

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, AUGUST 16, 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:** July 19, 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. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 2, “Thorpe Second Subdivision” in the S1/2 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (approx. 38442 133rd Street, Aberdeen Twp.).
 2. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) proposed to be rezoned to Mini-Agriculture District (M-AG) described as Lot 1, “Hagemann First Subdivision” in the SE1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (39296 129th Street, Ordway Twp.).
 3. **Variance to Approach Separation** in an Agriculture Preservation District (AG-P) described as Lot 1, “First Subdivision of Hanson’s Outlot 1” in the NE1/4 of Section 20-T126N-R62W of the 5th P.M., Brown County, South Dakota (11507 396th Avenue, Brainard Twp.).
 4. **Variance to Approach Separation** in an Agriculture Preservation District (AG-P) described as The SE1/4 of the SE1/4 of Section 7-T125N-R61W of the 5th P.M., Brown County, South Dakota (40096 120th Street, Columbia Twp.).
- VI. **Other Business:** Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission
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TUESDAY, August 16, 2022 – 7:00 PM

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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 September 20, 2022 monthly meeting at the request of the States Attorney Office.

II. New Business: *Brown County Planning/Zoning Commission as **Planning Commission***

10. **Rezone Parcels** from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3) and Mini Agriculture District (M-AG) for properties described as Lots 1-17, “Bauer’s Fourth Addition” in the S1/2 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (North Sunrise Drive & Ebby Lane-Mina Lake, Mercier Twp.).
11. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Proposed Lot 1, “Howell-Lunzman Addition” in the SW1/4 of Section 29-T128N-R62W of the 5th P.M., Brown County, South Dakota (10464 395th Avenue, Liberty Twp.).
12. **Rezone Parcels** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for properties described as Proposed Lot 1, “Mark Thompson Second Addition” and Lot 1, “Mark Thompson Addition” both in the SE1/4 of Section 9-T128N-R61W of the 5th P.M., Brown County, South Dakota (403rd Avenue & 126th Street, Putney Twp.).
13. **Rezone Parcels** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for properties described as Lot 3, “Hagemann First Subdivision” and Lots 1 and 2, “Garrett’s Subdivision of Lot 1, Hagemann First Subdivision” in the SE1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (39296 129th Street and 12885 & 12887 393rd Avenue, Ordway Twp.).
14. **Rezone Parcels** from Residential District (R-1) to Highway Commercial (HC) for properties described as Lot 1, “Ronnie’s Way Addition” and Lot 1, “Creskide Addition” both in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2520 8th Avenue NE & 578 N Roosevelt Street, Aberdeen Twp.).
15. **Rezone Parcel** from Agriculture Preservation (AG-P) to Mini-Agriculture District (M-AG) for a property described as Proposed Lot 1, “Whitman’s First Subdivision” in the N1/2 of the NE1/4 of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota (134th Street & 396th Avenue, Bath Twp.)
16. **Preliminary & Final Plat** for a property described as “Howell-Lunzman Addition” in the SW1/4 of Section 29-T128N-R62W of the 5th P.M., Brown County, South Dakota (10464 395th Avenue, Liberty Twp.)
17. **Preliminary & Final Plat** for a property described as “Mark Thompson Second Addition” in the SE1/4 of Section 9-T124N-R61W of the 5th P.M., Brown County, South Dakota (403rd Avenue & 126th Street, Putney Twp.)
18. **Preliminary & Final Plat** for a property described as “BNB Second Richmond Lake Subdivision” in the NW1/4 of Section 25-T124N-R65W of the 5th P.M., Brown County, South Dakota (37911 Marquette Drive, Ravinia Twp.)

19. Preliminary & Final Plat for a property described as “Whitman’s First Subdivision” in the N1/2 of the NE1/4 of Section 29-T123N-R62W of the 5th P.M., Brown County, South Dakota (134th Street & 396th Avenue, Bath Twp.)

III. Other Business:

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