

# AGENDA

## REGULAR SCHEDULED MEETINGS

### BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, FEBRUARY 15, 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 Chris Anderson and Scott Bader from Planning & Zoning Department.
  - III. **Minutes:** *January 18, 2022*, Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
  - IV. **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.
  - V. **New Business:** *Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
    1. **Variance request for 2 residences** on one (1) parcel in an Agriculture Preservation District (AG-P) described as "NW1/4 of Section 28-T128N-R64W of the 5th P.M., Brown County, South Dakota (38407 & 38405 104<sup>th</sup> St Frederick, SD 57441; Osceola Twp).
    2. **Variance request for Building Setbacks** in an Agriculture Preservation District (AG-P) described as NW1/4 of Section 28T128N-R64W of the 5th P.M., Brown County, South Dakota (38407 & 38405 104<sup>th</sup> St Frederick, SD 57441; Osceola Twp).
    3. **Conditional Use Petition (CUP)** for temporary fireworks stand – 2022-2023 season in a Highway Commercial District (HC described as "Judy's Outlot 2" in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5110 East Highway 12; Aberdeen Twp).
  - VI. **Other Business:** *Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission*
-

# REGULAR SCHEDULED MEETING

## BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, FEBRUARY 15, 2022 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BSMNT COMMUNITY ROOM

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 Spanier Outlot A in "Spanier Outlot A" in the NW1/4 of Section 25-T123N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (41125 134<sup>th</sup> Street; Groton Twp.).
11. **Rezone Parcels** from Agriculture Preservation District (AG-P) to Highway Commercial (HC) for properties described as proposed Outlot 1 & Outlot 2, "B & B Outlots" in the NE1/4 of Section 23-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39265 & 39285 133<sup>rd</sup> Street; Bath Twp.).
12. **Preliminary & Final Plat** for a property described as "S and R Rozell Addition" in the NE1/4 of Section 1-T121N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14201 & 14205 382<sup>nd</sup> Avenue; New Hope Twp.).
13. **Preliminary & Final Plat** for a property described as "B & B Outlots" in the NE1/4 of Section 23-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39265 & 39285 133<sup>rd</sup> Street; Bath Twp.).
14. **Amendment Discussion to Brown County Title 4 Ordinance** in Chapter 4.0504 AG-P District; Chapter 4.0604 M-AG District; Chapters 4.22 to 4.29 for administrative changes.

III. **Other Business:**

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