

MINUTES

BROWN COUNTY PLANNING COMMISSION/ ZONING BOARD of ADJUSTMENT

TUESDAY, SEPTEMBER 18, 2018 - 7:00 P.M.
COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning Commission/Zoning Board of Adjustment meeting was called to order by Brown County Planning Commission Chairman, Jerry Streckfuss. Members of the Brown County Planning Commission present at roll call were Vice Chairman Stan Beckler, Darwin Bettmann, David North, Dale Kurth, Patrick Keatts and B.C. Commissioner Rachel Kippley serving on Planning/Zoning Commission. Also present at the meeting was Scott Bader, Planning & Zoning Director.

After discussion, Keatts moved and Bettmann seconded to approve the minutes of the August 21, 2018 meeting. All members voted aye, the motion carried.

Chairman Streckfuss then continued with business as follows:

Old Business: None

New Business:

Stan Beckler 1) Variance to Building Setbacks in a Mini Agriculture District (M-AG) described as the Lot 2, "Biegler Richmond Lake 3rd Subdivision" in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126998 East Shore Dr). Submitted by Brian Halverson. In attendance for this item was Brian Halverson. Following discussion, Beckler made a ~~motion to~~ approve the variance request on the building setback, North seconded for a 5' building setback for a 30'x36' garage from the furthest projection of the building to the east property line, all members voting aye, motion carried.

Darwin Bettmann
David North
Dale Kurth
Jerry Streckfuss
Patrick Keatts
Rachel Kippley

2) Variance to Lot Size in an Agriculture Preservation District (AG-P) for a proposed property described as "Harry's Tract 2" in Government Lot 1, NE1/4 of Section 4-T121N-R60W of the 5th P.M., Brown County, South Dakota (14207 409th Ave).

Submitted by Joe Harry. Following discussion, North moved and Kurth seconded to approve a variance to be 1.09± acres rather than the 40.0± acres required in an Agricultural Preservation District (AG-P), all members voting aye, motion carried.

- 3) Variance to Lot Size in an Agriculture Preservation District (AG-P) for a proposed property described as “M. Hansen Tracts” in the SW1/4 of Section 15-T121N-R62W of the 5th P.M., Brown County, South Dakota (39710 145th St & 14452 397th Ave). Submitted by Mike Hansen. Following discussion, Kurth moved and Keatts seconded to approve the variance to lot size for Tract 1 to be 16.66± acres and Tract 2 to be 10.00± rather than 40.0± acres minimum required in an Agricultural Preservation District (AG-P), all members voting aye, motion carried.
- 4) Variance to minimum Frontage Width for an Agricultural Preservation District (AG-P) described as “Ackerman-Wolff Addition” in the SW1/4 of Section 22-T124N-R61W of the 5th P.M., Brown County, South Dakota (40336 & 40340 128th Ave). Submitted by Monica Wolff. Following discussion, Beckler moved and Bettmann seconded to approve a variance for Lot 2 to be 170.0’ rather than the minimum of 200’ as required in an Agricultural Preservation District (AG-P) and future Mini-Ag District (M-AG, all members voting aye, motion carried.
- 5) Preliminary and Final Plat for a property described as “Harry’s Tract 2” in Government Lot 1, Section 4-T121N-R60W of the 5th P.M., Brown County, South Dakota (14207 409th Ave). Submitted by Joe Harry. Following discussion, Beckler moved and North seconded to approve the plat, all members voting aye, motion carried.
- 6) Preliminary and Final Plat for a property described as “M. Hansen Tracts” in the SW1/4 of Section 15-T121N-R62W of the 5th P.M., Brown County, South Dakota (39710 145th St & 14452 397th Ave). Submitted by Mike Hansen. Following discussion, North moved and Bettmann seconded to approve the plat, all members voting aye, motion carried.
- 7) Preliminary and Final Plat for a property described as “Ackerman-Wolff Addition” in the SW1/4 of Section 22-T124N-R61W of the 5th P.M., Brown County, South Dakota (40336 & 40340 128th Ave). Submitted by Monica Wolff. In attendance at the meeting were Lee Thompson, Terry Thompson, Monica Wolff, Jeff Wolff and Jon Ackerman. Terry Thompson asked if the drainage that flows

through these two lots will be maintained with this plat. Terry commented that it took a very long time to get this drainage to flow correctly with this flat ground. Jeff Wolff spoke that he will maintain the drainage that flows through Lot 2 that he is purchasing and will set 12"-15" culverts down before fill is installed in an area that he would be driving over in the yard and Jon Ackerman commented that he also will maintain any drainage that comes through Lot 1 that he currently owns. Following discussion, Beckler moved and North seconded to approve the plat with the stipulation that the drainage ditch is maintained through Lots 1&2 as commented, all members voting aye, motion carried.

- 8) Petition to Re-Zone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for property described as "Gauer Addition" in the NW1/4 of Section 21-T124N-R65W of the 5th P.M., Brown County, South Dakota (37629 127th St). Submitted by Gentry Gauer. Following discussion, Kurth moved and Beckler seconded to approve the rezone, all members voting aye, motion carried.
- 9) Petition to Re-Zone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for property described as "The North 568.7' of the East 766.0' of the West 906.0' of the NW1/4 of Sec. 12-T122N-R64W and "Himle Tract 1" in the NW1/4 of Sec 12-T122N-R64W, both of the 5th P.M., Brown County, South Dakota (38711 & 38721 137th St). Submitted by Bonnie Bitz. Following discussion, Bettmann moved and North seconded to approve the rezone, all members voting aye, motion carried.
- 10) Petition to Re-Zone from an Agriculture Preservation District (AG-P) to a Mini-Ag District (M-AG) for property described as Lots 1&2, "Ackerman-Wolff Addition" in the SW1/4 of Sec. 22-T124N-R61W of the 5th P.M., Brown County, South Dakota (40336 & 40340 128th St). Submitted by Monica Wolff. Following discussion, North moved and Kurth seconded to approve the rezone, all members voting aye, motion carried.

Other Business: None

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

Submitted by: Scott Bader