENTS SIGNATURE: Fischer Fireworks  
AGENTS ADDRESS: 1310 2nd Ave N  
AGENTS CITY, STATE, ZIP: Wishek, ND  
AGENTS PHONE: 701-471-8066

REQUEST: To operate a temporary fireworks stand during the 2020 sales period.

LEGAL DESCRIPTION: SE 1/4 of Section 21-T123N-R64W except Lot I, Hedges First Addition and Land Deeded.

SIGNATURE: Lukas Fischer 

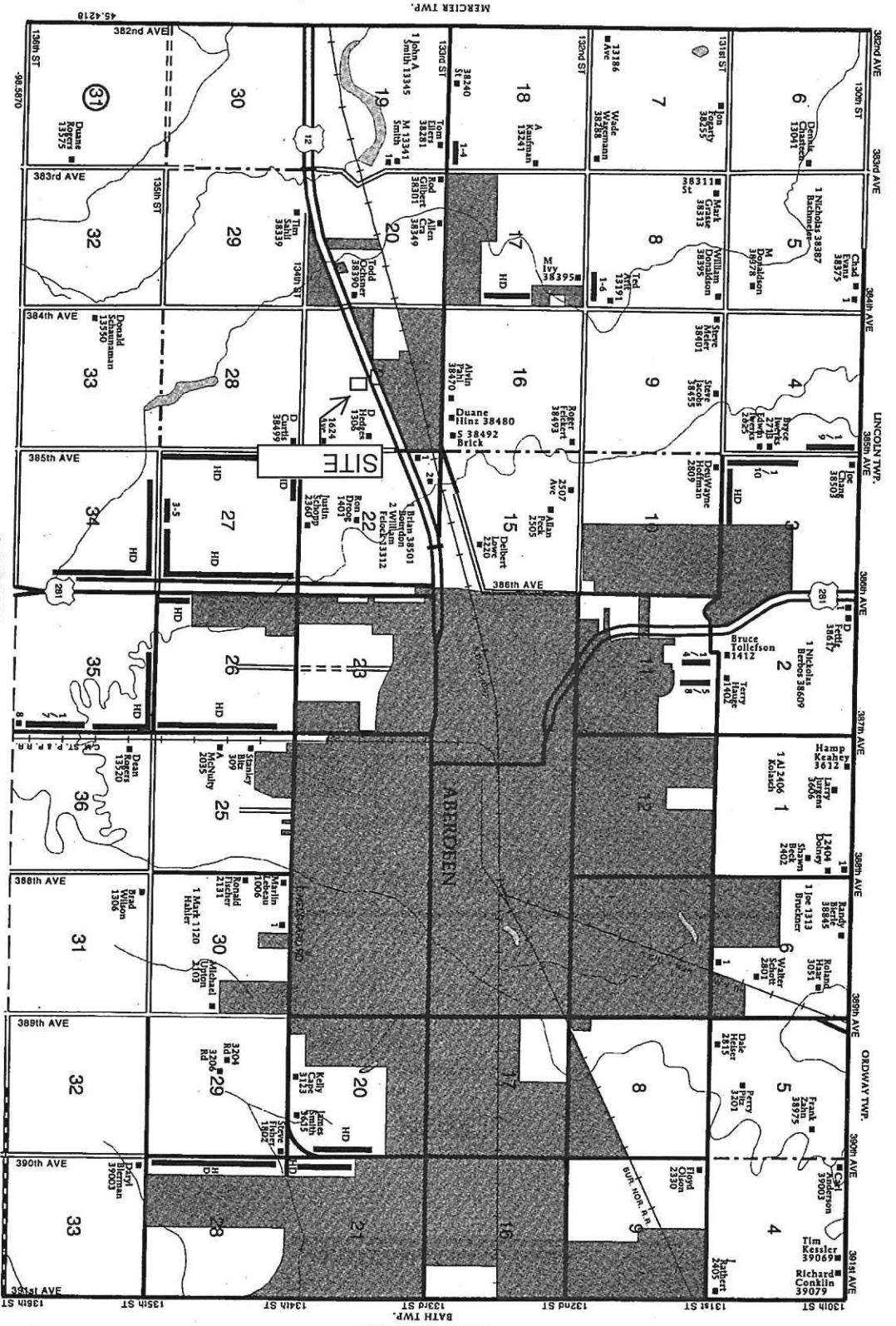
Planning Commission Action: Approved / Denied

By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: May 19, 2020 TIME: 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov





T-123-N ABERDEEN DIRECTORY R-63-64-W

- ABERDEEN TOWNSHIP**
- SECTION 3**
- 1 2724
  - 2 Smith, Douglas 2716
  - 3 Heitzman, Rob 2708
  - 4 2622
  - 5 Senel, Jeff 2610
  - 6 Zacher, Leland 2602
  - 7 Emery, T 2536

- 8 2504
  - 9 Bossert, Curt 2422
  - 10 Bolwerk, Donald 2402
- SECTION 4W**
- 1 Blaeser, Bruce 3229
  - 2 Moser, Kevin 3221
  - 3 Vanderhoek, Corey 3213
  - 4 Goehring, Laneu 3205
  - 5 Dykema, Clay 3133
- SECTION 5W**
- 1 Fisher, Paul 3125
  - 2 Reclant, Fred 3105
  - 3 Newman, Mary 3021
  - 4 Hutzenga, Arnold 2815
- SECTION 6W**
- 1 Brzezinski, Thomas 38374
  - 2 Falckert, David 38382
  - 3 Darling, Roger 38388

- WARREN TWP.**
- 4 Streier, Steve 38380
  - 5 Bitz, Robert 38382
  - 6 Zimmer, Kyle 38396
- SECTION 11**
- 1 Larson, Dan 2329
  - 2 Korkala, Joe 2327
  - 3 Lipp, Leon 2325
  - 4 Contreras, D 2323
  - 5 Retzer, Robert 2330
- SECTION 18**
- 1 Eichinger, John 38280
  - 2 Dahme, Art 38282
  - 3 Wherry, Laver 38290
  - 4 Dreis, K 38295

- GEN. W. TWP.**
- SECTION 27**
- 1 1805
  - 2 Paulsen, William 1823
  - 3 Aberte, Arthur 38548
  - 4 Schwan, Christopher 38554
  - 5 Robinson, Randall 13575
  - 6 Rahn, Marlon 13579
  - 7 Schron, Joseph 13593
  - 8 Fredrickson, Dale 38692

## **NOTICE OF HEARING SPECIAL EXCEPTION/CONDITIONAL USE**

Application has been made to Brown County Planning/Zoning Commission for a SPECIAL EXCEPTION/CONDITIONAL USE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on May 19, 2020 at 7:00 P.M.

Petitioner: Fischer Fireworks

Description of proposed property: SE1/4 of Section 21-T123N-R64W Except Lot 1, Hedges First Addition and Land Deeded of the 5<sup>th</sup> P.M., Brown County, South Dakota (38451 HWY 12 W). Property owned by H & H Farms, LLP

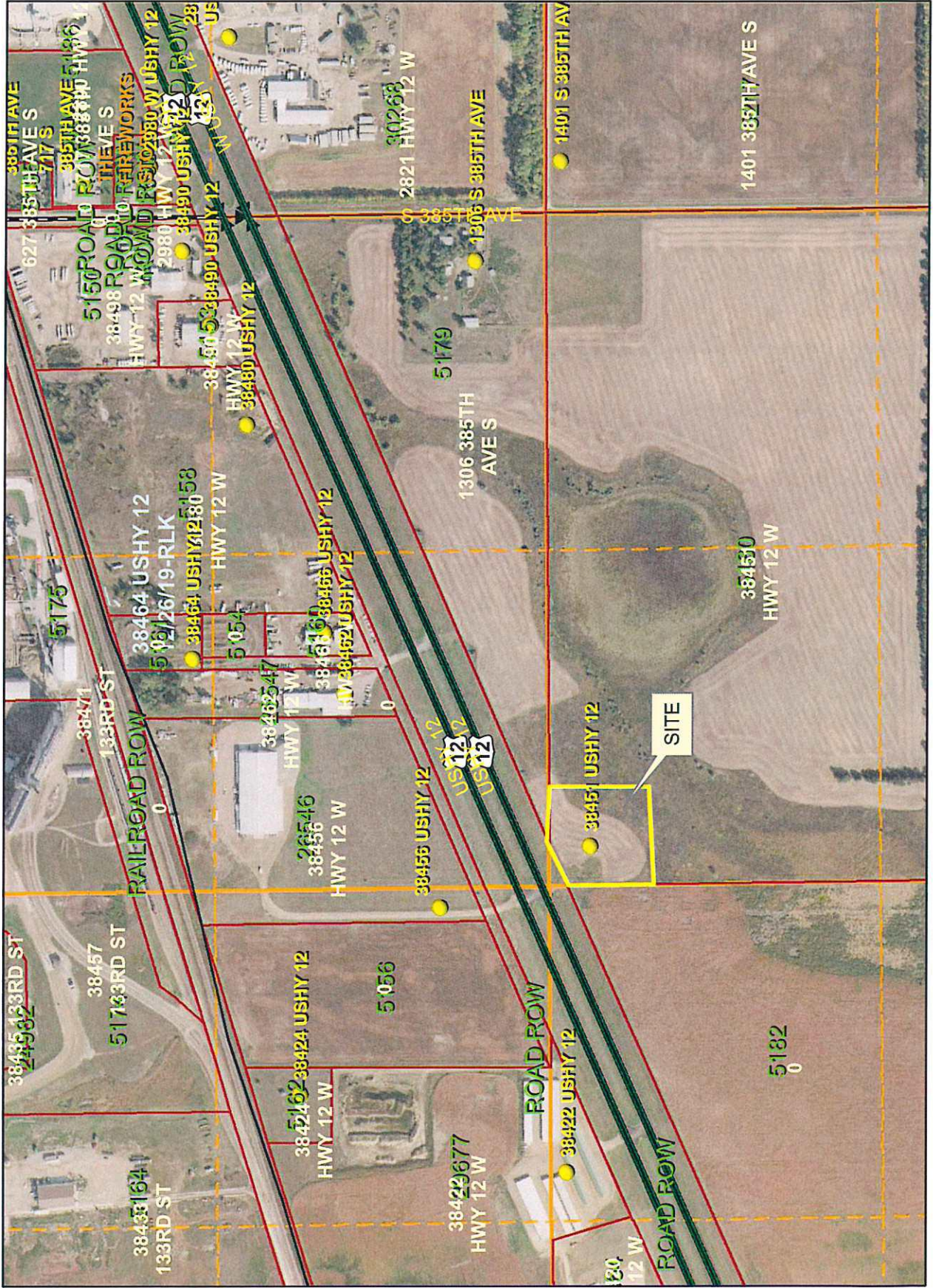
Reason: For the purpose of special exception/conditional use for a temporary fireworks stand within zoning jurisdiction of Brown County for the 2020 season.

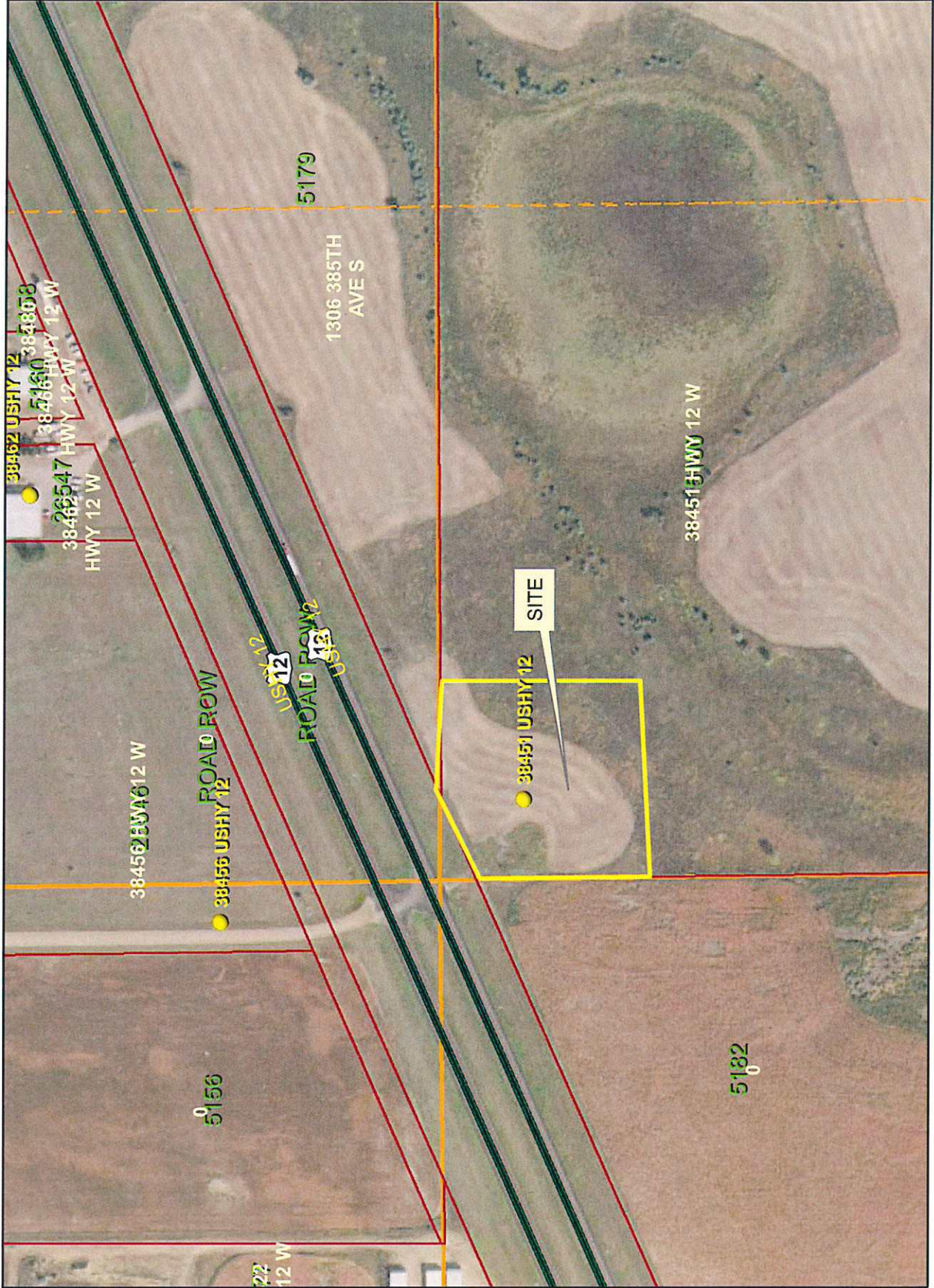
The public is invited to attend the hearing and to present comments and testimony regarding the proposed special exception/conditional use.

*Dated this 6<sup>th</sup> day of May 2020.*

Planning/Zoning Commission  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

*Published once at the total approximate cost of \_\_\_\_\_.*





**STAFF REPORT**  
**May 19, 2020**

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**Spec Exc/Conditional Use for Business**

**ITEM # 08**

---

GENERAL INFORMATION

PETITIONER	AGTEGRA
REQUEST	<b>Special Exception/Conditional Use</b> for possibly three (3) propane storage tanks @ 30,000 gallons and cold storage truck parking lean to.
LEGAL DESCRIPTION	Lot 1, "SDWG Bath-Grebner Terminal Addition" in the S1/2 of Section 14-T123N-R63W of the 5th P.M., Brown County, South Dakota
LOCATION	105 392 <sup>nd</sup> Ave S
EXISTING ZONING	Heavy Industrial District (H-I)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Agriculture Preservation District (AG-P)
East:	Highway Commercial District (HC)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Conditional Use for proposed three (3) 30,000 gallon propane storage tanks with cold storage truck parking lean to.

REVIEW: Staff has reviewed this request and recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: 04/30/20  
RECEIPT # 326973  
TOWNSHIP: Bath Twp

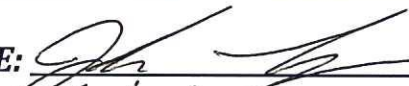
FEES: \$200  
PAID: YES / NO / CHK / CASH  
DATE: #75548082  
5/1/20

OWNERS SIGNATURE: Agtegra COOP  
OWNERS ADDRESS: 105 392nd Ave  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: Josh Lunzman 605-252-8919

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

REQUEST: Install propane storage tanks; 3 @ 30,000 gallons  
with cold storage truck parking lean to.

LEGAL DESCRIPTION: Lot 1, "SDWG Bath-Grebner Terminal Addition"  
of the 5th P.M., Brown County, South Dakota

SIGNATURE:   
Josh Lunzman

<b>Planning Commission Action:</b> <u>Approved / Denied</u>	
_____	
_____	
<b>By:</b> _____	<b>Date:</b> _____
<b>HEARING DATE:</b> <u>May 19, 2020</u>	<b>TIME:</b> <u>7:00 p.m.</u>

# Want a "free" extra book?

By reviewing township Directory maps for correct information before we publish the next issue, FHP will send you a free book of any county in any state printed by FHP for that year.

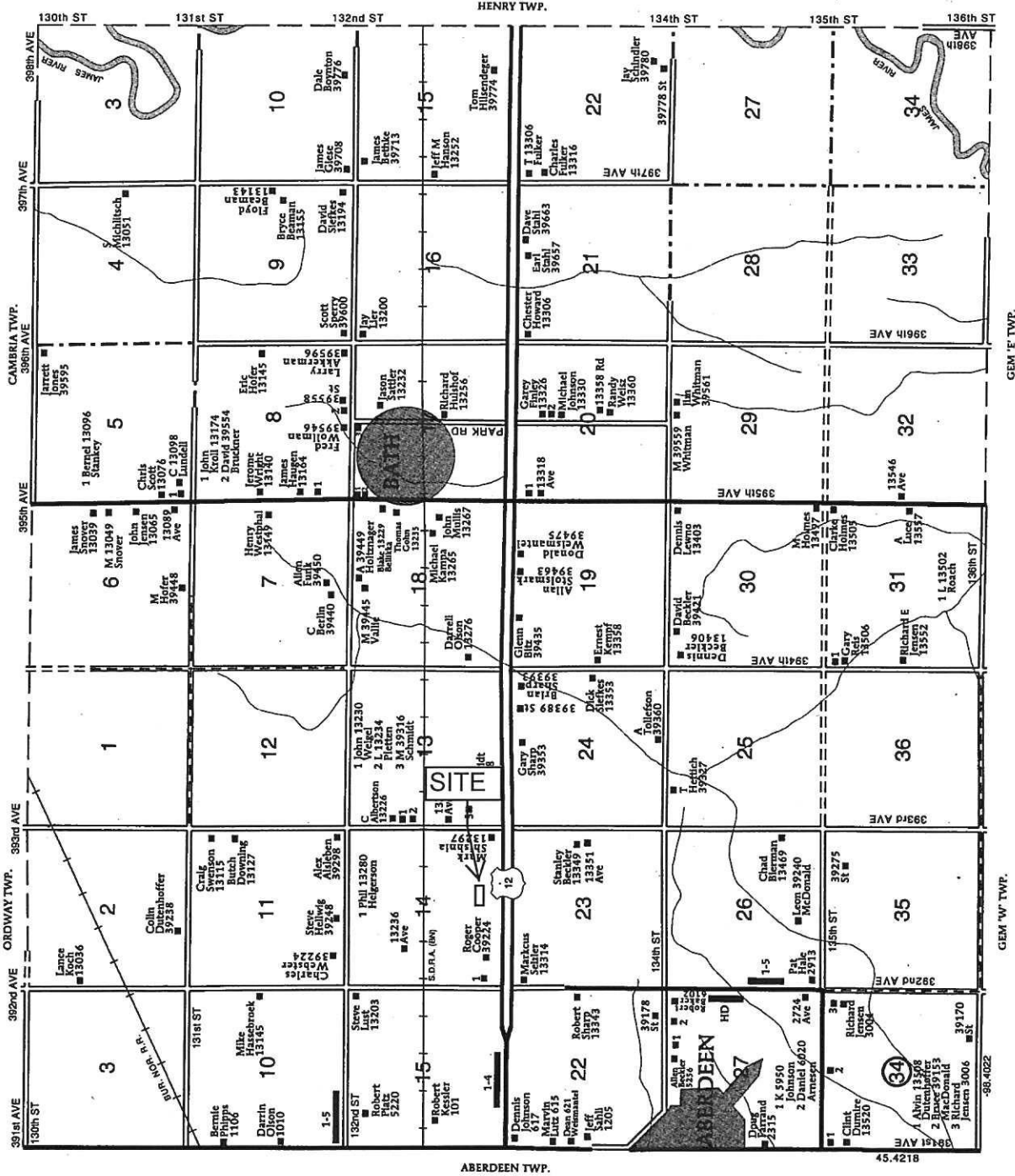
Contact our updating dept. at  
**800-685-7432-ext. 2605** or  
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

## BATH DIRECTORY

(Residents - Owners or Renters)

R-62-63-W



- BATH TOWNSHIP**
- SECTION 10W**
- 1 Beckler, Ron 5005
  - 2 Tennant, Cory 5025
  - 3 5091
  - 4 Gross, Del 5115
  - 5 Harper, Steve 5219
- SECTION 15W**
- 1 Gosman, C 5405
  - 2 Eilers, Todd 5455
  - 3 Knudson, P 5485
  - 4 Gosman, S 5785
- SECTION 17**
- 1 Buechler, Jerry 13228
  - 2 Brinkman, Stanley 13230
- SECTION 20**
- 1 Westspial, Henry 13316
  - 2 Rohrbach, Kevin 13328
- SECTION 28**
- 1 Bellikka, Daryl 2111
  - 2 Kohlaas, Paul 2135
  - 3 Griese, Doug 2215
  - 4 Rud, Robert 2317
  - 5 Matern, R 2518

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a Special Exception/Conditional Use Petition. A hearing will be held in the basement of the Courthouse Annex, in the Community Meeting Room on May 19, 2020 at 7:00 pm for the purpose of improvements in a Heavy Industrial District (H-I).

Petitioner & owner: Agtegra COOP

Description of property: *Lot 1, "SDWG Bath-Grebner Terminal Addition in the S1/2 of Section 14-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (105 392<sup>nd</sup> Ave S).*

Reason: to make improvements by adding a Semi-truck parking garage with a small shop; add three large propane tanks for refilling; add parking area for delivery trucks.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed Special Exception/Conditional Use petition.

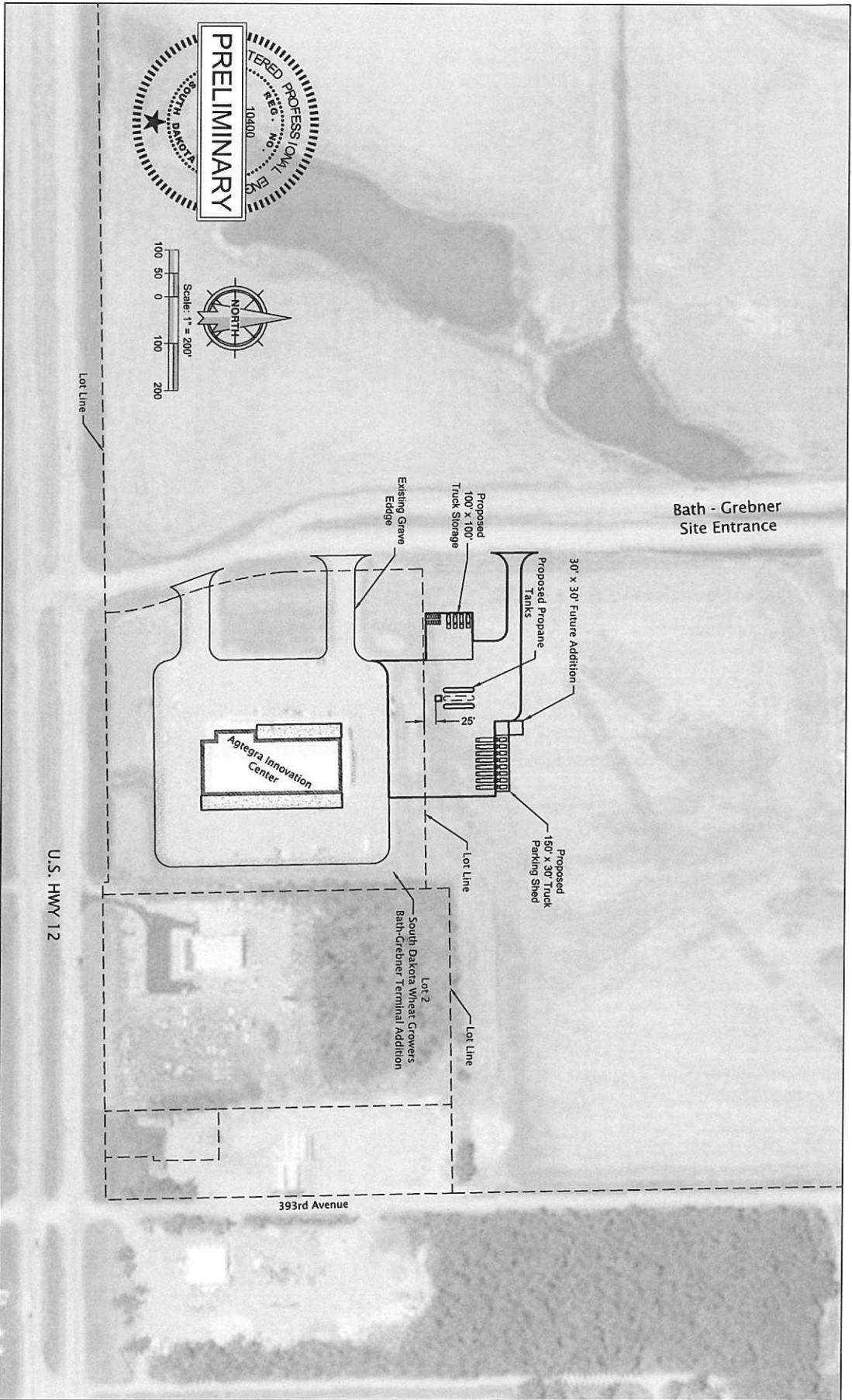
Dated this *6th day of May, 2020*

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.



Site Layout



Agtegra - Bath Propane

CAD Filename:  
Preliminary Design

CDI Project No.  
2020-052

Drawn By:  
DAR

Checked By:  
AEK

Scale:  
1" = 200'

Date:  
4/30/2020

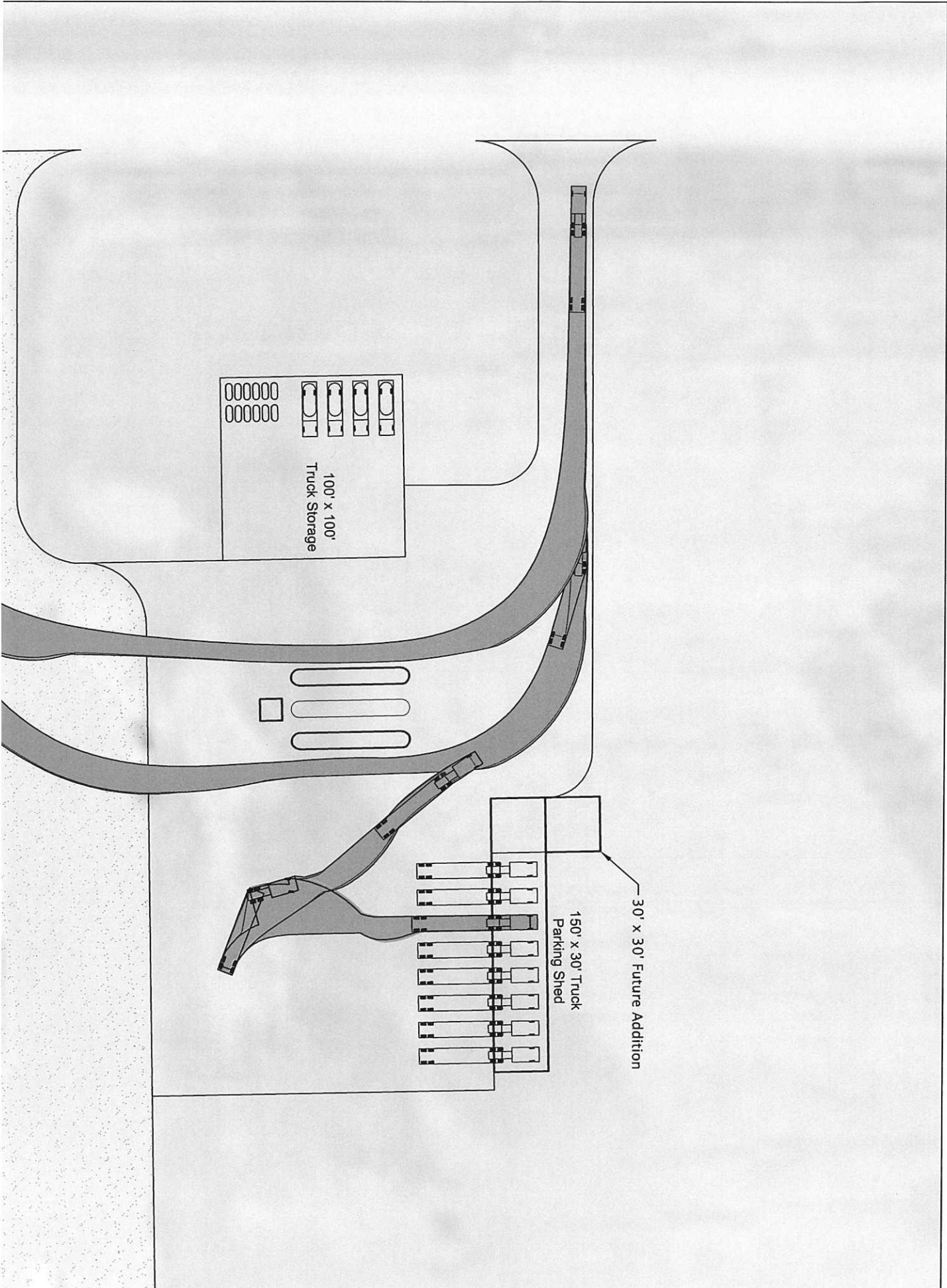


609 Main Ave S  
Brookings, SD  
605-895-3200

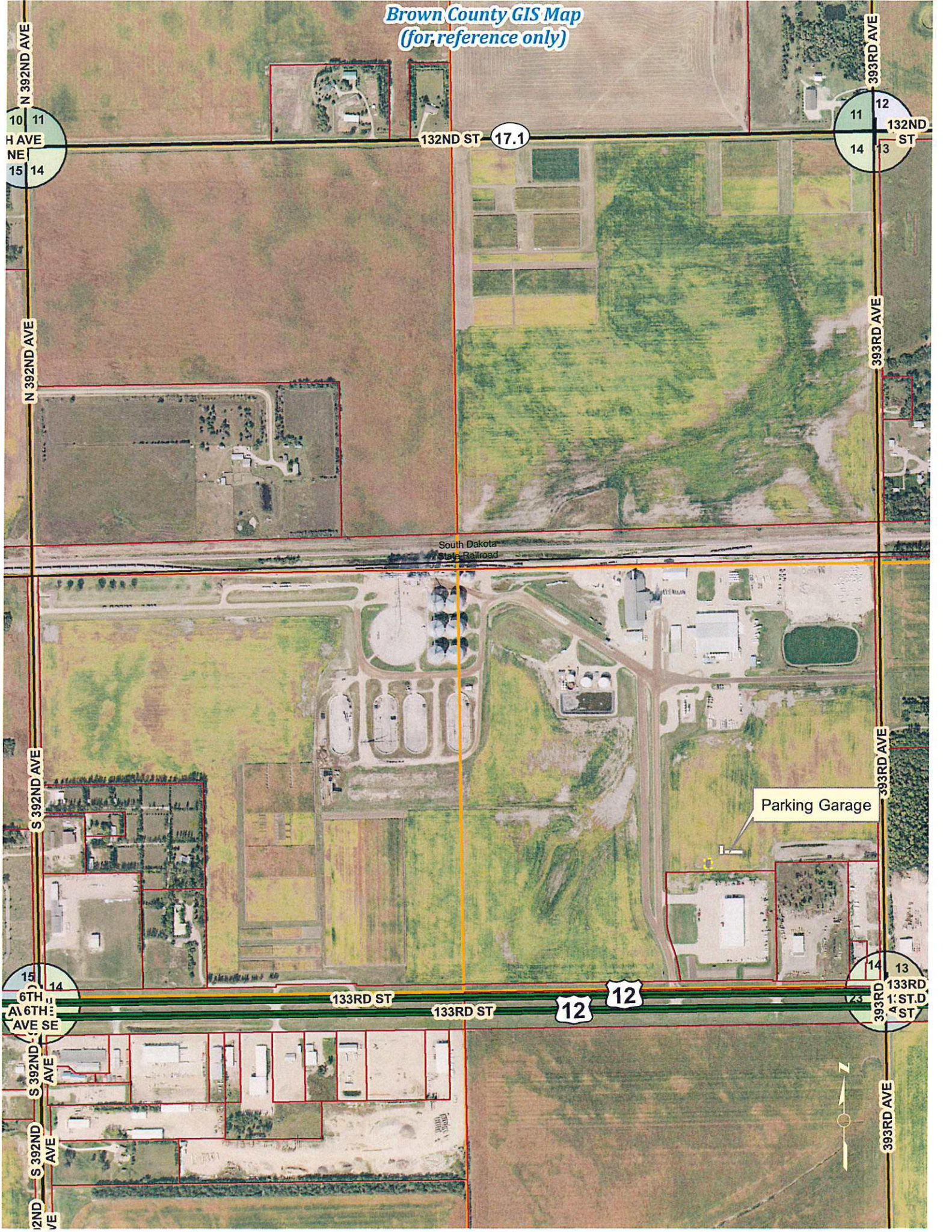
Sheet No.:

Of No.:

OPTION 3



Brown County GIS Map  
(for reference only)



N 392ND AVE  
10 11  
H AVE  
NE  
15 14

393RD AVE  
11 12  
132ND ST  
14 13

N 392ND AVE  
S 392ND AVE  
15 14  
6TH AVE SE  
S 392ND AVE  
S 392ND AVE

393RD AVE  
14 13  
133RD ST  
393RD AVE  
393RD AVE

*Brown County GIS Map  
(for reference only)*

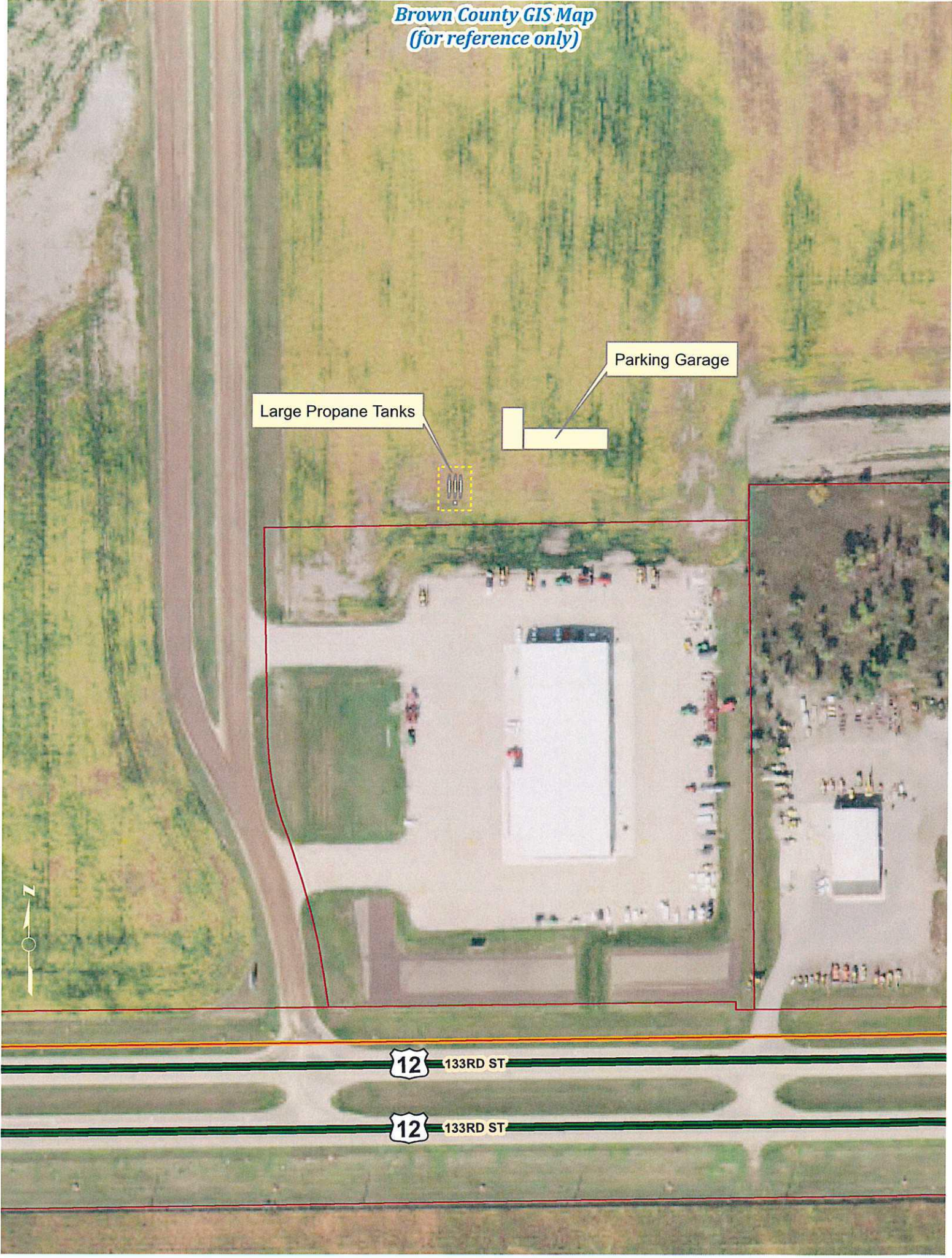
Large Propane Tanks

Parking Garage



**12** 133RD ST

**12** 133RD ST



**STAFF REPORT**  
**May 19, 2020**

---

**VARIANCE FOR BUILDING SETBACKS IN AG-P**

**ITEM #** 09

---

GENERAL INFORMATION

PETITIONER	Brandon Wiest
REQUEST	<b>Variance for Building Setbacks</b>
LEGAL DESCRIPTION	Lot 3 "Jerry & Judy Biegler's 1 <sup>st</sup> Addition in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	37908 127 <sup>th</sup> Street
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Conservation District (CN)
East:	Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for 25' setback from the south front property line rather than the required 100' for a 10' x 16' shed.


REVIEW: Staff has reviewed this request and recommends approval with the stipulation that a rezone petition be submitted and paid for before a permit may be issued.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: 04/30/20  
RECEIPT # 326978  
TOWNSHIP: Ravinia Twp

FEES: \$100.00  
PAID: YES/NO CHK/CASH  
DATE: 5-6-20

OWNERS SIGNATURE: Brandon Wiest   
OWNERS ADDRESS: 37908 127th Street  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 707-291-2268

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

**REQUEST:** Variance to Setbacks in an AG-P District to be 25' from the south front property line rather than 100' required for a 10' x 16' shed.

**LEGAL DESCRIPTION:** Lot 3 "Jerry & Judy Biegler's 1st Addition in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota

**Planning Commission Action:** Approved / Denied

By: \_\_\_\_\_ Date: \_\_\_\_\_

**HEARING DATE:** May 19, 2020 **TIME:** 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

# Your Ad Could Be Here

in the Next Plat and Directory Publication.

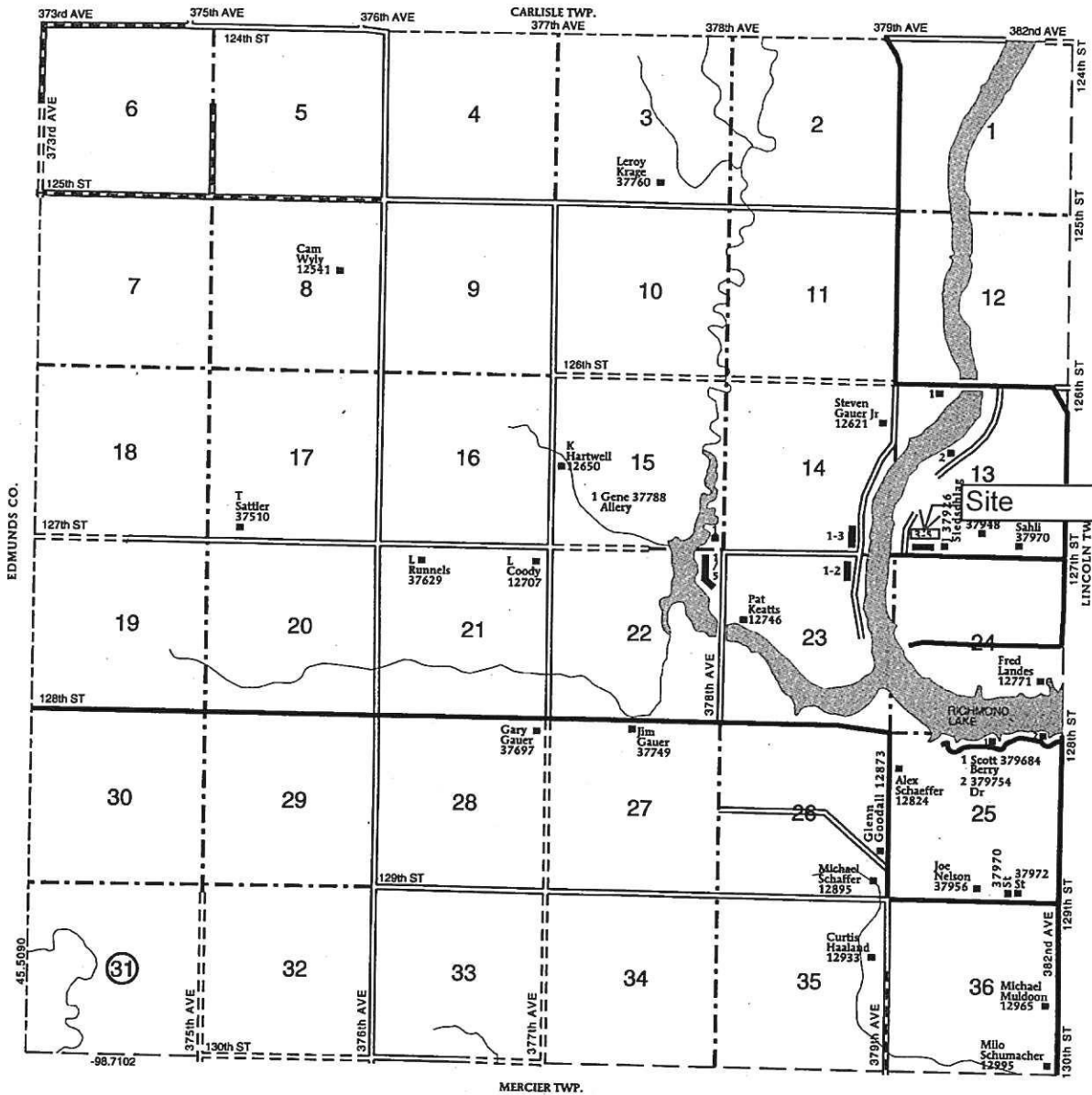
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E-Mail info@farmandhomepublishers.com  
to get your business added to the next year's publication

T-124-N

## RAVINIA DIRECTORY

R-65-W



**RAVINIA TOWNSHIP**

- SECTION 13**  
1 Kirchgessler, Jim 37935  
2 Bahr, Justin 126401  
3 Schmitz, B 37902  
4 Vitense, David 37908  
5 Biegler, Jerry 37910
- SECTION 14**  
1 Mishaw, Mark 126928  
2 Lutz, Douglas 126966  
3 126974

**SECTION 22**

- 1 Myhre, Gary 127093  
2 Anderson, Jeremiah 127131  
3 Millett, Craig 127151  
4 Thayer, Dan 127257  
5 Wahl, Lanny 127395

**SECTION 23**

- 1 Wolf, Frank 127148  
2 Fischer, Brock 127216

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Variance to setbacks in an Agricultural Preservation District (AG-P).

Petitioner & owner: Brandon Wiest

Description of property: *Lot 3, "Jerry & Judy Biegler's 1<sup>st</sup> Addition in the SW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37908 127<sup>th</sup> Street).*

Reason: *Variance to Setbacks in an AG-P to be 25' back from the south front property line rather than 100' as required for a 10' x 14' shed.*

The public is invited to attend the hearing and to present comments and testimony regarding the proposed ordinance amendment.

Dated this 6th day of May 2020

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market St.  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.



*Brown County GIS Map  
(for reference only)*



06G E SHORE DR

127TH ST

127TH ST

06A

06A

127TH ST

SITE





**STAFF REPORT**  
**May 19, 2020**

---

**VARIANCE FOR BUILDING SETBACKS IN AG-P**

**ITEM # 10**

---

GENERAL INFORMATION

PETITIONER	Kevin Huber
REQUEST	<b>Variance for Building Setbacks</b>
LEGAL DESCRIPTION	Lot 1 "Weiler Subdivision in the N1/4 of Section 32-T124N-R64W of the 5th P.M., Brown County, South Dakota
LOCATION	12901 384 <sup>th</sup> Ave
EXISTING ZONING	Mini Agriculture District (M-AG)
SURROUNDING ZONING	
North:	Agriculture Preservation District (AG-P)
South:	Mini Agriculture District (M-AG)
East:	Mini Agriculture (M-AG) and Agriculture Preservation District (AG-P)
West:	Agriculture Preservation District (AG-P)
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for 50' setback from the north property line rather than the required 100' for a 50' x 100' pole barn.


REVIEW: Staff has reviewed this request and recommends approval.

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR VARIANCE

DATE: May 01, 2020  
RECEIPT # 326975  
TOWNSHIP: Lincoln Twp

FEES: \$100.00  
PAID: (YES/NO) (CHK/CASH)  
DATE: 5-4-20

OWNERS SIGNATURE: Kevin Huber   
OWNERS ADDRESS: 12901 384th Ave  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-290-4683

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

**REQUEST:** Variance to Setbacks in a M-AG District to build a pole barn 50' from the north property line rather than the 100' required

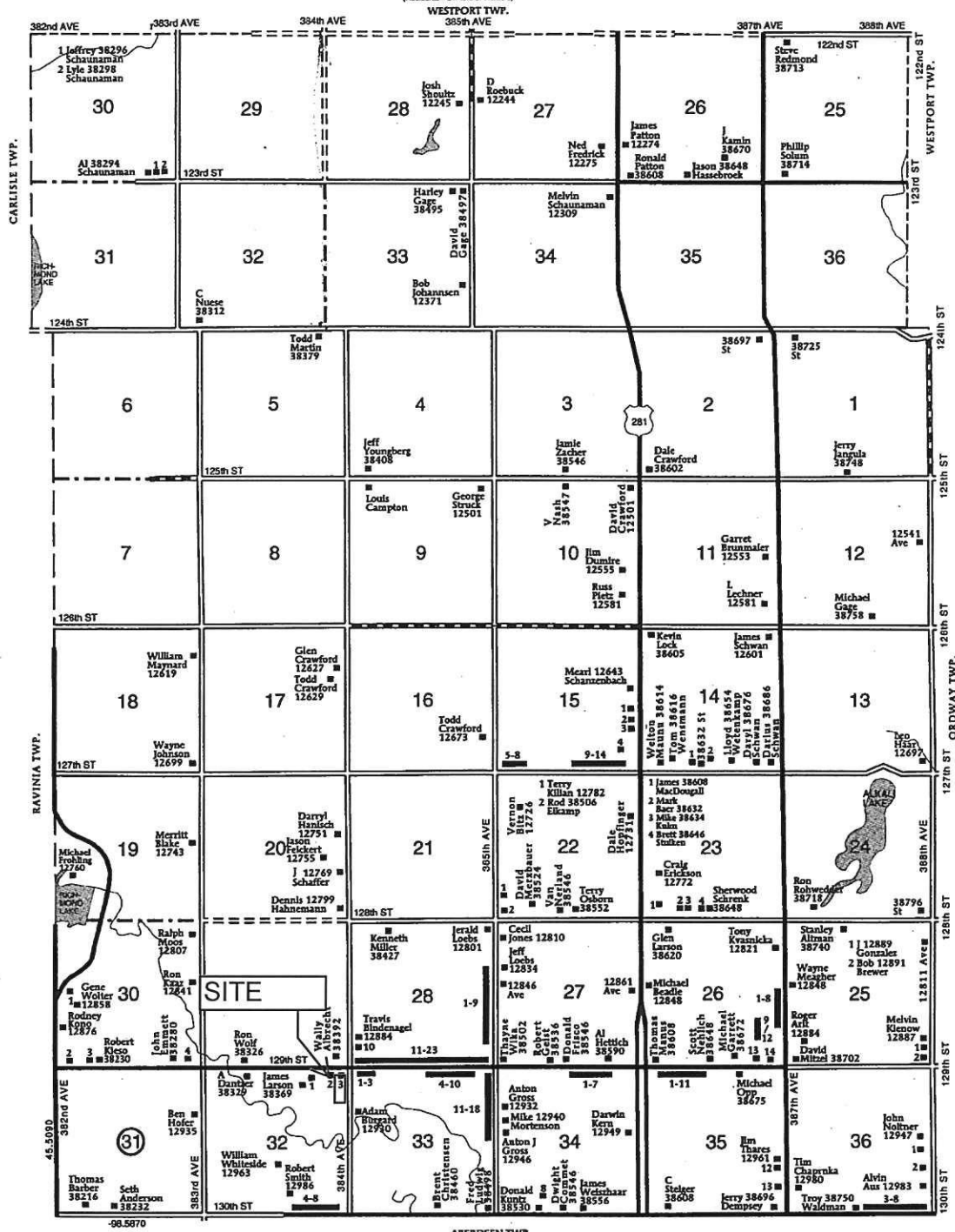
**LEGAL DESCRIPTION:** Lot 1, "Weiler Subdivision" in the NE1/4 of Section 32-T124N-R64W of the 5th P.M., Brown County, South Dakota

**Planning Commission Action:** Approved / Denied

By: \_\_\_\_\_ Date: \_\_\_\_\_

**HEARING DATE:** May 19, 2020 **TIME:** 7:00 p.m.

**MEETING:** located in the Basement Community Room of the Court House Annex  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



ABERDEEN TWP.

LINCOLN TOWNSHIP

- SECTION 14**  
 1 Adams, John 38630  
 2 Mount, Bill 38634
- SECTION 15**  
 1 Schaunaman, Chad 12657  
 2 Berg, Tom 12663  
 3 Heath, Pat 12667  
 4 Kiesz, Marvin 12685  
 5 Huetti, Roger 38502  
 6 Klapperich, Ed 38504  
 7 Frohling, Leslie 38512  
 8 Moore, Joe 38518  
 9 Williams, Eugene 38552  
 10 Black, Casey 38556  
 11 Mitzel, Michael 38560  
 12 Malsam, Adam 38570  
 13 Nelson, Mark 38574  
 14 Roso, R 38576

- SECTION 26S**  
 1 Wetenkamp, Lloyd D 12847  
 2 Hedges, Kendall 12849  
 3 Labay, Richard 12851  
 4 Kolb, Myron 12855  
 5 12857  
 6 Wacholz, B 12861  
 7 Simonson, Lee 12869  
 8 Rychlik, Jerald 12875  
 9 Keller, Mike 12862  
 10 Stein, Craig 12866  
 11 Hedge, Duane 12870  
 12 Call, Ty 12874  
 13 Wahl, Merle 38686  
 14 Punt, Lawayne 38690
- SECTION 28S**  
 1 Drageset, Jamie 12833  
 2 Adolf, Gregory 12839  
 3 Hoeltzner, Curtis 12843  
 4 Wilkie, Chad 12845  
 5 Carlson, Cartor 12853

- 6 Vining, Brad 12861  
 7 Aman, Dwight 12871  
 8 Kotzea, D 12881  
 9 Nordstrom, Allen 12891  
 10 Hauge, Chad 12888  
 11 Bitz, Marvin 38404  
 12 Gab, Dale 38406  
 13 Bitz, Sheldon 38412  
 14 Hammrich, Marc 38414  
 15 Bellikka, Nell 38424  
 16 Nelber, Danny 38434  
 17 Jakober, Glen 38452  
 18 Buechler, Todd 38460  
 19 Siefken, Lon 38464  
 20 Habeck, F 38474  
 21 Kamm, Casey 38478  
 22 Whitney, Charles 38484  
 23 Peterson, Kenneth 38488
- SECTION 30S**  
 1 Podoll, M 12852  
 2 Schlagel, Gene 38206

- 3 38228  
 4 Mandel, Lonnie 38294
- SECTION 32S**  
 1 Lehr, Cary 38373  
 2 Otto, Randall 38393  
 3 Gosvener, Ken 12901  
 4 Martinmaas, Roger 38364  
 5 Thorstenson, Casey 38370  
 6 Harms, Bruce 38374  
 7 Hartung, Mark 38386  
 8 Keller, Edward 38392
- SECTION 33S**  
 1 Waltman, Frank 38405  
 2 Malsam, Ervin 38409  
 3 Krueger, Gerald 38413  
 4 Burt, Roy 38453  
 5 Sutton, Duane 38459  
 6 Aman, Bonnell 38463  
 7 Haggmann, Rick 38469  
 8 Allbie, M 38479

- 9 Feickert, Dennis 38485  
 10 Foss, Kevin 38489  
 11 Martel, Don 12903  
 12 Entzel, Ernest 12907  
 13 Malsom, Bob 12909  
 14 Falken, Jess 12915  
 15 Skott, Randy 12921  
 16 Kurtz, B 12927  
 17 Gross, Joe 12941  
 18 Schlosser, Rudolph 12945
- SECTION 34S**  
 1 Hartung, John 38549  
 2 Shilman, Larry 38557  
 3 Tarrell, Ron 38559  
 4 Odde, N 38563  
 5 Volzke, Randy 38587  
 6 Malsam, Melvin 38589  
 7 Igo, Loren 38591  
 8 Ritter, Loren 38534
- SECTION 35S**  
 1 Fordham, Donald 38621

- 2 Luitjens, Mark 38631  
 3 Hollan, Ray 38635  
 4 Hendrickson, J 38649  
 5 Anliker, Alvin 38655  
 6 Malsam, Joe 38629  
 7 Hanley, Tom 38630  
 8 Fix, Jeffrey 38637  
 9 Binder, Brandon 38643  
 10 Mercer, V 12911  
 11 Tchida, Mervin 12914  
 12 Thares, Clark 12969  
 13 Diede, James 12979
- SECTION 36S**  
 1 Dalager, John 12953  
 2 Hinds, Bill 12971  
 3 Waldman, Clarence 38756  
 4 Waldman, Galen 38762  
 5 Pence, Bryan 38766  
 6 Cowan, Richard 38770  
 7 Lonning, Stuart 38782  
 8 Bock, Jeff 38792

## NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of a Variance to Setbacks in a Mini Agriculture District (M-AG).

Petitioner / Owner: Kevin Huber

Description of property: Lot 1, "Weiler Subdivision" in the NE1/4 of Section 32-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12901 384<sup>th</sup> Ave).

Reason: owner would like a Variance to Setbacks in a M-AG District for a pole barn to be 50' from the north front property line rather than 100' required.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 6th day of May 2020

Planning/Zoning Commission and  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

Published once at the total approximate cost of \_\_\_\_\_.

*Brown County GIS Map  
(for reference only)*

13.2 129TH ST

384TH AVE

129TH ST

SITE



384TH AVE



13.2 129TH ST

384TH AVE

29 28  
32 33

13.2 129TH ST

Owner would like an approach  
somewhere along here

384TH AVE





# ***TITLE 4 ZONING***

## ***RURAL ADDRESSING***

## CHAPTER 4.33 RURAL ADDRESSING

4.3301 Naming of Roads in the unincorporated area of Brown County, South Dakota, (excluding areas of joint jurisdiction being: one (1) mile of Groton, one (1) mile of Hecla, one-half (1/2) mile of Frederick, and one and one-half (1 1/2) miles of Warner City limits; and also including the incorporated communities of Claremont, Columbia and Stratford:

1. The names of roads are hereby fixed and adopted in accordance with and as shown by the official road address maps of the county. The names on these maps shall supersede the road names found on the plats recorded in the office of County Register of Deeds. The County Planner is directed to submit the necessary documentation to attach changes to the plats to correspond with the names on the official road maps of the county.
2. The County Planner will name or approve the naming of all future roads in accordance with South Dakota Administrative Rules Chapter 50:02:03 except as specified below.

4.3302 Installation and Maintenance of Road Intersection Signs in the Unincorporated Area:

1. The County Highway Department shall maintain installed signs at designated **county road** intersections.
2. When new roads are platted, whether public or private, the owner or developer shall install or reimburse the County or **Township Authority** for all material and labor costs associated with the installation of intersection signs.
3. Sign material and location shall be specified by the Highway Superintendent.
4. All installation costs shall be determined by the Highway Superintendent.
5. Townships shall install and maintain intersection signs within their unincorporated towns.

4.3303 Designation of Addresses in ~~the Unincorporated Area~~ Brown County:

1. Addresses for buildings ~~on~~ **along** all public and private roads **in Brown County** shall be issued by the County **Planner Addressing Administrator** **except for** inside city limits of Aberdeen, in accordance with South Dakota Administrative Rules Chapter 50:02:03 except as specified below.
2. The County **Planner Addressing Administrator** shall keep a record of all numbers assigned according to this ordinance and forward a copy to the Register of Deeds, Assessor's Office, **Treasurer's Office**, **GIS Office**, E-911 Communications, Auditor's Office, ~~and~~ City of Aberdeen Fire Chief,

Emergency Management (for rural fire departments), local utility companies, Townships (of the assigned area), USPS, and one letter sent by standard mail to the owner of the parcel.

3. Addressing both sides of the following roads and in an area ~~around~~ outside the City Limits of Aberdeen ~~and~~ bordered by ~~but not to include~~ the following roads may be an exception to Brown County rural addressing numbers using two (2), three (3), four (4) or five (5) digit address numbers corresponding with similar addressing conventions of the City of Aberdeen working outward from Main Street and Railroad Avenue from City Limits to:
  - North – 130 Street
  - East – 392 Avenue
  - South – ~~135 Street~~ 136 Street
  - West – 385 Avenue
4. Addressing inside the City Limits of Groton working outward from Broadway Street, Railroad Ave on the east side of Broadway Street and following the Railroad Line on the west side of Broadway Street.
5. Addressing both sides of the following roads and in an area outside the City Limits of Groton bordered by the following roads may be an exception to Brown County rural addressing numbers using two (2), three (3), four (4) or five (5) digit address numbers corresponding with similar addressing conventions of the City of Groton working outward from Broadway Street, Railroad Ave on the east side of Broadway Street and following the Railroad Line on the west side of Broadway Street:
  - North – 132 Street
  - East – 408 Avenue
  - South – Willow Ave (W&E of South Broadway St)
  - West – 404 Avenue
- 6.

#### 4.3304 Posting of Designated Addresses in the Unincorporated Areas:

1. The owner or occupant or person in charge of any house or building to which an address has been assigned will be notified by the County ~~Planner~~ Addressing Administrator of the address assigned to the same at any time after the adoption of this ordinance.
2. Within sixty (60) days after the receipt of such notification from the County ~~Planner~~ Addressing Administrator, the owner or occupant or person in charge of the structure to which an address has been assigned shall affix the address to the structure, if visible from the road, or to a sign or number post if not visible from the road, in such a way that the address can be clearly seen from the roadway.



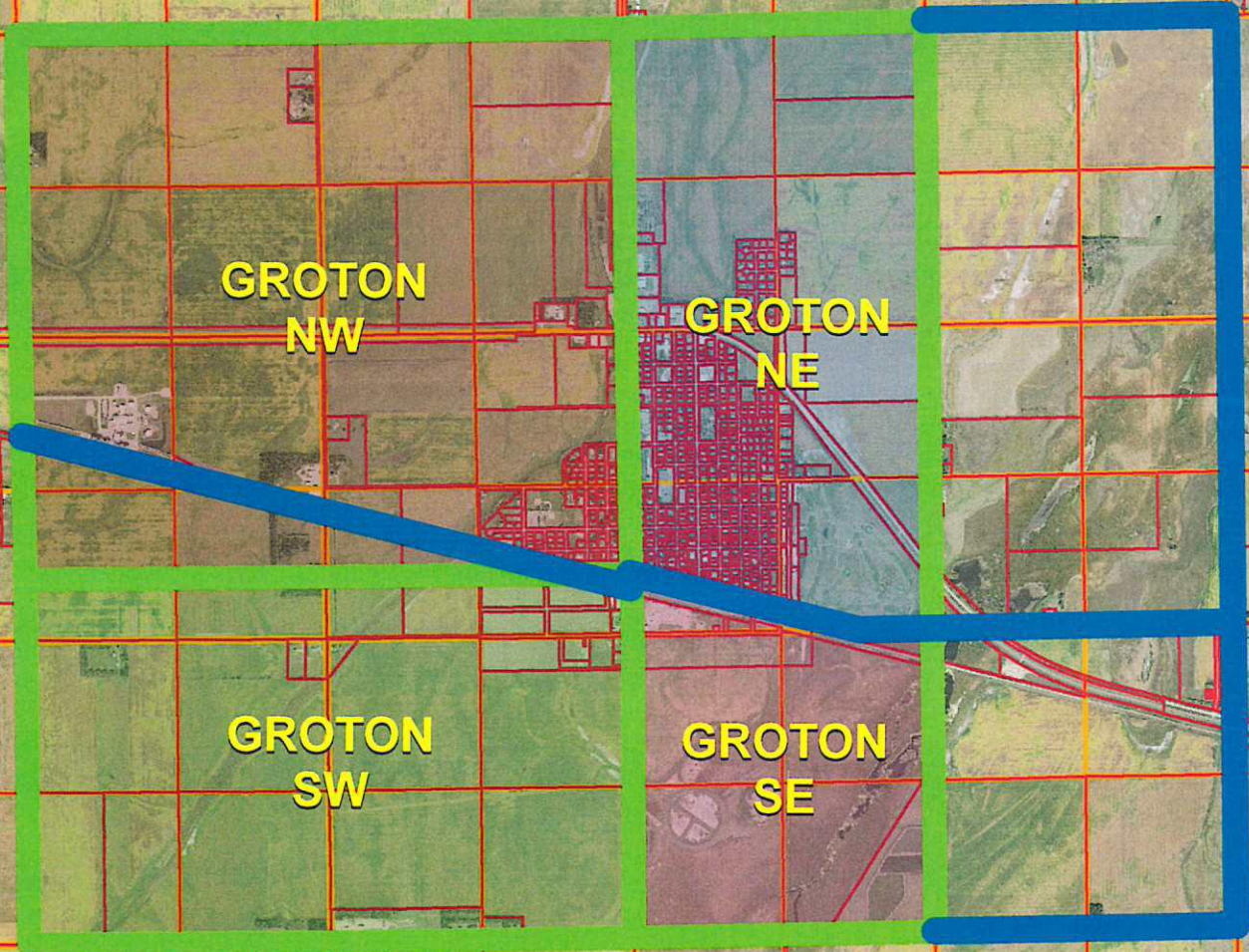
*Brown County GIS Map  
(for reference only)*

**GROTON  
NW**

**GROTON  
NE**

**GROTON  
SW**

**GROTON  
SE**



3. It shall be the duty of such owner or occupant or person in charge thereof upon affixing the new number to remove any different number which might be mistaken for, or confused with, the number assigned to said structure by the County ~~Planner~~ **Addressing Administrator**.
4. Each principle building shall display the address assigned to the frontage on which the front entrance is located. In case a principle building is occupied by more than one business or family dwelling unit, each separate dwelling or unit must display a separate address.
5. Mobile homes located in an organized mobile home park must display their proper lot number on the mobile home lot visible from the driveway/access way.
6. Address characters shall be painted or applied, of contrasting color to the background, of not less than three inches (3") in height.
7. If a building or dwelling is situated in such a way that the address cannot be easily seen from the roadway in front of said structure, then a sign or address post must be used in front of the structure or at the entrance of the primary driveway and placed in such a way that it can easily be seen from the roadway.

#### 4.3305 New Structures:

1. Addresses will be assigned to each proposed lot or tract on the surveyor's copies of final subdivision plats by the County Planner.
2. No building permit shall be issued for any principle building until the owner or developer has procured from the County, City or Township ~~Planner~~ **Addressing Administrator** the official address of the premises. Final approval of ~~a certificate of occupancy of any~~ a principle building erected or repaired after the effective date of this ordinance shall be withheld until permanent and proper addresses have been displayed in accordance with the requirements of paragraph 4.3304 above.

#### 4.3306 Penalties:

1. In the event that the owner or occupant or person in charge of any house or building refuses to comply with the terms of this ordinance by failing to affix the address assigned within sixty (60) days after notification, or by failing to remove any old addresses affixed to such structure or primary driveway or elsewhere which may be confused **or in conflict** with the address assigned thereto within said sixty (60) day period, shall be guilty of a class 2 misdemeanor. Each day of non-compliance shall be a separate offense.

#### 4.3307 Conflicting Ordinances:

1. All ordinances or parts of ordinances in conflict therewith are hereby repealed.

# STAFF REPORT

May 19, 2020

---

**REZONE PARCEL from an AG-P District**

**ITEM #**20

---

## GENERAL INFORMATION

PETITIONER	Jimmy Barnett
REQUEST	<b>Petition to Rezone property</b>
LEGAL DESCRIPTION	Lot 29, Dewald & Hoffman's 2 <sup>nd</sup> Richmond Lake Subdivision in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	126668 W Shore Drive
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Lake Front Residential (R-3)
South:	Lake Front Residential (R-3)
East:	Agriculture Preservation District (AG-P2)
West:	Mini-Ag District (M-AG)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this rezone from Agriculture Preservation District (AG-P) to Lake Front Residential (R-3) for intended use.

REVIEW: Lot 29=0.21 acres. This parcel does not meet a minimum 40 acres and does not qualify for a "farm unit" reduction for AG-P District per Title 4, Chapter 4.0605. Rezoning to Lake Front Residential (R-3) brings this parcel into compliance for its current use (Lake Front residential).



## NOTICE OF HEARING - REZONE

Application has been made to Brown County Planning/Zoning Commission for a REZONE PETITION. A hearing will be held in the Courthouse Annex in the basement Community Meeting Room, on May 19, 2020 at 7:00 P.M. for the purpose of Rezoning from Agricultural Preservation District (AG-P) to Lake Front Residential (R-3).

Owner & Petitioner: Jimmy Barnett

Description of property: Lot 29 "Dewald & Hoffman's 2<sup>nd</sup> Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126668 W Shore Drive).

Reason: This property is petitioned to be rezoned from Agricultural Preservation District (AG-P) to Lake Front Residential (R-3) to bring it into compliance for current and future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the date with the Brown County Auditor.

*Dated this 29<sup>th</sup> day of April 2020*

Planning/Zoning Commission  
Scott Bader – P&Z Director  
25 Market Street  
Aberdeen, SD 57401  
Office: (605) 626-7144

*Published once at the total approximate cost of \_\_\_\_\_.*



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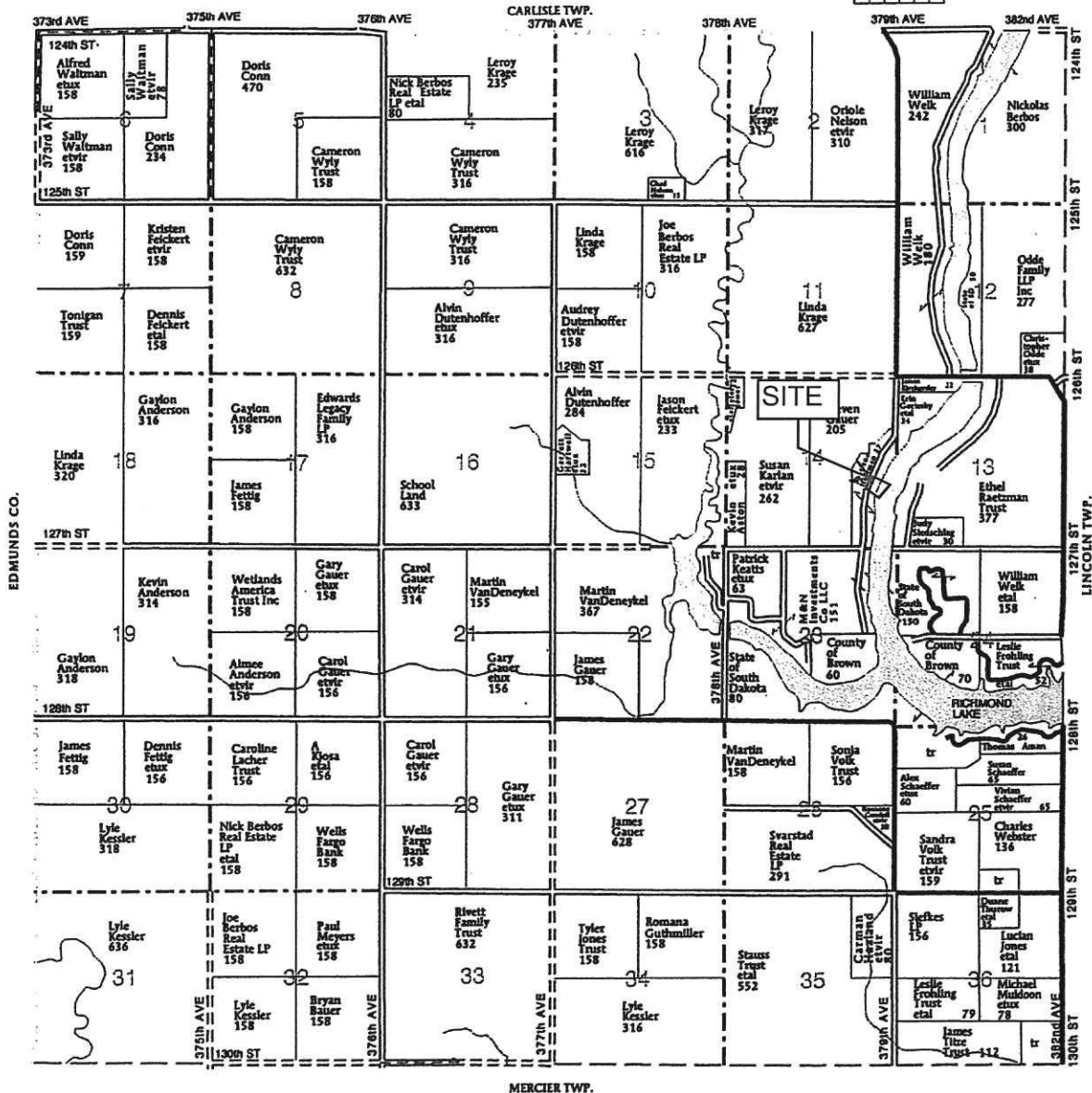
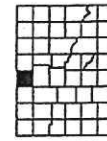
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T-124-N

## RAVINIA PLAT

R-65-W



MERCIER TWP.

**REZONE PETITION**

Petition No: \_\_\_\_\_

BROWN COUNTY COMMISSION  
25 MARKET STREET  
ABERDEEN, SD 57401

Date: 04/20/20

Receipt: 326969

Filing Fee: \$350  
(non-refundable)

**Board of Brown County Commissioner's:**

I/We the undersigned, do hereby petition the Board of County Commissioners of Brown County, South Dakota to rezone our property as follows:

Legal Description: Lot 29, Dewald & Hoffman's 2<sup>nd</sup> Richmond Lake Subdivision in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota


General Area Location or Street Address: 126668 W Shore Dr  
From: Agriculture Preservation District (AG-P)  
To: Lake Front Residential District (R-3)

Purpose: For Intended Use

Size of Parcels: Lot 29 = 0.21 Acres

Existing Land Use: Zoned as Agriculture Preservation, but used as Lake Front Residential (R-3)

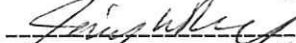
Petitioner: Jay Barnett or Jimmy Barnett

Signature: 

Date: 04/20/20 Phone: 605-216-0375

Address: 126674 W Shore Dr  
Aberdeen, SD 57401

Owner: Jay Barnett or Jimmy Barnett

Signature: 

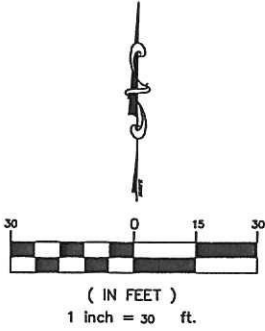
Date: 04/20/20 Phone: 605-216-0375

Address: 126674 W Shore Dr  
Aberdeen, SD 57401

PLAT OF

A-7525

**BARNETT RICHMOND LAKE SUBDIVISION IN THE  
EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M.,  
BROWN COUNTY, SOUTH DAKOTA**

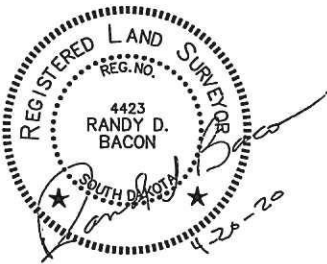
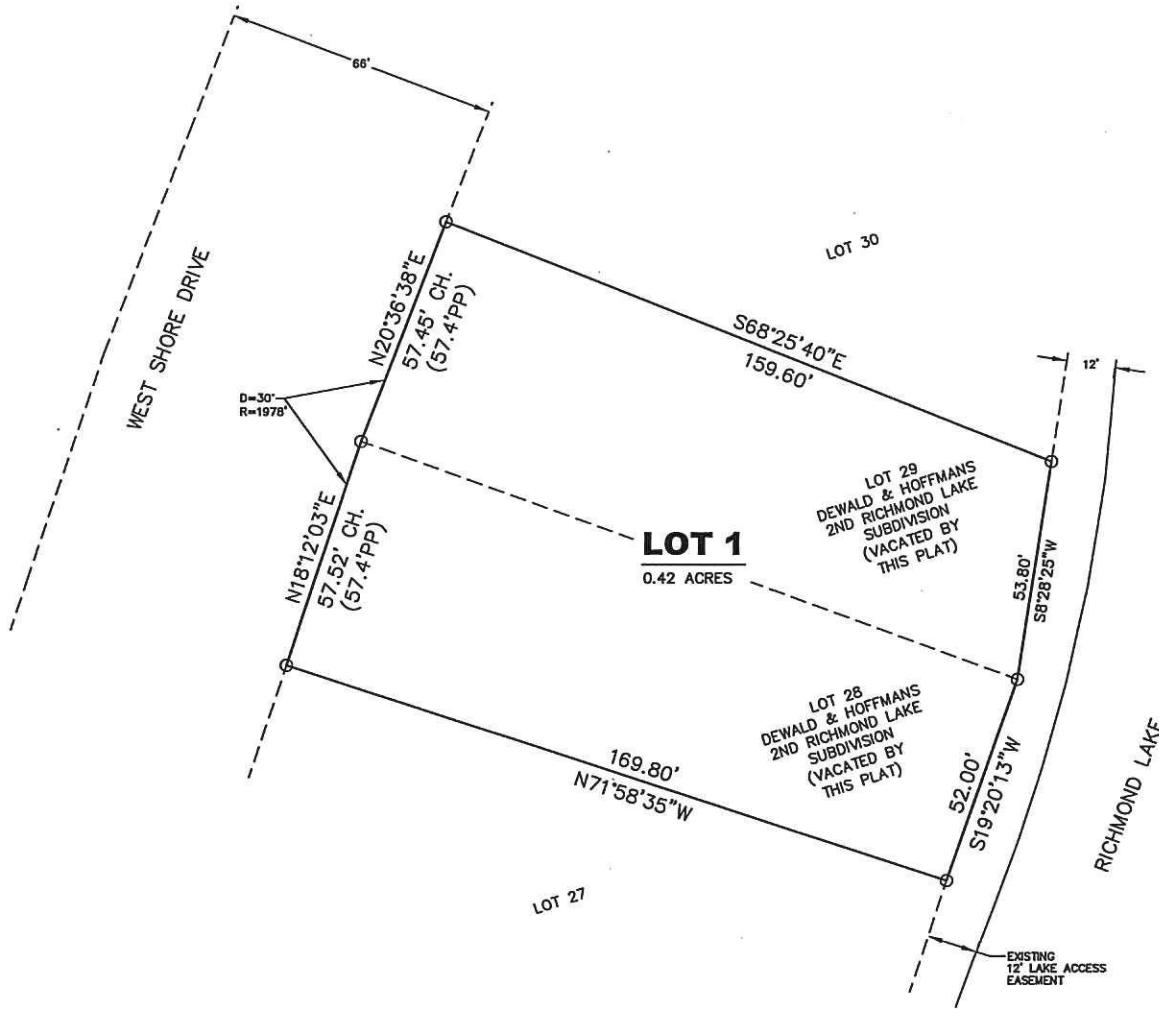


**LEGEND**

- FOUND PROPERTY CORNER
- P.P. PREVIOUS PLATTED DISTANCE
- CH CHORD DISTANCE

**BASIS OF BEARINGS**

SD STATE PLANE NORTH ZONE



**Helms & Associates**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 221 Brown County Highway 19  
 P.O. Box 111  
 Aberdeen, S.D. 57401  
 Phone: 605.225.1112  
 Fax: 605.225.3189

DWG. 7525-LS BY: AMG SHEET 1 OF 3

# BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

### APPROVAL BY COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

\_\_\_\_\_  
COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

### HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, OR THE COUNTRY ROAD AS SHOWN HEREON, IS HEREBY APPROVED ANY CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

BY: \_\_\_\_\_  
HIGHWAY AUTHORITY

TITLE: \_\_\_\_\_

### DIRECTOR OF EQUALIZATION'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 27 DAY OF April, 2020.

*J VanMeter*  
\_\_\_\_\_  
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

### REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, AND DULY RECORDED AS PLAT NO. \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

# BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE



I, RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF JIMMY W. BARNETT JR. AND ABBY J. SUMPTION OWNERS OF LOT 28 AND JIMMY W. BARNETT JR. AS OWNER OF LOT 29, THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO APRIL 10, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA. I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT. DATED THIS 20 DAY OF April, 2020

  
RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

### OWNER'S CERTIFICATE



KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF ALL THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT; JIMMY W. BARNETT JR. AND ABBY J. SUMPTION OWNERS OF LOT 28 AND JIMMY W. BARNETT JR. AS OWNER OF LOT 29 THAT THE PLAT HAS BEEN MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA. AS SHOWN BY THIS PLAT, AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24 DAY OF April, 2020

FORMERLY DESCRIBED AS:  
LOT 28 AND LOT 29 DEWALD AND HOFFMAN'S SECOND RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA

  
JIMMY W. BARNETT JR.  
  
ABBY J. SUMPTION

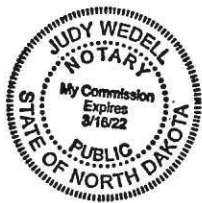
### DECLARATION OF VACATION

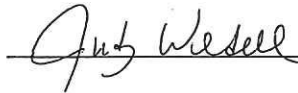
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HEREBY DECLARE TO VACATE THAT PORTION AS SHOWN AND MARKED ON THE FOREGOING PLAT AND OF THE PLAT OF DEWALD AND HOFFMAN'S SECOND RICHMOND LAKE SUBDIVISION, AS RECORDED IN BOOK 2, PAGE 174, ON MARCH 10, 1972 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE. THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24 DAY OF April, 2020

  
JIMMY W. BARNETT JR.  
  
ABBY J. SUMPTION

### ACKNOWLEDGEMENT

STATE OF ND )  
COUNTY OF Bridges )SS  
ON THIS THE 24<sup>th</sup> DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JIMMY W. BARNETT JR. AND ABBY J. SUMPTION KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



  
NOTARY PUBLIC, ND STATE  
MY COMMISSION EXPIRES: \_\_\_\_\_

### COUNTY PLANNING COMMISSION CERTIFICATION

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA. HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

Brown County GIS Map  
(for reference only)



Brown County GIS Map  
(for reference only)

W SHORE DR

136H

W SHORE DR

136874 West Shore Dr

SITE

W SHORE DR





# STAFF REPORT

May 19, 2020

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**PRELIMINARY & FINAL PLAT**

**ITEM # 21**

---

**GENERAL INFORMATION:**

PETITIONER: Jimmy Barnett

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Lot 1, Barnett Richmond Lake Subdivision in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota

LOCATION: 126674 W. Shore Drive

TOWNSHIP: Ravinia Twp

EXISTING ZONING: Agriculture Preservation District (R-3)

SURROUNDING ZONING:

North:	Agriculture Preservation District (AG-P)
South:	Lakefront Residential District (R-3)
East:	Agriculture Preservation District (AG-P2)
West:	Mini-Ag District (M-AG)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Scott Bader

**GENERAL COMMENT:** The petitioner is requesting this Preliminary and Final plat for conveyance purposes.

**GENERAL REVIEW:** After review Staff recommends approval.

**PLAT APPROVAL CHECKLIST**

SUBDIVISION NAME Barnett Richmond Lake Subdivision

QUARTER: East SECTION: 14 TOWNSHIP: 124 RANGE: 65

LOTS 1, 2, 3 1 TRACTS 1, 2, 3 \_\_\_\_\_ PARCELS 1, 2, 3 \_\_\_\_\_ NOTHING SHOWN \_\_\_\_\_

OWNERS NAMES: Jay Barnett

OWNERS NAMES: \_\_\_\_\_

OWNERS NAMES: \_\_\_\_\_

ENGINEER OR SURVEYOR: Randy Bacon (Helms & Assoc)

TYPE: PRELIMINARY \_\_\_\_\_ FINAL \_\_\_\_\_ BOTH X

FEE: ~~\$25.00~~ ACRES x \$1.00 \_\_\_\_\_ TOTAL: \$ 100.00 DATE PAID: \_\_\_\_/\_\_\_\_/20\_\_\_\_

RECEIVED BY PLANNING DEPARTMENT: 04 / 17 /2020 BY: Scott Bader

REASON FOR PLAT: DEVELOPMENT \_\_\_\_\_ CONVEYANCE \_\_\_\_\_ FINANCIAL PURPOSES X BOTH \_\_\_\_\_

PLAT: ON 11 x 17 MYLAR \_\_\_\_\_ ON 11 x 17 PHOTO PAPER \_\_\_\_\_

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT \_\_\_\_\_ ACCESS NEEDED \_\_\_\_\_

DIMENSION ALL LINEWORK FOR GIS DEPT. \_\_\_\_\_ BEARINGS & DISTANCES SHOWN TO "CLOSE" \_\_\_\_\_

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE X

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED \_\_\_\_\_

TAXES PAID IN FULL FOR THE YEAR \_\_\_\_\_ TREASURER SIGNATURE LINE SIGNED \_\_\_\_\_

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: \_\_\_\_\_ APPROVE \_\_\_\_\_ DENY \_\_\_\_\_ RE-SUBMIT ON \_\_\_\_\_

CONSIDERED BY COUNTY COMMISSION:

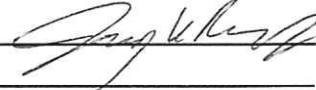
RECOMMENDATION: \_\_\_\_\_ APPROVE \_\_\_\_\_ DENY \_\_\_\_\_ RE-SUBMIT ON \_\_\_\_\_

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR PLAT APPROVAL

DATE: 04/20/20  
RECEIPT # 326970  
TOWNSHIP: Ravinia TWP

FEES: \$100.00  
PAID: (YES) NO (CHK) CASH  
DATE: 4-27-20

OWNERS SIGNATURE: Jay Barnett or Jimmy Barnett   
OWNERS ADDRESS: 126674 W Shore Dr  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-216-0375

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lot 1 "Barnett Richmond Lake Subdivision" in the E1/2 of  
Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota

**Planning Commission Action: Approved / Denied** \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: May 19, 2020 TIME: 7:00 pm

**MEETING: located in the Basement Community Room of the Court House Annex**  
25 Market Street • Aberdeen, South Dakota 57401-4203  
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



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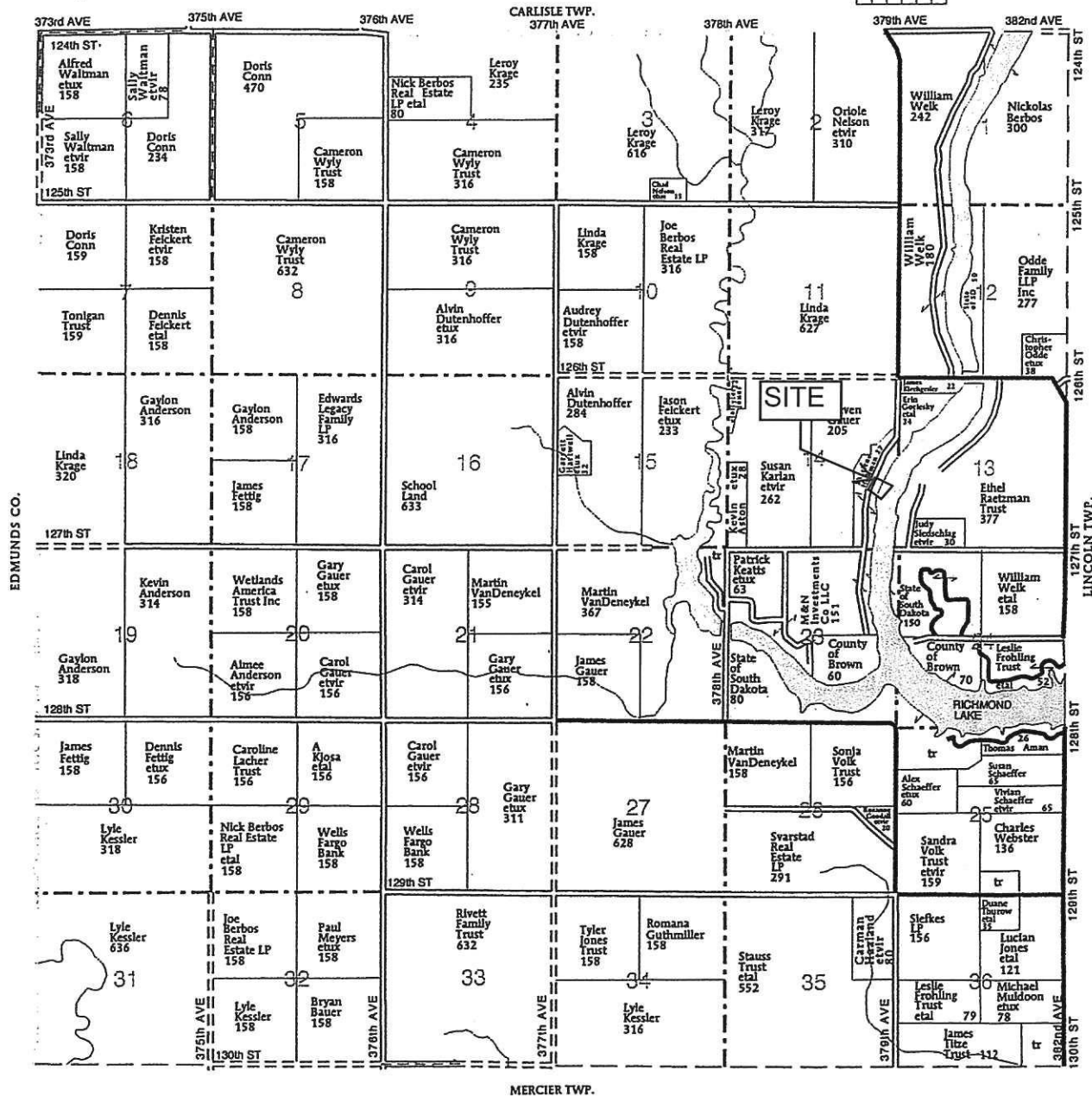
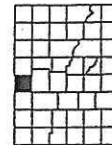
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T-124-N

RAVINIA PLAT

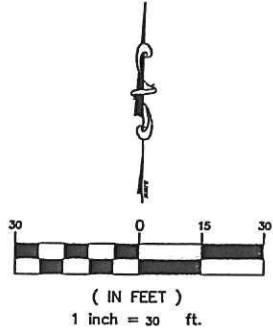
R-65-W



PLAT OF

A-7525

**BARNETT RICHMOND LAKE SUBDIVISION IN THE  
EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M.,  
BROWN COUNTY, SOUTH DAKOTA**

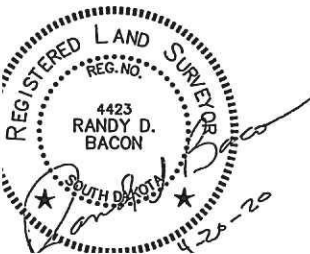
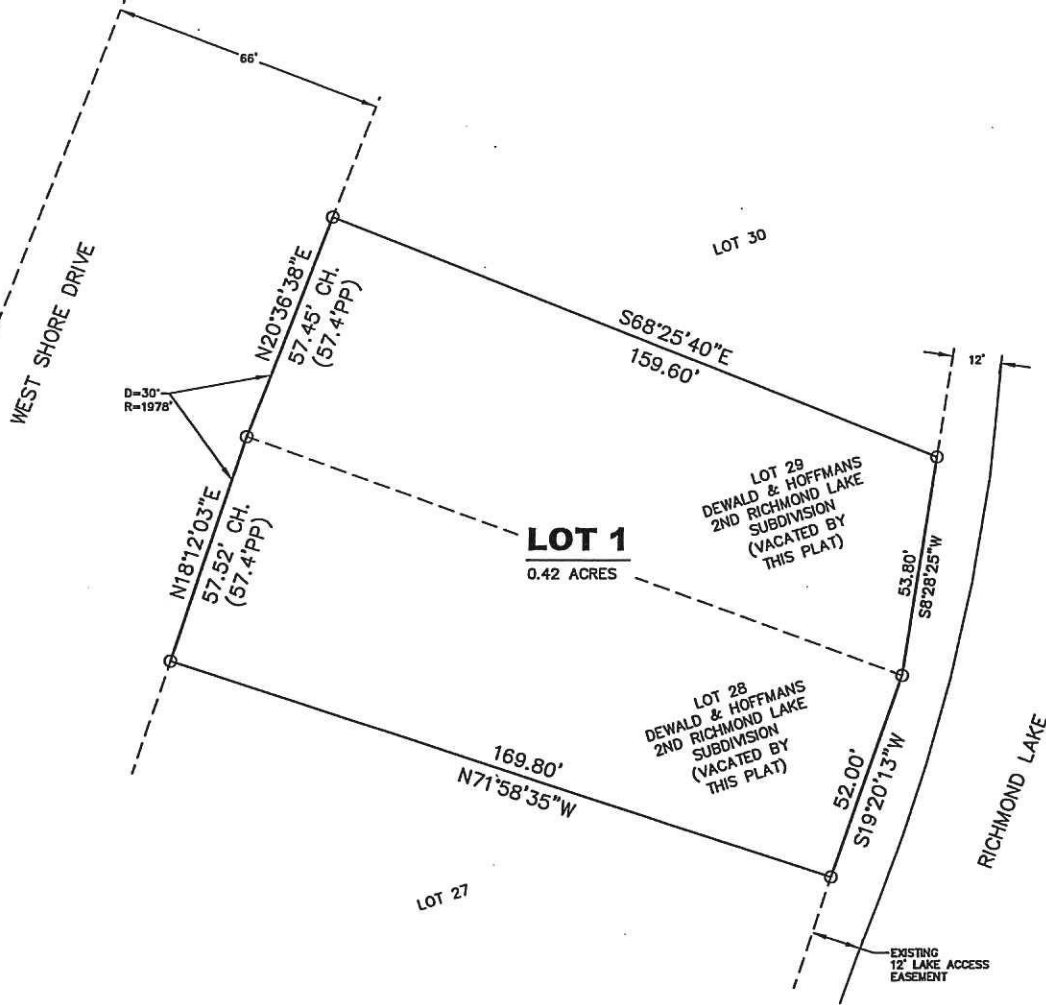


**LEGEND**

- O FOUND PROPERTY CORNER
- P.P. PREVIOUS PLATTED DISTANCE
- CH CHORD DISTANCE

**BASIS OF BEARINGS**

SD, STATE PLANE NORTH ZONE



**Helms & Associates**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 221 Brown County Highway 19  
 P.O. Box 111  
 Aberdeen, S.D. 57401  
 Phone: 605.225.1212  
 Fax: 605.225.3189

# BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

### APPROVAL BY COUNTY

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\_\_\_\_\_  
COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

### HIGHWAY AUTHORITY CERTIFICATE

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BY: \_\_\_\_\_  
HIGHWAY AUTHORITY

TITLE: \_\_\_\_\_

### DIRECTOR OF EQUALIZATION'S CERTIFICATE

HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

### TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 27 DAY OF April, 2020

*P. VanMeter*  
\_\_\_\_\_  
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

### REGISTER OF DEEDS CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, AND DULY RECORDED AS  
LAT NO. \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

# BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

### SURVEYOR'S CERTIFICATE

RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF JIMMY W. BARNETT JR. AND ABBY J. SUMPTION OWNERS OF LOT 28 AND JIMMY W. BARNETT JR. AS OWNER OF LOT 29, THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO APRIL 10, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA. I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT. DATED THIS 20 DAY OF April, 2020.

*Randy D. Bacon*  
RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

### OWNER'S CERTIFICATE

NOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF ALL THE LAND AND INCLUDED IN THE WITHIN AND FOREGOING PLAT; JIMMY W. BARNETT JR. AND ABBY J. SUMPTION OWNERS OF LOT 28 AND JIMMY W. BARNETT JR. AS OWNER OF LOT 29 THAT THE PLAT HAS BEEN MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA. AS SHOWN BY THIS PLAT, AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. I WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24 DAY OF April, 2020.

#### FORMERLY DESCRIBED AS:

LOT 28 AND LOT 29 DEWALD AND HOFFMAN'S SECOND RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA

*Jimmy W. Barnett Jr.*  
JIMMY W. BARNETT JR.  
*Abby J. Sumption*  
ABBY J. SUMPTION

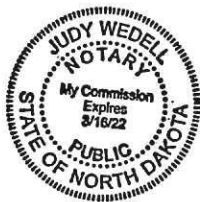
### DECLARATION OF VACATION

NOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED HEREBY DECLARE TO VACATE THAT PORTION AS SHOWN AND MARKED ON THE FOREGOING PLAT AND OF THE PLAT OF DEWALD AND HOFFMAN'S SECOND RICHMOND LAKE SUBDIVISION, AS RECORDED IN BOOK 2, PAGE 174, ON MARCH 10, 1972 IN THE BROWN COUNTY, REGISTER OF DEEDS OFFICE. THIS IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24 DAY OF April, 2020.

*Jimmy W. Barnett Jr.*  
JIMMY W. BARNETT JR.  
*Abby J. Sumption*  
ABBY J. SUMPTION

### ACKNOWLEDGEMENT

STATE OF SD. )  
COUNTY OF *Sully* ) SS  
I THIS THE 24<sup>th</sup> DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JIMMY W. BARNETT JR. AND ABBY J. SUMPTION KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



*Judy Weidell*  
NOTARY PUBLIC, ND STATE

MY COMMISSION EXPIRES: \_\_\_\_\_

### COUNTY PLANNING COMMISSION CERTIFICATION

HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BARNETT RICHMOND LAKE SUBDIVISION IN THE EAST 1/2 OF SECTION 14-T124N-R65W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

*Brown County GIS Map  
(for reference only)*



M-AG

M-AG

M-AG

W SHORE DR

ROW

06H

W SHORE DR

W SHORE DR

R-3

R-3

R-3

R-3

R-3

R-3

R-3

AG-P

SITE

R-3

AG-P2

R-3

R-3

R-3

R-3

R-3





*Brown County GIS Map  
(for reference only)*

W SHORE DR

06H

W SHORE DR

126674 West Shore Dr

SITE

W SHORE DR



# STAFF REPORT

May 19, 2020

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**PRELIMINARY & FINAL PLAT**

**ITEM #** 22

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**GENERAL INFORMATION:**

PETITIONER: Gerald Struck

REQUEST: **PRELIMINARY & FINAL PLAT**

LEGAL DESCRIPTION: Lot 1, Gerald and Gail Struck Addition in the NE1/4 of Section 9-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota

LOCATION: 12501 385<sup>th</sup> Ave

TOWNSHIP: LincolnTwp

EXISTING ZONING: Agriculture Preservation District (AG-P)

SURROUNDING ZONING:

- North: Agriculture Preservation District (AG-P)
- South: Agriculture Preservation District (AG-P)
- East: Agriculture Preservation District (AG-P)
- West: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Scott Bader

**GENERAL COMMENT:** The petitioner is requesting this Preliminary and Final plat for conveyance purposes.

**GENERAL REVIEW:** After review Staff recommends approval with stipulation this parcel be rezoned to Mini Agriculture District. Application to rezone has been submitted.

## PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Gerald and Gail Struck Addition

QUARTER: NE SECTION: 9 TOWNSHIP: 124 RANGE: 64

LOTS 1, 2, 3 I TRACTS 1, 2, 3 \_\_\_\_\_ PARCELS 1, 2, 3 \_\_\_\_\_ NOTHING SHOWN \_\_\_\_\_

OWNERS NAMES: Gerald Struck

OWNERS NAMES: \_\_\_\_\_

OWNERS NAMES: \_\_\_\_\_

ENGINEER OR SURVEYOR: Robert Kieso (Helms & Assoc)

TYPE: PRELIMINARY \_\_\_\_\_ FINAL \_\_\_\_\_ BOTH X

FEE: \$25.00 ACRES x \$1.00 \_\_\_\_\_ TOTAL: \$ 100.00 DATE PAID: 05 / 11 /2020

RECEIVED BY PLANNING DEPARTMENT: 05 / 11 /20 20 BY: Scott Bader

REASON FOR PLAT: DEVELOPMENT X CONVEYANCE \_\_\_\_\_ FINANCIAL PURPOSES \_\_\_\_\_ BOTH \_\_\_\_\_

PLAT: ON 11 x 17 MYLAR X ON 11 x 17 PHOTO PAPER \_\_\_\_\_

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED \_\_\_\_\_

DIMENSION ALL LINEWORK FOR GIS DEPT. \_\_\_\_\_ BEARINGS & DISTANCES SHOWN TO "CLOSE" \_\_\_\_\_

PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE \_\_\_\_\_

HIGHWAY SIGNATURE LINE SHOWN (STATE, COUNTY, TOWNSHIP) X

HIGHWAY SIGNATURE LINE SIGNED \_\_\_\_\_

TAXES PAID IN FULL FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED \_\_\_\_\_

CONSIDERED BY COUNTY PLANNING COMMISSION:

RECOMMENDATION: \_\_\_\_\_ APPROVE \_\_\_\_\_ DENY \_\_\_\_\_ RE-SUBMIT ON \_\_\_\_\_

CONSIDERED BY COUNTY COMMISSION:


RECOMMENDATION: \_\_\_\_\_ APPROVE \_\_\_\_\_ DENY \_\_\_\_\_ RE-SUBMIT ON \_\_\_\_\_

# BROWN COUNTY PLANNING & ZONING COMMISSION

## APPLICATION FOR PLAT APPROVAL

DATE: 05/04/20  
RECEIPT # 326986  
TOWNSHIP: Lincoln Twp

FEES: \$100.00  
PAID: (YES/NO) (CHK/CASH)  
DATE: 5-11-20

OWNERS SIGNATURE: Gerald Struck   
OWNERS ADDRESS: 12501 385th Ave  
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401  
OWNERS PHONE: 605-290-4866

AGENTS SIGNATURE: \_\_\_\_\_  
AGENTS ADDRESS: \_\_\_\_\_  
AGENTS CITY, STATE, ZIP: \_\_\_\_\_  
AGENTS PHONE: \_\_\_\_\_

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lot 1 " Gerald and Gail Struck Addition" in the NE1/4 of  
Section 9-T124N-R64W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

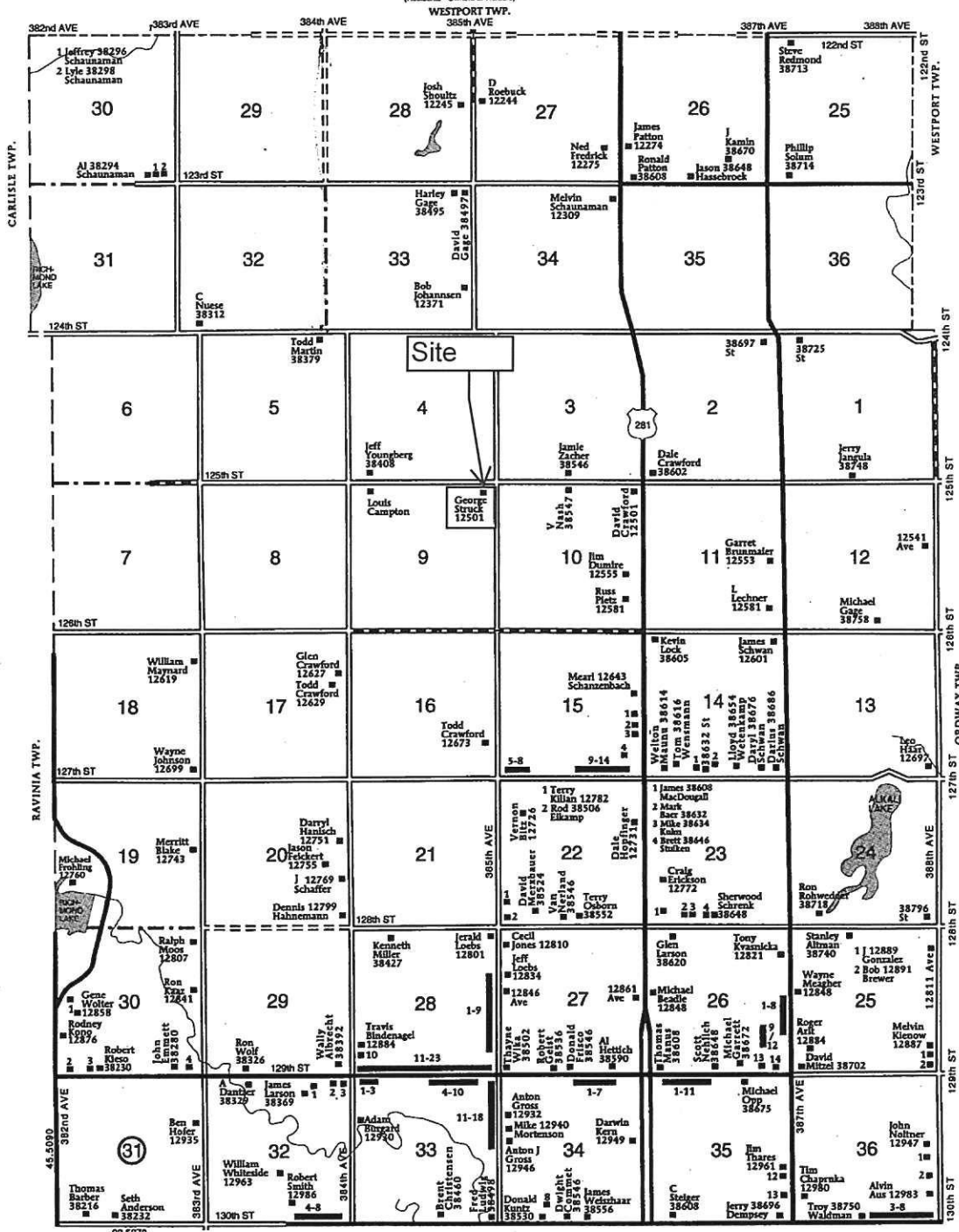
By: \_\_\_\_\_ Date: \_\_\_\_\_

HEARING DATE: May 19, 2020 TIME: 7:00 pm

**MEETING:** located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



LINCOLN TOWNSHIP

- SECTION 14**  
 1 Adams, John 38630  
 2 Mount, Bill 38634
- SECTION 15**  
 1 Schaanaman, Chad 12657  
 2 Berg, Tom 12663  
 3 Heath, Pat 12667  
 4 Kiesz, Marvin 12685  
 5 Huettl, Roger 38502  
 6 Klapperich, Ed 38504  
 7 Frohling, Leslie 38512  
 8 Moore, Joe 38518  
 9 Williams, Eugene 38552  
 10 Black, Casey 38556  
 11 Mitzel, Michael 38560  
 12 Malsam, Adam 38570  
 13 Nelson, Mark 38574  
 14 Roso, R 38576

- SECTION 26S**  
 1 Wetenkamp, Lloyd D 12847  
 2 Hedges, Kendall 12849  
 3 Labay, Richard 12851  
 4 Kolb, Myron 12855  
 5 12857  
 6 Wacholz, B 12861  
 7 Simonson, Lee 12869  
 8 Rychlik, Jerald 12875  
 9 Keller, Mike 12862  
 10 Stein, Craig 12866  
 11 Hedge, Duane 12870  
 12 Call, Ty 12874  
 13 Wahl, Merle 38686  
 14 Punt, Lawayne 38690
- SECTION 28S**  
 1 Drageset, Jamie 12833  
 2 Adolf, Gregory 12839  
 3 Hoeltzner, Curtis 12843  
 4 Wilkie, Chad 12845  
 5 Carlson, Cartor 12853

- 6 Vining, Brad 12861  
 7 Aman, Dwight 12871  
 8 Kotzea, D 12881  
 9 Nordstrom, Allen 12891  
 10 Hauge, Chad 12888  
 11 Blitz, Marvin 38404  
 12 Gab, Dale 38406  
 13 Blitz, Sheldon 38412  
 14 Hammrich, Marc 38414  
 15 Bellikka, Neil 38424  
 16 Nelber, Danny 38434  
 17 Jakober, Glen 38452  
 18 Buechler, Todd 38460  
 19 Siefken, Lon 38464  
 20 Habeck, F 38474  
 21 Kamm, Casey 38478  
 22 Whitney, Charles 38484  
 23 Peterson, Kenneth 38488
- SECTION 30S**  
 1 Podoll, M 12852  
 2 Schlagel, Gene 38206

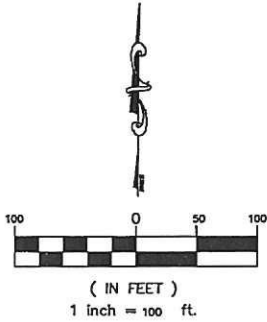
- SECTION 32S**  
 1 Lehr, Cary 38373  
 2 Otto, Randall 38393  
 3 Gosvener, Ken 12901  
 4 Martinmaas, Roger 38364  
 5 Thorstenson, Casey 38370  
 6 Harms, Bruce 38374  
 7 Hartung, Mark 38386  
 8 Keller, Edward 38392
- SECTION 33S**  
 1 Waltman, Frank 38405  
 2 Malsam, Ervin 38409  
 3 Krueger, Gerald 38413  
 4 Burt, Roy 38453  
 5 Sutton, Duane 38459  
 6 Aman, Bonnell 38463  
 7 Hagmann, Rick 38489  
 8 Allbie, M 38479

- 9 Feickert, Dennis 38485  
 10 Foss, Kevin 38489  
 11 Martel, Don 12903  
 12 Entzel, Ernest 12907  
 13 Malsom, Bob 12909  
 14 Falken, Jess 12915  
 15 Skott, Randy 12921  
 16 Kurtz, B 12927  
 17 Gross, Joe 12941  
 18 Schlosser, Rudolph 12945
- SECTION 34S**  
 1 Hartung, John 38549  
 2 Shilman, Larry 38557  
 3 Tarrell, Ron 38559  
 4 Odde, N 38563  
 5 Voltze, Randy 38587  
 6 Malsam, Melvin 38589  
 7 Igo, Loren 38591  
 8 Ritter, Loren 38534
- SECTION 35S**  
 1 Fordham, Donald 38621

- 2 Luitjens, Mark 38631  
 3 Hollan, Ray 38635  
 4 Hendrickson, J 38649  
 5 Antiker, Alvin 38655  
 6 Malsam, Joe 38629  
 7 Hanley, Tom 38630  
 8 Fix, Jeffrey 38637  
 9 Binder, Brandon 38643  
 10 Mercer, V 12911  
 11 Tchida, Mervin 12914  
 12 Thares, Clark 12969  
 13 Diede, James 12979
- SECTION 36S**  
 1 Dalager, John 12953  
 2 Hinds, Bill 12971  
 3 Waldman, Clarence 38756  
 4 Waldman, Galen 38762  
 5 Pence, Bryan 38766  
 6 Cowan, Richard 38770  
 7 Lonning, Stuart 38782  
 8 Bock, Jeff 38792

ABERDEEN TWP.

# PLAT OF GERALD AND GAIL STRUCK ADDITION IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



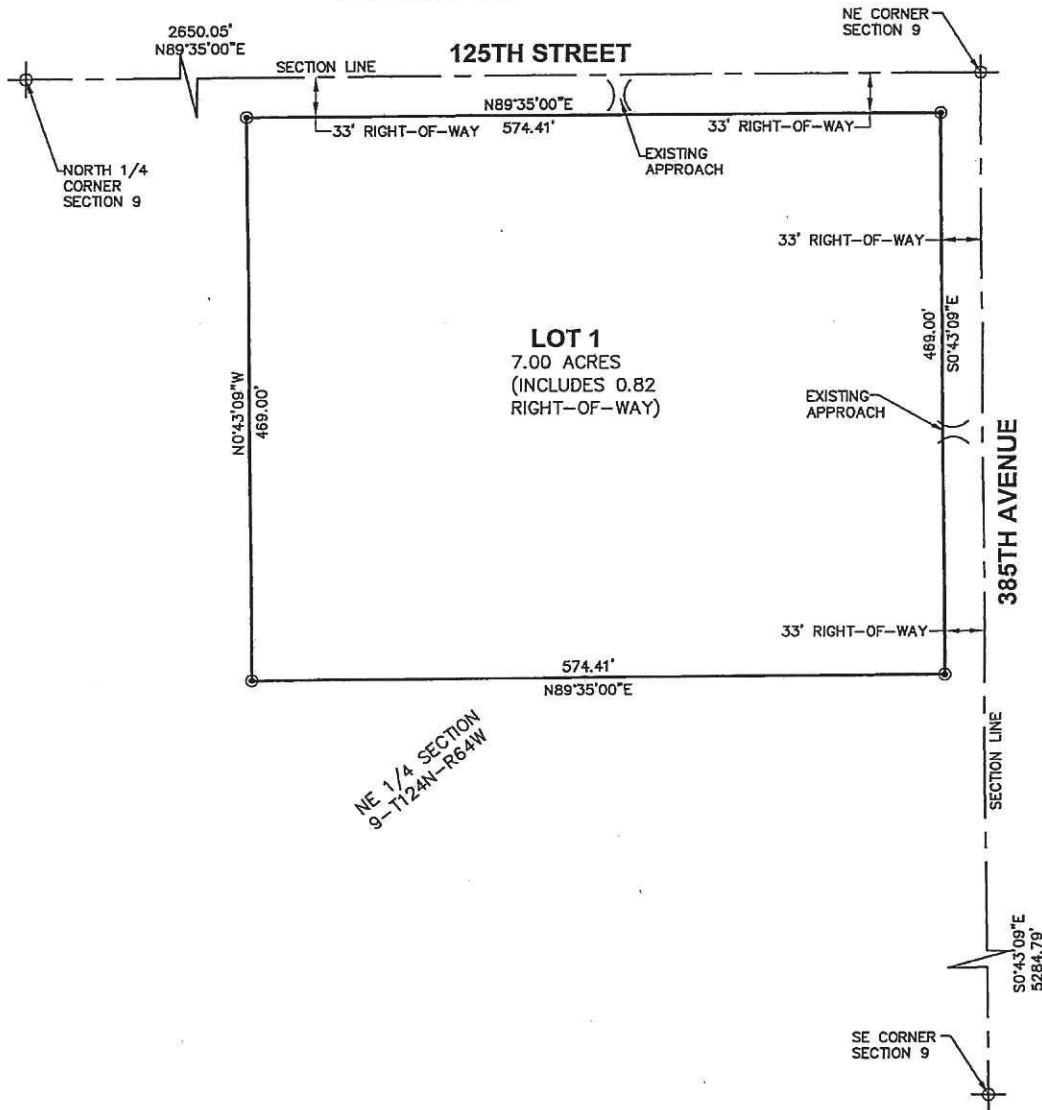
### LEGEND

- FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214



### BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE  
NAD 83 (2011)  
DISTANCES ARE GROUND



NE 1/4 SECTION  
9-T124N-R64W

**Helms ASSOCIATES**  
CIVIL ENGINEERS & LAND SURVEYORS

221 Brown County Highway 19  
P.O. Box 111  
Aberdeen, S.D. 57401  
Phone: 605.225.1212  
Fax: 605.225.3189

DWG. 7680-LS BY: CLB SHEET 1 OF 3

PLAT OF  
GERALD AND GAIL STRUCK ADDITION  
IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M.,  
BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT K. KIESO, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF GERALD G. STRUCK AND GAIL P. STRUCK AS OWNERS, AND UNDER THEIR DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO APRIL 23, 2020, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: GERALD AND GAIL STRUCK ADDITION IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 29<sup>th</sup> DAY OF April, 2020



ROBERT K. KIESO RLS #9214

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF ALL THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT; THAT THE PLAT HAS BEEN MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS; GERALD AND GAIL STRUCK ADDITION IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID ADDITION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PREVIOUSLY DESCRIBED AS:

NE 1/4 OF SECTION 9-T124N-R64W OF THE  
5th P.M., BROWN COUNTY, SOUTH DAKOTA

\_\_\_\_\_  
GERALD G. STRUCK

\_\_\_\_\_  
GAIL P. STRUCK

ACKNOWLEDGEMENT

STATE OF )  
COUNTY OF )SS

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GERALD G. STRUCK AND GAIL P. STRUCK KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_ STATE

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY PLANNING COMMISSION CERTIFICATION

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING GERALD AND GAIL STRUCK ADDITION IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

\_\_\_\_\_  
SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

APPROVAL BY COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING GERALD AND GAIL STRUCK ADDITION IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

\_\_\_\_\_  
COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA

**PLAT OF  
GERALD AND GAIL STRUCK ADDITION  
IN THE NE1/4 OF SECTION 9-T124N-R64W OF THE 5th P.M.,  
BROWN COUNTY, SOUTH DAKOTA**

HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, OR THE COUNTRY ROAD AS SHOWN HEREON, IS HEREBY APPROVED ANY CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

BY: \_\_\_\_\_  
HIGHWAY AUTHORITY

TITLE: \_\_\_\_\_

DIRECTOR OF EQUALIZATION'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

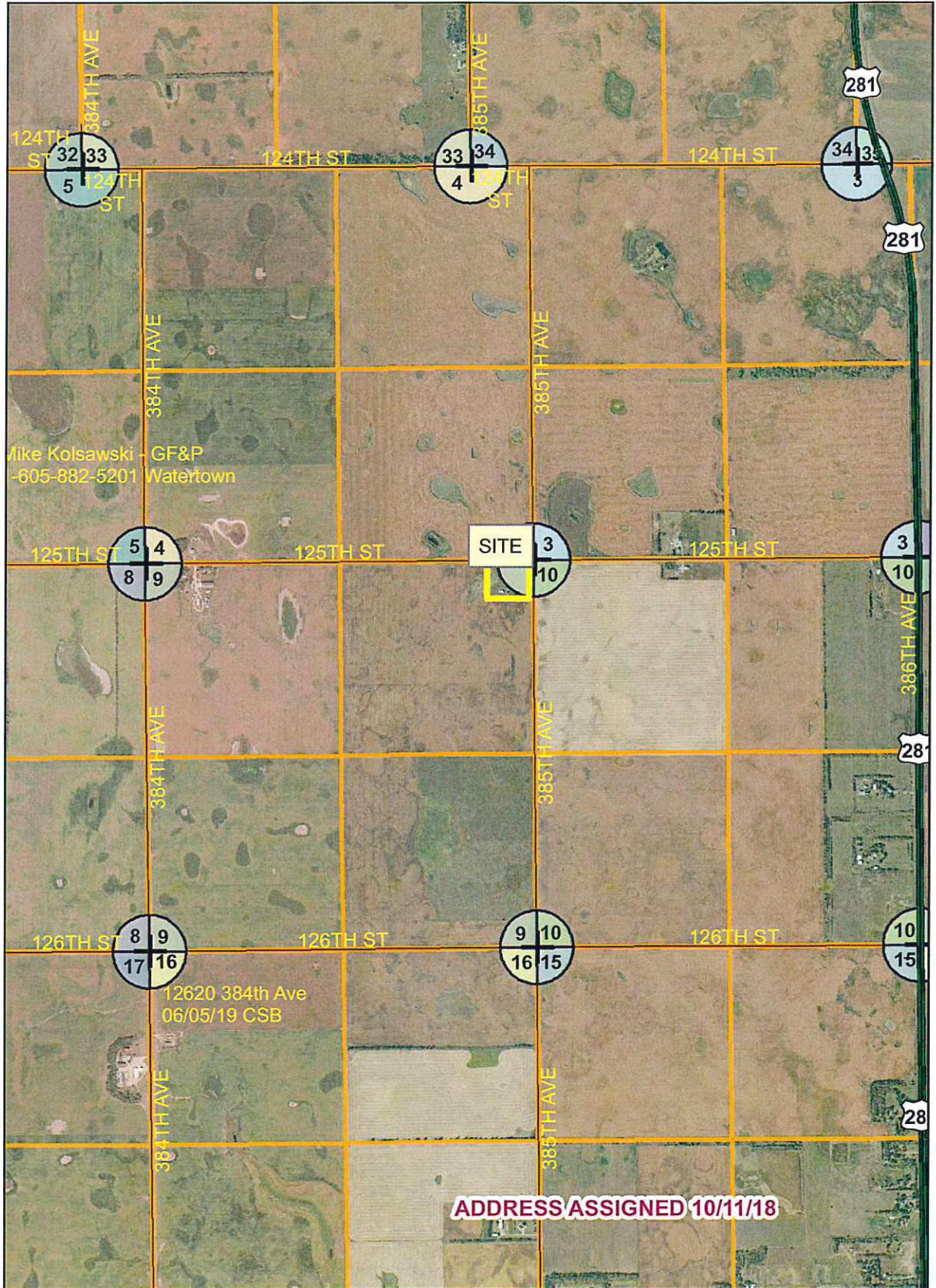
\_\_\_\_\_  
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_\_, AND DULY RECORDED IN HANGING PLATS NO. \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





32 33  
5

33 34  
4

34 35  
5

5 4  
8 9

SITE 3  
10

3  
10

8 9  
17 16

9 10  
16 15

10  
15

12620 384th Ave  
06/05/19 CSB

**ADDRESS ASSIGNED 10/11/18**

124TH ST  
384TH AVE

124TH ST

124TH ST

125TH ST

125TH ST

125TH ST

126TH ST

126TH ST

126TH ST

384TH AVE

384TH AVE

384TH AVE

384TH AVE

385TH AVE

385TH AVE

385TH AVE

385TH AVE

281

281

281

28

Mike Kolsawski - GF&P  
-605-882-5201 Watertown

