

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, APRIL 16, 2024 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, Alternate Paul Johnson, and Stan Beckler-Chairman.
- III. **Approval of April 16, 2024, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of March 19, 2024, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- V. **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 that has submitted a Variance Petition (VP) or a Conditional Use Petition (CUP) 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 Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 1. **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 1, “Moen Subdivision in Lot 1, Evelo’s Outlots” in the SE1/4 of Section 35-T123N-R64W of the 5th P.M., Brown County, South Dakota (3602 387th Avenue S, Aberdeen Twp.)
 2. **Variance to an Approach Separation** in an Agriculture Preservation District (AG-P) described as The SE1/4 of Section 12-T124N-R65W, except the SE1/4 of the SE1/4 and except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (Approx. 37960 126th Street, Ravinia Twp.)
 3. **Variance for 3 Residences** in an Agriculture Preservation District (AG-P) described as The NE1/4 of Section 34-T127N-R65W of the 5th P.M., Brown County, South Dakota (37781 111th Street, Allison Twp.)
 4. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as The SE1/4 of Section 32-T125N-R61W of the 5th P.M., Brown County, South Dakota (40190 124th Street, Claremont Twp.)

5. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as “Yeoman’s Outlot 2 and 3” and the South 700’ of 50’ immediately to the East of and abutting on said Outlots 2 and 3 which is designed as an Access Road in the NE1/4 of Section 27-T124N-R64W of the 5th P.M., Brown County, South Dakota (12849 386th Avenue, Lincoln Twp.)
6. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the unplatted portion of the SE1/4 of Section 24-T124N-R65W, except “Squire’s First Addition” and except “Jerke’s First Addition” of the 5th P.M., Brown County, South Dakota (382018 N Shore Drive, Ravinia Twp.)
7. **Variance to Approach Setbacks** in an Agriculture Preservation District (AG-P) described as the unplatted portion of the SE1/4 of Section 24-T124N-R65W, except “Squire’s First Addition” and except “Jerke’s First Addition” of the 5th P.M., Brown County, South Dakota (382018 N Shore Drive, Ravinia Twp.)
8. **Conditional Use Petition (CUP)** in Highway Commercial District (HC) described as Outlot 1, “Rich Brothers Outlots” in the NW1/4 of Section 23-T123N-R63W of the 5th P.M., Brown County, South Dakota (39231 133rd Street, Bath Twp.)
9. **Variance to Building Setbacks** in a Heavy Industrial District (H-I) described as “Mead’s Outlot D” in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38390 West Highway 12, Aberdeen Twp.)

VII. Other Business:

Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission

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(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

PLANNING COMMISSION

I. Old Business:

II. New Business: *Brown County Planning/Zoning Commission as [Planning Commission](#).*

10. **Rezone Petition** for a property described as proposed Lot 1, “Graf First Addition” in the SW1/4 of Section 19-T127N-R60W of the 5th P.M., Brown County, South Dakota (10952 406th Avenue, North Detroit Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

11. Rezoning Petition for a property described as proposed Lot 1 & Lot 2, “Bendewald Farm Subdivision” in the SE1/4 of Section 12-T122N-R65W of the 5th P.M., Brown County, South Dakota (13761 & 13767 382nd Avenue, Highland Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

12. Rezoning Petition for a property described as proposed Lot A & Lot B, “Leibel First Addition” in the NE1/4 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (13115 393rd Avenue, Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini- Agriculture District (M-AG).

13. Preliminary & Final Plat for conveyance purposes on a property described as “Rivett Family Third Addition” in the SW1/4 & NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4407 8th Avenue NE, Aberdeen Twp.).

14. Preliminary & Final Plat for conveyance purposes on a property described as “Leibel First Addition” in the NE1/4 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (13115 393rd Avenue, Bath Twp.)

15. Preliminary & Final Plat for conveyance purposes on a property described as “Graf First Addition” in the SW1/4 of Section 19-T127N-R60W of the 5th P.M., Brown County, South Dakota (10952 406th Avenue, North Detroit Twp.).

16. Other Business: Executive Session if requested.

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