

MINUTES

REGULAR SCHEDULED MEETING

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, JANUARY 18, 2022 - 7:00 P.M.

BROWN COUNTY COURTHOUSE in the BASEMENT COMMUNITY ROOM

- I. **Call to Order:** The *Brown County Planning/Zoning Commission* meeting was called to order by Chairman, Stan Beckler.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were Vice Chairman David North, Darwin Bettmann, Dale Kurth, Patrick Keatts, James Meyers, County Commissioner Michael Gage, serving on this Board, Deputy States Attorney Ross Aldentaler and Chairman Stan Beckler. Also present for the meeting was Planning/Zoning Director Scott Bader and staff member Ron Keller from the Planning/Zoning Office.
- III. **Meeting:** This meeting was conducted in the basement Community Room using recommended social distancing protocol for spacing chairs in the audience area, and Board Member table & chairs as much as possible based on number of agenda items and expected number of people.
- IV. **Minutes:** After discussion about previous months Minutes, Kurth moved and Keatts seconded to approve the December 21, 2021, Minutes of the Planning Commission and Zoning Board of Adjustment (BOA) monthly meeting. All members voted aye; the motion carried.
- V. **Old Business:**
 1. **Sign-up Sheet:** at the door entrance on a table for anyone wants to speak on 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 tonight.
- VI. **New Business: Planning/Zoning Commission as Zoning Board of Adjustment (BOA)**
 1. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Dennert Addition" in the NE1/4 of Section 4-T125N-R63W of the 5th P.M., Brown County, South Dakota (11847 391st Ave; Garland Twp). Submitted by Dana Dennert. Following discussion on FoF, North moved, and Bettmann seconded to **approve the finding of facts** as presented. Also following discussion North moved and Bettmann seconded to **approve the variance to lot size** to be 4.47 acres rather than the minimum of 40 acres required in an AG-P District, all members voting aye, motion carried.
 2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Svarstad Addition" in the SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, South Dakota (13797 392nd Ave; Gem Twp). Submitted by Arne Svarstad. Following discussion on FoF, Kurth moved, and Gage seconded to **approve the finding of facts** as presented. Also following discussion Kurth moved, and Gage seconded to **approve the variance to lot size** to be 2.19 acres rather than the minimum of 40 acres required in an AG-P District, all members voting aye, motion carried.

3. **Variance for Building Setbacks** in a Lake Front Residential District (R-3) described as Proposed Lot 1, "Wayne and Nancy Johnson First Richmond Lake Subdivision" in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126219 North Bridge Rd; Ravinia Twp). Submitted by Wayne Johnson. Wayne Johnson was in attendance for this item. Following discussion on FoF, North moved, and Keatts seconded to **approve the finding of facts** as presented. Also following discussion North moved and Keatts seconded to **approve the variance for building setbacks** to have a 25' rear yard setback for a new house/garage rather than the minimum 30' required in an R-3 District, all members voting aye, motion carried.

VII. Other Business: None

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

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TUESDAY, JANUARY 18, 2022- 7:00 P.M.

COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

I. Old Business: None

II. New Business: **Planning Commission**

10. **Rezone Parcels** from Mini-Agriculture District (M-AG) to Agriculture Preservation District (AG-P) for properties previously described as Lot 1, Block 2; Lot 4, Block 2; & Lot 5, Block 2, "Whitetail Meadows First Subdivision" in the NW1/4 of Section 26-T123N-R65W of the 5th P.M., Brown County, South Dakota (US Hwy #12 West & 387th Ave; Mercier Twp). Submitted by Brown County Planning & Zoning Department for the landowner Levern Didreckson. Following discussion, Meyers moved, Kurth seconded to **recommend approval of the rezone** on Lots 1, 4 & 5, Block 2 (6.95± acres) to the Board of County Commissioners to clean up some previous zoning errors, all members voting aye, motion carried.
11. **Preliminary & Final Plat** for a property described as "Dennert Addition" in the NE1/4 of Section 4-T125N-R63W of the 5th P.M., Brown County, South Dakota (11847 391st Ave; Garland Twp). Submitted by Dana Dennert. Dana Dennert was in attendance for this item. Following discussion, North moved, Bettmann seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried.
12. **Preliminary & Final Plat** for a property described as "Wayne and Nancy Johnson First Richmond Lake Subdivision" in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126219 North Bridge Rd; Ravinia Twp). Submitted by Wayne and Nancy Johnson. Wayne Johnson was in attendance for this item. Following discussion, Kurth moved, Keatts seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried.

13. **Preliminary & Final Plat** for a property described as “Svarstad Addition” in the SE1/4 of Section 10-T122N-R63W of the 5th P.M., Brown County, South Dakota (13797 392nd Avenue; Gem Twp). Submitted by Arne Svarstad. Following discussion, North moved, Gage seconded to **recommend approval of this plat**, to the Board of County Commissioners, all members voting aye, motion carried.

14. **Preliminary & Final Plat** for a property described as “Pasch Second Subdivision” in the SW1/4 of Section 8-T122N-R61W of the 5th P.M., Brown County, South Dakota (40112 & 40132 138th Street; West Hanson Twp). Submitted by Donald Pasch & Robert Pasch. Following discussion, Meyers moved, North seconded to **recommend approval of this plat** to the Board of County Commissioners, all members voting aye, motion carried.

III. Other Business: None

There being no further business before the Planning/Zoning Commission, Keatts moved and Kurth seconded to adjourn, all members voting aye, motion carried.

Submitted by: Scott Bader & Ron Keller –Planning & Zoning Department.