

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MAY 18, 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. Not in attendance for this meeting was Jerry Streckfuss – Chairman. Also in attendance are Ron Keller and Scott Bader from Planning & Zoning Department.
- III. **Minutes:** April 20, 2021
- IV. **Old Business:** 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 Agenda Item Applicants and/or Petitioners of 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 Minimum Lot Size** in an Agriculture Preservation District (AG-P) described as Lot 1, “Riley Addition” in the S1/2 of Section 5-T123N-R63W of the 5th P.M., Brown County, South Dakota (3201 24th Ave NE; Aberdeen Twp).
 2. **Special Exception/Conditional Use** in a Heavy Industrial District (H-I) described as The NW1/4 of Section 23-T123N-R61W, Except Railroad R.O.W. & Except Highway R.O.W. of the 5th P.M., Brown County, South Dakota (40425 133rd Street; Groton Twp).
 3. **Variance to Building Setbacks** in a Mini Agriculture District (M-AG) described as Lot 2, “John Beck’s 1st Subdivision” in the SE1/4 of Section 18-T123N-R64W of the 5th P.M., Brown County, South Dakota (38286 133rd Street; Aberdeen Twp).
 4. **Variance to Minimum Lot Size** in an Agriculture Preservation District (AG-P) described as Lot 1, “Dean Larson Subdivision” in the SW1/4 of Section 10-T126N-R60W of the 5th P.M., Brown County, South Dakota (40912 & 40916 114th Street; South Detroit Twp).
 5. **Variance to Minimum Lot Size** in a Agriculture Preservation District (AG-P) described as Lot 2, “T & J Investments Second Addition” in the NE1/4 of Section 30-T124N-R63W of the 5th P.M., Brown County, South Dakota (12849 389th Avenue: Ordway Twp).

6. **Variance for Lot Frontage** in an Mini Agriculture District (M-AG) described as Lot 3, Block 3, "Gederos' Subdivision" in the NW1/4 of Section 35-T124N-R64W of the 5th P.M., Brown County, South Dakota (12914 Country Drive; Lincoln Twp).
7. **Special Exception/Conditional Use** in a Highway Commercial District (HC) described as Lot 2, "Kamen Second Addition" in the SW1/4 of Section 23-T122N-R64W of the 5th P.M., Brown County, South Dakota (13998 386th Avenue; Warner Twp).
8. **Special Exception/Conditional Use** in a Rural Urban District (RU) described as Lot 1, "Dalager Addition to Bath" in the NW1/4 of Section 17-T123N-R62W of the 5th P.M., Brown County, South Dakota (922 Railroad Avenue; Bath Twp).
9. **Variance to Setbacks** in a Rural Urban District (RU) described as Lot 1, "Dalager Addition to Bath" in the NW1/4 of Section 17-T123N-R62W of the 5th P.M., Brown County, South Dakota (922 Railroad Avenue; Bath Twp).
10. **Appeal of 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; Ravinia Twp).

VI. Other Business:

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

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Beginning as Planning Commission

I. Old Business:

II. New Business: Planning Commission

15. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for a proposed property described as Lot 1, “T & J Investments Second Addition” in the NE1/4 of Section 30-T124N-R63W of the 5th P.M., Brown County, South Dakota (12845 389th Avenue; Ordway Twp).
16. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for a property described as “Reed’s Outlots 1 & 2” in the SW1/4 of Section 30-T124N-R62W of the 5th P.M., Brown County, South Dakota (39408 129th Street & 12894 394th Avenue; Cambria Twp).
17. **Preliminary and Final Plat** for a property described as “Riley Addition” in the S1/2 of Section 5-T123N-R63W of the 5th P.M., Brown County, South Dakota (3201 24th Ave NE; Abdn Twp).
18. **Preliminary and Final Plat** for a property described as “T & J Investments Second Addition” in the NE1/4 of Section 30-T124N-R63W of the 5th P.M., Brown County, South Dakota (12845 389th Avenue; Ordway Twp).
19. **Preliminary and Final Plat** for a property described as “Dean Larson Subdivision” in the SW1/4 of Section 10-T126N-R60W of the 5th P.M., Brown County, South Dakota (40916 114th Street; South Detroit Twp).
20. **Preliminary and Final Plat** for a property described as “Todd Rosebrock First Subdivision” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (2020 North Br Co Hwy #19; Aberdeen Twp).
21. **Preliminary Plat** for a property described as: “River Horse North Subdivision” in the NE1/4 of Section 4-T123N-R63W of the 5th P.M., Brown County, South Dakota (Approximately 3261 North 391st Avenue; Aberdeen Twp).

III. Other Business:

IV. Motion to Adjourn: