

# AGENDA

## REGULAR SCHEDULED MEETINGS

### BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, April 19, 2022 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BSMNT COMMUNITY ROOM

- I. **Call to Order:** 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 Scott Bader – Planning/Zoning Director and Chris Anderson.
- III. **Minutes:** March 15, 2022, Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Old Business:**
  1. **Sign-up sheet:** 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* 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 their project if their request is approved. Penalties may be assessed when starting their project without proper permits in-place.
- V. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Proposed Lot 1, "Auditor's Subdivision", in the SE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2932 S Hwy 281, Aberdeen, SD 57401, Aberdeen Twp).
  2. **Variance to Building Setbacks** in a Highway Commercial District (HC) described as Proposed Lot 1, "Auditor's Subdivision", in the SE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2932 S Hwy 281, Aberdeen, SD 57401, Aberdeen Twp).
  3. **Variance to Building Setbacks** in a Highway Commercial District (HC) described as Lot B, "Weismantel's First Subdivision of Lot 1", Except the North 12' thereof, of "Jenkins' Subdivision" in the E1/2 of the SE1/4 of Section 18-T123N-R62W, of the 5<sup>th</sup> P.M., Brown County, South Dakota (39494 133<sup>rd</sup> Street, Bath, SD 57427, Bath Twp).
  4. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as the N1/2 of the NW1/4 of Section 28-T124N-R63W, of the 5<sup>th</sup> P.M., Brown County, South Dakota (12810 390<sup>th</sup> Avenue, Aberdeen, SD 57401, Ordway Twp.)
  5. **Conditional Use Petition (CUP)** in Heavy Industrial District (H-I) described as "Hedges' Outlot 1" in the NE1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38480 W Hwy 12, Aberdeen, SD 57401, Aberdeen Twp).

6. **Variance to Approach Separation** in an Agriculture Preservation District (AG-P) described as The SW1/4 of Section 21-T127N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (SD Hwy 10 & 408<sup>th</sup> Avenue; North Detroit Twp). This item moved to the May 17, 2022 Planning/Zoning Commission meeting.

VI. **Other Business:** *Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission*

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# **BROWN COUNTY PLANNING/ZONING COMMISSION**

TUESDAY, April 19, 2022 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BSMNT COMMUNITY ROOM

I. **Old Business:**

1. **Amendment Discussion to Brown County Ordinance Title 4** for Chapters 4.22 through Chapter 4.29 for Administrative Rules and Enforcement are Tabled to May 17, 2022 monthly meeting at the request of the States Attorney Office.

II. **New Business:** *Brown County 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 “Boesl Addition” in the SE1/4 of the SE1/4 of Section 32-T122N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38980 142<sup>nd</sup> Street, Warner, South Dakota 57479, Gem Twp.).
11. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Proposed Lot 1, “Bauer-Edwards First Addition” in the SW1/4 of Section 10-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37748 132<sup>nd</sup> St., Aberdeen, South Dakota 57401, Mercier Twp.).
12. **Final Plat** for a property described as “Bauer-Edwards First Addition” in the SW1/4 of Section 10-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37748 132<sup>nd</sup> St., Aberdeen, South Dakota 57401, Mercier Twp.).
13. **Preliminary & Final Plat** for a property described as “Papa Subdivision” in Stratford, South Dakota, located in the SW1/4 of Section 4-T121N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Stratford, SD, E Rondell Twp.).
14. **Preliminary Plat** for a property described as “Prairie Point First Elm Lake Addition”, in the S1/2 of the SE1/4 of Section 8-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10191 376<sup>th</sup> Avenue, Palmyra Twp.).
15. **Preliminary & Final Plat** for a property described as “Severson-Lefor First Addition” in the NE1/4 of Section 34-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota 57401 (1929 135<sup>th</sup> Street SW, Aberdeen, SD, Palmyra Twp.).

III. **Other Business:**

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