

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, APRIL 21, 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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- 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: **March 17, 2020**
- IV. Old Business:
- V. New Business: P&Z 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).
 2. **Variance for 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 143rd St).
 3. **Variance to Lot Size** in Agricultural Preservation District (AG-P) described as Lot 1, “Paul Hinz Addition” in the SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County, South Dakota (37540 120th St)
 4. **Variance for Shelterbelt** in Agricultural Preservation District (AG-P) described as the SE1/4 of Section 26-T128N-R62W of the 5th P.M., Brown County, South Dakota (10475 399th Ave).
 5. **Variance for Setback** in Agricultural Preservation District (AG-P) described as SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, South Dakota (13797 392nd Ave).
- VI Other Business:
 - a. **There is not any discussion on FEEDLOT charts or animal numbers this month**
 - b. **Rural Address Ordinance Discussion** – review of proposed changes for the existing ordinance.

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*

10. **Preliminary and Final Plat** for a property described as “Larson Lodge Addition” in the SW1/4 of Section 27-T125N-R62W of the 5th P.M., Brown County, South Dakota (39749 Larson Road).
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 5th P.M., Brown County, South Dakota (37540 120th St).
12. **Preliminary and Final Plat** for a property described as “Achen Subdivision” in the SW1/4 of Section 26-T123N-R65W of the 5th P.M., Brown County, South Dakota (2519 392nd Ave).

III. Other Business:

IV. Motion to Adjourn:

MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, March 17, 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. Members of the Brown County Planning Commission present at roll call were, Darwin Bettmann, Vice Chair Stan Beckler, David North, and B.C. Commissioner Rachel Kippley. Absent were Dale Kurth and Patrick Keatts. Also present at the meeting was Scott Bader - Planning & Zoning.

After discussion, Beckler moved and North seconded to approve the minutes of the February 18, 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, "Neva and Frank Sieh Subdivision" in the W1/2 SW1/4 of Section 12-T122N-R61W of the 5th P.M., Brown County, South Dakota (13760 & 13780 405th Ave). Present for this item was Arnold Bahr, Beverly Bahr and Charles Dirks. Following discussion, Beckler moved for approval of this variance, Bettmann seconded, all members voting aye, motion carried.
2. **Special Exception/Conditional Use** in Highway Commercial District (HC) described as Judy Outlot 1 in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5110 Hwy 12 E). Present for this item was Jonathan Gollnick. Following discussion, North moved for approval of this special exception, Beckler seconded, all members voting aye, motion carried.

3. **Variance to Building Setbacks** in an Agricultural Preservation District (AG-P) described as “K. Miller Addition” in the SW1/4 of Section 15-T122N-R64W of the 5th P.M., Brown County, South Dakota (38514 139th St). Following discussion, Beckler moved for approval of the variance with stipulation that penalties be assessed for building being started without permit, North seconded, all members voting aye, motion carried.
4. **Variance to Lot Size** in an Agricultural Preservation District (AG-P) described as Lot 1, “JT Hanson Farm Addition” in the SE1/4 of Section 9-T126N-R62W of the 5th P.M., Brown County, South Dakota (11379 397th Ave). Following discussion, Kippley moved for approval of the variance, Beckler seconded, all members voting aye, motion carried.
5. **Variance to Lot Size** in an Agricultural Preservation District (AG-P) described as Lot 1, “JT Hanson Farms Second Addition” in the SE1/4 of Section 10-T126N-R62W of the 5th P.M., Brown County, South Dakota (11384 397th Ave). Following discussion, Beckler moved for approval of the variance, Bettmann 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 5th P.M., Brown County, South Dakota (2220 N 391st Ave). Following discussion Beckler moved for approval of the variance, Bettmann seconded, all members voting aye, motion carried.
7. **Special Exception/Conditional Use** in a 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 5th P.M., Brown County, South Dakota (105 392nd Ave S). Present for this item was Josh Lunzman, Agtegra. Following discussion Beckler moved for approval of the special exception with the stipulation that they check all the culverts to make sure they are not plugged and there is proper drainage. Bettmann seconded, all members voting aye, motion carried.

Other Business:

- a. Handed out Chapter 4.07 AG-P District and M-AG District proposed changes for small acreage animal unit/acre chart for review and comments at April 21, 2020 meeting. Comments were heard from Tom Hinz.

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

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

Old Business:

New Business: *Brown County Planning Commission*

10. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Mini Agricultural District (M-AG) for a property described as: Lots 1&2 “C&L Habeck’s 1st Addition” in the SW¼ of Section 27-T124N-R63W of the 5th P.M., Brown County, South Dakota (12854 & 12862 391st Ave). Submitted by Clarence Habeck. Following discussion, Kippley moved to recommend approval of this rezone to the Board of County Commissioners, Bettmann seconded, all members voting aye, motion carried.

11. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Heavy Industrial District (H-I) for a property described as Lot 2 “Luke’s Landing Addition” in the N1/2 of Section 13-T123N-R63W of the 5th P.M., Brown County, South Dakota (13245 394th Ave). Submitted by Paul Meyers. Following discussion, Beckler moved to recommend approval of this rezone to the Board of County Commissioners seconded by North, all members voting aye, motion carried.

- 12. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Mini Agriculture District (m-AG) for a property described as “K. Miller Addition” in the SW1/4 of Section 15-T122N-R64W of the 5th P.M., Brown County, South Dakota (38514 139th Street). Submitted by Keith Miller. Following discussion, Bettmann moved to recommend approval of this rezone to the Board of County Commissioners, Beckler seconded, all members voting aye, motion carried.**
- 13. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Mini Agriculture District (M-AG) for property described as Lot 2 “JT Hanson Farm Addition” in the SE1/4 of Section 9-T126N-R62W of the 5th P.M., Brown County, South Dakota (39698 114th Street). Submitted by Jeff Hanson. Following discussion, Kippley moved to recommend approval of this rezone to the Board of County Commissioners, seconded by Beckler, all members voting aye, motion carried.**
- 14. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Mini Agriculture District (M-AG) for a property described as Lot 2, “JT Hanson Farms Second Addition” in the SE1/4 of Section 10-T126N-R62W of the 5th P.M., Brown County, South Dakota (11396 397th Ave). Submitted by Jeff Hanson. Following discussion, North moved to recommend approval of this rezone to the Board of County Commissioners, seconded by Bettmann, all members voting aye, motion carried.**
- 15. Petition to Re-Zone from an Agricultural Preservation District (AG-P) to Mini Agriculture District (M-AG) for a property described as “Lockwood’s Outlot 1” in the NE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota and “Jones Outlot 1” in the NE1/4 of Section 24-T123N-R65W of the 5th P.M., Brown County, South Dakota (37963 133rd Street and 37965 133rd Street). Submitted by Jamie Jones. Following discussion, Beckler moved to recommend approval of this rezone to the Board of County Commissioners, seconded by North, all members voting aye, motion carried.**

- 16. Preliminary and Final Plat** for a property described as “Neva and Frank Sieh Subdivision” in the W1/2SW1/4 of Section 12-T122N-R61W of the 5th P.M., Brown County, South Dakota (13760 & 13780 405th Ave). Submitted by Frank Sieh. Following discussion, Beckler moved to recommend approval of this plat to the Board of County Commissioners, seconded by North, all members voting aye, motion carried.
- 17. Preliminary and Final Plat** for a property described as “Luke’s Landing Addition” in the N1/2 of Section 13-T123N-R63W of the 5th P.M., Brown County, South Dakota (13245 394th Ave). Submitted by Paul Meyers. Following discussion, Beckler moved to recommend approval of this plat to the Board of County Commissioners, seconded by Bettmann, all members voting aye, motion carried.
- 18. Preliminary and Final Plat** for a property described as “K. Miller Addition” in the SW1/4 of Section 15-T122N-R64W of the 5th P.M., Brown County, South Dakota (38514 139th Street). Submitted by Keith Miller. Following discussion, Bettmann moved to recommend approval of this plat to the Board of County Commissioners, seconded by North, all members voting aye, motion carried.
- 19. Preliminary and Final Plat** for a property described as Lots 1&2 “JT Hanson Farm Addition” in the SE1/4 of Section 9-T126N-R62W of the 5th P.M., Brown County, South Dakota (11379 397th Ave & 39698 114th Street). Submitted by Jeff Hanson. Following discussion, North moved to recommend approval of this plat to the Board of County Commissioners, seconded by Beckler, all members voting aye, motion carried.
- 20. Preliminary and Final Plat** for a property described as Lots 1&2 “JT Hanson Farms Second Addition” in the SE1/4 of Section 10-T126N-R62W of the 5th P.M., Brown County, South Dakota (11384 397th Ave & 11396 397th Ave). Submitted by Jeff Hanson. Following discussion Bettmann moved to recommend approval of this plat to the Board of County Commissioners, seconded by North, all members voting aye, motion carried.
- 21. Preliminary and Final Plat** for a property described as Lot 1 “BRS First Addition to Block 7, Prairiewood Village” in the NE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota (12928 Prairiewood Drive). Submitted by Steve Stillman. Following discussion Bettmann moved to recommend approval of this plat to the Board of

County Commissioners, seconded by North, all members voting aye, motion carried.

22. Preliminary and Final Plat for a property described as Lot 1 “DMVW First Addition” in the NW1/4 of Section 10-T123N-R63W of the 5th P.M., Brown County, South Dakota (2220 N 391st Ave). Submitted by DMVW Railroad. Following discussion Beckler moved to recommend approval of this plat to the board of County Commissioners, seconded by Kippley, all members voting aye, motion carried.

Other Business:

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

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

STAFF REPORT

April 21, 2020

Variance for Lot Size in AG-P District

ITEM # 01

GENERAL INFORMATION:

PETITIONER: Larson Livestock Inc.

REQUEST: Variance to Lot Size in an AG-P District.

LEGAL DESCRIPTION: Lot I, "Larson Lodge Addition" in the SW1/4 of Section 27-T125N-R62W of the 5th P.M., Brown County, South Dakota

LOCATION: 39749 Larson Road

TOWNSHIP: Columbia Twp

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 Variance for platting a new 6.55± acre parcel for financial purposes.

GENERAL REVIEW: Parcel has existing approach access. This parcel is adjacent to another family farmland parcels and staff recommends a variance per 4.0605 to stay zoned as AG-P District.

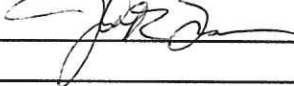
BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: March 13, 2020
RECEIPT # 326937
TOWNSHIP: Columbia

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 3/18/20

OWNERS SIGNATURE: Larson Livestock Inc
OWNERS ADDRESS: 39655 Larson Rd
OWNERS CITY, STATE, ZIP: Columbia, SD 57433
OWNERS PHONE: _____

AGENTS SIGNATURE: Ray Larson / Josh Larson 
AGENTS ADDRESS: 39655 Larson Rd
AGENTS CITY, STATE, ZIP: Columbia, SD 57433
AGENTS PHONE: 605-380-4835

REQUEST: Variance to Lot I that is 6.55 acres rather than the 40 acres required to stay zoned as AG-P per Chapter 4.0605 "Farm Unit"

LEGAL DESCRIPTION: "Larson Lodge Addition" in the SW1/4 of Section 27-T125N-R62W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 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

Thank You

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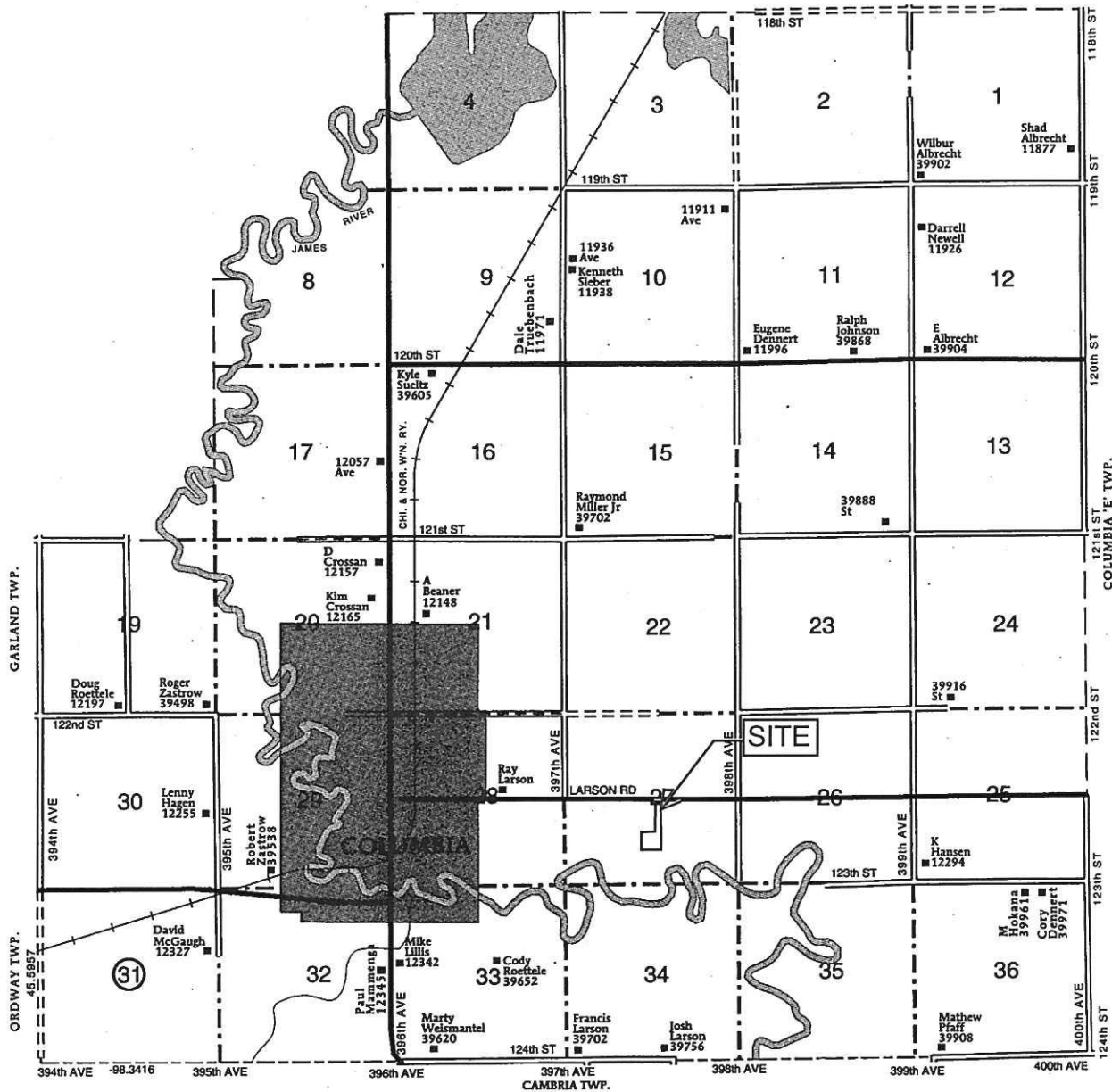
T-125-N

COLUMBIA 'W' DIRECTORY

R-62-W

(Residents - Owners or Renters)

SHELBY TWP.



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 April 21, 2020 at 7:00 P.M. for the purpose of a Variance to Lot Size in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *Larson Livestock Inc.*

Description of property: *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).*

Reason: *Variance to Lot Size for Lot 1, "Larson Lodge Addition" zoned AG-P to allow this lot to be smaller than 40 acres (6.55 acres) and stay zoned as AG-P using Chapter 4.0605 "Farm Unit" as the remainder of section is owned by the same person.*

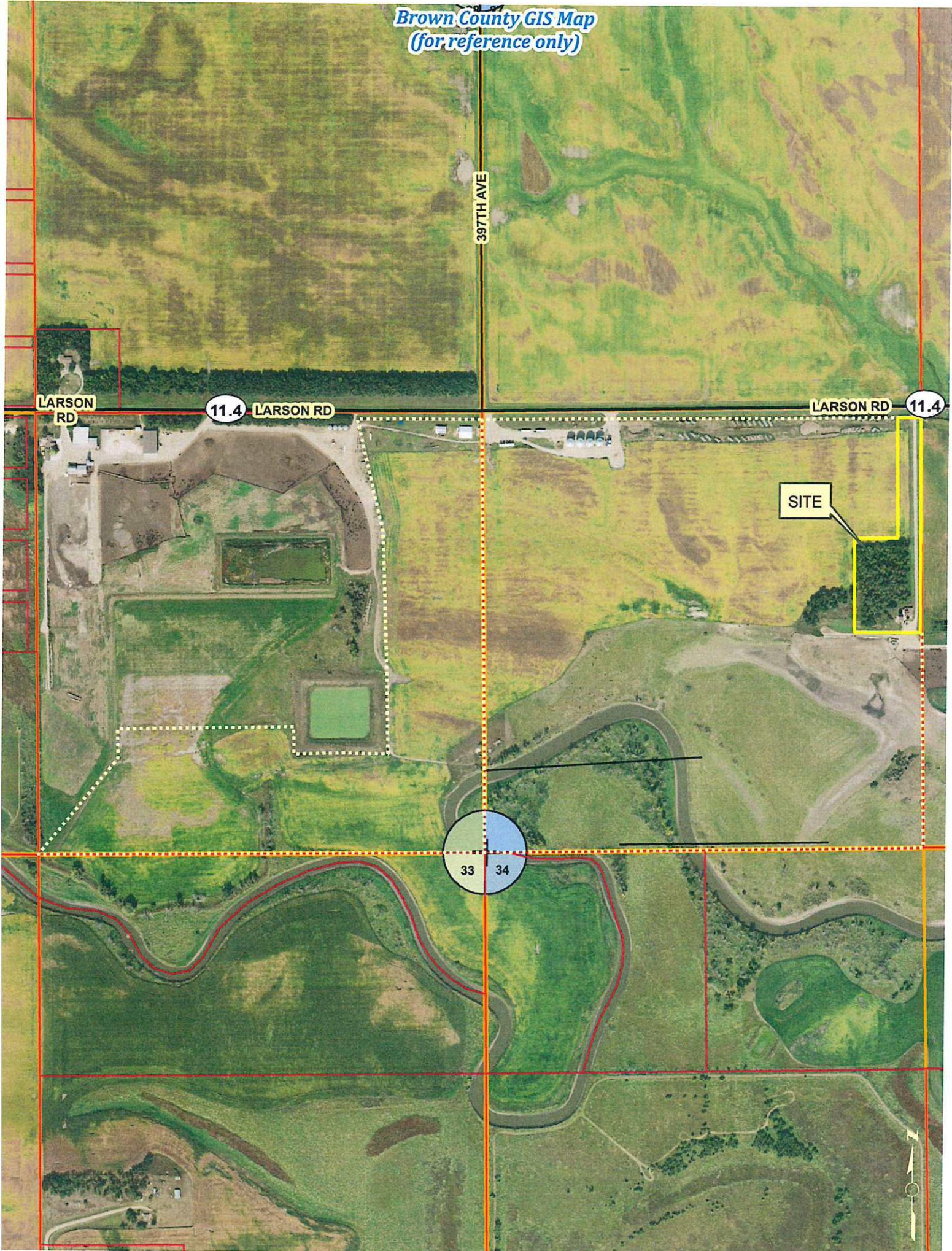
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

Dated this 1st day April 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)*



LARSON RD

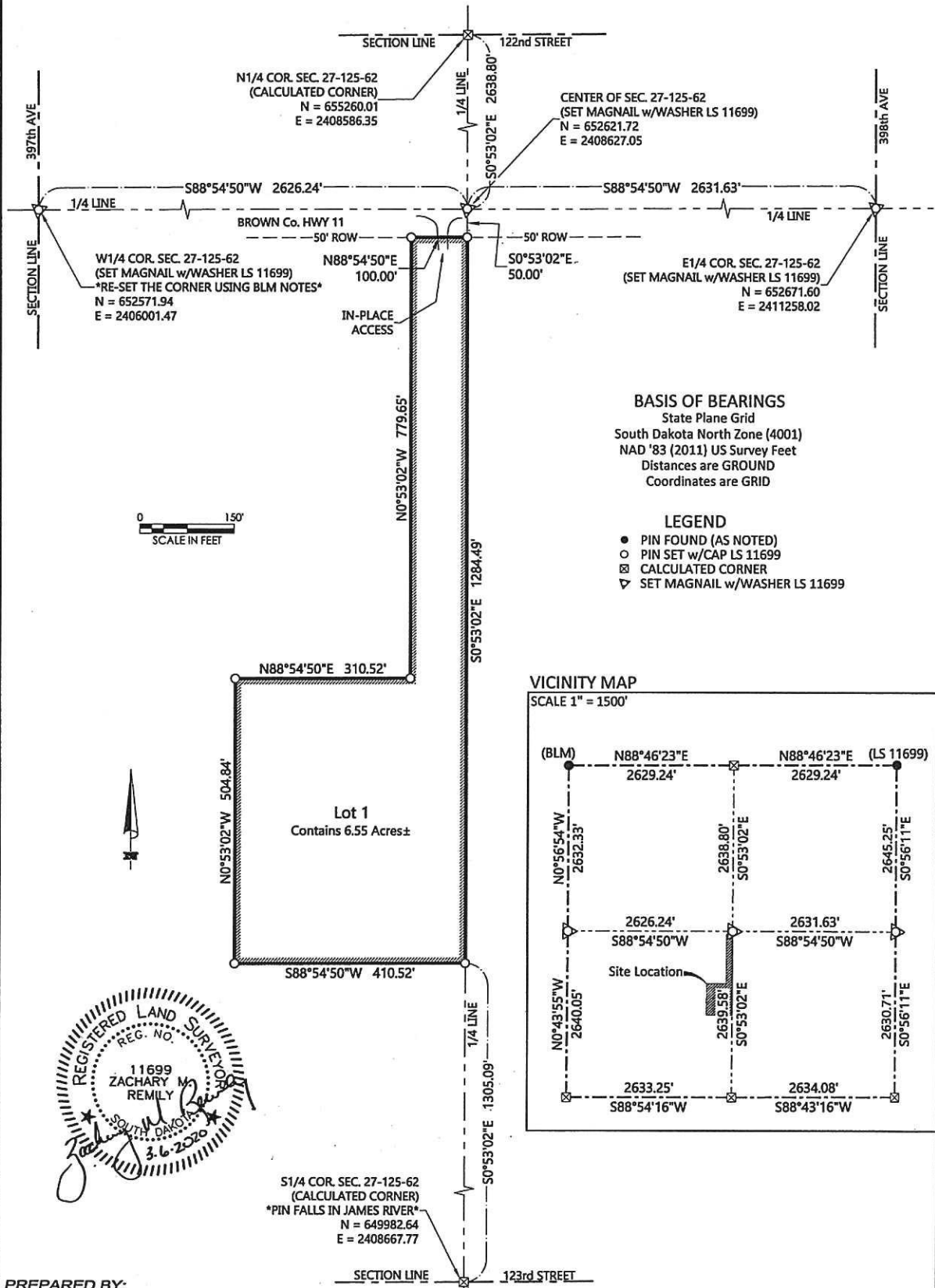
11.4 LARSON RD

LARSON RD 11.4

SITE

33 34

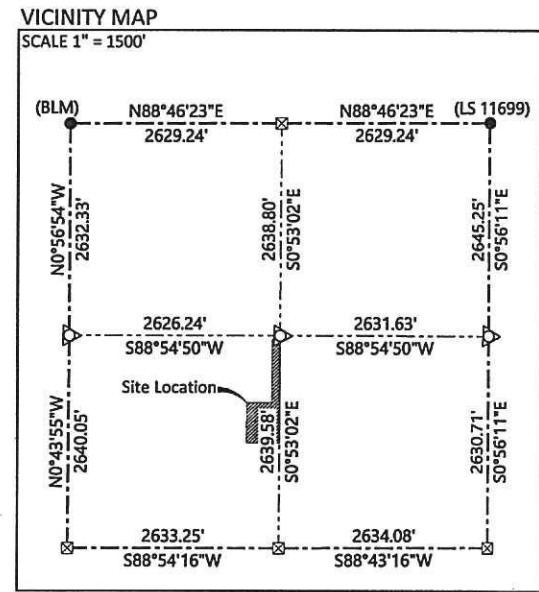
PLAT SHOWING
LARSON LODGE ADDITION
 IN THE SW1/4 OF SECTION 27,
 TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA



S1/4 COR. SEC. 27-125-62 (CALCULATED CORNER)
 PIN FALLS IN JAMES RIVER
 N = 649982.64
 E = 2408667.77

BASIS OF BEARINGS
 State Plane Grid
 South Dakota North Zone (4001)
 NAD '83 (2011) US Survey Feet
 Distances are GROUND
 Coordinates are GRID

- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 11699
 - ⊠ CALCULATED CORNER
 - ▽ SET MAGNAIL w/WASHER LS 11699



PREPARED BY:

CLARK ENGINEERING

Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
LARSON LODGE ADDITION
 IN THE SW1/4 OF SECTION 27,
 TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Larson Livestock, Inc., does hereby certify that it is the owner of the Southwest Quarter (SW1/4) of Section Twenty-Seven (27) [EXCEPT land deeded for Highway purposes], Township One Hundred Twenty-Five (125) North, Range Sixty-Two (62) West of the 5th P.M., Brown County, South Dakota, and that it has caused a portion of the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

Owner: Larson Livestock, Inc.

RAY LARSON for LARSON Livestock Inc.
 Print Name and Title

Ray Larson
 Signature

Signed this 11 day of March, 2020.

COUNTY OF BROWN)
) SS
 STATE OF SOUTH DAKOTA)

On this 11 day of MARCH, 2020, before me, a notary public, the undersigned officer, personally appeared RAY LARSON who acknowledge himself/herself to be the PRESIDENT, of Larson Livestock, Inc., and that he/she as such PRESIDENT, being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as RAY LARSON.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: OCT 5, 2022

[Signature]
 Notary Public

SURVEYOR'S CERTIFICATE

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 6th day of MARCH, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HIGHWAY 11 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 2020.

 Highway or Street Authority

COUNTY PLANNING COMMISSION APPROVAL

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 _____, 2020.

 Secretary of County Planning Commission
 Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments.

PREPARED BY:



Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
LARSON LODGE ADDITION
IN THE SW1/4 OF SECTION 27,
TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2020.

County Auditor
Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this _____ day of _____, 2020.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this _____ day of _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this _____ day of _____, 2020, at _____ O'clock ___ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

STAFF REPORT

April 21, 2020

Variance for Shelterbelt in AG-P District

ITEM # 02

GENERAL INFORMATION:

PETITIONER: Chris Jark

REQUEST: Variance for Shelterbelt in an AG-P District.

LEGAL DESCRIPTION: "C Jark Addition" in the NW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota

LOCATION: 39545 143rd Street

TOWNSHIP: East Rondell Twp

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 a Variance for parallel shelterbelt setback for the north right of way.

GENERAL REVIEW: The petitioner is requesting this Variance to be 30' from North Right of Way instead of the required 150' in an AG-P District to plant six rows of trees.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: March 17, 2020
RECEIPT # 326940
TOWNSHIP: East Rondell Twp

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 3/24/20

OWNERS SIGNATURE: Chris Jark *Chris Jark*
OWNERS ADDRESS: 39545 143rd St
OWNERS CITY, STATE, ZIP: Stratford, SD 57474
OWNERS PHONE: 605-228-8567

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Variance to be 30' from North Right of Way instead of the required 150' required in an AG-P District to plant six rows of trees.

LEGAL DESCRIPTION: "C Jark Addition" in the NW 1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 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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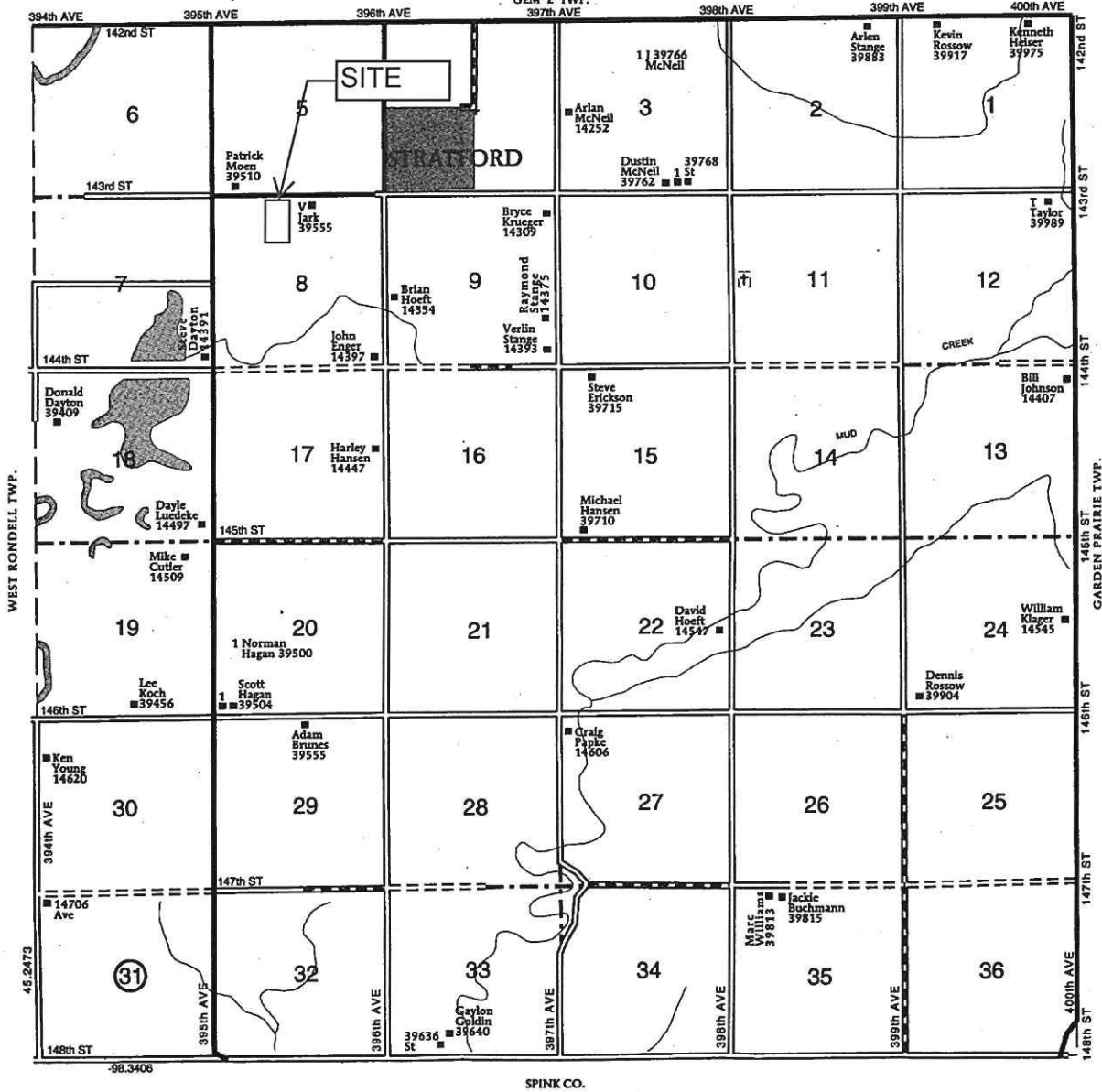
T-121-N

EAST RONDELL DIRECTORY

R-62-W

(Residents - Owners or Renters)

GEM 'E' TWP.



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 *April 21, 2020 at 7:00 P.M.* for the purpose of a Variance for Shelterbelt setback in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *Chris Jark*

Description of property: *"C Jark Addition" in the NW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota (39545 143rd Street).*

Reason: *Variance to be 30' from North Right of Way line instead of the required 150' in an AG-P District to plant six rows of trees.*

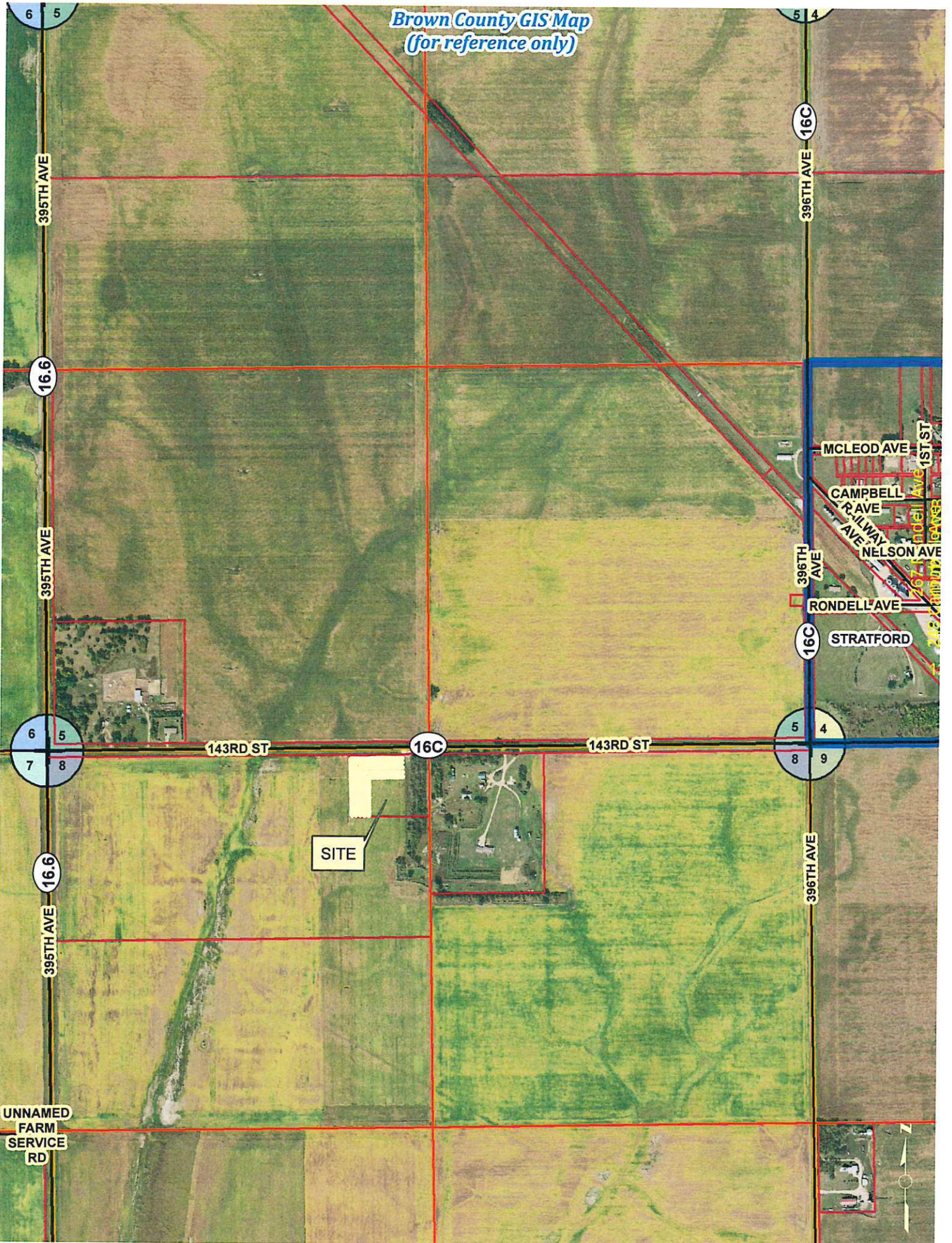
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

Dated this 1st day April 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)*



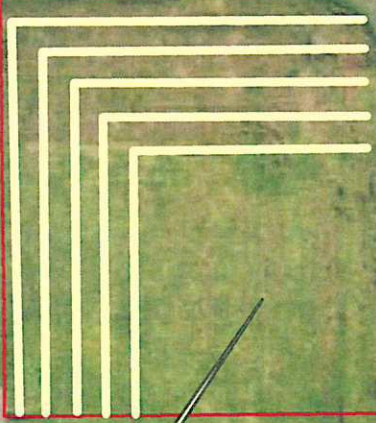
*Brown County GIS Map
(for reference only)*

143RD ST

16C

143RD ST

143RD ST



SITE



STAFF REPORT

April 21, 2020

Variance for Lot Size in AG-P District

ITEM # 03

GENERAL INFORMATION:

PETITIONER: Paul Hinz

REQUEST: Variance for Lot Size in an AG-P District.

LEGAL DESCRIPTION: Lot I, "Paul Hinz Addition" in the SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County, South Dakota

LOCATION: 37540 120th St

TOWNSHIP: Carlisle Twp

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: Private Well

REPORTED BY: Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance to Lot Size for Lot I, "Paul Hinz Addition" zoned (AG-P) to allow this lot to be smaller than 40 acres (1.30 acres) and stay zoned (AG-P) using Chapter 4.0605 "Farm Unit" as adjoining property is owned by the same person.

GENERAL REVIEW: After review Staff recommends approval.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: 03/19/20
RECEIPT # 326939
TOWNSHIP: Carlisle

FEES: \$100.00
PAID: (V)ES/NO (C)HK/CASH
DATE: 03/19/20

OWNERS SIGNATURE: Paul Hinz
OWNERS ADDRESS: 37540 120th St
OWNERS CITY, STATE, ZIP: Westport, SD 57481
OWNERS PHONE: 605-380-0469

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Variance for Lot 1 to be less than 40 acres (1.30 acres) in an Agricultural Preservation District (AG-P) and stay zoned as (AG-P) using Chapter 4.0605 "Farm Unit as adjoining property is owned by the same person.

LEGAL DESCRIPTION: Lot 1, "Paul Hinz Addition" in the SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 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



This Plat & Directory Comes to Rural Residents

Because The Businesses In Your Area Have Purchased Advertising In The Publication. If You Like It, Patronize Your Advertisers & Let Your Advertisers Know So They Can Continue To Make It Possible.

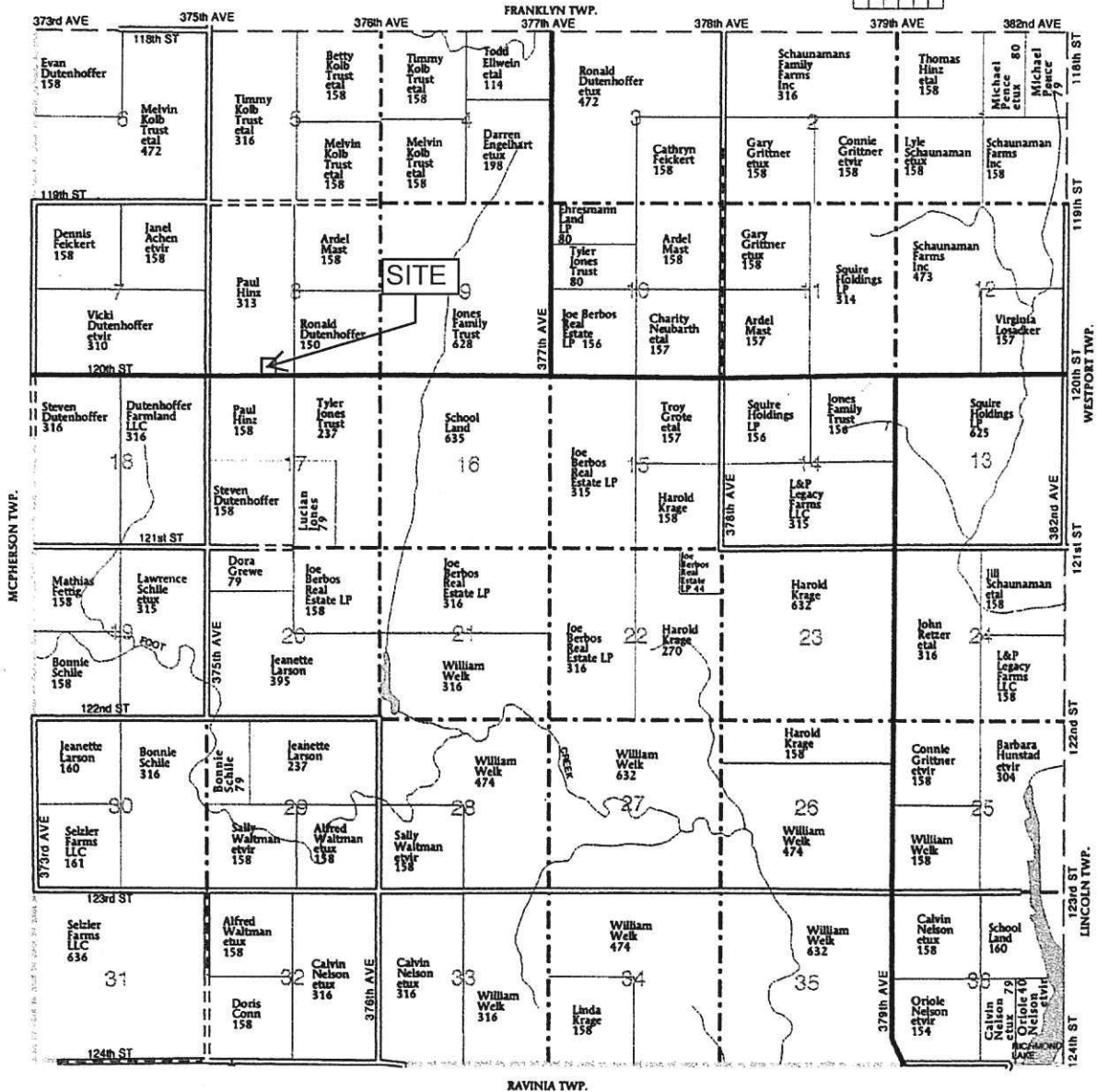


T-125-N

CARLISLE PLAT

(Landscape)

R-65-W



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 *April 21, 2020 at 7:00 P.M.* for the purpose of a Variance to Lot Size in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *Paul Hinz*

Description of property: *Lot 1, "Paul Hinz Addition" in the SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County, South Dakota (37540 120th Street).*

Reason: *Variance to Lot Size for Lot 1, "Paul Hinz Addition" zoned AG-P to allow this lot to be smaller than 40 acres (1.30 acres) and stay zoned as AG-P using Chapter 4.0605 "Farm Unit" as the adjoining property is owned by the same person.*

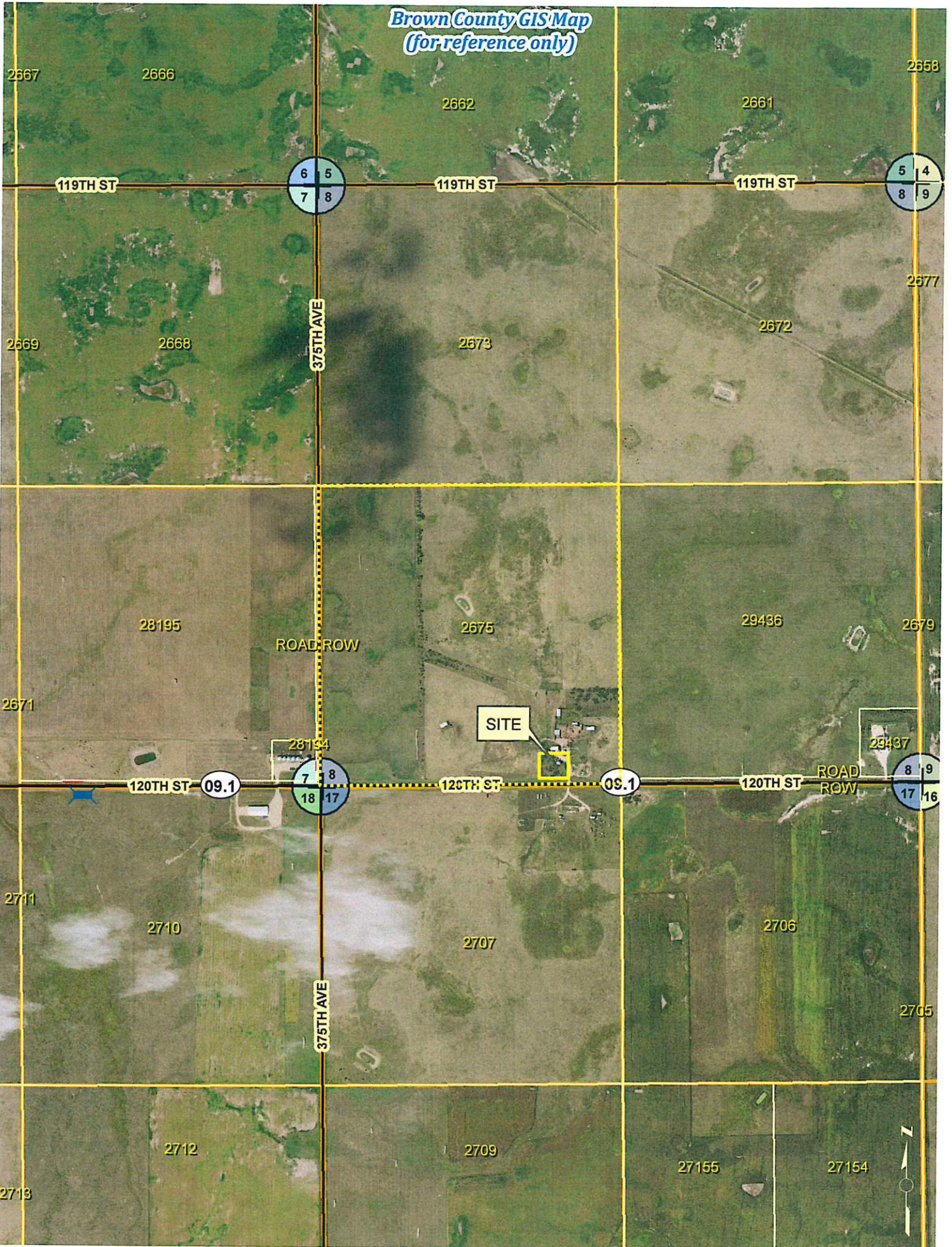
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance petition.

Dated this 1st day April 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)



*Brown County GIS Map
(for reference only)*

SITE



120TH ST

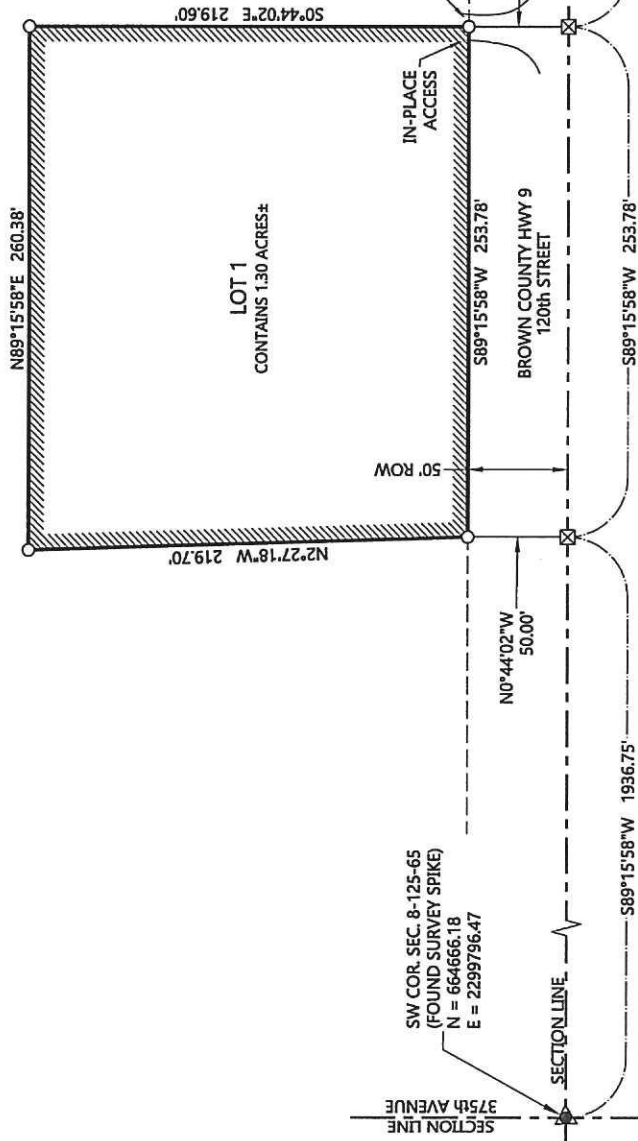
09.1

120TH ST

120TH ST



PLAT SHOWING
PAUL HINZ ADDITION
 IN THE SW1/4 OF SECTION 8,
 TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.,
 BROWN COUNTY, SOUTH DAKOTA



- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 11699
 - ⊗ CALCULATED CORNER
 - ▲ FOUND SURVEY SPIKE
 - △ SET SURVEY SPIKE w/CAP LS 11699
- BASIS OF BEARINGS**
 State Plane Grid
 South Dakota North Zone (4001)
 NAD '83 (2011) US Survey Feet
 Distances are GROUND
 Coordinates are GRID



PREPARED BY:
CLARK
 ENGINEERING

Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
PAUL HINZ ADDITION
 IN THE SW1/4 OF SECTION 8,
 TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Paul A. Hinz, do hereby certify that I am the owner of the Southwest Quarter (SW1/4) of Section Eight (8), Township One Hundred Twenty-Five (125) North, Range Sixty-Five (65) West of the 5th P.M., [EXCEPT that portion deeded for highway purposes, Brown County, South Dakota (QUIT CLAIM DEED filed 5-25-2007 and duly recorded in Book 285 Deeds, Page 973) and that I have caused a portion of the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

Owner: Paul A. Hinz

Paul A. Hinz
 Signature

Signed this 17th day of March, 2020.

COUNTY OF Edmunds)
) SS
 STATE OF South Dakota)

On this the 17th day of March, 2020, before me, Jessica Hoelcher, the undersigned officer, personally appeared Paul A. Hinz known to me or satisfactorily proven to be the person whose name Paul A. Hinz, subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: 07-08-2021

Jessica Hoelcher
 Notary Public

SURVEYOR'S CERTIFICATE

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 27th day of FEBRUARY, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HIGHWAY 9 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 2020.

 Highway or Street Authority

COUNTY PLANNING COMMISSION APPROVAL

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 _____, 2020.

 Secretary of County Planning Commission
 Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments.

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2020.

 County Auditor
 Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

PREPARED BY:



Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
PAUL HINZ ADDITION
IN THE SW1/4 OF SECTION 8,
TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this 19 day of March, 2020.

Jetty VanMeter
County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this 23 day of March, 2020.

Jerry Fush
Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this _____ day of _____, 2020, at _____ O'clock _____ M., and duly recorded as Hanging Plat No _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

STAFF REPORT

April 21, 2020

Variance for Shelterbelt in AG-P District

ITEM # 04

GENERAL INFORMATION:

PETITIONER: Mary Lou Willhaus

REQUEST: Variance for Shelterbelt in an AG-P District.

LEGAL DESCRIPTION: SE1/4 of Section 26-T128N-R62W of the 5th P.M., Brown County, South Dakota

LOCATION: 10475 399th Ave

TOWNSHIP: Liberty Twp

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: Private Well

REPORTED BY: Scott Bader

GENERAL COMMENT: The petitioner is requesting a Variance for perpendicular shelterbelt setback for the 399th Ave right of way.

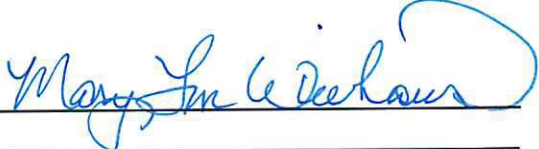
GENERAL REVIEW: The petitioner is requesting this Variance to be 50' from the 399th Ave Right of Way instead of the required 100' in an AG-P District to plant four (4) rows of trees.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: 03/26/2020
RECEIPT # 328948
TOWNSHIP: Liberty Twp

FEES: \$100.00
PAID: YES NO CHK CASH
DATE: _____

OWNERS SIGNATURE: Mary Lou Willhaus 
OWNERS ADDRESS: 10475 399th Ave
OWNERS CITY, STATE, ZIP: Hecla, SD 57446
OWNERS PHONE: 605-994-2426

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Variance to be 50' from 399th Ave Right of Way instead of the required 100'
in an AG-P District to plant four (4) rows of trees.

LEGAL DESCRIPTION: SE 1/4 of Section 26-T128N-R62W of the 5th P.M., Brown County,
South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 2020 TIME: 7:00 pm

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

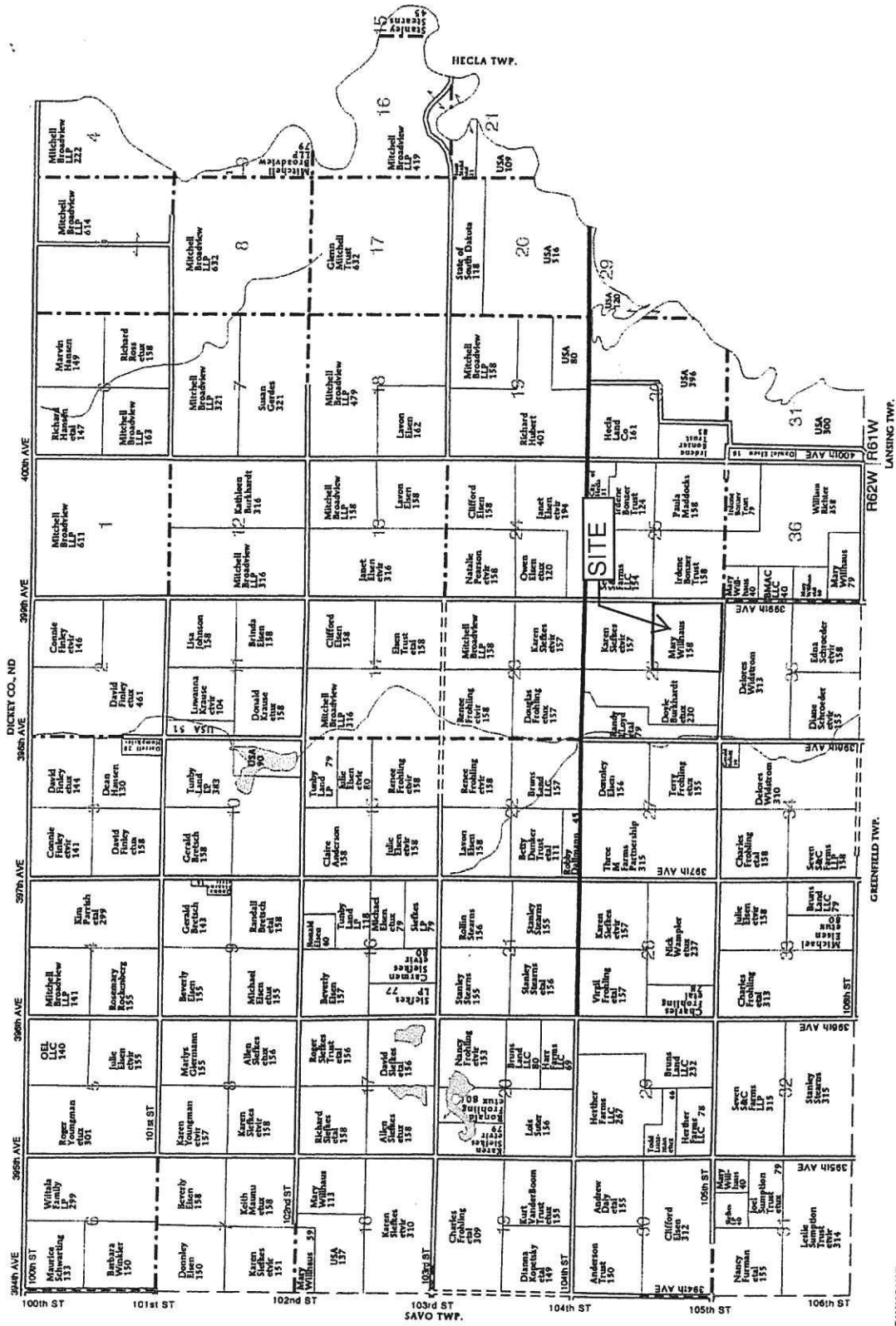
25 Market Street • Aberdeen, South Dakota 57401-4203

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

T-128-N

LIBERTY PLAT
(Landowners)

R-61-62-W



LIBERTY TOWNSHIP
SECTION 11
1. Rowang, Richard 11

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 April 21, 2020 at 7:00 P.M. for the purpose of a Variance to Shelterbelt setback in an Agricultural Preservation District (AG-P).

Petitioner / Owner: *Mary Lou Willhaus*

Description of property: *SE1/4 of Section 26-T128N-R62W of the 5th P.M., Brown County, South Dakota (10475 399th Avenue.)*

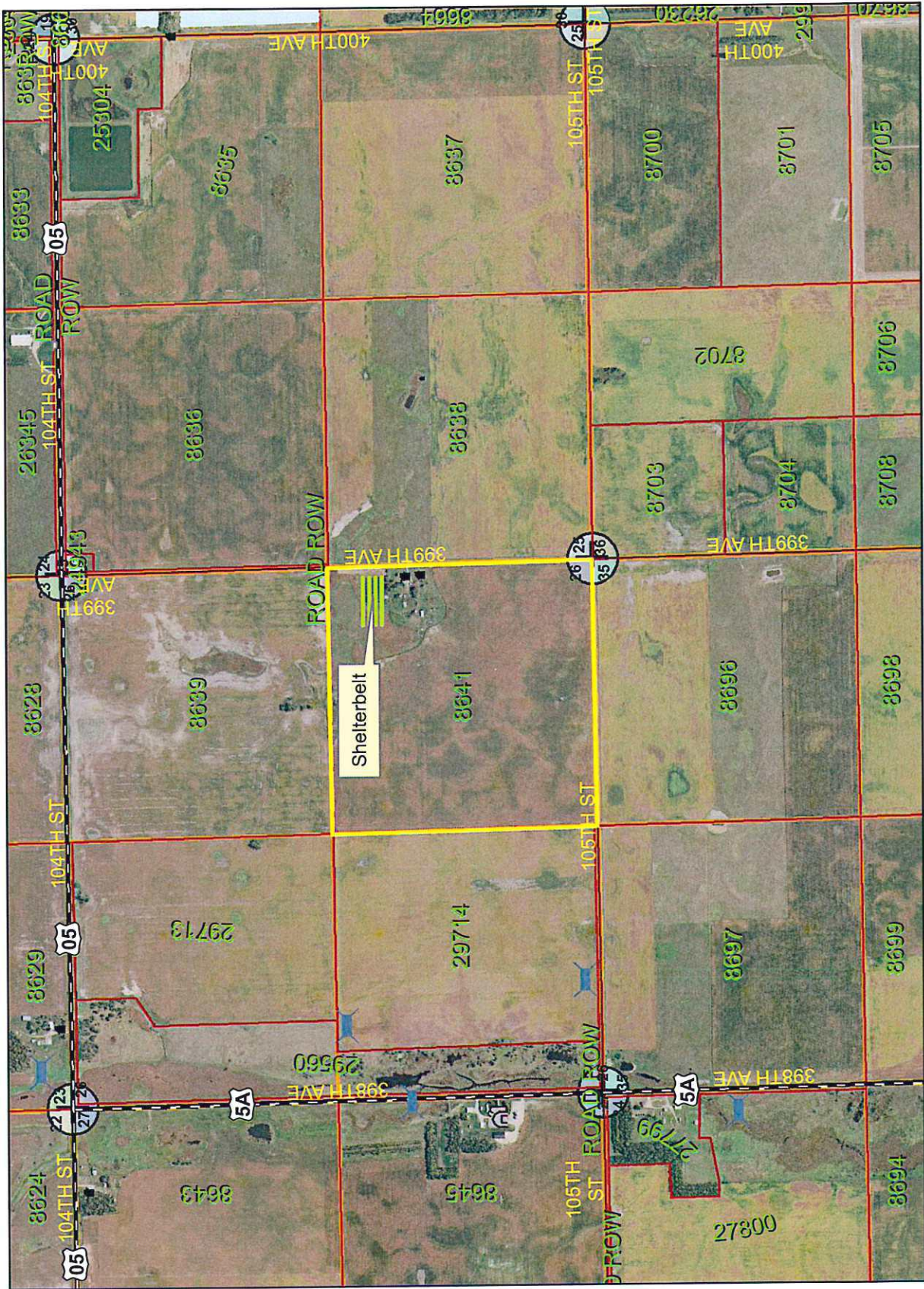
Reason: *Variance to be 50' from the 399th Ave Right of Way line instead of the required 100' in an AG-P District to plant four rows of trees.*

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

Dated this 1st day April 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 _____.



3636

POW

3638

599TH AVE

Shelterbelt

3641

3639



STAFF REPORT

April 21, 2020

Variance for Setbacks in AG-P District

ITEM # 05

GENERAL INFORMATION:

PETITIONER: Arne Svarstad

REQUEST: Variance for Setbacks in an AG-P District

LEGAL DESCRIPTION: SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, South Dakota

LOCATION: 13797 392nd Ave

TOWNSHIP: Gem Twp

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 a Variance to Setbacks in the SE1/4 of Section 10-T122N-R63W zoned (AG-P) to be 30' back from the east right-of-way line rather than 100' as required for a new dryer system.

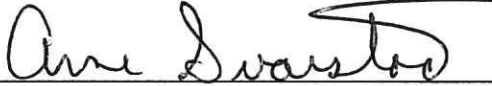
GENERAL REVIEW: After review Staff recommends approval.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: March 27, 2020
RECEIPT # 326950
TOWNSHIP: Gem

FEES: \$100
PAID: (YES/NO) (CHK/CASH)
DATE: 4-8-20

OWNERS SIGNATURE: Arne Svarstad 
OWNERS ADDRESS: 13797 392nd Ave
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-228-8913

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Variance for a new dryer system to be 30' back from the east right-of-way line rather than 100' as required in an Agricultural Preservation District (AG-P).

LEGAL DESCRIPTION: SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, SD

Planning Commission Action: Approved / Denied

By: Scott Bader Date: _____

HEARING DATE: April 21, 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

YOUR FARM & HOME PLAT & DIRECTORY

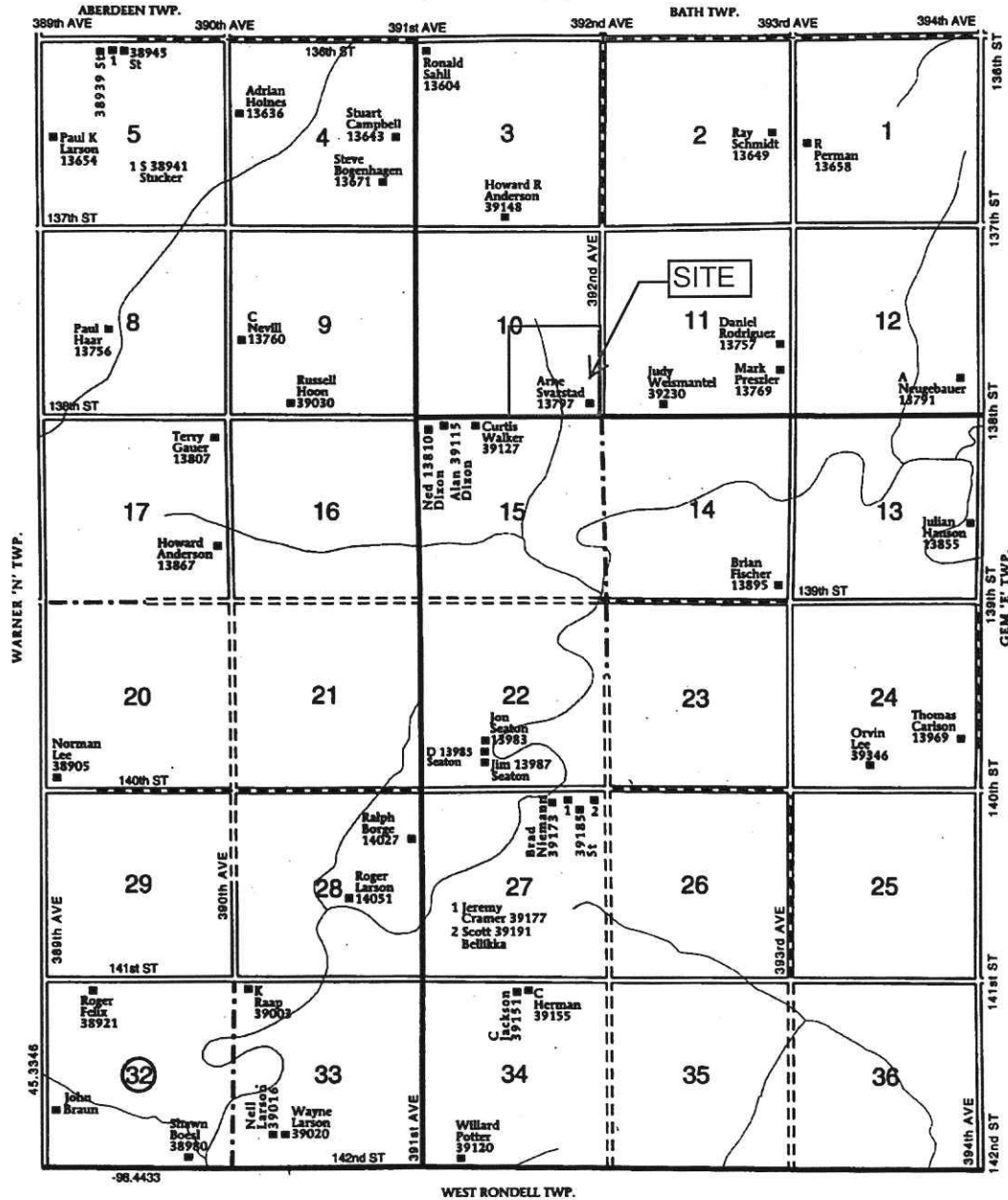
This Directory Contains All Rural Residents, Their Addresses, Outline Of The Farm, Number Of Acres, Telephone Numbers, County Roads, Highways, Interstate, and Landmarks Such As: Rivers, Lakes, Churches and Cemeteries
KEEP IT NEAR YOUR PHONE...You'll Be Surprised At How Many
 Different Uses You Find For This Handy Rural Directory

T-122-N

GEM 'W' DIRECTORY

R-63-W

(Residents - Owners or Renters)



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 April 21, 2020 at 7:00 P.M. for the purpose of asking for setback distance to be less than required by Ordinance in an Agricultural Preservation District (AG-P).

Petitioner / Owner: Arne Svarstad

Description of property: SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, South Dakota (13797 392nd Ave).

Reason: A Variance request for a "Grain Bin Dryer System" to be setback 30' from the east right-of-way line rather than the 100' required by AG-P District in B. C. Ordinance

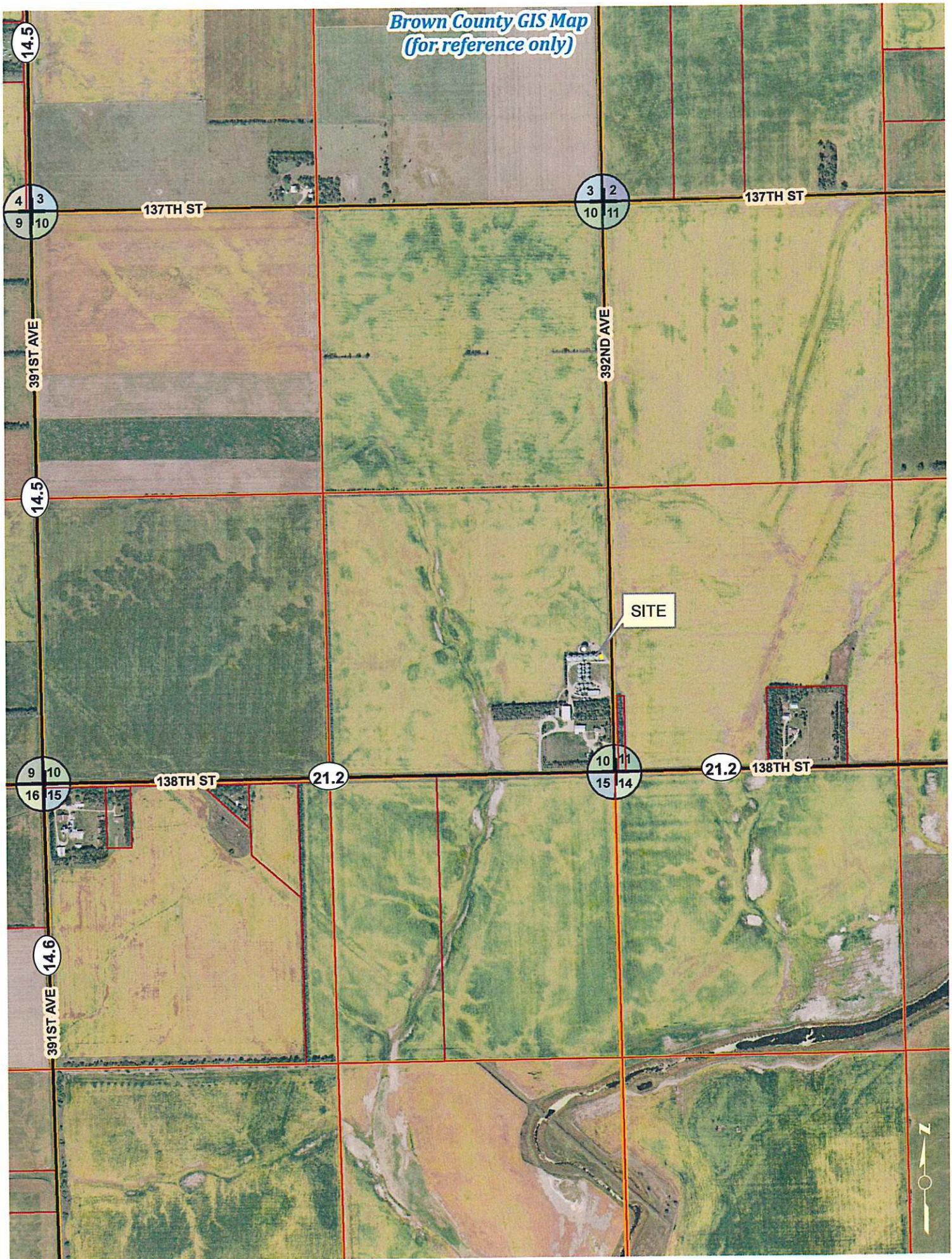
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 8th day 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 _____.

*Brown County GIS Map
(for reference only)*



*Brown County GIS Map
(for reference only)*



Rural Address

Ordinance Discussion

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.

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
April 21, 2020

PRELIMINARY & FINAL PLAT

ITEM # 10

GENERAL INFORMATION

PETITIONER	Larson Livestock Inc.
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	“Larson Lodge Addition” in the SW1/4 of Section 27-T125N-R62W of the 5th P.M., Brown County, South Dakota
LOCATION	39749 Larson Road
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agricultural Preservation District (AG-P)
South:	Agricultural Preservation District (AG-P)
East:	Agricultural Preservation District (AG-P)
West:	Agricultural Preservation District (AG-P)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for financial purposes.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME "Larson Lodge Addition"

QUARTER: SW SECTION: 27 TOWNSHIP: 125 RANGE: 62

LOTS 1, 2, 3 1 TRACTS 1, 2, 3 _____ PARCELS 1, 2, 3 _____ NOTHING SHOWN _____

OWNERS NAMES: Larson Livestock Inc

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Zach Remily

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

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

RECEIVED BY PLANNING DEPARTMENT: 03 / 13 /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 X

STREETS/ROADS NAMED PROPERLY X

EXISTING ACCESS SHOWN ON PLAT X ACCESS NEEDED _____

DIMENSION ALL LINEWORK FOR GIS DEPT. X 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 _____ 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 _____

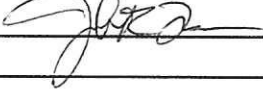
BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: March 13, 2020
RECEIPT # 326937
TOWNSHIP: Columbia Twp

FEES: 100.00
PAID: (YES) / (NO) / (CHK) / (CASH)
DATE: 3/18/20

OWNERS SIGNATURE: Larson Livestock Inc
OWNERS ADDRESS: 39655 Larson Rd
OWNERS CITY, STATE, ZIP: Columbia, SD 57433
OWNERS PHONE: _____

AGENTS SIGNATURE: Ray Larson / Josh Larson 
AGENTS ADDRESS: 39655 Larson Rd
AGENTS CITY, STATE, ZIP: Columbia, SD 57433
AGENTS PHONE: 605-380-4835

REQUEST: Preliminary & Final Plat (if a Lot Size Variance is approved for Lot 1)

LEGAL DESCRIPTION: "Larson Lodge Addition" in the SW1/4 of Section 27-T125N-R62W
of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 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

Thank You

Farm & Home Publishers

Extends Its Thanks To All The Businesses Who Have Made This Plat & Directory Possible Through Their Advertisements. These Advertisers Are Community-Minded Individuals Who Are Willing To Support This Plat & Directory. Support These Fine Businesses!

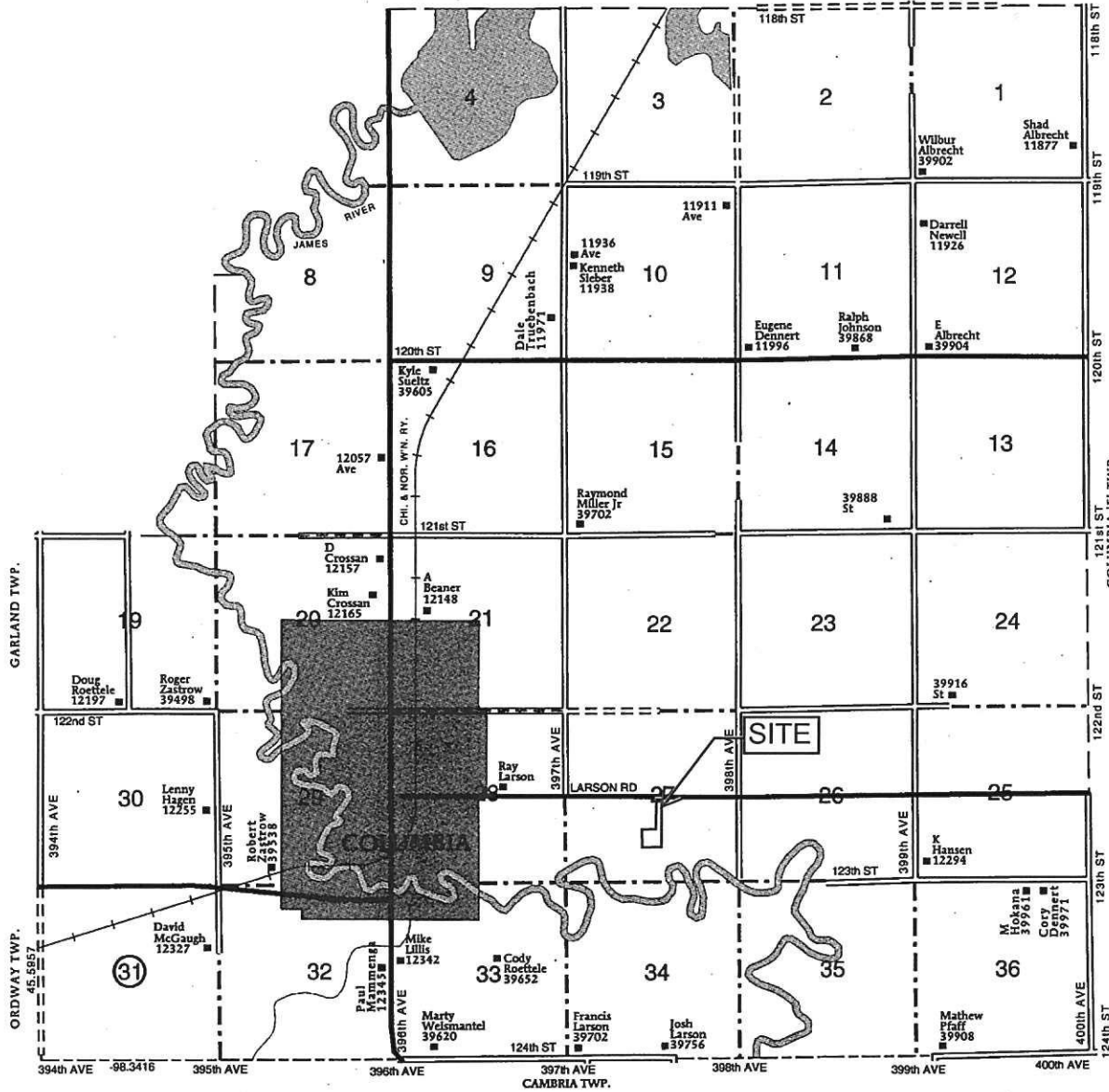
T-125-N

COLUMBIA 'W' DIRECTORY

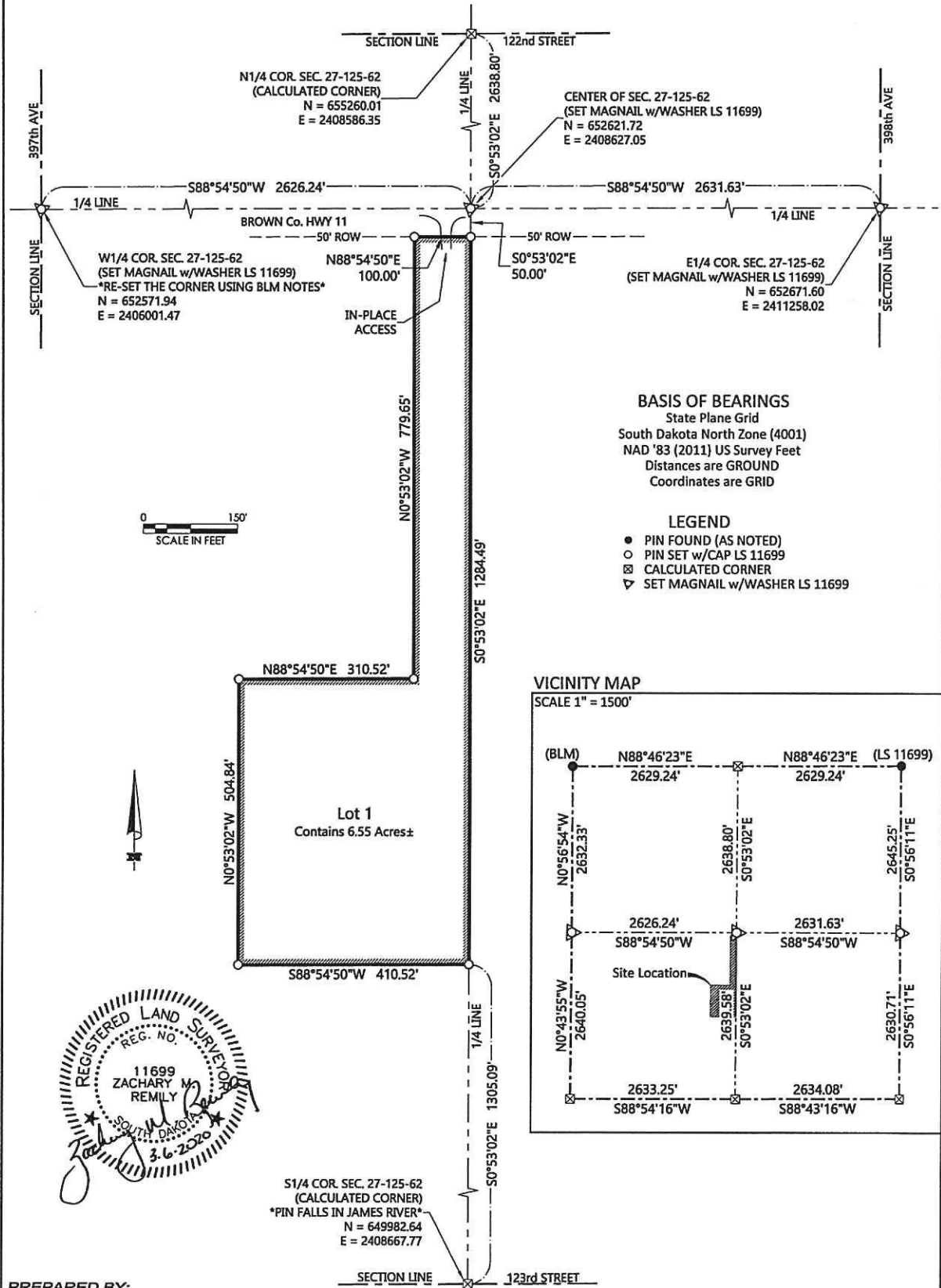
R-62-W

(Residents - Owners or Renters)

SHELBY TWP.



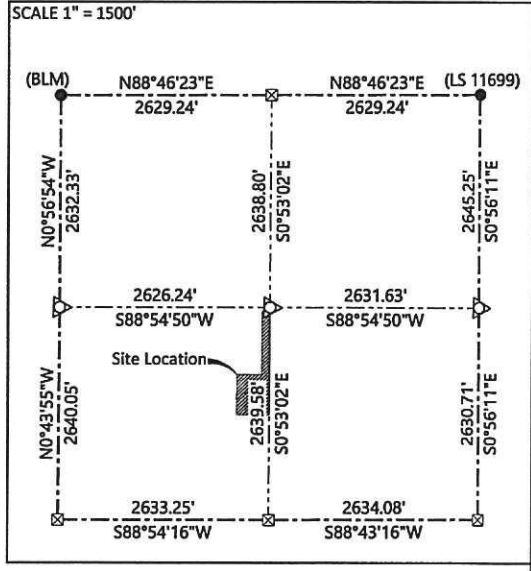
PLAT SHOWING
LARSON LODGE ADDITION
 IN THE SW1/4 OF SECTION 27,
 TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA



BASIS OF BEARINGS
 State Plane Grid
 South Dakota North Zone (4001)
 NAD '83 (2011) US Survey Feet
 Distances are GROUND
 Coordinates are GRID

- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 11699
 - ⊠ CALCULATED CORNER
 - ▽ SET MAGNAIL w/WASHER LS 11699

VICINITY MAP



S1/4 COR. SEC. 27-125-62
 (CALCULATED CORNER)
 PIN FALLS IN JAMES RIVER
 N = 649982.64
 E = 2408667.77

PREPARED BY:

CLARK ENGINEERING
 Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
LARSON LODGE ADDITION
 IN THE SW1/4 OF SECTION 27,
 TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Larson Livestock, Inc., does hereby certify that it is the owner of the Southwest Quarter (SW1/4) of Section Twenty-Seven (27) [EXCEPT land deeded for Highway purposes], Township One Hundred Twenty-Five (125) North, Range Sixty-Two (62) West of the 5th P.M., Brown County, South Dakota, and that it has caused a portion of the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

Owner: Larson Livestock, Inc.

RAY LARSON for LARSON Livestock Inc.
 Print Name and Title

Ray Larson
 Signature

Signed this 11 day of March, 2020.

COUNTY OF BROWN)
) SS
 STATE OF SOUTH DAKOTA)

On this 11 day of MARCH, 2020, before me, a notary public, the undersigned officer, personally appeared RAY LARSON who acknowledge himself/herself to be the PRESIDENT, of Larson Livestock, Inc., and that he/she as such PRESIDENT, being authorized to do so, executed the foregoing instrument for the proposed therein contained, by signing the name of the corporation by himself/herself as RAY LARSON.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: OCT 5, 2022

[Signature]
 Notary Public

SURVEYOR'S CERTIFICATE

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 6th day of MARCH, 2020.



BROWN COUNTY HIGHWAY APPROVAL

"Access to BROWN COUNTY HIGHWAY 11 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 2020.

 Highway or Street Authority

COUNTY PLANNING COMMISSION APPROVAL

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 _____, 2020.

 Secretary of County Planning Commission
 Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-8, and any amendments.

PREPARED BY:



Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PLAT SHOWING
LARSON LODGE ADDITION
IN THE SW1/4 OF SECTION 27,
TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2020.

County Auditor
Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "LARSON LODGE ADDITION IN THE SW1/4 OF SECTION 27, TOWNSHIP 125 NORTH, RANGE 62 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this _____ day of _____, 2020.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this _____ day of _____, 2020.

Director of Equalization
Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this _____ day of _____, 2020, at _____ O'clock ____ M., and duly recorded as Hanging Plat No. _____.

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING

Clark Engineering Corporation
3314 Milwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

Brown County GIS Map
(for reference only)



LARSON RD

11.4 LARSON RD

LARSON RD 11.4

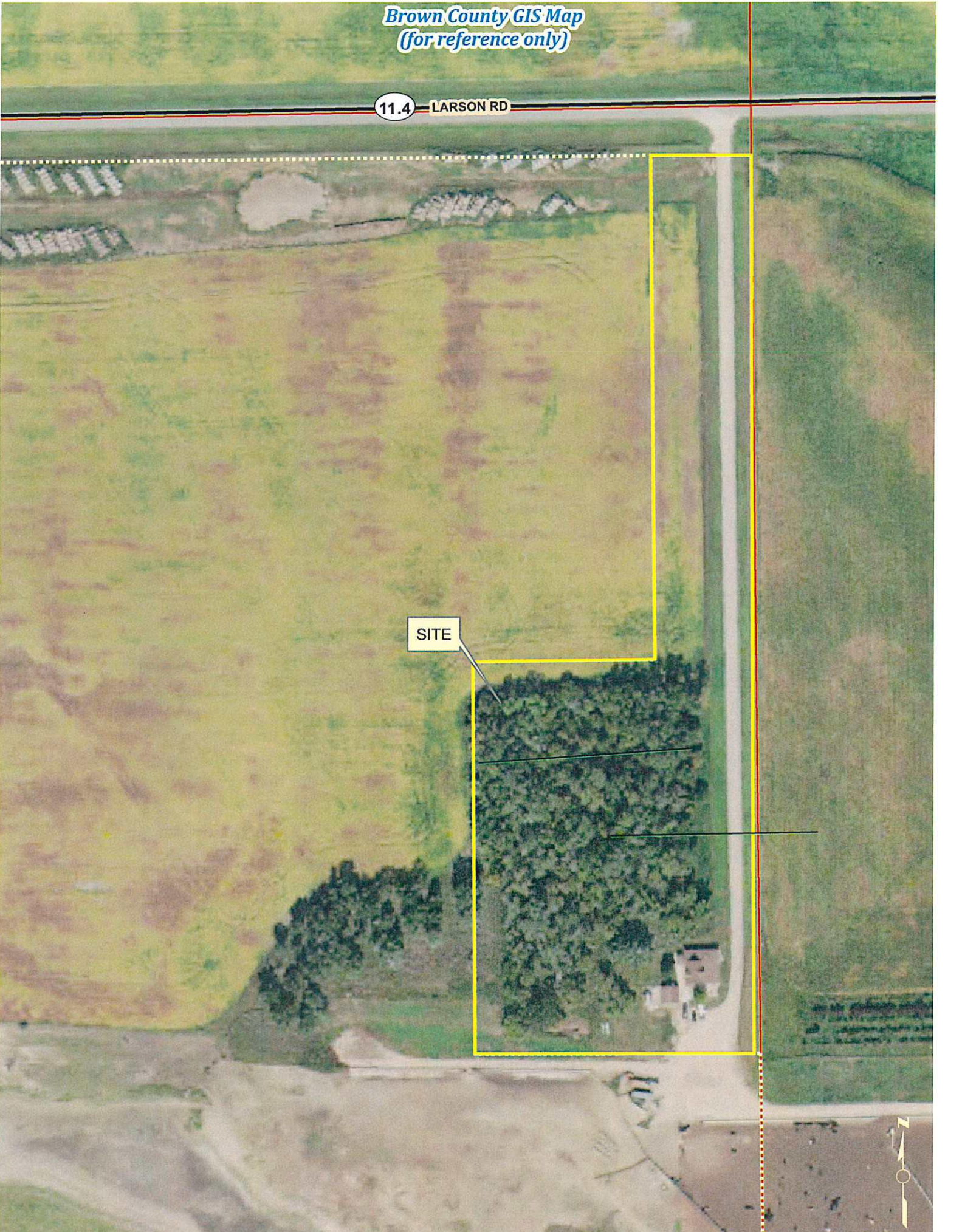
SITE

33 34

*Brown County GIS Map
(for reference only)*

11.4 LARSON RD

SITE



STAFF REPORT
April 21, 2020

PRELIMINARY & FINAL PLAT

ITEM # 11

GENERAL INFORMATION

PETITIONER	Paul Hinz
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lot 1, "Paul Hinz Addition" in the SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	37540 120 th St
EXISTING ZONING	Agriculture Preservation District (AG-P)
SURROUNDING ZONING	
North:	Agricultural Preservation District (AG-P)
South:	Agricultural Preservation District (AG-P)
East:	Agricultural Preservation District (AG-P)
West:	Agricultural Preservation District (AG-P)
PUBLIC UTILITIES	Private Well
REPORTED BY	Scott Bader

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

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Paul Hinz Addition

QUARTER: SW SECTION: 8 TOWNSHIP: 125 RANGE: 65

LOTS 1, 2, 3 1 TRACTS 1, 2, 3 ~~_____~~ PARCELS 1, 2, 3 ~~_____~~ NOTHING SHOWN ~~_____~~

OWNERS NAMES: Paul Hinz

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Zach Remily (Clark Engineering)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: ~~\$25.00~~ ACRES x \$1.00 ~~_____~~ TOTAL: \$ 100.00 DATE PAID: 03 / 19 /2020

RECEIVED BY PLANNING DEPARTMENT: 03 / 19 /2020 BY: Scott Bader

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE X FINANCIAL PURPOSES _____ BOTH _____

PLAT: ON 11 x 17 MYLAR _____ ON 11 x 17 PHOTO PAPER X

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 X

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: 03/19/20
RECEIPT # 326939
TOWNSHIP: Carlisle Twp

FEES: \$100.00
PAID: (YES)NO (CHK)CASH
DATE: 03/19/20

OWNERS SIGNATURE: Paul Hinz
OWNERS ADDRESS: 37540 120th St
OWNERS CITY, STATE, ZIP: Westport, SD 57481
OWNERS PHONE: 605-380-0469

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: SW1/4 of Section 8-T125N-R65W of the 5th P.M., Brown County,
South Dakota

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: April 21, 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



This Plat & Directory Comes to Rural Residents

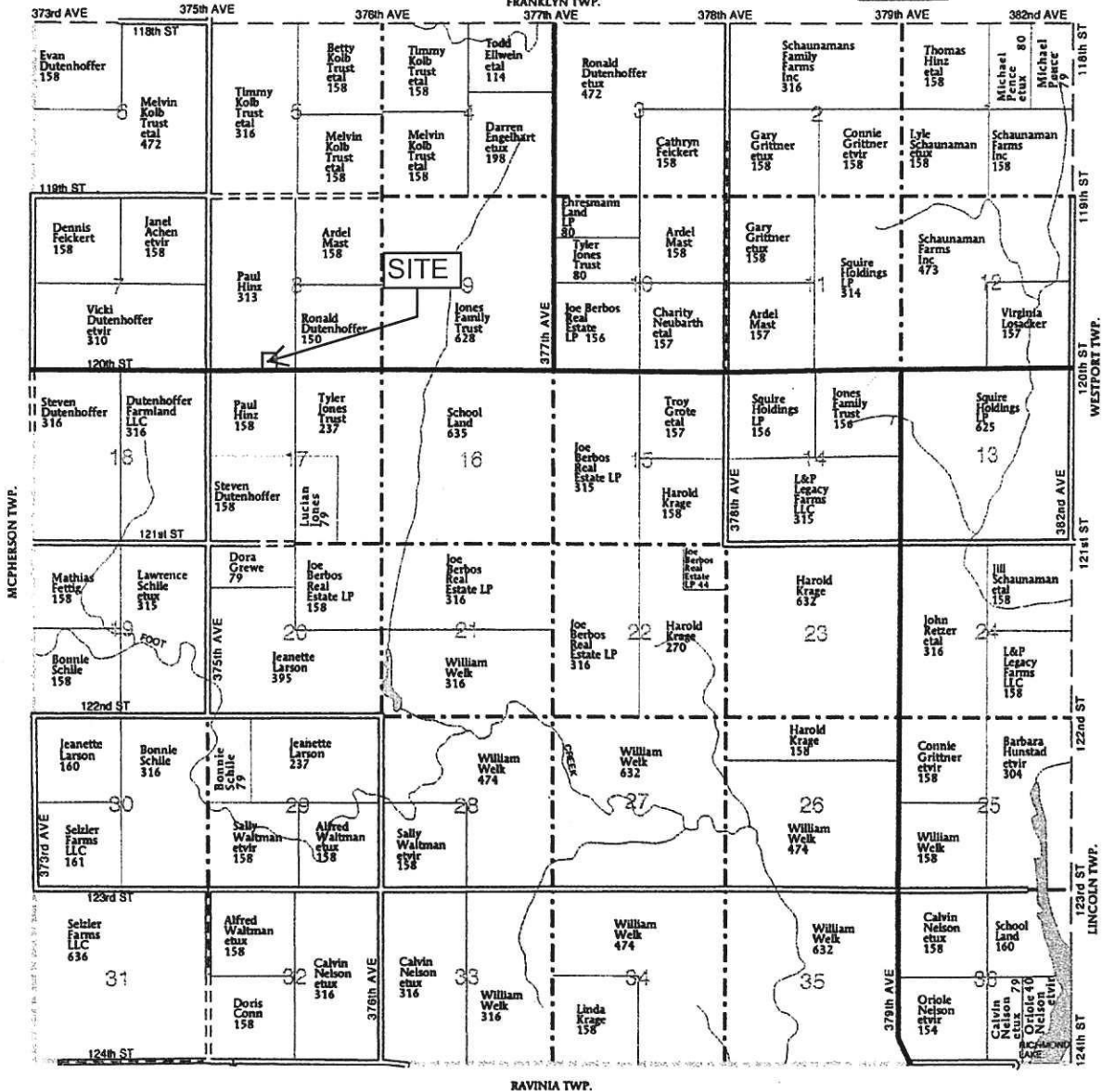
Because The Businesses In Your Area Have Purchased Advertising In The Publication. If You Like It, Patronize Your Advertisers & Let Your Advertisers Know So They Can Continue To Make It Possible.

T-125-N

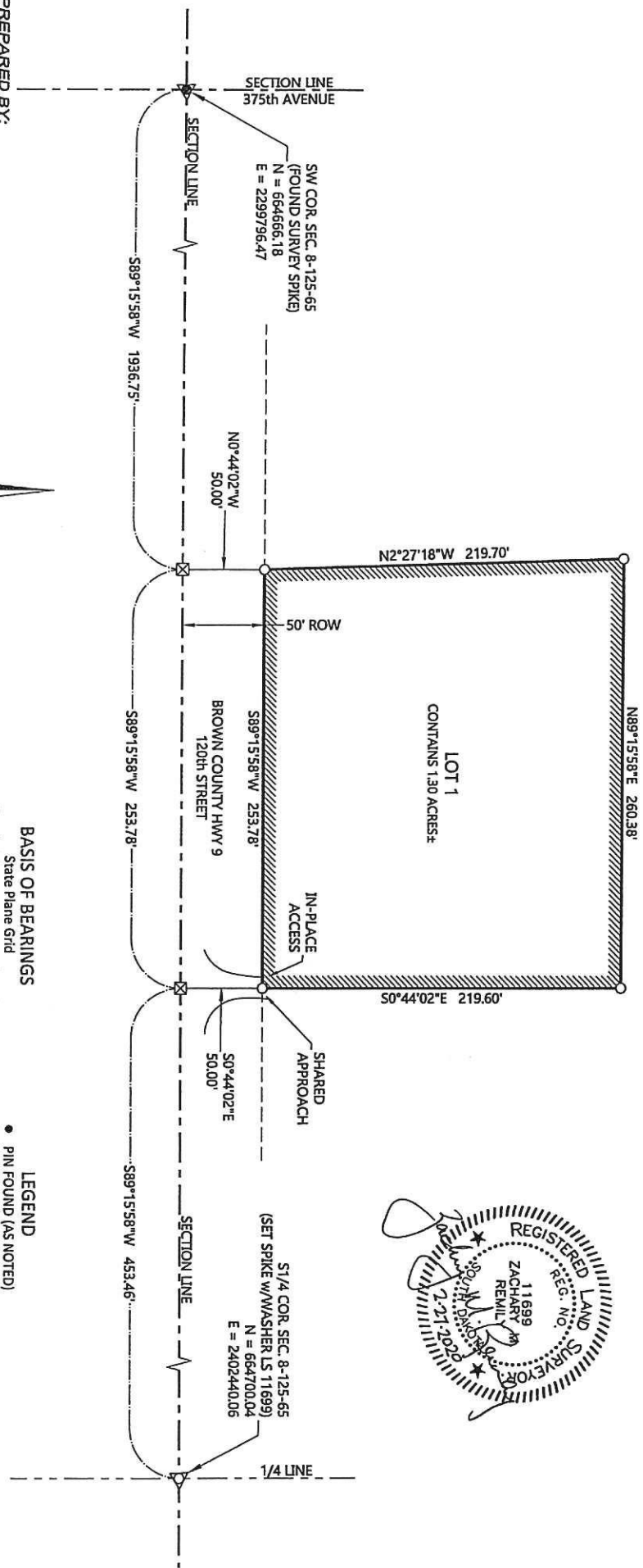
CARLISLE PLAT

R-65-W

(Landowners)



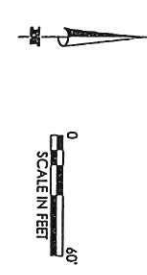
PLAT SHOWING
PAUL HINZ ADDITION
 IN THE SW 1/4 OF SECTION 8,
 TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.,
 BROWN COUNTY, SOUTH DAKOTA



CLARK
 ENGINEERING

Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com

EDE



BASIS OF BEARINGS

State Plane Grid
 South Dakota North Zone (4001)
 NAD 83 (2011) US Survey Feet
 Distances are GROUND
 Coordinates are GRID

- LEGEND**
- PIN FOUND (AS NOTED)
 - PIN SET w/CAP LS 11699
 - ⊠ CALCULATED CORNER
 - ▲ FOUND SURVEY SPIKE
 - △ SET SURVEY SPIKE w/CAP LS 11699

CLARK ENGINEERING
 Clark Engineering Corporation
 3314 Milwaukee Avenue NE, Suite 2
 Aberdeen, SD 57401
 Phone: (605) 225-3494
 Fax: (605) 225-5433
 Aberdeen@clark-eng.com EOE

PREPARED BY:

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

County Auditor
 Brown County, South Dakota

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the _____ day of _____, 2020.

COUNTY COMMISSION APPROVAL

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any amendments."

Secretary of County Planning Commission
 Brown County, South Dakota

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 _____, 2020.

COUNTY PLANNING COMMISSION APPROVAL

Signed this _____ day of _____, 2020.

Highway or Street Authority

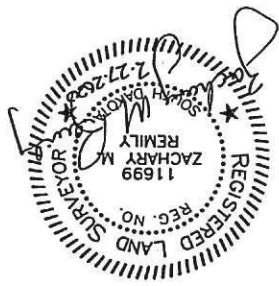
"Access to BROWN COUNTY HIGHWAY 9 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

BROWN COUNTY HIGHWAY APPROVAL

Signed this 17th day of February, 2020.

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted "PAUL HINZ ADDITION IN THE SW1/4 OF SECTION 8, TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

SURVEYOR'S CERTIFICATE



My Commission Expires: 01-08-2021

Zachary M. Remily
 Notary Public

In witness whereof I hereunto set my hand and official seal.

acknowledged that they executed the same for the purposes therein contained.

On this the 17th day of March, 2020, before me, Jessica Holzman, the undersigned officer, personally appeared Paul A. Hinz known to me or satisfactorily proven to be the person whose name Paul A. Hinz, subscribed to the within instrument and

COUNTY OF Felchands
 STATE OF South Dakota
)
) SS
)

Signed this 17th day of March, 2020.

Paul A. Hinz
 Owner Paul A. Hinz

conform to all existing applicable zoning, subdivision and sediment control regulations.

CLAIM DEED filed 5-25-2007 and duly recorded in Book 285 Deeds, Page 973) and that I have caused a portion of the same to be surveyed and platted (125) North, Range Sixty-Five (65) West of the 5th P.M., [EXCEPT that portion deeded for highway purposes, Brown County, South Dakota (QUIT

I, Paul A. Hinz, do hereby certify that I am the owner of the Southwest Quarter (SW1/4) of Section Eight (8), Township One Hundred Twenty-Five

OWNERS CERTIFICATE

PAUL HINZ ADDITION
 IN THE SW1/4 OF SECTION 8,
 TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.
 BROWN COUNTY, SOUTH DAKOTA

PLAT SHOWING
PAUL HINZ ADDITION

IN THE SW1/4 OF SECTION 8,
TOWNSHIP 125 NORTH, RANGE 65 WEST OF THE 5th P.M.
BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the records of my office to be fully paid.

Signed this 19 day of March, 2020.

Betty Vauksten
County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this 23 day of March, 2020.

John Furr
Director of Equalization
Brown County, South Dakota

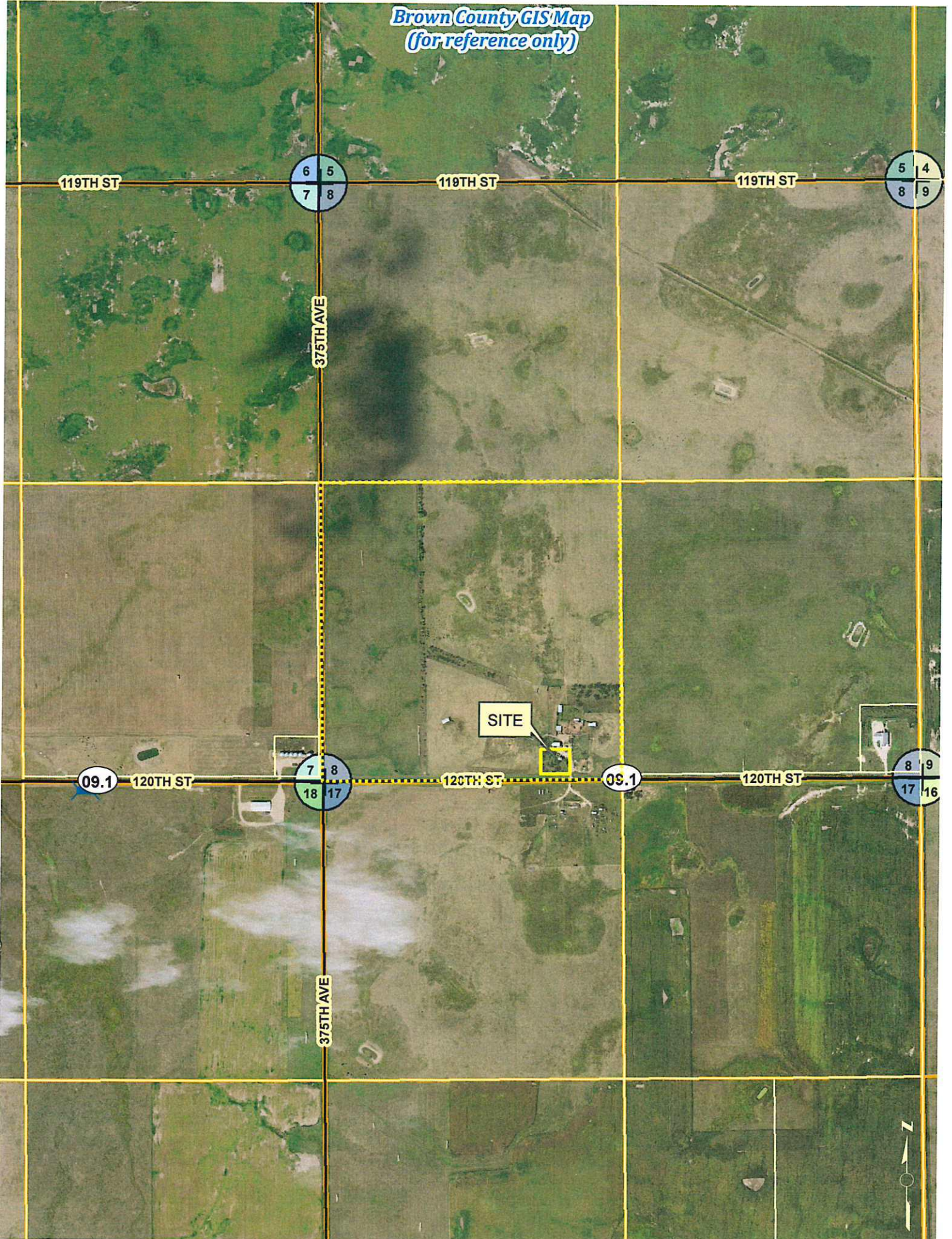
Filed for record this _____ day of _____, 2020, at _____ O'clock _____ M., and duly recorded as Hanging Plat No. _____

Register of Deeds
Brown County, South Dakota

PREPARED BY:

CLARK
ENGINEERING
Clark Engineering Corporation
3314 Millwaukee Avenue NE, Suite 2
Aberdeen, SD 57401
Phone: (605) 225-3494
Fax: (605) 225-5433
Aberdeen@clark-eng.com EOE

*Brown County GIS Map
(for reference only)*



119TH ST

119TH ST

119TH ST

375TH AVE

09.1

120TH ST

120TH ST

09.1

120TH ST

375TH AVE



*Brown County GIS Map
(for reference only)*

SITE



W

120TH ST

09.1

120TH ST

120TH ST



STAFF REPORT
April 21, 2020

PRELIMINARY & FINAL PLAT

ITEM # 12

GENERAL INFORMATION

PETITIONER	Craig Achen
REQUEST	Preliminary & Final Plat
LEGAL DESCRIPTION	Lot 1, "Achen Subdivision" in the SW1/4 of Section 26-T123N-R65W of the 5th P.M., Brown County, South Dakota
LOCATION	2519 392 nd Ave
EXISTING ZONING	Mini Agriculture District (M-AG)
SURROUNDING ZONING	
North:	Mini Agricultural District (M-AG)
South:	Mini Agricultural District (M-AG)
East:	Agricultural Preservation District (AG-P)
West:	Mini Agricultural District (M-AG)
PUBLIC UTILITIES	WEB Water
REPORTED BY	Scott Bader

GENERAL COMMENT: The petitioner is requesting this Preliminary and Final Plat for moving of lot line purposes.

REVIEW: Staff has reviewed this Preliminary and Final Plat and acknowledges the plat. The purpose is to move the lot line to the north to address water lines locations. Zoning Department recommends approval.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME Achen Subdivision

QUARTER: SW SECTION: 26 TOWNSHIP: 123 RANGE: 65

LOTS 1,2 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

OWNERS NAMES: Craig Achen

OWNERS NAMES: _____

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Keith Howe

TYPE: PRELIMINARY _____ FINAL _____ BOTH X

FEE: \$100.00 TOTAL: \$ _____ DATE PAID: ____/____/20____

RECEIVED BY PLANNING DEPARTMENT: 03 / 31 /20 20 BY: Scott Bader

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ FINANCIAL PURPOSES _____ OTHER X

PLAT: ON 11 x 17 MYLAR X ON 11 x 17 PHOTO PAPER _____

STREETS/ROADS NAMED PROPERLY X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT _____

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 _____

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:

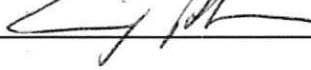
RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: April 7, 2020
RECEIPT # _____
TOWNSHIP: Bath

FEE: \$100.00
PAID: YES NO CHK CASH
DATE: _____

OWNERS SIGNATURE: Craig Achen 
OWNERS ADDRESS: PO Box 25
OWNERS CITY, STATE, ZIP: Lakin, KS 67860
OWNERS PHONE: 320-266-2429

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Preliminary and Final Plat

LEGAL DESCRIPTION: Lot 1 "Achen Subdivision" in the SW1/4 of Section 26-T123N-R65W of the 5th P.M., Brown County, South Dakota

Planning Commission Action: Approved / Denied _____

By: _____ Date: _____

HEARING DATE: April 21, 2020 TIME: 7:00 pm

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.

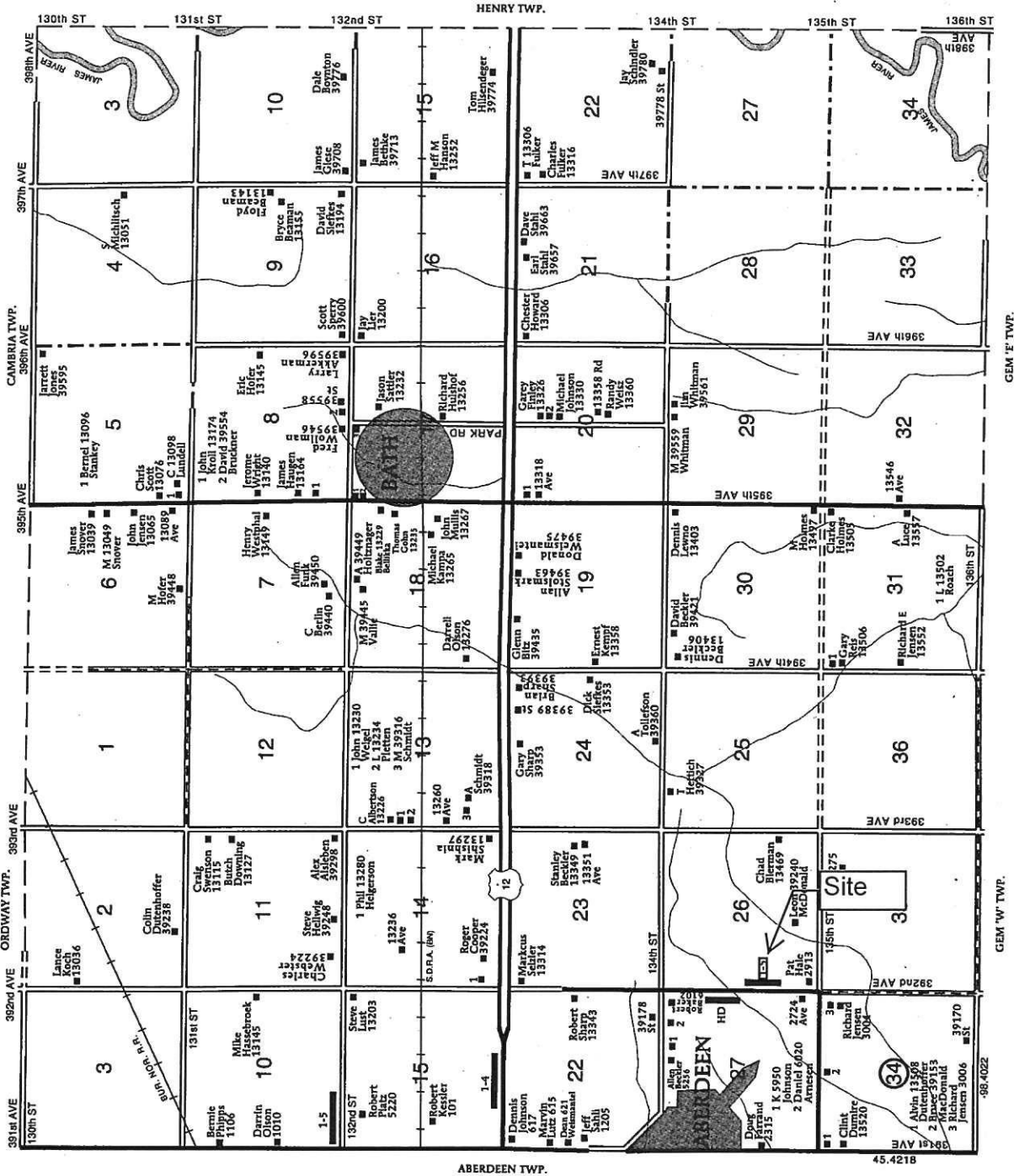
Contact our updating dept. at
800-685-7432-ext. 2605 or
 email: amanda.engebretson@farmandhomepublishers.com

T-123-N

BATH DIRECTORY

(Residents - Owners or Renters)

R-62-63-W



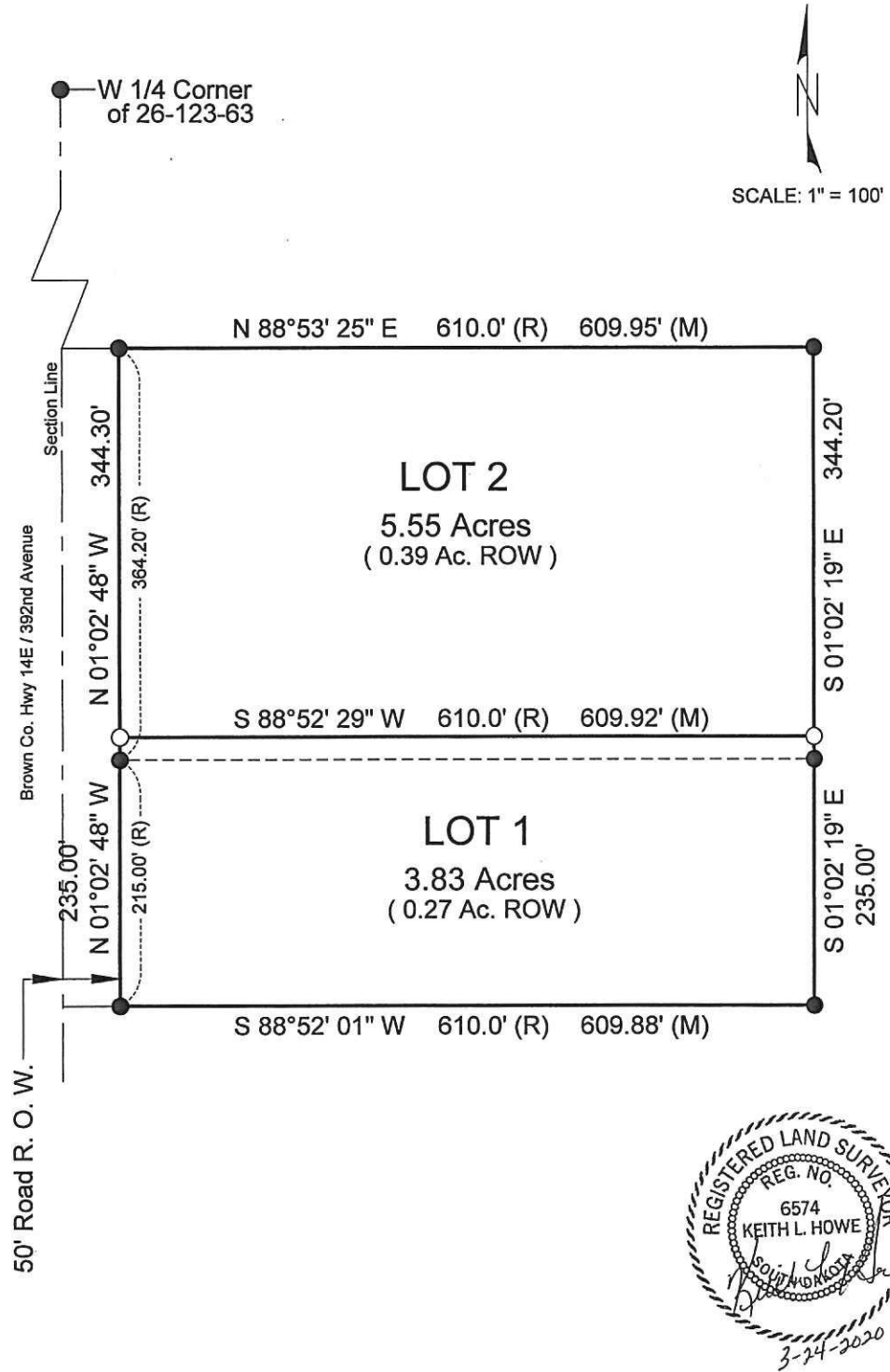
BATH TOWNSHIP

- SECTION 10W
 - 1 Beckler, Ron 5005
 - 2 Tennant, Cory 5025
 - 3 5091
 - 4 Gross, Del 5115
 - 5 Harper, Steve 5219
- SECTION 15W
 - 1 Gossman, C 5405
 - 2 Ellers, Todd 5455
 - 3 Knudson, R 5485
 - 4 Gossman, S 5755
- SECTION 17
 - 1 Buecher, Jerry 13228
 - 2 Brikman, Stanley 13230
- SECTION 20
 - 1 Westphal, Henry 13316
 - 2 Rohrbach, Kevin 13328
- SECTION 25
 - 1 Bellikka, Daryl 2111
 - 2 Kohlhaas, Paul 2135
 - 3 Grisse, Doug 2215
 - 4 Rud, Robert 2317
 - 5 Matern, R 2519

PLAT OF ACHEN SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 123 NORTH,
RANGE 63 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA

VACATION STATEMENT: THIS PLAT VACATES OUTLOTS B AND C OF
SCHUMACHER'S OUTLOTS B, C & D PLAT #644



BASIS OF BEARINGS
WEST LINE OF SECTION 26
AS N 01° 02' 48" W

- LEGEND**
- DENOTES MONUMENT FOUND
 - DENOTES 5/8" IRON MONUMENT SET WITH CAP STAMPED HOWE LS 6574

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Craig J. Achen and Cindy L. Achen, owners of the following described property: Schumacher's Outlots B and C in Schumacher's Outlots B, C and D.

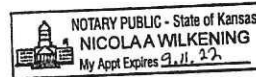
The Southwest Quarter of Section Twenty-Six (26), Township One HundredTwenty-Three North (T. 123 N.), Range Sixty-Three West (R. 63 W.) of the Fifth Principal Meridian (5th P.M.), Brown County, South Dakota.

Have caused a part of the same to be platted as "ACHEN SUBDIVISION" and do hereby certify that we are the qualified owners of a portion of the land included in the plat hereon drawn and that said land is free from any encumbrance whatsoever, and that development of this land shall conform to all existng applicable zoning, subdivision and erosion and sediment control regulations and that I have requested the preparation of this plat in compliance with the laws for the State of South Dakota; in witness thereof said Craig J. Achen and Cindy L. Achen, have set their hands this 7 day of April A.D., 2020.

Craig J. Achen
Craig J. Achen
Cindy L. Achen
Cindy L. Achen

Kansas
STATE OF ~~SOUTH DAKOTA~~
COUNTY OF ~~BROWN~~ JSS
On this 7th day of April ^{years} 2020 A.D., 2019 before me, a Notary Public, personally appeared Craig J. Achen and Cindy L. Achen, who by me duly sworn, did say that they are the owners named in the foregoing instrument and that they acknowledged said instrument for the purpose therein stated.

Nicola Wilkening 9.11.22
Notary Public, My Commission Expires

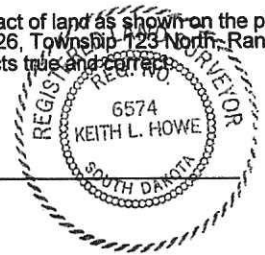


SURVEYOR'S CERTIFICATE

I, Keith L. Howe, a Registered and Licensed Land Surveyor, do hereby certify that I have platted a tract of land ~~as shown on the plat hereon drawn which hereafter shall be known as: "ACHEN SUBDIVISION" in the SW 1/4 of Section 26, Township 123 North, Range 63 West of the 5th Principal Meridian, Brown County, South Dakota, and that said plat is in all respects true and correct.~~

Witness my hand and seal this 24th day of March A.D., 2020.

Keith L. Howe
Keith L. Howe, Land Surveyor
S.D. Reg. No. 6574



HIGHWAY AUTHORITY CERTIFICATE

I, _____, Certify that I have reviewed the attached plat of ACHEN SUBDIVISION, in the SW 1/4 of Section 26, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota, and approve of in-place roads.

Highway Authority

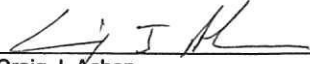
PLANNING COMMISSION


I, _____, Secretary of the Planning Commission of the County of Brown, South Dakota, do hereby certify that the plat hereon drawn was presented to and approved by the Planning Commission of said County at its meeting on the _____ day of _____ A.D., 2020.

Secretary Planning Commission,
Brown County, South Dakota

DECLARATION OF VACATION

Know men by all these presents that we the undersigned hereby declare that Schumacher's Outlot B and C of the plat of Schumacher's Outlots B, C & D, as recorded in plat #644 be vacated.



Craig J. Achen


Cindy L. Achen

RESOLUTION OF COUNTY COMMISSIONERS

It was moved by _____ and seconded by _____ and motion carried, that the plat as shown hereon and as described on the accompanying plat of "ACHEN SUBDIVISION", in the SW 1/4 of Section 26, Township 123 North, Range 63 West of the 5th P.M., in Brown County, South Dakota, be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, _____, County Auditor of Brown County, South Dakota, do hereby certify that the within and foregoing is a true and correct copy of the resolution adopted by the County Commission of Brown County, South Dakota at its meeting of _____.

Auditor, Brown County, South Dakota

TREASURER'S CERTIFICATE

I, _____, Treasurer of Brown County, South Dakota, do hereby certify that all the taxes which are liens upon any of the land included in the foregoing plat as shown by the records of said Treasurer's Office, have been fully paid.

Dated at Aberdeen, South Dakota this ____ day of _____ A.D., 2020.

Treasurer, Brown County, South Dakota

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Brown County, South Dakota hereby certify that I have received a copy of this plat on this ____ day of _____ A.D., 2020.

Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS

I, _____, Register of Deeds of Brown County, South Dakota hereby certify that I have recorded the original copy of the attached plat on this ____ day of _____ A.D., 2020 at ____ o'clock __.M. and duly recorded in _____, page _____.

Register of Deeds, Brown County, South Dakota

