

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, SEPTEMBER 19, 2023 – 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, and Stan Beckler-Chairman.
- III. **Approval of September 19, 2023, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of August 15, 2023, 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, and you can clearly mark YES or NO if you want to speak to the Board on any 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 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; Riverside Twp. Previous Zoning Board of Adjustment decision is up for discussion to issue a building permit for their new project.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, “South Dakota Wheat Growers Bath-Grebner Terminal Addition” in the S1/2 of Section 14-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (105 392<sup>nd</sup> Avenue S; Bath Twp.).
  2. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 5-T122N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13642 395<sup>th</sup> Avenue; Gem Twp.).
  3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “B Miller Addition” in the NE1/4 of Section 13-T126N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Hwy 37 & 114<sup>th</sup> Street; Shelby Twp.).
  4. **Variance to Building Setbacks** in an Agriculture Preservation District (AG-P) described as the SE1/4, Except the NE1/4 of the SE1/4, of Section 29-T121N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37572 147<sup>th</sup> Street; New Hope Twp.).

5. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 33-T122N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14144 376<sup>th</sup> Avenue; Highland 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 properties described as Lot 1 & Lot 2, “S&C Schipke Subdivision of Lot 1, D&S Business Park First Addition”, Lot 2 thru 8, “D&S Business Park First Addition” & Lot 1 thru 10, “Todd Rosebrock First Subdivision”, all in the NW1/4 of Section 9-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (4051, 4063, 4050, 4202, 4230, 4302, 4301, 4231 & 4201 Schipke Lane; 4095, 4185, 4275, 4365, 4395, 4390, 4360, 4270, 4180, & 4090 Paper Lane; Aberdeen Twp.) to be rezoned from Heavy Industrial District (H-I) to Highway Commercial District (HC).
11. **Rezone Petition** for a property described as the 343.5 feet next North of the South 343.5 feet of Outlot D, “Engel Subdivision” in the NE1/4 of Section 18-T124N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12625 389<sup>th</sup> Avenue; Ordway 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 1A, “Bernie and Tonya Jark First Subdivision” in the SE1/4 of Section 5-T121N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14265 396<sup>th</sup> Avenue; East Rondell Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

**13. Preliminary & Final Plat** for a property described as “Donald Dennert First Subdivision” in the NW1/4 and the N1/2 SW1/4 and the W1/2 NE1/4 and the NW1/4 NW1/4 SE1/4 all in Section 10-T126N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (397<sup>th</sup> Avenue & 113<sup>th</sup> Street; Brainard Twp.).

**14. Preliminary & Final Plat** for a property described as “B Miller Addition” in the NE1/4 of Section 13-T126N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (Hwy 37 & 114<sup>th</sup> Street; Shelby Twp.).

**15. Preliminary & Final Plat** for a property described as “Bernie and Tonya Jark First Subdivision” in the SE1/4 of Section 5-T121N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14265 396<sup>th</sup> Avenue; East Rondell Twp.).

III. Other Business: Executive Session if requested.

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