

AGENDA

REGULAR SCHEDULED MEETINGS

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, JULY 20, 2021 – 7:00 PM

BSMNT COMMUNITY ROOM, BROWN COUNTY COURTHOUSE ANNEX (605) 626-7144

- I. **Call to Order: *Brown County Planning/Zoning Commission***
- II. **Roll Call:** Darwin Bettmann, Patrick Keatts, Dale Kurth, David North, James Meyers, Rachel Kippley – County Commissioner serving on P&Z Board, Stan Beckler - Vice Chair. Also in attendance are Ron Keller and Scott Bader from Planning & Zoning Department.
- III. **Minutes:** JUNE 15, 2021 Motion: 1st _____ 2nd _____
- IV. **Old Business:** A **Sign-up sheet** is 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.
- V. **New Business:** Planning/Zoning Commission as ***Zoning Board of Adjustment (BOA)***
 1. **Variance for 2 Residences in one parcel** in an Agriculture Preservation District (AG-P) described as The N1/2 N1/2 of the NW1/4 of Section 25-T125N-R63W of the 5th P.M., Brown County, South Dakota (12202 393rd Avenue; Garland Twp).
 2. **Variance to Lot Sizes** in an Agriculture Preservation District (AG-P) described as Tract 2, Tract 3 & Tract 5,, “Mammenga’s Conservation Easement Tracts” in the SE1/4 and the SE1/4NE1/4 of Section 32-T125N-R62W of the 5th P.M., Brown County, South Dakota (12345 396th Avenue; Columbia Twp).
 3. **Variance for Building Setbacks** in a Lake Front Residential District (R-3) described as Lot 11, “Raetzman’s Richmond Lake Subdivision” in the N1/2 of the NE1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126135 North Bridge Road; Ravinia Twp).
 4. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “JVT Stratford Tower Addition” in the SW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota (approx. 14352 395th Avenue; East Rondell Twp).
 5. **Special Exception/Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “JVT Stratford Tower Addition” in the SW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota (approx. 14352 395th Avenue; East Rondell Twp).
- VI. **Other Business:** *Completed as Zoning Board of Adjustment (BOA) & going to Planning Commission*

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Beginning as Planning Commission

I. Old Business:

II. New Business: *Planning Commission*

- 10. Rezone Parcel** from Agriculture Preservation District (AG-P) to Mini Agriculture District (M-AG) for existing properties described as Lots 1 & 2, “Musch Subdivision” in the NE1/4 of Section 25-T125N-R63W of the 5th P.M., Brown County, South Dakota (39393 122nd Street & 12207 394th Avenue; Garland Twp).
- 11. Preliminary and Final Plat** for a property described as “Mammenga’s Conservation Easement Tracts” in the SE1/4 and the SE1/4NE1/4 of Section 32-T125N-R62W of the 5th P.M., Brown County, South Dakota (12345 396th Avenue; Columbia Twp).
- 12. Preliminary and Final Plat** for a property described as: “Kangas and James Subdivision” in the NE1/4 of Section 33-T126N-R61W of the 5th P.M., Brown County, South Dakota (approximate 40261 & 40281 117th Street; Shelby Twp).
- 13. Preliminary and Final Plat** for a property described as “JVT Stratford Tower Addition” in the SW1/4 of Section 8-T121N-R62W of the 5th P.M., Brown County, South Dakota (14352 395th Avenue; East Rondell Twp).

III. Other Business:

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