

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY JANUARY 16, 2024 - 7:00 P.M.

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- I. **Call to Order:** *Brown County Planning/Zoning Commission* meeting was called to order by Stan Beckler Chairman.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were David North Vice-Chairman, James Meyers, County Commissioner Michael Gage who serves on this Board (*per SDCL 11-2-2*), Carrie Weisenburger, Dale Kurth, Pat Keatts, and Stan Beckler Chairman. Alternate Paul Johnson was also in attendance in the audience.
- III. **Agenda:** After discussion, Gage moved and Keatts seconded to approve this January 16, 2024, Planning/Zoning Commission Agenda. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, Keatts moved and Kurth seconded to approve the December 19, 2023, Planning/Zoning Commission Minutes, all members voted aye; motion carried.
- V. **Old Business:**
 - 1) **Sign-up Sheet:** at door entrance on the table for anyone to speak on an Agenda Item.
 - 2) **Permits:** Anyone present that has submitted Zoning Board of Adjustment (BOA) items such as a Variance Petition (VP) or Conditional Use Petition (CUP) is still required to get their required *PERMITS* from the Zoning Office before starting their project if their request gets approved.
- VI. **Annual Election of Officers for 2024 Planning/Zoning Commission:**
 - 1) **Gage nominated Stan Beckler as Chairman**, Weisenburger seconded, Keatts motioned to close nominations. All Members voted aye; nomination carried.
 - 2) **Gage nominated David North as Vice Chairman**, Weisenburger seconded, Keatts motioned to close nominations. All Members voted aye; nomination carried.
- VII. **New Business:** *Planning/Zoning Commission as Zoning Board of Adjustment (BOA)*
 - 1) **Variance to Building Setbacks** in a Rural Urban District (RU) described as Lot 2, "South Dakota Wheat Growers Railroad Addition" in the NW1/4 of Section 17-T123N-R62W of the 5th P.M., Brown County, South Dakota (952 Railroad Avenue; Bath Twp). Submitted by Aaron Dosch for Agtegra. Aaron Dosch for Agtegra and Dale Boynton for Bath Township were in attendance for this item. Following discussion, Meyers moved, and North seconded to **approve the Finding of Facts (FoF) as presented**. Also following discussion, Meyers moved, and North seconded to **approve a Variance to Building Setbacks** to allow a minimum of five (5) feet from the south property line rather than a minimum of twenty (20) feet required with the stipulation that Scott Bader visit site and verify building size, all members voting aye, motion carried. Scott did visit site to verify size of 68' x 19' foundation for permit.

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- I. **Old Business:** Discussion on Amendments to Brown County Ordinance Title 4 for Chapters 4.22 through Chapter 4.29 on Administrative Rules and Enforcement are still Tabled until further notice, by Ross Aldentaler, Deputy States Attorney.

- II. **New Business: Planning Commission**
 - 10) **Rezone Petition** for a property described as Lot 2, "Brock Fischer Richmond Lake Addition" in the NE1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (127277 West Shore Drive; Ravinia Twp) to be rezoned from Mini-Agriculture District (M-AG) to Lake Front Residential District (R-3) for Lot 2 (1.31± acres). Submitted by Alvin & Nancy Haugen. Alvin Haugen was in attendance for this item. Following discussion, North moved, Weisenburger seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners, all members voting aye, motion carried.

- III. **Other Business:** None

- IV. **Adjourn:** There being no further business before the Planning/Zoning Commission, Kurth moved and Keatts seconded to adjourn the meeting, all members voting aye, motion carried.

Submitted by: Planning/Zoning Director Scott Bader.