

# AGENDA

## REGULAR SCHEDULED MEETINGS BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, JANUARY 18, 2022 – 7:00 PM  
BROWN COUNTY COURTHOUSE ANNEX in the BSMNT COMMUNITY ROOM,

- I. **Call to Order:** by Chairman Stan Beckler for [Brown County Planning/Zoning Commission](#)
- II. **Roll Call:** David North - Vice Chair, Darwin Bettmann, Dale Kurth, Patrick Keatts, James Meyers, Brown County Commissioner Mike Gage and Chairman Stan Beckler. Also in attendance for today's meeting are Ron Keller and Scott Bader from Planning & Zoning Department.
- III. 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 Fair and Fairgrounds Departments. The Board of Brown County Commission has granted her to be an employee of Brown County. We thank her for being timely, prompt, and dependable for our monthly discussions, meetings, special meetings, and working on decisions for ordinance changes.
- IV. **Minutes:** December 21, 2021, Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- V. **Old Business:**
  1. **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.
  2. **Permits:** Anyone present for a Variance Request or Conditional Use Petition that has been submitted to the Zoning Board of Adjustment (BOA) **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 request is approved through the Zoning BOA. Penalties are assigned when starting without proper permits in-place.
- VI. **New Business:** Planning/Zoning Commission as [Zoning Board of Adjustment \(BOA\)](#).
  1. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Dennert Addition” in the NE1/4 of Section 4-T125N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11847 391<sup>st</sup> Ave; Garland Twp).
  2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Svarstad Addition” in the SE1/4 of Section 10-T122N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13797 392<sup>nd</sup> Ave; Gem Twp).
  3. **Variance for Building Setbacks** in a Lake Front Residential District (R-3) described as Proposed Lot 1, “Wayne and Nancy Johnson First Richmond Lake Subdivision” in the NW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126219 North Bridge Rd; Ravinia Twp).
- VII. **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 Mini-Agriculture District (M-AG) to Agriculture Preservation District (AG-P) for properties previously described as Lot 1, Block 2; Lot 4, Block 2; & Lot 5, Block 2, "Whitetail Meadows First Subdivision" in the NW1/4 of Section 26-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (US Hwy #12 West & 387<sup>th</sup> Ave; Mercier Twp.).

**11. Preliminary & Final Plat** for a property described as "Dennert Addition" in the NE1/4 of Section 4-T125N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11847 391<sup>st</sup> Ave; Garland Twp.).

**12. Preliminary & Final Plat** for a property described as "Wayne and Nancy Johnson First Richmond Lake Subdivision" in the NW1/4 of Section 13-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126219 North Bridge Rd; Ravinia Twp.).

**13. Preliminary & Final Plat** for a property described as "Svarstad Addition" in the SE1/4 of Section 10-T122N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13797 392<sup>nd</sup> Avenue; Gem Twp.).

**14. Preliminary & Final Plat** for a property described as "Pasch Second Subdivision" in the SW1/4 of Section 8-T122N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40112 & 40132 138<sup>th</sup> Street; West Hanson Twp.).

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

**16. Motion to Adjourn: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_**