

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, June 21, 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:** May 17, 2022, Motion: 1st _____ 2nd _____
- 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 that has submitted a Variance Request or Conditional Use Petition to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their request gets approved. Penalties may be assessed when starting a project without proper permits in-place.
- V. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 1. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lots 1-2, “Deliah Williams First Addition” in the SW1/4 of Section 23-T124N-R62W of the 5th P.M., Brown County, South Dakota (39828 128th Street, Cambria Twp).
 2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 2, “Deliah Williams Second Addition” in the S1/2 of the NW1/4 of Section 26-T124N-R62W of the 5th P.M., Brown County, South Dakota (12848 398th Avenue, Cambria Twp).
 3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Ball First Addition” in the NE1/4 of Section 18-T121N-R60W, of the 5th P.M., Brown County, South Dakota (40693 144th Street, Bates Twp).
 4. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Outlot 1, “Budget Furniture-J. Gross Outlots” in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5356 Highway 12 East, Aberdeen, SD 57401)
 5. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 1B, “Gossman First Addition” in the S1/2 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (5759 Highway 12 East, Aberdeen, SD 57401, Bath Twp).

6. **Variance to Approach Separation** in a Mini-Agriculture District (M-AG) described as Proposed Lot 1, “Weiszhaar Third Subdivision” in the SE1/4 of Section 34-T124N-R64W of the 5th P.M., Brown County, South Dakota (2240 & 2280 130th Street, Aberdeen, SD 57401, Lincoln Twp.)
7. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Block A, “New Angus First Subdivision” in the N1/2 of Section 36-T123N-R64W, of the 5th P.M., Brown County, South Dakota (13 135th Street SW, Aberdeen, SD 57401, Aberdeen Twp.)

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

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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 the July 19, 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 Mini-Agriculture District (M-AG) to Highway Commercial District (HC) for a property described as Proposed Lot 1, “Bim and Lori’s Venture Addition” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (2330 N Brown Co 19, Aberdeen Twp.).
11. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as “Brunes’ Outlot 1” in the SE1/4 of Section 28-T122N-R62W of the 5th P.M., Brown County, South Dakota (14059 397th Avenue., Gem Twp.).
12. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 2, “Hagemann First Subdivision” in the SE1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (12889 393rd Avenue, Ordway Twp.).
13. **Preliminary & Final Plat** for a property described as “Deliah Williams First Addition” in the SW1/4 of Section 23-T124N-R62W of the 5th P.M., Brown County, South Dakota (39828 128th Street, Cambria Twp.).
14. **Preliminary & Final Plat** for a property described as “Deliah Williams Second Addition” in the S1/2 of the NW1/4 of Section 26-T124N-R62W of the 5th P.M., Brown County, South Dakota (12848 398th Avenue, Cambria Twp.).
15. **Preliminary & Final Plat** for a property described as “Borg Third Subdivision” in the SE1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (38696 129th Street & 12884 387th Avenue, Lincoln Twp.).
16. **Preliminary & Final Plat** for a property described as “Ball First Addition” in the NE1/4 of Section 18-T121N-R60W of the 5th P.M., Brown County, South Dakota (40693 144th Street, Bates Twp.).

17. **Preliminary & Final Plat** for a property described as “Bim and Lori’s Venture Addition” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (2330 N Brown Co 19, Aberdeen Twp.)
18. **Preliminary & Final Plat** for a property described as “Jark Replat of Lot 10 to Stratford” in the SW1/4 of Section 4-T121N-R62W of the 5th P.M., Brown County, South Dakota (City of Stratford, East Rondell Twp.)
19. **Preliminary Plat** in Lot 1, “Bauer’s Third Addition” in the S1/2 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (37328 132nd Street, Mercier Twp.)
20. **Preliminary & Final Plat** for a property described as “Stange-Bartz Addition” in the W1/2 of Section 14-T121N-R62W of the 5th P.M., Brown County, South Dakota (14428 & 14454 398th Street, East Rondell Twp.)
21. **Preliminary & Final Plat** for a property described as “Weiszhaar Third Subdivision” in the SE1/4 of Section 34-T124N-R64W of the 5th P.M., Brown County, South Dakota (2240 & 2280 130th Street NW, Lincoln Twp.)

III. **Other Business:**

IV. **Motion to Adjourn: 1st** _____ **2nd** _____