

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MARCH 15, 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 Stan Beckler-Chairman.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were David North-Vice Chairman, Darwin Bettmann, Dale Kurth, James Meyers, County Commissioner Michael Gage, serving on this Board, Deputy States Attorney Ross Aldentaler and Stan Beckler-Chairman. Absent was Patrick Keatts. Also present for the meeting were Planning Technicians Ron Keller and Chris Anderson 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 North seconded to approve the February 15, 2022, Minutes for the Zoning Board of Adjustment (BOA) and Planning Commission monthly meetings. 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 request for Lot Size** in an Agriculture Preservation District (AG-P) described as: Proposed Lots 1&2, "A Mitchell Addition" in the SE1/4 of Section 7-T121N-R65W of the 5th P.M., Brown County, South Dakota (37356 & 37380 144th Street, Mansfield, SD; New Hope Twp). Submitted by Larry & Sharon M. Stroschein Family LP. Nobody was present for this item. Following discussion on FoF, North moved, and Meyers seconded to **approve the finding of facts** as presented. Also following discussion North moved, and Meyers seconded to **approve the variance to lot size** for Lot 1 to be 10.00 acres and Lot 2 to be 30.07 acres rather than the minimum 40 acres required in an AG-P District, all members voting aye, motion carried.

2. **Conditional Use Petition (CUP)** in a Heavy Industrial District (HI) described as Lot 1, “Browning First Addition” in the NW1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (717 S 385th Avenue, Aberdeen, SD 57401; Aberdeen Twp). Submitted by DSC Properties. Present for this item was Ryan Siefkes. 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 conditional use petition**, all members voting aye, motion carried.
3. **Conditional Use Petition (CUP)** in a Heavy Industrial District (HI) described as Lot 5, “D&S Business Park First Addition” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota. (4302 Schipke Lane; Aberdeen, SD, Aberdeen Twp). Submitted by Cory Foerster. Ben Stenton was in attendance for this item. Discussion about fire walls, snow removal and drainage took place. Stenton assured the Board that these items will be addressed on the building plans. 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 conditional use petition** in a Heavy Industrial District (HI), all members voting aye, motion carried.
4. **Variance request to Building Setbacks** in a Heavy Industrial District (HI) described as as Lot 5, “D&S Business Park First Addition” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota. (4302 Schipke Lane; Aberdeen, SD, Aberdeen Twp). Submitted by Cory Foerster. Ben Stenton was in attendance for this item. Following discussion on FoF, Gage moved, and Kurth seconded to **approve the finding of facts** as presented. Also following discussion Gage moved, and Kurth seconded to **approve the variance for building setbacks** to be 25’ from the front setback rather than the 100’ required in a Heavy Industrial District (HI), all members voting aye, motion carried.
5. **Variance request for Lot Size** in Agriculture Preservation District (AG-P) described as: Proposed Lot 1, “Jeff Howard First Addition” in the SW1/4 of Section 32-T124N-R60W of the 5th P.M., Brown County, South Dakota (12982 407th Avenue, Groton, SD 57445; Riverside Twp.) Submitted by Robert Howard. Nobody was present for this item. Following discussion on FoF, Meyers moved, and North seconded to **approve the finding of facts** as presented. Also following discussion Meyers moved, and North seconded to **approve the variance to lot size** for Lot 1 to be 4.89 acres rather than the minimum 40 acres required in an AG-P 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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- I. **Old Business: Amendment Discussion to Brown County Ordinance Title 4** for Chapters 4.22 through Chapter 4.29 for Administrative Rules and Enforcement are Tabled to April 19, 2022, monthly meeting at the request of the States Attorney Office.

- II. **New Business: Planning Commission**
 10. **Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) for a property described as Lot 3, "Feickert's Second Subdivision" in the SE1/4 of Section 20-T124N-R64W of the 5th P.M., Brown County, South Dakota (12769 384th Avenue; Aberdeen, SD 57401; Lincoln Twp). Submitted by Troy Schaffer. Following discussion, Gage moved, Bettmann seconded to **recommend approval of the rezone** of this parcel to the Board of County Commissioners, all members voting aye, motion carried.

 11. **Preliminary & Final Plat** for a property described as "A Mitchell Addition" in the SE1/4 of Section 7-T121N-R65W of the 5th P.M., Brown County, South Dakota (37356 & 37380 144th Street; New Hope Twp). Submitted by Larry & Sharon M. Stroschein Family LP. Following discussion, Meyers moved, North 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 "Jeff Howard First Addition" in the SW1/4 of Section 32-T124N-R60W of the 5th P.M., Brown County, South Dakota (12982 407th Avenue; Riverside Twp). Submitted by Jeff Howard. Following discussion Kurth moved, and Gage seconded to **recommend approval of this plat** to the Board of Brown County Commissioners, all members voting aye, motion carried.

 13. **Preliminary Plat** for a property described as "Bauer-Edwards First Addition" in the SW1/4 of Section 10-T124N-R65W of the 5th P.M., Brown County, South Dakota (37748 132nd Street; Mercier Twp). Submitted by Bill Edwards. Bill Edwards, Bryan Bauer and Stacy Bauer were in attendance for this item. Meyers suggested that the road be 66' wide to allow proper access. North moved, Gage seconded the motion to **recommend approval of this preliminary plat** and for a final plat to be brought before the Brown County Planning Commission next month for approval, all members voting aye, motion carried.

- III. **Other Business:**

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

Submitted by: Ron Keller & Chris Anderson - Planning & Zoning Department.