

# AGENDA

## REGULAR SCHEDULED MEETINGS

### BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, JULY 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 Ron Keller.
- III. **Minutes:** June 21, 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 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 to Approach Separation** in an Agriculture Preservation District (AG-P) described as The NE1/4 of Section 6-T123N-R63W on the east side of railroad grade and Lot 2, "Haar's Addition" in the SE1/4 of Section 6-T123N-R63W, both of the 5<sup>th</sup> P.M., Brown County, South Dakota (3135 North Roosevelt Street & 4839 North Roosevelt Street, Aberdeen Twp).
  2. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) proposed to be rezoned to Lake Front Residential (R-3) described as Lot 1, "Berry-Davis Addition" in the NE1/4 of Section 25-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (379684 South Shore Drive, Ravinia Twp).
  3. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 1, "Budget Furniture-Schumaker Subdivision" in the NW1/4 of Section 22-T123N-R63W, of the 5<sup>th</sup> P.M., Brown County, South Dakota (5350 Highway 12 East, Bath Twp).
  4. **Variance to Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 43-44, "Hoffman's Third Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126546 West Shore Drive, Ravinia Twp).
  5. **Variance for Lot Size** in a Agriculture Preservation District (AG-P) described as Proposed Lot 2, "Wiek-Kempf Addition" in the SE1/4 of Section 8-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10173 West Elm Lake Drive, Palmyra Twp).

6. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Moccasin Creek Substation Second Addition” in the NE1/4 of Section 27-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38593 128<sup>th</sup> Street, Lincoln Twp.)

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

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# **BROWN COUNTY PLANNING/ZONING COMMISSION**

TUESDAY, July 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 the August 16, 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 Lake Front Residential District (R-3) for a property described as Lot 1, “Berry-Davis Addition” in the NE1/4 of Section 25-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (379684 South Shore Drive, Ravinia Twp.).
11. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3) for a property described as Proposed Lot 1, “Wiek-Kempf Addition” in the SE1/4 of Section 8-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10191 West Elm Lake Drive, Palmyra Twp.).
12. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 1, “Alberts-Anderson Addition” in the NW1/4 of Section 10-T124N-R61W, Except Railroad ROW, of the 5<sup>th</sup> P.M., Brown County, South Dakota (12548 403<sup>rd</sup> Avenue, Putney Twp.).
13. **Final Plat** for a property described as “Bauer’s Fourth Addition” in the S1/2 of Section 7-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37324 & 37328 132<sup>nd</sup> Street; 37332 & 37336 Ebby Lane, Mercier Twp.).
14. **Preliminary & Final Plat** for a property described as “Chris & Wendy Mehlhaff First Subdivision” in the SW1/4 of Section 19-T125N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38818 122<sup>nd</sup> Street, Westport Twp.).
15. **Preliminary & Final Plat** for a property described as “Alberts-Anderson Addition” in the NW1/4 of Section 10-T124N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12548 403<sup>rd</sup> Avenue, Putney Twp.).
16. **Preliminary & Final Plat** for a property described as “Creekside Addition” in the NW1/4 of Section 17-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Approx. 578 North Roosevelt Street, Aberdeen Twp.).
17. **Preliminary & Final Plat** for a property described as “Wiek-Kempf Addition” in the SE1/4 of Section 8-T128N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (10183 West Elm Lake, Palmyra Twp.).

**18. Preliminary & Final Plat** for a property described as “Moccasin Creek Substation Second Addition” in the NE1/4 of Section 27-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38593 128<sup>th</sup> Street, Lincoln Twp.)

III. Other Business:

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