

AGENDA

REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, DECEMBER 21, 2021 – 7:00 PM

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

- I. **Call to Order:** *Brown County Planning/Zoning Commission*
- II. **Roll Call:** Darwin Bettmann, Dale Kurth, Patrick Keatts, James Meyers, David North - Vice Chair, and Stan Beckler - Chairman. Also in attendance for today's meeting are Chris Anderson and Scott Bader from Planning & Zoning Department. Rachel Kippley – Brown County Commissioner that was serving on our P&Z Board has resigned her position as County Commissioner, Planning Commissioner and Zoning Board member to work in the Fairgrounds Department. The Board of Brown County Commission backdated her start date to November 03rd 2021, at the November 23rd meeting for her to be an employee of Brown County Fair Department in 2021. We thank her for being timely, prompt, and dependable for our discussions, monthly meetings, special meetings, special discussions on ordinance changes and providing baked goods on occasion.
- III. **Minutes:** *November 16, 2021* Motion: 1st _____ 2nd _____
- 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 any Agenda Item. **Permits:** Anyone present for a Variance Application or Conditional Use Petition being submitted to the Zoning Board of Adjustment IS STILL REQUIRED to get a Building Permit, Zoning Permit, Floodplain Permit (FPDP), or Use Permit, from the Zoning Office BEFORE STARTING your project if the submitted project and requests are approved through this Board. Penalties are assigned when starting without proper permits in-place.
- V. **New Business:** We are going to present Josie Gorecki as an alternate to the Board of Commissioners when she submits her form. The Planning & Zoning Office of Chris, Ron and Scott wish everyone Happy Holidays and safe travels during this holiday season. Planning/Zoning Commission as *Zoning Board of Adjustment (BOA)*.
1. **Special Exception/Conditional Use** in a Heavy Industrial District (H-I) described as Lot 1, "Wolff's First Addition" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota. (38466 West Highway 12).
 2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "J and J Fischbach Addition" in the NE1/4 of the NE1/4 of Section 32-T121N-R63W of the 5th P.M., Brown County, South Dakota (38989 147th Street).
- VI. **Other Business:**
Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission
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I. **Old Business:**

II. **New Business:** *Planning/Zoning Commission as [Planning Commission](#)*

10. Rezone Parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 2, "Munger Second Addition" in the SE1/4 of Section 17-T121N-R64W of the 5th P.M., Brown County, South Dakota (38398 145th Street).

11. Rezone Parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 1, "Alex's First Addition" in the S1/2 of the SE1/4 of Section 36-T124N-R65W of the 5th P.M., Brown County, South Dakota (12981 382nd Avenue).

12. Rezone Parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as proposed Lot 1 "Dargatz Addition" in Section 14-T123N-R60W of the 5th P.M., Brown County, South Dakota (13285 411th Avenue).

13. Preliminary & Final Plat for a property described as "Fey Addition to Pleasant Valley Estates" in the SE1/4 of Section 30-T124N-R64W of the 5th P.M., Brown County, South Dakota (12879 East Pleasant Valley Drive).

14. Preliminary & Final Plat for a property described as "Emery First Addition" in the NE1/4 of Section 30-T127N-R64W of the 5th P.M., Brown County, South Dakota (38279 110th Street).

15. Preliminary & Final Plat for a property described as "Scheuffele-Volzke First Addition" in the NW1/4 of Section 11-T123N-R64W of the 5th P.M., Brown County, South Dakota (2322 & 2323 Countryside Estates).

16. Preliminary & Final Plat for a property described as "Dargatz Addition" in Section 14-T123N-R60W of the 5th P.M., Brown County, South Dakota (41047 132nd Street; 13265 411th Avenue; and 13285 411th Avenue).

17. Preliminary & Final Plat for a property described as "Alex's First Addition" in the S1/2 of the SE1/4 of Section 36-T124N-R65W of the 5th P.M., Brown County, South Dakota (12981 382nd Avenue).

18. Preliminary & Final Plat for a property described as "J and J Addition" in the NE1/4 of the NE ¼ of Section 32-T121N-R63W of the 5th P.M., Brown County, South Dakota (38989 147th Street)

19. Other Business: Brown County P&Z discusses "Whitetail Meadows" future rezone

20. Motion to Adjourn: 1st _____ 2nd _____