

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, DECEMBER 17, 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 December 17, 2024, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of November 19, 2024, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
 1. **Sign-up sheet:** On the table by the door entrance, there is a Sign-up Sheet. Please legibly sign in and 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 for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Gubin Second Subdivision" in the SE1/4 of Section 22-T121N-R62W of the 5th P.M., Brown County, South Dakota (14555 398th Avenue; East Rondell Twp.).
 2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Pharis Cattle Real Estate Addition" in the SE1/4 of Section 32-T125N-R61W of the 5th P.M., Brown County, South Dakota (12395 402nd Avenue; Claremont Twp.).
 3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "B and E Kolb First Addition" in the S1/2 of the SW1/4 of Section 33-T124N-R64W of the 5th P.M., Brown County, South Dakota (12980 384th Avenue; Lincoln Twp.).
 4. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 4, "Wheat Grower's West Subdivision" and Lot 2, "HGF Addition" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38469 133rd Street; Aberdeen Twp.).

5. **Variance to Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 13, “Schaunaman’s Replat of Miller’s Richmond Lake Subdivision” in the SW1/4 of Section 19-T124N-R64W of the 5th P.M., Brown County, South Dakota (382009 N Shore Drive; Lincoln Twp.).
6. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 16, “Howling Woods Subdivision” in the SW1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (2935 Howling Woods Lane; Aberdeen Twp.).
7. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 16, “Howling Woods Subdivision” in the SW1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (2935 Howling Woods Lane; Aberdeen Twp.).

VII. Other Business:

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

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PLANNING COMMISSION

I. Old Business:

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

10. **Rezone Petition** for a property described as “Elsing’s Outlot 1” in the SW1/4 of Section 28-T121N-R65W of the 5th P.M., Brown County, South Dakota (37640 147th Street; New Hope Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as Lots 1, 2 & 3 “North Warner Homestead Addition” in the NW1/4 of Section 35-T122N-R64W of the 5th P.M., Brown County, South Dakota (38615, 38623 & 38645 141st Street; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
12. **Rezone Petition** for a property described as proposed Lot 1, “L and J Fliehs First Addition” in the NE1/4 of the NE1/4 Section 22-T125N-R60W of the 5th P.M., Brown County, South Dakota (12105 410th Avenue; Claremont Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
13. **Preliminary & Final Plat** for financial purposes on a property described as “B and E Kolb First Addition” in the S1/2 of the SW1/4 of Section 33-T124N-R64W of the 5th P.M., Brown County, South Dakota (12980 384th Avenue; Lincoln Twp.).

- 14. **Preliminary & Final Plat** for conveyance purposes on a property described as “Gubin Second Subdivision” in the SE1/4 of Section 22-T121N-R62W of the 5th P.M., Brown County, South Dakota (14555 398th Avenue; East Rondell Twp.).
- 15. **Preliminary & Final Plat** for conveyance purposes on a property described as “L and J Flihs First Addition” in the NE1/4 of the NE1/4 of Section 22-T125N-R60W of the 5th P.M., Brown County, South Dakota (12105 410th Avenue; Claremont Twp).
- 16. **Preliminary & Final Plat** for financial purposes on a property described as “Pharis Cattle Real Estate Addition” in the SE1/4 of Section 32-T125N-R61W of the 5th P.M., Brown County, South Dakota (12395 402nd Avenue; Claremont Twp.).
- 17. **Preliminary & Final Plat** for financial purposes on a property described as “Kukowski Addition to Prairiewood Village” in the NE1/4 of Section 33-T124N-R63W of the 5th P.M., Brown County, South Dakota (12913 Prairiewood Drive; Prairiewood Village).
- 18. **Preliminary & Final Plat** for conveyance purposes on a property described as “Beckler Family First Addition” in the N1/2 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (39245 & 39265 131st Street; Bath Twp.).
- 19. **Preliminary & Final Plat** for financial purposes on a property described as “Winburn First Addition, to Block 19 of Houghton” in the SE1/4 of Section 31-T127N-R61W of the 5th P.M., Brown County, South Dakota (406 Oak Street & 425 Ash Street; Lansing Twp.).
- 20. **Other Business:** Executive Session if requested.

21. **Motion to Adjourn:** 1st _____ 2nd _____