

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, APRIL 20, 2021 – 7:00 PM

BSMNT COMMUNITY ROOM, BROWN COUNTY COURTHOUSE ANNEX (605) 626-7144

- I. **Call to Order:** *Planning/Zoning Commission*
- II. **Roll Call:** Darwin Bettmann, Patrick Keatts, Dale Kurth, David North, James Meyers, Rachel Kippley – County Commissioner serving on P&Z Board, Stan Beckler - Vice Chair, Jerry Streckfuss – Chairman. Also in attendance are Ron Keller and Scott Bader from Planning & Zoning Department.
- III. **Minutes:** March 16, 2021
- IV. **Old Business:** *It was discussed and approved in the February and March meetings to have a sign-up sheet for anyone wanting a **maximum five-minute time slot** to speak to the Board on an Agenda Item. A Sign-up sheet is on the table by the door entrance and you can clearly mark YES or NO if you want to speak to the Board on an Agenda Item. All Applicants and/or Petitioners of an Agenda Item are automatically approved for answering any questions from the Board and representation of their Item.*
- V. **New Business:** Planning/Zoning Commission as *Zoning Board of Adjustment (BOA)*
 1. **Variance to Shelterbelt Setbacks** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 22-T121N-R65W of the 5th P.M., Brown County, South Dakota (14536 377th Ave).
 2. **Special Exception/Conditional Use** in a Highway Commercial District (HC) described as Lot 2, “Gossman Second Addition” in the SE1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (5635 6th Ave SE).
 3. **Special Exception/Conditional Use** in an Agriculture Preservation District (AG-P) described as SE1/4 of Section 21-T123N-R64W Except Lot 1, Hedges First Addition and Land Deeded of the 5th P.M., Brown County, South Dakota (38451 HWY 12 W). Property owned by H & H Farms, LLP).
 4. **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as W1/2 of the East 32 rods of the South 20 rods lying next North of the South 50’ in the SW1/4 of Section 15-T123N-R63W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (5405 E Highway 12).
 5. **Variance to Setbacks** in a Lake Front Residential District (R-3) described as Lot 30 & 31, “Dewald & Hoffman’s Second Richmond Lake Subdivision” in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126656 West Shore Drive).

6. **Variance to Setbacks** in an Mini Agriculture District (M-AG) described as Gisi's Lot A of "Outlot No. 1, Winter's Outlots" in the N1/2 of Section 22-T123N-R64W, except R.O.W. of the 5th P.M., Brown County, South Dakota (627 385th Ave South).
7. **Special Exception/Conditional Use** in an Mini Agriculture District (M-AG) described as Gisi's Lot A of "Outlot No. 1, Winter's Outlots" in the N1/2 of Section 22-T123N-R64W, except R.O.W. of the 5th P.M., Brown County, South Dakota (627 385th Ave South).
8. **Variance to Setbacks** in a Lake Front Residential District (R-3) described as Lot 12, "Schaunaman's Replat of Miller's Richmond Lake Subdivision" in the SW1/4 of Section 19-T124N-R64W of the 5th P.M., Brown County, South Dakota (379999 North Shore Drive).
9. **Variance to Setbacks** in a Rural Urban District (R-U) described as Lot 7&8, Block 9 of the Original Plat of Claremont of the 5th P.M., Brown County, South Dakota (509 4th Street).
10. **Variance to Setbacks** in a Rural Urban District (R-U) described as Lots 20, 22 & 24, "James Street Peck's Addition" to the City of Columbia, Brown County, South Dakota (20 N James Street).
11. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Lot 1, "Gubin Subdivision" in the E1/2 of Section 22-T121N-R62W of the 5th P.M., Brown County, South Dakota (14547 398th Ave).
12. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Lot 1, "Pauli Addition" in the NE1/4 of Section 12-T125N-R63W of the 5th P.M., Brown County, South Dakota (11929 394th Ave).
13. **Special Exception/Conditional Use** in an Agriculture Preservation District (AG-P) described as The NE1/4 of Section 17-T124N-R62W of the 5th P.M., Brown County, South Dakota (12639 396th Avenue).
14. **Appeal to Ordinance** in a Mini Agriculture District (M-AG) described as Lot 1, "Richmond Sunsets Addition" in the NW1/4 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (37807 126th Street).
15. **Special Exception/Conditional Use** in an Agriculture Preservation District (AG-P) described as Lot 1, "Mocassin Creek Substation Addition" in the NE1/4 of Section 27-T124N-R64W of the 5th P.M., Brown County, South Dakota (38593 128th Street).

VI. Other Business:

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

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MARCH 16, 2021 – 7:00 PM

BSMNT COMMUNITY ROOM, BROWN COUNTY COURTHOUSE ANNEX (605) 626-7144

Beginning as Planning Commission

I. Old Business:

1. **Preliminary Plat** for a property described as: Lot 4 “Sunrise Estates Subdivision” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (2020 Brown Co. 19).

II. New Business: Planning Commission

20. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for a proposed property described as Outlot A of “Kampa Outlot A” in the NW1/4SW1/4 of Section 31-T123N-R61W of the 5th P.M., Brown County, South Dakota (13556 400th Avenue).
21. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for a property described as Lot 1, “L.B. Addition” in the NE1/4 of Section 1-T121N-R65W of the 5th P.M., Brown County, South Dakota (14201 382nd Avenue).
22. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Highway Commercial District (HC) for a property described as W1/2 of the East 32 rods of the South 20 rods lying next North of the South 50’ of the SW1/4 of Section 15-T123N-R63W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (5405 E Hwy 12).
23. **Rezone Parcel** from Mini Agriculture District (M-AG) to Heavy Industrial District (H-I) for a property described as Gisi’s Lot A of “Outlot No. 1, Winter’s Outlots” in the N1/2 of Section 22-T123N-R64W, except R.O.W, of the 5th P.M., Brown County, South Dakota (627 385th Avenue South).
24. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Highway Commercial District (HC) for proposed properties described as Lot 1&2, “Kamen Second Subdivision” in the SW1/4 of Section 23-T122N-R64W of the 5th P.M., Brown County, South Dakota (13980 & 13998 386 Ave).
25. **Preliminary and Final Plat** for a property described as “Bowen 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 (12931 Ironwood Drive).
26. **Preliminary and Final Plat** for a property described as “Kampa Outlot A” in the NW1/4SW1/4 of Section 31-T123N-R61W of the 5th P.M., Brown County, South Dakota (13556 400th Avenue).
27. **Preliminary and Final Plat** for a property described as “Pierson Elm Lake Addition” in the SE1/4 of Section 17-T128N-R65W of the 5th P.M., Brown County, South Dakota (10289 East Elm Lake Dr).

28. Preliminary and Final Plat for a property described as “Pauli Addition” in the NE1/4 of Section 12-T125N-R63W of the 5th P.M., Brown County, South Dakota (11929 394th Ave Columbia).

29. Preliminary and Final Plat for a property described as “Gubin Addition” in the E1/2 of Section 22-T121N-R62W of the 5th P.M., Brown County, South Dakota (14547 398th Ave).

30. Preliminary and Final Plat for a property described as “Kamen Second Subdivision” in the SW1/4 of Section 23-T122N-R64W of the 5th P.M., Brown County, South Dakota (13980 & 13998 386th Ave).

III. Other Business:

IV. Motion to Adjourn: