

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JUNE 18, 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 June 18, 2024, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of May 21, 2024, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## 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.
  3. **Hefty Seed:** 12484 406<sup>th</sup> Avenue. Justin Hanson informed Planning & Zoning that the fence around the pond was installed as stipulated during the October 17, 2023, meeting.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 2, “Schinkel Second Subdivision” in the E1/2 of the E1/2 of Section 35-T122N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14187 405<sup>th</sup> Avenue; West Hanson Twp.).
  2. **Variance to Building Setbacks** in a Rural Urban District (RU) described as Lots 4, 5 & 6, Block 9, “Blocks 9 to 13 Inclusive & Outlot E & F to the Town of Ferney” in the SW1/4 of Section 31-T122N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (205 Elm Street; East Hanson Twp.).
  3. **Appeal to Standard Approach Width** in a Heavy Industrial District (H-I) described as “Mead’s Outlot D” in the E1/2 of Section 20-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38390 West Highway 12; Aberdeen Twp.).
  4. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 1, “Brenner Addition” in the W1/2 of the SW1/4 of Section 16-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13288 384<sup>th</sup> Avenue; Aberdeen Twp.).

5. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) described as the NE1/4 of Section 31-T126N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11747 407<sup>th</sup> Avenue, South Detroit Twp.).
6. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Marvin and Gweneth Hansen First Addition” in the NW1/4 of the NE1/4 of Section 6-T128N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40055 100<sup>th</sup> Street; Liberty Twp.).
7. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as “Shawn Gengerke’s Outlot 1” in the NW1/4 of Section 19-T124N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40605 127<sup>th</sup> Street; Riverside Twp.).
8. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 2, “WEB Water Development 1<sup>st</sup> Subdivision” in the N1/2 of Section 21-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38456 West Highway 12; Aberdeen Twp.).
9. **Variance to Lot Frontage Width** in a Mini-Agriculture District (M-AG) described as Proposed Lot 9, “Howling Woods Subdivision” in the SW1/4 of Section 22-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (2435 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 proposed Lot 1, “Beving-Webb Addition” in the SE1/4 of Section 13-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13291 382<sup>nd</sup> Avenue, Mercier Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

11. **Rezoning Petition** for a property described as Lots 1 & 2, "Wright Third Subdivision" in the NE1/4 of Section 7-T123N-R62W and Lots 1 & 2, "Jones-Wright Addition" in the E1/2 of Section 7-T123N-R62W, all of the 5<sup>th</sup> P.M., Brown County, South Dakota (13121, 13145, 13149 & 13153 395<sup>th</sup> Avenue, Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) (13145, 13149 & 13149 395<sup>th</sup> Avenue) and from Mini-Agriculture District (M-AG) to Agriculture Preservation District (AG-P) - (13121, 13145, 13149 & 13153 395<sup>th</sup> Avenue).
12. **Preliminary & Final Plat** for conveyance purposes on a property described as "Beving-Webb Addition" in the SE1/4 of Section 13-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13291 382<sup>nd</sup> Avenue, Mercier Twp.).
13. **Preliminary & Final Plat** for conveyance purposes on a property described as "Marvin and Gweneth Hansen First Addition" in the NW1/4 of the NE1/4 of Section 6-T128N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (40055 100<sup>th</sup> Street, Liberty Twp.).
14. **Preliminary & Final Plat** for development and conveyance purposes on a property described as "Howling Woods Subdivision" in the SW1/4 of Section 22-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (2435 Howling Woods Lane; Aberdeen Twp.).

15. **Other Business:** Executive Session if requested.

16. **Motion to Adjourn:** 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_