AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, AUGUST 20, 2024 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

I.	Call to Order: for Brown County Plann	ing/Zoning Commission	
II .	Roll Call: David North - Vice Chair, Dale County Commissioner Mike Gage, Alter		
III.	Approval of August 20, 2024, Agenda:	Motion: 1 st	2 nd
IV.	Approval of July 16, 2024, Minutes:	Motion: 1 st	2 nd

ZONING BOARD OF ADJUSTMENT

- V. Old Business:
 - 1. <u>Sign-up sheet:</u> On the table by the door entrance, there is a Sign-up Sheet. Please legibly sign in and mark <u>YES</u> or <u>NO</u> if you want to speak to the Board on any Agenda Item.
 - 2. Permits: Anyone that has submitted a <u>Variance Petition</u> (VP) or a <u>Conditional Use Petition</u> (CUP) to the Zoning Board of Adjustment (BOA) is still required to get their required <u>PERMITS</u> 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).
 - Conditional Use Petition (CUP) in a Mini-Agriculture District (M-AG) described as Lot B, "Leibel First Addition" in the NE1/4 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (13115 393rd Avenue; Bath Twp.).
 - Conditional Use Petition (CUP) in a future Mini-Agriculture District (M-AG) described as Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.).
 - 3. <u>Variance to Building Setbacks</u> in a Lake Front Residential District (R-3) described as Lot 2, "First Subdivision of Bauer's Outlot 1" in the SW1/4 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (37306 132nd Street; Mercier Twp.).
 - 4. <u>Variance to Building Setbacks</u> in an Agriculture Preservation District (AG-P) described as North Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-T124N-R62W. The NW1/4 of Section 17-T124N-R62W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota (12604 & 12606 395th Avenue; Cambria Twp.).

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, AUGUST 20, 2024 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

PLANNING COMMISSION

- I. Old Business:
- II. New Business: Brown County Planning/Zoning Commission as Planning Commission.
 - 10. <u>Rezone Petition</u> for a property described as Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T124N-R63W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
 - 11. <u>Rezone Petition</u> for a property described as proposed Outlot 2, "Aberdeen Twp 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12; Aberdeen Twp.) to be rezoned from Heavy Industrial District (H-I) to Highway Commercial District (HC).
 - 12. <u>Rezone Petition</u> for a property described as "Olson's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
 - 13. <u>Preliminary & Final Plat</u> for financial and conveyance purposes on a property described as "Aberdeen Twp 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38360, 38380 & 38390 W Hwy 12; Aberdeen Twp.).
 - 14. <u>Preliminary Plat</u> for review purposes on a property described as "Larkota Acres First Addition" in the N1/2 of the SW1/4 of Section 3-T121N-R64W of the 5th P.M., Brown County, South Dakota (Approx. 14262 385th Avenue; Warner Twp.).
 - 15. <u>Preliminary & Final Plat</u> for conveyance purposes on a property described as "Houghton Cemetery First Addition Includes Blocks H, I, J, and K" in the NE1/4 of Section 7-T126N-R61W of the 5th P.M., Brown County, South Dakota (11305 401st Avenue; Shelby Twp.).

17. Other Business: Executive Session	f requested.	
18. Motion to Adjourn: 1st	2 nd	

16. <u>Preliminary & Final Plat</u> for conveyance purposes on a property described as "Bergman Second Addition" in the SW1/4 of Section 11-T122N-R65W of the 5th P.M., Brown County, South Dakota

(37804 138th Street; Highland Twp.).

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY July 16, 2024 - 7:00 P.M.
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- 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 Stan Beckler Chairman, David North Vice-Chairman, Pat Keatts, Dale Kurth, James Meyers, Carrie Weisenburger, County Commissioner Michael Gage (who serves on this Board per SDCL 11-2-2), Paul Johnson (Alternate P&Z Commissioner).
- III. Agenda: After discussion, Keatts moved and Kurth seconded to approve this July 16, 2024, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. Minutes: After discussion, North moved and Gage seconded to approve June 18, 2024, Planning/Zoning Commission Minutes as written, 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) Agenda items such as a Variance Petition (VP) or Conditional Use Petition (CUP) that get approved, are still required to follow up with their PERMITS from the Zoning Office before starting their project.
- 3) Postponed from June 18, 2024, Zoning BOA meeting; Conditional Use Petition (CUP) in an Agriculture Preservation District (AG-P) described as "Shawn Gengerke's Outlot 2" in the NW1/4 of Section 19-T124N-R60W of the 5th P.M., Brown County, South Dakota (40605-127th Street; Riverside Twp.). Following discussion that Gengerke will continue to use 12702 406th Avenue for his licensed address with the ATF, North moved, and Weisenburger seconded to Approve the Conditional Use Petition (CUP) to operate a Federal Firearms Licensed (FFL) home business in an Agriculture Preservation District (AG-P), all members voting aye, motion carried.
- 4) Postponed from June 18, 2024, Zoning BOA meeting; 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 5th P.M., Brown County, South Dakota (38390 West Highway 12; Aberdeen Twp.). Meyers moved, North seconded to note that the petitioner, Jake Ochsner requested to withdraw their Appeal to Standard Approach Width prior to the meeting.
- VI. New Business: Planning/Zoning Commission as Zoning Board of Adjustment (BOA)
 - 1) <u>Variance to Building Setbacks</u> in a Lake Front Residential District (R-3) described as Lot 31, "Lutgen's West Addition" in the NE1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County,

South Dakota (127116 W Shore Drive, Ravinia Twp.). Submitted by Chris & Nicole Kassube. Chris & Nicole Kassube were in attendance for this item. Following discussion on Findings of Facts (FoF), Weisenburger moved, and Keatts seconded to *approve the Finding of Facts (FoF)* as presented. Also following discussion, Weisenburger moved, and Keatts seconded to *approve a Variance to Building Setbacks* to have a 10'-0" West Rear Yard Setback rather than the 30'-0" required for a new 35'x44' unattached garage, all members voting aye, motion carried.

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

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, July 16, 2024 - 7:00 P.M.
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- 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 postponed until further notice, by Ross Aldentaler, Deputy States Attorney.
- II. New Business: Brown County Planning/Zoning Commission as Planning Commission
 - 10) Rezone Petition for a property described as Proposed Lot 1, "Palmyra Farmhouse Second Addition" in the SW1/4 of Section 18-T128N-R65W of the 5th P.M., Brown County, South Dakota (10260 373rd Avenue; Palmyra Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Nicole Kempf. There wasn't anyone in attendance for this item. Following discussion, North moved, Gage seconded to recommend approval of the Rezone Petition to the Board of Brown County Commissioners, all members voting aye, motion carried.
 - 11) <u>Preliminary & Final Plat</u> for conveyance purposes on a property described as "Palmyra Farmhouse Second Addition" in the SW1/4 of Section 18-T128N-R65W of the 5th P.M., Brown County, South Dakota (10260 373rd Avenue, Palmyra Twp.). Submitted by Nicole Kempf. There wasn't anyone in attendance for this item. Following discussion, Weisenburger moved, Keatts seconded to *recommend approval of the Preliminary & Final Plat* to the Board of Brown County Commissioners, all members voting aye, motion carried.
 - 12) Preliminary Plat for review purposes on a property described as "Johnson Airport Subdivision" in the SW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (Approx. 1349 S 391st Avenue, Bath Twp.). Submitted by James Johnson. There wasn't anyone in attendance for this item. Following discussion, Kurth moved, North seconded to recommend approval of the Preliminary Plat with a stipulation that a letter from the airport manager is required stating that "construction may be approved by the FAA and airport for new homes" and be submitted with the final plat to the Board of Brown County Commissioners, all members voting aye, motion carried.

- 13) <u>Preliminary & Final Plat</u> as a stipulation by the Planning Commission for a property described as "Gengerke Richmond Lake Addition" in the NW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (126365 North Bridge Road; Ravinia Twp). Submitted by Collin & Deb Gengerke. There wasn't anyone in attendance for this item. Following discussion, Meyers moved, Weisenburger seconded to *recommend approval of the Preliminary & Final Plat* to the Board of Brown County Commissioners, all members voting aye, motion carried.
- 14) <u>Preliminary & Final Plat</u> as a stipulation by the Planning Commission for a property described as "Haugen First Subdivision" in the NE1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (127250 West Shore Drive; Ravinia Twp). Submitted by Alvin & Nancy Haugen. There wasn't anyone in attendance for this item. Following discussion, Gage moved, North seconded to *recommend approval of the Preliminary & Final Plat* 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, Weisenburger moved and Keatts seconded to adjourn the meeting, all members voting aye, motion carried.

Submitted by: Planning/Zoning Director Scott Bader.

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

CONDITIONAL USE PETITION (CUP) IN M-AG

ITEM #01

(Mini-Agriculture District (M-AG))

GENERAL INFORMATION:

OWNER:

PETITIONER:

Tigh & Kelly Leibel

Tigh & Kelly Leibel

REQUEST:

CONDITIONAL USE PETITION (CUP) IN A MINI-

AGRICULTURE DISTRICT (M-AG)

LEGAL DESCRIPTION:

Lot B, "Leibel First Addition" in the NE1/4 of

Section 11-T123N-R63W of the 5th P.M., Brown

County, South Dakota

ADDRESS:

13115 393rd Avenue

CITY/TOWNSHIP:

Bath Twp

EXISTING ZONING

SURROUNDING ZONING:

Mini-Agriculture District (M-AG)

North:

North:

Agriculture Preservation District (AG-P)
Agriculture Preservation District (AG-P)

West:

Agriculture Preservation District (AG-P)
Agriculture Preservation District (AG-P) /

East:

Mini-Agriculture District (M-AG)

PUBLIC UTILITIES:

WEB Water

REPORTED BY:

Chris Anderson

GENERAL COMMENT: The petitioner is requesting a Conditional Use Petition (CUP) to

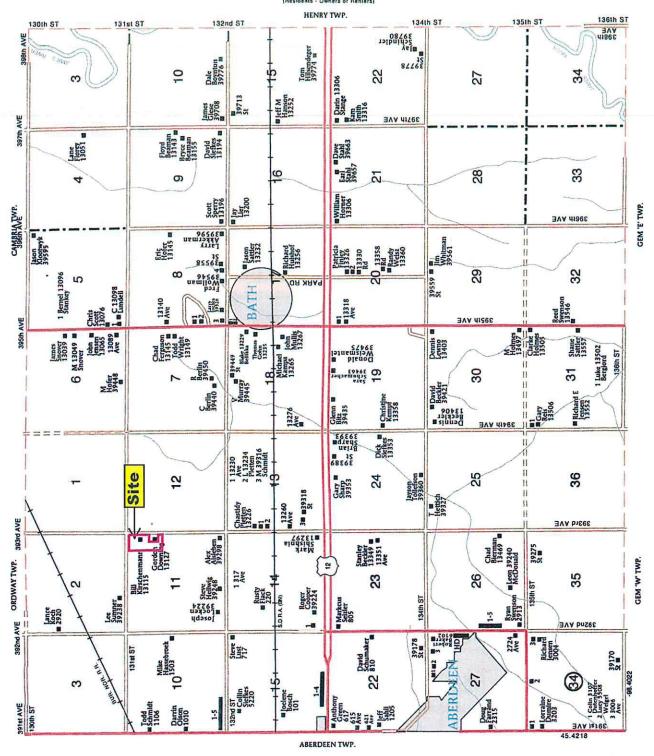
Operate "Diamondback Kennels" and build a 60' x 56' shop/kennel in a Mini-Agriculture District (M-AG) for training up to 36 dogs at one time.

GENERAL REVIEW: Staff has reviewed this request.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR CONDITIONAL USE PETITION (CUP)

DATE: July 9, 2024	FEE: \$ 225.00
RECEIPT # 82204/	PAID: YES/NO CHK/CASH
TOWNSHIP: Bath Twp	DATE: July 24, 2024
	(1)0
OWNERS NAME (print): Tigh & Kelly Leibel	
OWNERS SIGNATURE: WWXFELLE	1/24/24
OWNERS ADDRESS: 13415 393rd Avenue	·
OWNERS CITY, STATE, ZIP:Bath SD 57427	
OWNERS PHONE: 605-848-2045 (Kelly)	605-230-0695 (Tigh)
OWNERS EMAIL:	
AGENTS NAME (print):	
AGENTS SIGNATURE:	
AGENTS ADDRESS:	
AGENTS CITY, STATE, ZIP:	
AGENTS PHONE:	
AGENTS EMAIL:	and the second s
REQUEST:_ Petitioners are requesting a Conditional Use Petition	n (CUP) to operate "Diamondback Kennels
and build a 60' x 56' shop/kennel in a Mini-Agriculture District (M-Ad	G) for training up to 36 dogs at one time.
	E 30 a
LEGAL DESCRIPTION: Lot B, "Leibel First Addition" in	n the NE1/4 of Section 11-
T123N-R63W of the 5th P.M.,	Brown County, South Dakota
(13115 393rd Avenue, Bath T	ownship)
Planning Commission Action: Approved / De	enied
,	II 3
<i>D</i>	Data
By:	Date:
HEARING DATE: August 20, 2024	TIME: 7:00 P.M.
The state of the s	A AIVAAN



SECTION 1978

SECTION 1974

SECTION 2074

SEC

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the basement Community Room, Brown County Courthouse Annex on <u>August 20</u>, 2024, at 7:00 P.M.

Petitioner: Tigh & Kelly Leibel

Legal description of property: Lot B, "Leibel First Addition" in the NE1/4 of Section 11-T123N-R63W of the 5th P.M., Brown County, South Dakota (13115 393rd Avenue; Bath Twp.).

Reason: A Conditional Use Petition (CUP) to operate "Diamondback Kennels" in a Mini-Agriculture District (M-AG) and build a 60' x 56' shop/kennel for training up to 36 dogs at one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of

Tigh & Kelly Leibel

$\frac{SPECIAL\ EXCEPTION/CONDITIONAL\ USE}{Worksheet}$

REQUEST INFORMATION

Request:	Special Exception/Conditional Use Permit To operate "Diamondback Kennels"
•	• (Short Description) for training up to 36 dogs at one time.
Applicant:	Name Tigh & Kelly Leibel
	 Address 13115 393rd Avenue, Bath, SD 57427
Landowner:	Same
Legal	Lot B, "Leibel First Addition" in the NE1/4 of Section 11-T23N-R63W
Description:	of the 5th P.M., Brown County, South Dakota
Location:	13115 393rd Avenue; Bath Township
Size:	15.47 acres
Physical	N/A
Description:	14/3
Tax ID:	N/A
Current	Mini-Agriculture District (M-AG)
Zoning:	The state of the s
Existing	Agriculture
Land Use:	Agriculturo
Surrounding	Agriculture Preservation District (AG-P) &
Zoning:	Mini-Agriculture District (M-AG)
Utilities:	WEB Water
Ordinance:	4.0704
Report by:	Scott Bader

FINDINGS
JURISDICTION (APPROVING AUTHORITY SDCL 11-2-17.3 AND 11-2-53 (3); BCO 4.2402)
The Board of Adjustment is empowered under chapter 4.24 of Brown County Ordinance to grant the special
exception/conditional use and that the granting of the special exception will OR X will not adversely
affect the public interest and welfare.
CATEGORY OF CONDITIONAL USE REQUIRING APPROVAL SDCL 11-2-17.3
NOT SURE WHAT THIS MEANS? IS IT THE USE THEY ARE ASKING FOR?
ZONING DISTRICT AVAILABILITY OF SPECIAL EXCEPTION SDCL 11-2-17.3
PROPERTY IS ZONED AS: Mini-Agriculture District (M-AG)
Special Exception/Conditional use permitted? X YES No
Per Brown County Ordinance 4.0704
Fit with Comprehensive Plan? X YES No

Fit with Purpose of Zoning Ordinance and Relevant District? (see statement of intent in ordinance) X YES No The intent of the Mini Ag (M-AG) District is to provide an environment and area conducive to large residential lot/hobby farm endeavors while retaining a quasi-rural character (Ord. #4.0701). Conditional Uses: Ord #4.0704 #14: Kennels/Boarding establishments & Veterinary establishments
CRITERIA FOR EVALUATING CONDITIONAL USE SDCL 11-2-17.3
BCO 4.2402 (5) - SATISFACOTRY PROVISIONS AND ARRANGEMENTS (write considerations in blanks)
(a)Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
This property has adequate ingress and egress.
(b)Off-street parking and loading areas where required, with particular attention to the items in "a" above and the economic, noise, glare or other effects of the general exception on adjoining properties and properties generally in the district;
This property has adequate off-street parking.
(c)Refuse and service areas, with particular reference to the items in "a" and "b" above;
This property has appropriate refuse and service areas.
(d)Utilities, with reference to locations, availability, and compatibility;
This property currently has water, sewer and electricity
(e)Screening and buffering with reference to type, dimensions, and character;
This property has trees between the proposed shop/kennel and the road.
(f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
This property will not have signs or lighting that will cause glare, traffic hazards, or disrupt the neighbors.
(g)Required yards and other open spaces;
This property has adequate yard and open space.

$\frac{SPECIAL\ EXCEPTION/CONDITIONAL\ USE}{Worksheet}$

(h)General compatibility with adjacent property in the district

This property is compatible with adjacent property.

SPECIFIC RULES GOVERNING INDIVIDUAL SPECIAL EXCEPTIONS BCO 4.2402(5) (if any)

Most don't have any. Examples that do are Mining and CAFOs

BCO 4.2402 (6) CONDITIONS AND SAFEGUARDS

(a) Fire Hazard. The use shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and firesuppression equipment and by such safety devices as are normally used in the handling of any such material.

This property should have a normal fire risk.

(b) Noise. The use shall not include noise which objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

This property should not create a lot of noise to disrupt the neighbors. There will not be any outside dog runs.

(c) Vibration. The use shall not include vibration, which is discernible without instruments on any adjoining lot or property.

This property should not create any vibration.

(d)Air Pollution. The use shall not involve any pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

This property should not create any air pollution.

(e)Odors. The use shall not involve any malodorous gas or matter, which is discernible to any adjoining lot or property.

This property has the possibility to create malodorous odors if not managed properly.

(f) Glare. The use shall not involve any direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.

This property should not create any glare.

(g)Traffic Hazard. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion. No single use or density of development should generate traffic volumes on any public street in excess of one hundred (100) vehicle trips per day per acre

This property will not create a traffic hazard.

(h)Sewer and Water. The use shall not involve an activity, which will substantially increase the burden on the water supply or cause sewage treatment problems unless provision is made for necessary adjustments.

Sewer & water are already provided on this property & should not be burdened by this business.

(i) Character of Neighborhood. The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other devices, the character of the neighborhood will be maintained.

This business will not change the character of the neighborhood.

(j) General Welfare of the Community. The use shall not involve any activity which adversely affects the general welfare to the community.

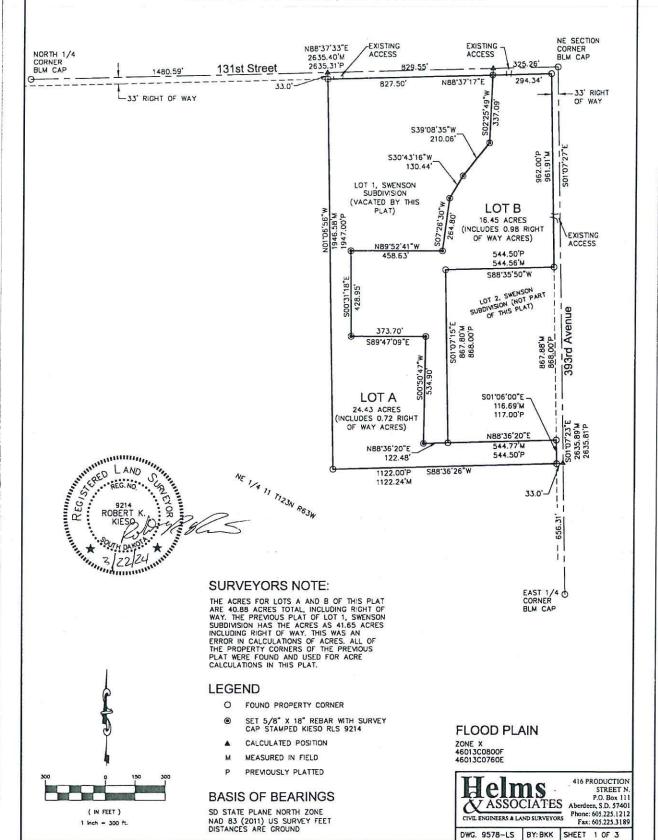
The general welfare of the community will not be adversely affected by this business.

$\frac{SPECIAL\ EXCEPTION/CONDITIONAL\ USE}{Worksheet}$

After consideration and approval of the stated findings above, the Brown Cour	nts
Board of Adjustment moves to APPROVE DENY the application for Special	.10)
xception/Conditional use.	

PLAT OF

LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



PLAT OF

LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, BILL KIRSCHENMANN, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1, SWENSON SUBDIVISION IN THE NE 1/4 OF SECTION 11 T123N R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT WHICH SHALL BE HEREAFTER KNOWN AND DESCRIBED AS; LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND SEDIMENT CONTROL REGULATIONS.

BY THIS PLAT, I DO HERBY VACATE LOT 1, SWENSON SUBDIVISION IN THE NE 1/4 OF SECTION 11 T123N R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA AS FILED FOR RECORD ON SEPTEMBER 29TH, 2000 AND DULY RECORDED AS PLAT NO. 1511, IN THE BROWN COUNTY REGISTER OF DEEDS OFFICE.

BILL KIRSCHENMANN Signed this 22 day of March 2024

ACKNOWLEDGMENT STATE OF South Dakota

COUNTY OF Brown)SS

ON THIS THE 20 DAY OF March 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BILL KIRSCHEMMANN KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

11-02-2027

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT K. KIESO, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-RE3W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" AS SHOWN ON THE ATTACHED PLAT, THAT I HAVE FOUND AND/OR SET IRON PINS AS INDICATED THEREON. I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS Z2"DAY OF MERCH. 20 Z4.

RLS #9214

LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-R63W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

COUNTY PLANNING COMMISSION CERTIFICATION I HEREBY CERTIFY THAT THE FOLLOWING IS A CORPUCT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE PROPERTY OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE PROPERTY OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE TOTAL OF THE COUNTY PLANNING COUNTY, SOUTH DAKED THE COUNTY PLANNING COUNTY, SOUTH DAKED THE COUNTY PLANNING COUNTY PLANNING COUNTY, SOUTH DAKED THE COUNTY PLANNING
"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-R63W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."
THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF.
SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA
APPROVAL BY COUNTY
I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE 23 DAY OF ARXIV
"BE IT RESOLVED BY THE BOARD OF COUNTY COUNTS ON AS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING LEIBEL FIRST ADDITION IN THE NE 1/4 OF SECTION 11-T123N-RE3W OF THE 5TH RIM. BROWN COUNTY SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMERICANT THEREOF."
SEAL Lynn along
COUNTY AUD TOR, BROWN COUNTY, SOUTH DAKOTA
HIGHWAY AUTHORITY CERTIFICATE
THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, OR THE COUNTRY/TOWNSHIP ROAD AS SHOWN HEREON, IS HEREBY APPROVED ANY CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.
BY: David Brickers
TITLE: Duglewison
DIRECTOR OF FOUNDITATION'S OFFITSIONTS
DIRECTOR OF EQUALIZATION'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS 27 DAY OF March 2024.
allin Mi
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA
TREASURER'S CERTIFICATE
1 HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 37 DAY OF WORLD 2034.
Naukuter
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA
DECISION OF DEED'S SEPTEMBLE

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS 25TH DAY OF April 2024 AT 8:560'CLOCK AM, AND DULY RECORDED IN HANGING PLATS NO. 3970

INSTRUMENT NO. 202401520 BOOK: 2 PLAT PGGE: 3970

2024/04/25 08:56:40 AM

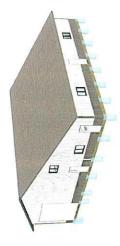
MARIANN MALSOM, REGISTER OF DEEDS BROWN COUNTY, SOUTH DAKOTA

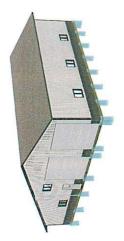
DWG. 9578-LS BY: BKK SHEET 3 OF 3

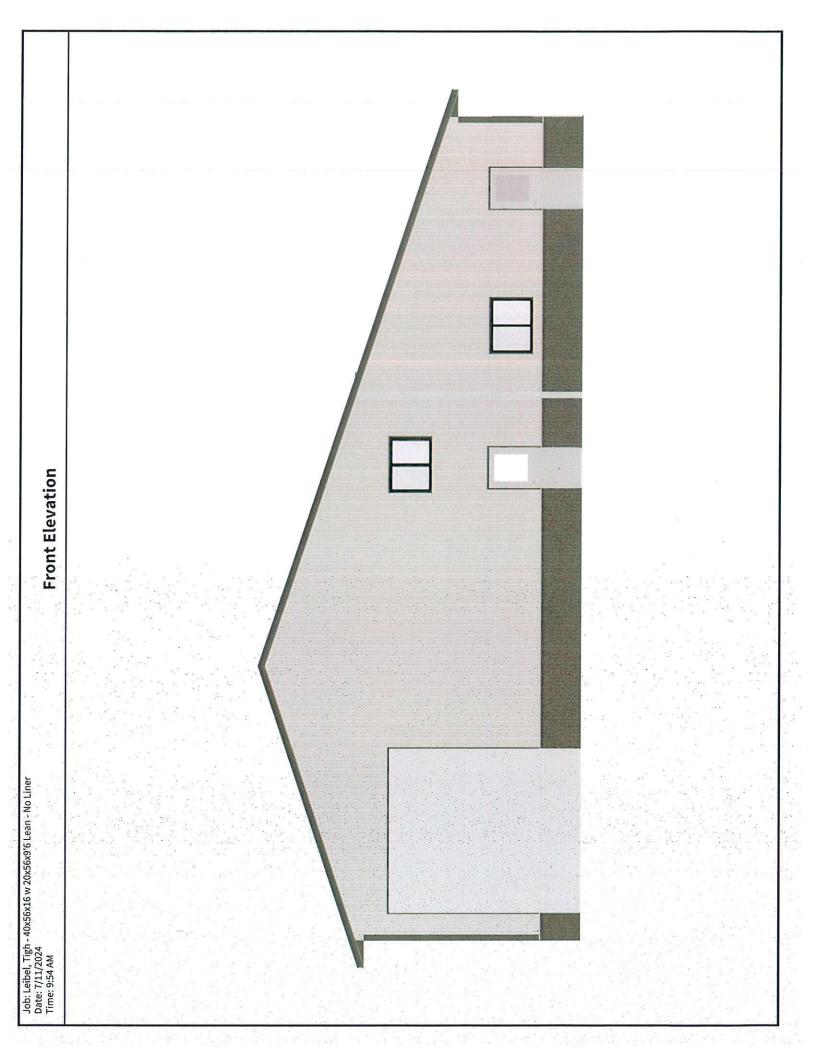
REGISTER OF BEEDS, BROWN COUNTY, SOUTH DAKOTA

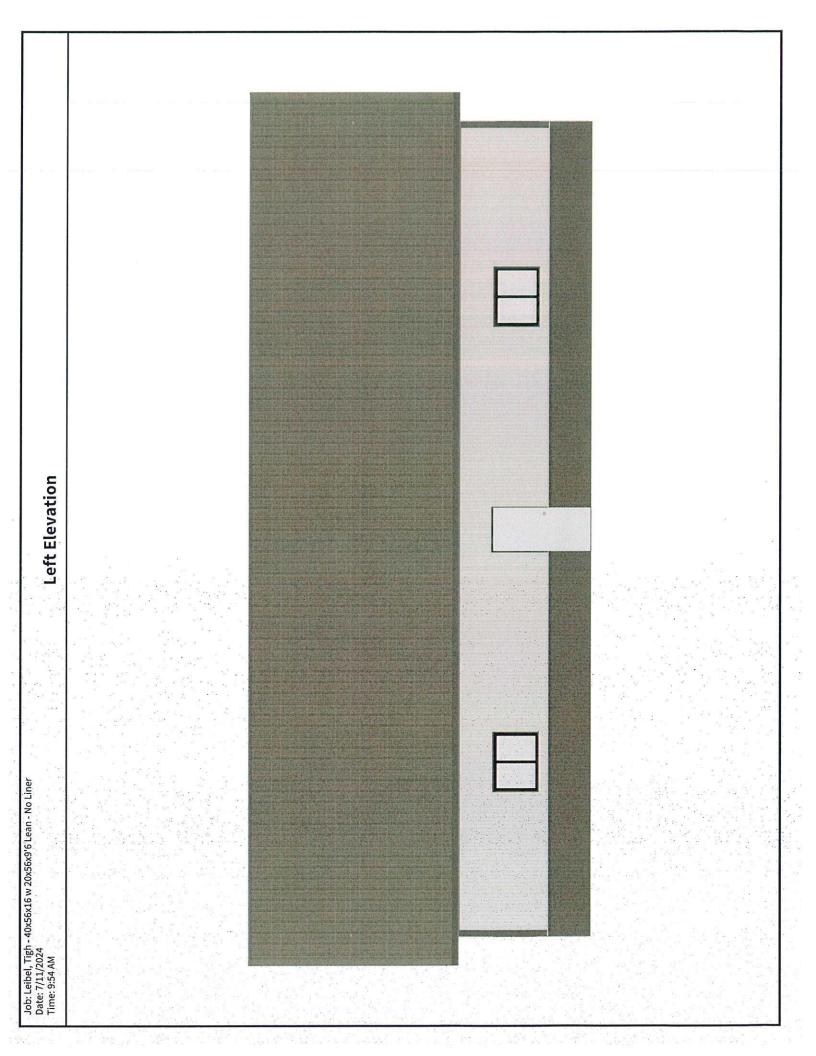
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Length	56'	
Ceiling Height	16'	30 2
Overhangs	2,	
Roof Pitch	4/12	

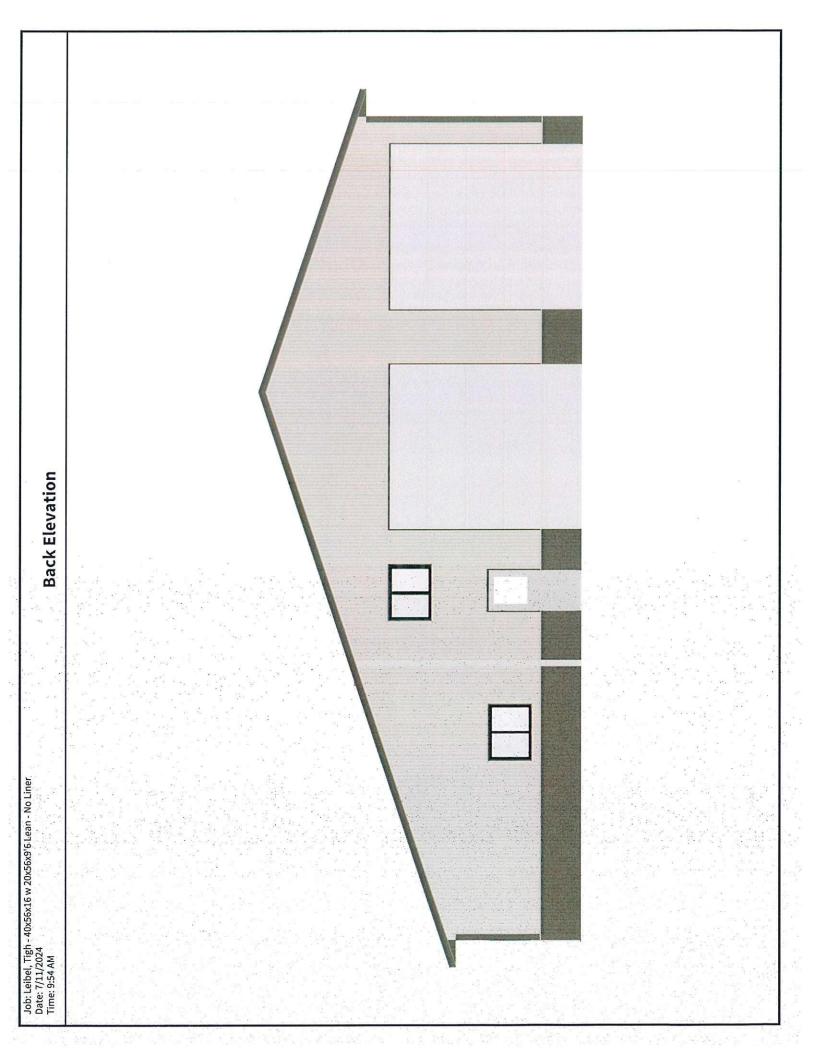
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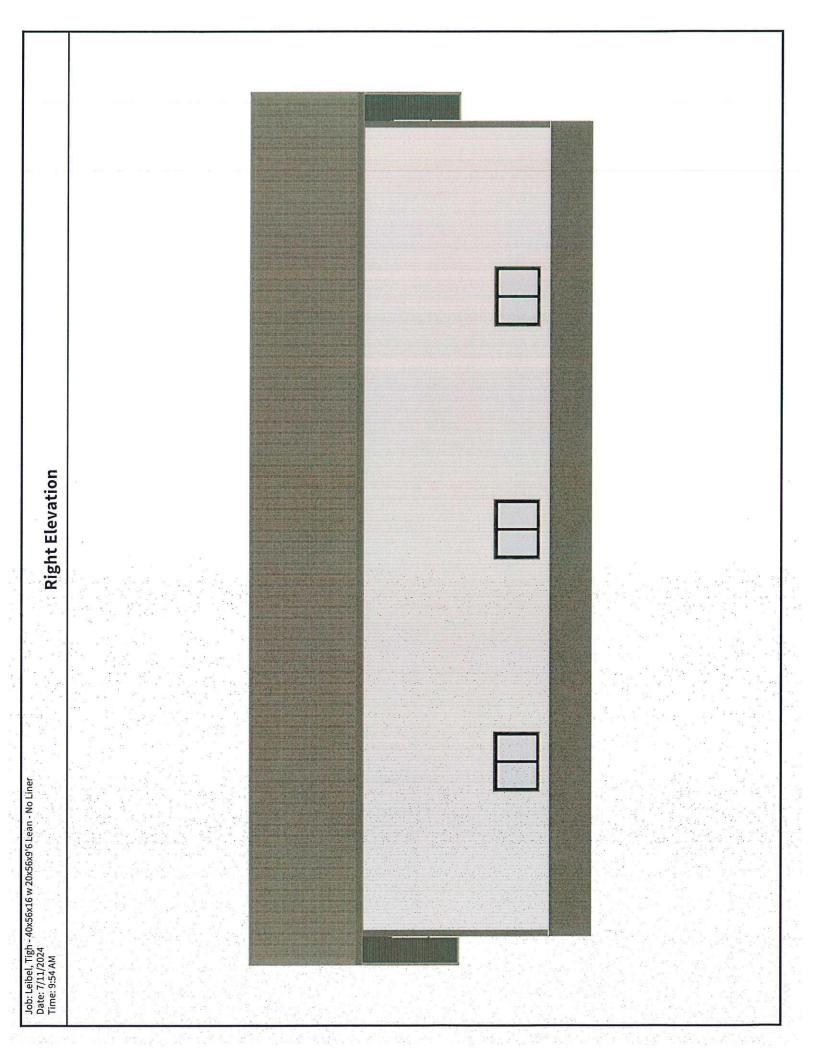


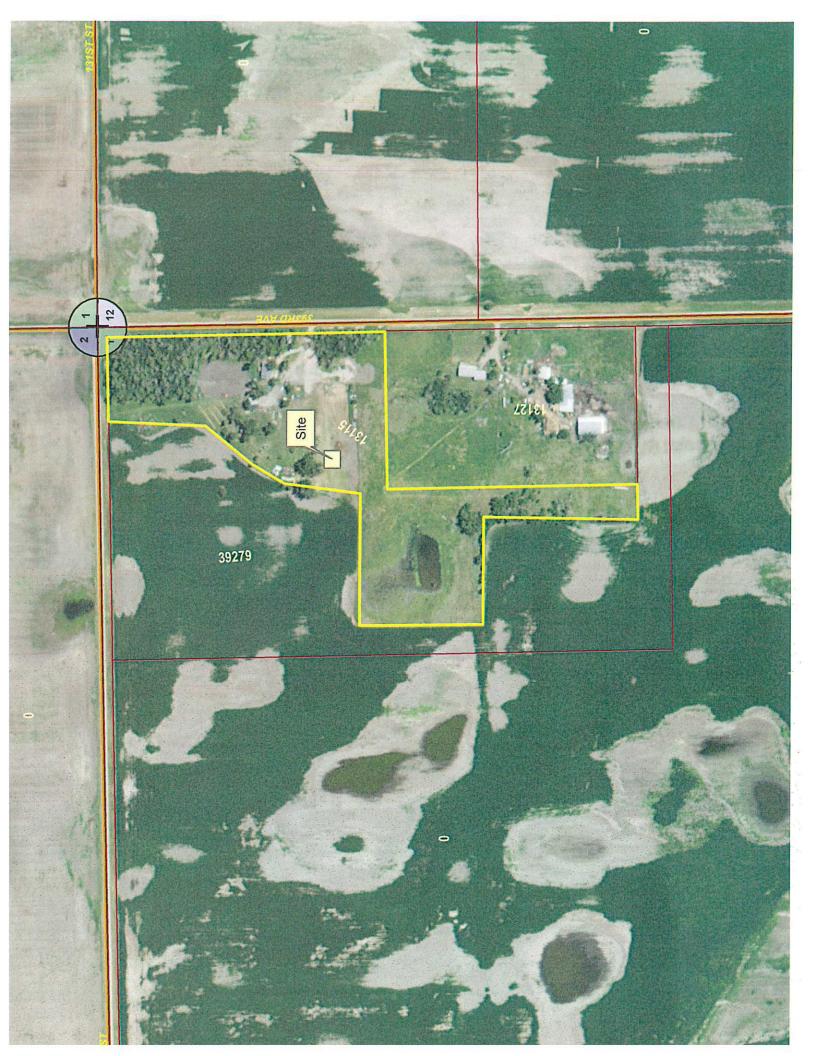












BROWN COUNTY GIS MAP

(FOR REFERENCE ONLY)

Tigh & Kelly Leibel 27421 SD Hwy 11 Harrisburg SD 57032

Bath Township C/O Dale Boynton 39776 132nd Street Bath SD 57427

Everson Family LP C/O Rebecca Mazza 6008 Kellogg Avenue Edina MN 55424

Eric & Deeann Hofer 6639 Pendo Road Spearfish SD 57783

Gordon Downing 13127 393rd Avenue Bath SD 57427

Elnor Beckler 38630 127th Street Aberdeen SD 57401

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA § COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Leibel Conditional Use Petition
Published Aug. 7, 2024 for \$12.88
Invoice No. 23585

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEMPORARY PERMIT FOR SPECIAL LYENT Notice is hereby given according to SDCI 35-2, a Public hearing to SDCI severage Emporary Permit in conjunction with a Special Event for Malt Beverage and Wine to be used by Aberdeen All be held on August 20, 2024 in the Chambers of the Brown County Commissioners, in the Court-house Annex, Brown County, South Dakota, at which time any interested persons wishing to register complaint on their approval may appear. Aberdeen Area Chamber of Commerce, Aberdeen, SD for Field to Fork: A Farm to Table Connection held at Centennial Village, Brown County, Fairgrounds, SW W, Sec 1-1123N-R64W (400 NW 24th Ave., Aberdeen) Brown County, SDC Temporary Special Event Alcohol License effective Septembe 6, 2024.

Temporary Special Event Alcohol License effective September 6, 2024. ATTEST: Lynn Heupel, Brown County Auditor Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicno-tices.com. 23582



NOTICE OF HEARING
A PETITION TO REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Jeffrey Walth Description of property: Proposed Outlot 2, "Aberdeen TWP 20W Outlots" in the E1/2 of Section 20-7123N-R64W of the 5th PM., Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp.). Reason: Rezone parcel from Heavy Industrial District (H-C) to bring this parcel into highway Commercial District (HC) to bring this parcel into the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commissioner's with a future meeting date in the Commission Chambers. Dated this 7th day of August 2024.

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office; (667) 626-7144 Published August 7, 2024, at the total approximate cost of \$14.41 and may be viewed free of charge at www.scpublicnotices.com. 23583



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the Basement Community Room, Brown County
Courthouse Annex, on August
20, 2024, at 7:00 PM.
Petitioner: 5 & P Holdings LLC
- aird Holler

Jacki Holler
 Description of property: Lot
 1, "Johnson South Third Subdivision" in the NE1/4 of Section
 22-T122N-R64W of the 5th P.M.,
 Brown County, South Dakota
 (13919 386th Avenue; Warner Two.).

Twp.).

Reason: A Conditional Use
Petition (CUP) for a home seed

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 526-7144 Published August 7, 2024, at the total approximate cost of \$12.26 and may be vicewed free of charge at www.sdpublicno-tices.com. 23584



NOTICE OF HEARING
Application has been made to the Brown County Planning?
Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the basement Community Room, Brown County Courthouse Annex on August 20, 2024, at 7:00 P.M. Petitioner: Tigh & Kelly Lebel Legal description of propertic Legal County County

one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August 2024.

Planning/Zoning Commis-

sion and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$12.88 and may be viewed free
of charge at www.schublicno-

of charge at www.sdpublicno-tices.com, 23585



NOTICE OF HEARING Application has been made to the Brown County Planning/Zon-ing Commission for a VARIANCE PETITION. A hearing will be held in the Basement Community

Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 P.M. Petitioner / Owner: Carmen

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier

(37306 132nd Street, Mercler Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 38' Setback and an 18' Rear Yard Setback rather than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present com-

the hearing and to present com-ments and testimony regarding the proposed variance request. Dated this 7th day of August

2024
Planning/Zoning Commis-sion and
Scott Bader – P&Z Director

son and South Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices.com. 23586



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Jack! Holler – S & P Holdings LLC
Description of property: Lot
I, "Johnson South Third Subdivision" in the NE1/4 of Section 22-1122N-R64W of the Sth PM. Brown County, South Dakota (1391) 386th Avenue, Warner IWP.

Twp.).

Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current

into compilance for its current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date with the Brown County Auditor.

Dated this 7th day of August 2024.
Planning/Zoning Commissioner's commissioner's control with the Brown County Auditor.

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7114 Published August 7, 2024, at the total approximate cost of \$15.02 and may be viewed free of charge at www scripulfirms.



NOTICE OF HEARING A PETITION to REZONE has be as ubmitted to Brown County Planning/Zoning Commission. A hearing will be held in the Court-house Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 PM. Petitioner: Amy & Joshua Guistad

Petitioner: Amy & Joshua Guistad Description of property: "Os-on's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the Sth PM, Brown County, South Dakota (11646 387th Avenue, Oncota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (IM-46) to bring this parcel into compliance for its current & future use.

future use.

The public is invited to attend
the hearing and to present com-The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning? Coning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August 2024.

Planning/Zoning Commis-

Planning/Zoning Consistency Stock Bader – P82 Director 25 Market Street Aberdeen, \$0.57401 Office: (605) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. charge at wo com. 23588



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner / Owner: Travis &
Danielle Olson / Bernice Olson
Description of property. North
Stateen Acres Northwest and the
East Sixteen Acres Northwest and
East Sixteen Acres Northwest and
East Sixteen Acres Northwest
Agreement of the State of the State of the
REALY, Except Land Deeded,
of the 5th P.M., Brown County,
South Dakota (12606 395th
Avenue, Cambria Twp.).
Reason: Requesting Variance to Building Setbacks in an
Agriculture Preservation District (AG-P) to have a 50'-0'
Front Yard Setback rather than
the 100'-0" required by Brown
County Zoning Ordinances.
The public is invited to attend
the hearing and to present comments and testimony regarding
the proposed variance request.

the hearing and to present com-ments and testimony regarding the proposed variance request. Dated this 7th day of August

2024 Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 526-7144 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices. com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

State Nebraska Bank & Trust

AM
State Nebraska Bank & Trust
vs Brian Dolan & Kristen Dolan
(06CTV22-000424-01)
2012 Chevy Avalanche
An Execution of Judgement in
the above referenced matter was
received by the Brown County
Sheriff's Office on January 3rd,
2024. The amount of the Judgement is
§ \$33,157.48, \$260.50
Cost, \$373.39 Pre-Judgement on
the rest, plus continuing costs, and
interest, as provided by law. This
amount does not include Sheriff's
Office fees and costs related to
this matter. The property to be
sold pursuant to the Execution
is: 2012 Chevy Avalanche, VIN
SQRTKEFS9C6124632. Odometer Reading: 206,206.
THIS PROPERTY WILL BE
AUCTIONED AND SOLD TO
THE HIGHEST BIDDER, WITH
THE SALE BEING FINAL, SOLD
AS IS WITH NO WARRANTIES
EXPRESSED OR IMPLIED. CASH
IS REQUIRED ON THE DAY OF
SALE.
The sale will be held at the

SALE.
The sale will be held at the Brown County Impound, 1015 1st Ave SE, Aberdeen, SD 57401 (Next to BMX Track) on August 16th, 2024, at 10:00 AM. DAVE LUNZMAN, SHERIFF OF BROWN COUNTY.

BROWN COUNTY.
By: Nate Smith, Deputy, 605626-7100 ext. 509.
Published July 17, 25, Aug. 7
and Aug. 15, 2024, at the total
approximate cost of \$50.91 and
may be viewed free of charge
at www.sdpublicnotices.com.
23519



Special Meeting 7-11-24
Heeting of the Board of TrustHeeting of Strobel Scott Vincint and Mark
of DNYW Rail was held on July
Jith at 7:00 p.m. in City Hall.
Board members present Spencer
and Rasmussen.
A question from the floor was
saked "Waht is the plan for the
dirt work that is happening near
off have. on Railroad Property?"
Vincent: "This will be a site for
loading rail cars by semi trucks

loading rail cars by semi trucks that will take 25-30 minutes each." That being said Mr. Vin-cent said there would be 4-5

tnat will take 25-30 minutes cach." That being said Mr. Vincent said there would be 4-5 semis daily.
How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been 4-5 weeks!
How many people 2-3 drivers supporting tie job - 1 person for Strobel / 4h hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal is to buy the property.
When asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semi! 40 tons - 5 axing gross weight. They will haul liquid tallow to rail cars.
Community members agree that Third Street would not be a viable option as it has been a "no truck" route since 1997. Mr. Vincent was asked about contacting the city prior to starting the project. He stated, "That there was no contact and no legal meeting." He just talked to two of the trustees. At site a suggestion. He trucks bypass town on 410th Ave. and the suggestion of the trustees was compacted to two of the trustees. At site a suggestion the trucks bypass town on 410th Ave. and the felt was the contact and no missing the project he stated, "That there was no contact and no legal meeting." He just talked to two of the trustees. At site a suggestion the trucks bypass town on 410th Ave. and the suggestion of the trustees was compable to all as it is a few and the suggestion of the trustees was contacted and the suggestion of the project he save the suggestion of the project he stated with the project he suggestion of the trustees was compable to all the project he suggestion of the trustees was contacted and the suggestion of the project he suggestion of t

The question of where Strobel had been loading was asked and Mr. Vincent would not answer.
Mr. Vincent would not answer.
Mr. Vincent strongly "Stated that a contract was made between two trustees and himself" the was then asked why not a site like Puriney or Huffton. They were both closer to Aberdeen.
Mr. Vincent stated Claremont had the best track. A farmer approached by Strobel who has purchased the old elevator in town. Strobel offered this gentleman \$12,000 a year hoping to buy property and become a

permanent resident of the town and expand business.
Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardous material."
Concerning a state of the control of the co

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell."

If there is a spill it will go into

If there is a spill it will go into the storm sewer. Meeting ended. Thanks Emma for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at twww.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present.
First on the agenda was to fill the trustee position left empty by Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Lon Gelhaus - city attorney

Rasmussen.

Lon Geihaus - city attorney was present.
Again, many residents were present with questions and worness concerning Strobel Logistics. The streets and how they will survive, who will pay for repairing. Many were concerned about oncise levels and smells.

The town does have a noise control ordinance to cover noise levels. The residents are sincered, where the control ordinance to cover noise levels. The residents are sincered, where the community of the community of the community. The control ordinance to cover have a considered to accept their ingress; organs site play not condition that Strobel remove the approach to Swith Avenue and Swith Street and infrastructure in accordance with the shared responsibility of both Strobel and Claremont. The motion was made by Frank Rasmussen and seconded by 80b Thompson, Motion carried, Meeting adjourned on motion by Thompson and seconded by Rasmussen.

CRye, FO.
Published August 7, 2024, at

Rasmussen.
CRye, FO.
Published August 7, 2024, at
the total approximate cost of
\$14.35 and may be viewed free
of charge at www.sdpublicnotices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

Full-time position with benefits package. Successful candidate will promote, develop and quide the youth in the 4 H program.

Bachelor's degree required in one of the following: a goldenium, family consumer science, that and/or youth development or related field. Travel and flexibility of hours are required.

Grant County is a progressive community in Northeast South Dak prosperity relies on a foundation of agriculture and manufacturing growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23, at 5 p.m. to karen Jayher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, SD 57252. EOE

Currently offering propane summer fills, budgets, and contracts!

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Carol McFarland-Kutter, D.C. 1205 N 1st St., Groton 397-8204



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Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Leibel Conditional Use Petition

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$16.52

Publisher:

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of Sp. County of Brown

My Commission Expires: 4/12/203

This is not an invoice.

Continued from page 4D

ORDINANCE #273 - SECOND READING/ADOPTION:
Moved by Commissioner Dennert, seconded by Wisers to adopt Ordinance #273. Applicant Arlene Webb to rezone from Agriculture Preservation District (AG) to Mini-Agriculture Preservation 13-1123N-RESO of the 5th PML. Brown County, Scuth Dakota (13291 382nd Avenue; Mercier Twp.). All members present voling aye, Motion carried. ORDINANCE #274 - SECOND READING/ADOPTION:
Moved by Commissioner Gage, seconded by Wiese to adopt Ordinance #274. Applicants TC Wright Trust/Dennis Jones/Chad & Jean Ferguson to rezone 3 parcels from Agriculture Preservation District (AG-Q) to Mini-Agriculture District (M-AG) to Agriculture Preservation District (AG-P) to bring these parcels into compliance for their current use: Lot 1 & 2, "Moright Third Subdivision" in the NE14 of Section 7-1123N-RE2W and Lot 1 & 2, "Jones-Wright Third Subdivision" in the NE14 Addition' in the E172 of Section-1123N-RE2W and Lot 1 & 2, "Jones-Wright Addition' In the E172 of Section-1123N-RE2W and Lot 1 & 2, "Jones-Wright Members present voting aye. Molion carried.
PROPOSAL FOR INDIGENT COUNSEL: Moved by Commissioner Wirese, seconded by Gage to reject the Proposal for Indigent Defense Services due to the County Looking at setting up a Public Defenders Office at this time. ASSOLUTION TO ESTABLISH

APPLICATION & ADMINISTRATIVE FEES FOR FUTURE TAX INCREMENT FINANCING

INCREMENT FINANCING
DISTRICTS IN BROWN COUNTY:
Commissioner Wiese offered
the following Resolution:
RESOLUTION 39-24
A RESOLUTION TO
ESTABLISH APPLICATION
AND ADMINISTRATIVE FEES
FOR FUTURE TAX INCREMENT
BINANCING DISTRICTS IN FINANCING DISTRICTS IN

BROWN COUNTY WHEREAS, the Brown County Commission wishes to promote economic development and growth within the County; and WHEREAS, South Dakota Codified Law Chapter 11-9 permits Brown County, as political subdivision, to achieve the above objective through the creation, approval, and administration of Tax Increment Financing ("TIF")

ricurs costs and expenses in the consideration of applications for TIF, as well as the administration of the Districts created; and WHEREAS, SDCL 11-9-15(5) of the Districts oreated; and WHEREAS, SDCL 11-9-15(5) permits administrative costs to be included in project costs. NOW, THEREFORE, BE IT RESOLVED, applications to Brown County for TIF shall henceforth be subject to a one-time application fee of one-time of the county of the count tax increment revenues. BE IT FURTHER RESOLVED.

upon request of the developer, all or a portion of the fees herein all of a portion of the tees herein may be waived by the Brown County Commission. Dated at Aberdeen, South Dakota, this 30th day of July, 2024 Seconded by Commissioner

Gage. Roll call vote: Dennert-aye; Fjeldheim-absent; Gage-aye; Sutton-aye; Wiese-aye. Resolution adopted. RESOLUTION IN SUPPORT

OF LOCAL CONTROL: Commissioner Dennert offered the following Resolution:

RESOLUTION #40-24
RESOLUTION IN SUPPORT
OF LOCAL CONTROL
WHEREAS, county government is
best served by the governing and
management of local resources
by local elected officials.
WHEREAS, local control is
much more responsive to the

where a possive to the needs of local citizens WHEREAS, local elected officials have an obligation to protect the safety, health, and welfare

the salety, health, and wealer of the entire community. WHEREAS, local leaders and local governing bodies reduce bureaucracy, reduce laxpayer expenses, and improve the efficiency of government

operations. WHEREAS, elected officials in

this 30th day of July, 2024 Seconded by Commissioner Wiese. Foll call vote: Dennert-aye; Fjeldheim-absent; Gage-aye; Sutton-aye; Wises-aye; Sutton-aye; Wises-aye. Resolution adopted. RESOLUTION REDUESTING AN AMENDMENT TO SDCI. 10-25 (TAX DEED PROCEEDS): Commissioner Wiese offered the following Resolution: RESOLUTION 41-24 ARESOLUTION AT-124 ARESOLUTION REDUESTING AN AMENDMENT TO SOUTH DAKOTA CODIFIED LAW 10-25 TO INCLUDE A PROCESS TAX DEED PROCEEDS TO THE SATISFACTION OF OTHER CALMIS HELD BY COUNTY. WHEREAS, The 99th Legislature of the State of South Dakota amended Chapter 10-25 of of the State of South Dakota amended Chapter 10-25 of South Dakota Statute to comply with the United States Supreme Court's ruling in Tyler v. Hennepin Cnty., Minnesota, 598 U.S. 631, 143 S. Ct. 1369, 215 L. Ed. 2d

564 (2023). WHEREAS, Chapter 10-25-39 was amended to require "Any surplus proceeds of the tax deed sale that remain after payment of the taxes, penalty, interest, and other costs, must

of record." WHEREAS, the failed to address WHIERAS, the talead to adoress other debts claimed by Counties in various statutory lien forms including but not limited to care of poor and indigent defense liens. WHEREAS, the Brown County desires a statutory process to make a claim on excess tax dead sale accreases before their deed sale proceeds before their to remittal to the prior owner of

for other debt obligations owed to County.

THEREFORE, BE IT RESOLVED, that the Board of Brown County Commissioners urges the 100th Legislature and Governor of the great State of South Dakota to revise South Dakota to The Governor to distribution. Dated at Aberdeen, South Dakota, this 30th day of July, 2024, seconded by Commissioner Gage.

Gage.
Roll call vote: Dennert-aye; Fjeldheim-absent; Gage-aye; Sutton-aye; Wiese-aye. Resolution adopted. RESOLUTION ESTABLISHING

RESOLUTION ESTABLISHING PUBLIC USE POLICY FOR COUNTY OFFICES: Commissioner Wiese offered the following Resolution: RESOLUTION 42-24 ARESOLUTION ESTABLISHING PUBLIC USE POLICY FOR COUNTY OFFICES WALEBEAS the liet Amendment

COUNTY OFFICES
WHEREAS, the First Amendment
to the United States Constitution
protects freedom of speech, the
press, the right to peacedly
assemble, and the right to
pelition. U.S. Const. Amend.
(emphasis added).
WHEREAS, the South Dakota
State Constitution protects the

State Constitution protects the right of petition and peaceable assembly, SD CONST Art, 6 §4 (emphasis added).
WHEREAS, the Brown County

to take an active role in federal, state, and local government decisions, WHEREAS, Brown County

buildings exist to accommodate the business of county government, the courts, and citizens of Brown

County. WHEREAS, in an effort to balance the aforementioned rights with the need to preserve public safety and provide citizens the opportunity to conduct their county opportunity to consolute their country to business without unnecessary disruption, the Board of County Commissioners has considered reasonable accommodations for citizens or groups to circulate petitions, distribute information, and engage in other First Amendment activities.

peltions, distribute information, and engage in other First Amendment activities. NOW, THEREFORE, BE IT RESOLVED, that the Board of Brown County Office Public Use Policy, Dated at Aberdeen, South Dakota, this 30th day of July, 2024 Seconded by Commissioner Dennert. Sold and It of the Policy Country Country Office of Country Country Office of Country Country Office of Country Country Office of Country Offi many people every day without any unnecessary delay or inconvenience.

In an effort to preserve public safety and provide citizens the opportunity to conduct their county disruption or inconvenience wh dishiption or inconvenience while at the same time provide for locations from which individuals or groups ("Utilizers") may circulate petitions, distribute information, and engage in other first amendment activities ("Political Activity"), the Brown County Commission has approved the following "Imitited Public Use Policy" by Resolution #42-24 dated July 30, 2024. Utilizers may conduct Political Activity, in accordance with this Limited Public Use Policy, outside of the Brown County Administration Buildings ("Administration Buildings") except in

except in the Zone of Non-Interference described below. AREA WHERE POLITICAL ACTIVITY IS PROHIBITED Brown County Administration Buildings include:

'The West Annex housing the Brown County Auditor, Treasurer, Register of Deeds, Assessor,

'The Brown County Ourthouse housing 5th Circuit Courts and support staff, Court Services offices, and Brown County Veterans Affairs offices, offices, and Brown County Veterans Affairs offices,

'The East Annex housing the Brown County Veterans Affairs offices,

'The East Annex housing the Brown County Veterans Affairs offices,

'The East Annex housing the Brown County Uter County States Attorney's Office, Shoriff office, and strong the Brown County Jail. In order to preserve general accessibility to the Administration Buildings including, without limitation, Utilizers may not stand, sit, of ie in or otherwise position themselves upon or chonese occupy any area within Administration Buildings, or any Administration Buildings entrance, or any other area. entrance, or any other area that would interfere with that would interfere with handicapped accessibility to Administration Buildings. These areas are hereinafter referred to as the "Zone of Non-Interference." CONDUCT DURING POLITICAL

CONDUCT DURING POLITICAL ACTIVITY Utilizers must remain outside of county buildings when conducting any Political Activity; Utilizers may approach individuals

Orlizers may approach individuals for the purpose of asking them to sign a petition provided the Utilizers remain outside of the Zone of Non-Interference and follow all other provisions of this Policy; Utilizers shall not, at any time, prevent access to county buildings or obstruct vehicular or pedestrian traffic within the parking area or as individuals enter or leave county

Moved by Commissioner Wiese, seconded by Dennert to approve and authorize Chairman Sutton to sign the renewal contract with Credit Collections Bureau (CCB). All members present voting aye

MINUTES: seconded by Gage to approve the General Meeting Minutes of July 23, 2024. All members present voting aye. Motion

carried. CLAIMS/PAYROLL:

Noved by Commissioner Gage, seconded by Dennett lo approve the following claims/payron Claims: Insurance: SDP biblic Assurance Alliance \$358.61. Professional Fees: Aberdeen Advanced Care Ambulance \$358.61. Professional Fees: Aberdeen States and States a \$955.64; Dakota Oil \$1,404.70; Faulkton Drug \$19.80; Gary's Engine and Repair \$46.52; Great Western Tire \$4.36.33; Menards \$468.10; Midstates Group \$810.00; Pomp's Tire Service, Inc \$46.00; Runnings \$26.80; Shervin Williams \$48.99; Shop 4-H/National 4-H Council \$37.85; St. Mark's Episcopal Church \$750.00; Stan

Houston Equipment Company, Inc \$63,45; Stun-Cuff \$175,00. US Bank Visa \$9,947,93, Travel & Conference: US Bank Visa \$558,00. Ulbilise; Moran-Dakota Ulbilise; Co \$39,65; Northwestern Energy \$5,681,41; US Bank Visa \$3,631,76, Machinery & Equipment; ROO Equipment Co \$348,491,45, Others: Grand Jury participants \$16,529,80. Payroli: Commission \$4,753,89; Elections \$1,834,40; Auditor \$9,850,83; Treasurer \$16,907,97. School \$4,529,80; Standard \$4,91,50; Albandard \$4,91 buildings; Utilizers must conduct themselves

in a polite, courteous and professional manner including, but not limited to,

The Administration Building may be designated as a polling place and as such, the provisions of SDCL 12-18-3 would apply during all periods of absentee voting and on the day of any election.

Tunheim:

Hiring of Jaycob Aldea De
Jesus as Brown County Jail
Detention Officer, FT; starting
wage \$21,29/hr. – effective July
24, 2024.

24, 2024.

• Hiring of Audra Bland as Brown County Museum Fall Intern, FT; starting wage \$13.50/hr. – effective September 3, 2024.

Moved by Commissioner Gage, seconded by Wiese to approve

the following Travel Requests: Brandon Mills, from Sheriff's Office

Brandon Miles, from Sheriff's Unice to attend Geospatial Cell Site Information Training on August 27-28, 2024 in Fredericksburg, VA; Dirk Rogers & John Florey from Highway Dept. to go to Onida on July 24, 2024 to pick-

up the new Pick-up; Austin Ball from Sheriff's Office to attend

aye. Motion carried. TRAVEL REQUEST:

election.

Note: Any questions regarding this policy should be directed to the Commission Office All members present voting

CREDIT COLLECTIONS BUREAU (CCB):

up the new Pick-up; Austin Ball from Sheriff's Office to attend Criminal Interdiction Course on September 16-18, 2024 in Pierre, SD, All members present voting aye. Motion carried.

AUDITORS REPORT OF ACCOUNTS FOR JUNE 2024: Moved by Commissioner Wiese, seconded by Gage to approve the Auditor's Report of Accounts For June 2024 as follows: Toll Cash and Checks on Hand Cash and Checks on Hand Savings Account Balances \$27,784,243,95; Tolal Savings Account Balances \$7,700.00; Tolal Checking-Account Balances \$7,700.47; General Ford Cash and Investment of Deposit \$6,300,110.04; Grand Total Cash as Balances \$1,025,447,42; Total Cartificates of Deposit \$6,300,110.04; Grand Total Cash and Investment Balances by Funds; General Fund \$19,285,515,63; Road & Bridge Fund - restricted & Bridge Fund - restricted \$21,883,27; 911 Service \$405,999,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 911 Service \$405,999,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 915 Service \$405,999,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 915 Service \$405,909,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 915 Service \$405,909,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 915 Service \$405,909,54; Emergency & Susaster \$141,558,07; Domestic Abuse \$1,491,50; Grant \$32,71; 915 Service \$405,909,54; Emergency & Susaster \$141,658,07; 91,71;

\$66,012.60, ROD M& P \$93,130.00 Rural Access Infrastructure \$383,322.39. TIF Debt Service \$30,747.57; Landfill + cash change \$6,534,970.65; Landfill - restricted \$1,766,062.21; Trust and Agency Funds \$2,473,757.34, Grand Total General Fund Cash & Investment \$35,147.501.77. All members present voting aye. Motion carried. Motion carried. LEASE AGREEMENT:

Moved by Commissioner Wiese, seconded by Dennert to approve and authorize Chairman Sutton to and authorize Charman Soliton to sign following Lease Agreements: Elation Properties/Forte Living Building for lease of portable stage on July 26, 2024, All members present voting aye. Motion carried.
TEMPORARY SPECIAL EVENT
ALCOHOL LICENSE PERMIT

ALCOHOL LICENSE PERMII HEARING: Moved by Commissioner Gage, seconded by Wiese to authorize advertising public hearing for the following Special Alcohol License Permil: Aberdeen Area Chamber of Commerce,

Aberdeen, SD for Field to Fork A Farm to Table Connection held at Centennial Village,

A Farm to Table Connection held at Centennial Village, Brown County Fairgrounds – SW 14, Sec 1–1123N-R4W (400 NW 24th Ave., Aberdeen) Brown County, SD on August 20, 2024. (Special License effective September 6, 2024). All members present voting aye. Motion carried. CLAIM ASSIGNMENTS: Moved by Commissioner Dennert, seconded by Wiese to authorize and approve the Audior sign the Claim Assignments against individuals to Credit Collections Bureau for the purpose of collecting liens. All members present voting aye. Motion carried.
OTHER BUSINESS: None EXECUTIVE SESSION: Moved by Commissioner Wiese, seconded by Gage to go into Executive Session for Personnel, Contracts and Legal per SDCL 1–25–2, All members present voting aye. Motion carried, The chair declared the executive session closed with no action taken. RELEASE LIEN: Moved by Commissioner Wiese, seconded by Dennert to release seconded by Dennert to release

RELEASE LIEN:
Moved by Commissioner Wiese,
seconded by Dennert to release
the lien on Parcel #22593 in
the amount of \$597.75. All
members present voting aye.
Motion carried.
ADJOURNMENT:

ADJOURNMENT:
Moved by Commissioner
Dennert, seconded by Wiese
to adjourn the Brown County
Commission at 10:46 a.m. All
members present voting aye.
Motion carried.

Lynn Heupel, Brown County

Published once on August 8. cost of \$228,06 and may be viewed free of charge at www. sdpublicnotices.com and www.

BROWN COUNTY NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEMPORARY PERMIT FOR SPECIAL EVENT

Notice is hereby given according to SDCL 35-2, a Public Hearing

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the basement Community Room, Brown County Courthouse Annex on August 20, 2024, at 7:00 P.M.

America Manugust 20, 2023, at 7:00 P.M. Petitioner: Tigh & Kelly Leibel Legal description of property; Lot B, *Leibel First Addition* in the NE*146 Section 11-1723N-R63W of the 5th P.M., Brown County, South Dakota (13115

Continued on page 6D O

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Dated this 8th day of August 2024.

2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144
Published once on August 8, 2024, at the total approximate cost of \$16.52 and may be viewed free of charge at www. sdpublichoties.com and www.aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be had in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.

2024, at 7:00 P.M., Petitioner / Owner: Travis & Daniella Olson / Bernica Olson Description of property: North Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-T124N-R62W, The

Section 17-T124N-R62W. The NW144 of Section 17-T124N-R62W, Except Land Deeded, of the 5th PM., Brown County, South Dakota (12606 395th Avenue, Cambria Twp.). Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-0' Front Yard Setback rather than the 100'-0' required by Brown County Zoning Ordinances. The public is irritled to attend the bearing and to present comments hearing and to present comments hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Commission and Scott Bader — P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8.

Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be

viewed free of charge at ww sdpublicnotices.com and ww aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County
Planning/Zoning Commission. A hearing will be held in the Courthouse Annex in the Basament Community Meeting Basement Community Meeting Room, on August 20, 2024, at 7:00 P.M.

7:00 P.M.
Petitioner: Amy & Joshua Gulstad
Description of property: "Olson's
OutlotA" in the NW1/4 of Section
25-T126N-R64W of the 5th
P.M., Brown County, South
Dakota (11646 387th Avenue,
Onesets Time)

Dakota (11646 387th Avenue, Oneota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Min-Agriculture District (M-AG) to bring this parcel into compliance for its current & future use.

The public is invited to attend the hearing and to present comments and testimony comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County

Dated this 8th day of August

2024, Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published three times on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to
the Brown County Planning/
Zoning Commission for
a CONUTIONAL USE PETTION
(CUP). A hearing will be held
in the Basement Community
Room, Brown County Courbouse
Annex, on August 20, 2024, at
7:00 P.M.
Petitioner: S & P Holdings LLC
– Jacki Holler
Description of property: Lot 1.

– Jacki Holler Description of property: Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warmer Twp.), Reason: A Conditional Use Petition (CUP) for a home seed business.

business.
The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.
Dated this 8th day of August 2024 2024

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once on August 8, 2024, at the total approximate cost of \$14,28 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

been submitted to Brown County Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse

Brown County Courfhouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jacki Holler – S & P Holdings LLC Description of property. Let 1. "Johnson South Third Subdivision" in the NE 1/4 of Section 22-1122N-R64W of the 5th P.M. Brown County, South Dakota (13919 386th Avenue, Warmer Twp.). Reason: Rezone parcel from Agriculture Preservation District Reason: Rezone parcel from Agriculture Preservation District (AC-P) to Mini-Agriculture District (AC-P) to Mini-Agriculture District (AC-P) to Mini-Agriculture District (M-AC) to bring this parcel into compliance for its current use. The public is invivied to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date in the Commission Chambers. Verify the meeting date with the Brown County Auditor. Dated this 8th day of August 2024.

2024.
Planning/Zoning Commission and
Scott Bader – P&Z Director

Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office; (605) 625-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. abgutklingoites.com and www. aberdeeninsider.com

BROWN COUNTY

PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has A PETITION to NEZONE nab been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M.

at 7:00 P.M. Petitioner: Jeffery Walth Describion of property. Proposed Outlot 2, "Aberdeen Twp 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12,

Dakota (3838) W Hwy 12, Aberdeen Twp.). Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use, The public is invited to attend

the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date with the Brown County Auditor.
Dated this 8th day of August 2024.

2024.
Planning/Zoning Commission and Scott Bader – P&Z Director

Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at ww sdpublicnotices.com and ww aberdeeninsider.com

BROWN COUNTY

PLANNING & ZONING NOTICE OF HEARING Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE Commission for a VARIANCE PETITION. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 P.M. Petitioner / Owner: Carmen

Description of property: Lot 2.
"First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,

Brown County, South Dakota (37306 132nd Street, Mercier Twp.).

Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25 Front Yard Setback and an 18 Rear Yard Setback and an 18 Rear Yard Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024. Planning/Zoring Commission and Scott Bader – P&Z Director 25 Market Street
Abordeen, SD 57401
Office: (605) 562-7144
Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. sdpublicnotices.com and www. sdpublicnotices.com and www. sdpublicnotices.com and www. sdpublicnotices.com and www. sdpublicnotices.com Reason: Requesting a Variance

BROWN COUNTY
PLANNING & ZONING MOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: James Johnson /

Petitioner: James Johnson / William Mundhenke William Mundhenke
Description of property: Proposed
Lots 1 thru 5, "Johnson Airport
Subdivision" in the SW1/4 of
Section 22-T123N-R63W of
the 5th P.M., Brown County,
South Dakota (5010, 5025,
5030, 5120 & 5210 Anthony

5030, 5120 & 5210 Anthony Lane; Bath Twp.). Reason: Rezone parcels from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their

current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission rianning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date with the Brown County Auditor.

Jated this 8th day of August 2024.

2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street
Aberdeen, SD 57401

Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$17.36 and may be
viewed free of charge at www.
adpublicnotices.com and www.
aberdeeninsider.com

CITY OF ABERDEEN
AMENDED MINUTES
ABERDEEN CITY
COUNCIL MEETING
City Council Chambers, 123
South Lincols Street, Municipal
Building, Aberdeen, South
Dakota, July 22, 2024, at 5:30
p.m., regular meeting of the
City Council.
Payroll Section of City Council
Meeting Minutes of July 22,
2024, as Amended (minutes
are amended to include payroll
data not available at time of
publication).

publication). Payroll for the period from July

Payroll for the period from July 27, 2024, through July 27, 2024, and city share of social security, old age & survivor's insurance, retirement, health and life insurance: EFTPS 5193,762,34, SDRS \$94,583,76. \$193,762.34, SDRS \$94,583,76, City Health Insurance \$91,000.00, City Coursel \$3,521.63, City Manager \$8,805.16, City Atloney \$7,904,55, France \$16,272.12, HR \$10,035.38, City Hall \$2,031.37, Computer \$5,494.92, Community Development \$16,048,00, Engineering \$14,375.92, Police \$162,506.11, Fire \$146,016.74, Bldg Inspect \$6,877.53, Street \$43,266.82, Traffic \$10,560.90, Sold Waste \$35,371.06, Transist \$23,173.81, Jack Blaedorn \$15.44hr, Library \$32,388.88, Economic Development \$2,919.20, \$23,173.81, Jack Blaedorn \$15.44/hr, Library \$32,383.88, Economic Development \$2,919.20, Cemetery \$8,799.95, Morsquite Centrol \$10,042.02, Meatis on Wheels \$559.96, PRF Admin \$10,770.79, Recreation \$3,042.07, Admin \$10,770.79, Recreation \$3,042.07, Admin \$10,770.79, Recreation \$3,042.07, Admin \$10,770.79, Recreation \$5,057.61, Admin \$10,770.79, Recreation \$5,692.11, Parks \$33,576.10, Wylle Park \$31,337,86, Forestry \$12,343.56, Airport \$21,357.43, Utility Storm \$33,982.23, Utility Storm \$33,982.23, Utility Water \$2,024.65, Water Treatment \$23,978.99, Utility Water \$2,024.65, Water \$12,429.59, SSL Rides \$16,769.17, Concessions \$15,884.99, Rec Enterprise \$591.50, Campground \$7,592.03, Golf \$14,606.05 Fold Call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank, all others present voting aye, motion carried.

CITY OF ABERDEEN RESOLUTION NO. 24-08-01R RESOLUTION APPROVING A PERMIT TO REMOVE HISTORIC

PROPERTY WITHIN THE ABERDEEN COMMERCIAL HISTORIC DISTRICT
WHEREAS, the City of Aberdeen
Community Development
Department ("Department")
recommends a final determination

approving the issuance of a permit to demolish the building located at 320 Main Street South, which property is within the Aberdeen Commercial Historic

which property is within the Aberdeen Commercial Historic District; and WHEREAS, the owner of the property at 320 Main Street South applied to the Department to demolish the building (hereafter historic property?); and WHEREAS, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historical Society, through its State Historical Society, through its State Historica Preservation Officer (YSHPO?); and WHEREAS, Community Development Director, Ken Hubbart, presented the findings of the Department to the City Council and affirmed the Department (and affirmed the Department) recommendation that the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1–19A–11,1; and WHEREAS, the City Council makes the following findings in support of its determination: -The property owner provided the document attached hereto entitled "Case Report", which report provides a complete record of all factors considered by the City Council in forming its findings and conclusions herein and is adopted in full and incorporated herein by reference.

reference.
• The property has been renovated since its original construction with no construction documentation. The south portion was remodeled in the 2010's and the north

in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design, Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has called to move the owner has opted to move forward with new

It is not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their

proposed
The effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being

permitted.

No other feasible and prudent alternative to replacement exists and all possible planning to minimize harm to the historic minimize harm to the historic moperly has been fairly considered.

*The June 24, 2024, letter from SHPO entitled *SOLL 1-19A-11.1 Consultation* has been reviewed and considered in making this determination.

*The integrity of the historic district will not be jeopardized by the removal of the historic property.

by the removal of the historic property.

NOW, THEREFORE, BE IT RESOLVED as follows:

- The application for a building permit to demolish the structure at 320 Main Street South located within the Aberdeen Commercial Historic District is hereby Approved.

- The City Council makes this determination to all relevant factors and concludes that there is no feasible and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting from such use.

- Notice of this final determination

Notice of this final determination

Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of the subject The foregoing Resolution No. 24-08-01R was adopted at a regular meeting of the Aberden City Council on the 5th day of August, 2024. Number of AYES: 8, Number of NAYS: 0, Members abstaining: None, 13 Travis Schaunaman, Mayor, ATTEST: 1/3 Jordan McQuillen, Finance Officer

Finance Officer Published once on August 8, 2024, at the total approximate cost of \$41,72 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

SALE OF ALCOHOLIC BEVERAGES
NOTICE IS HEREBY GWEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-Sale Liquor License for the Aberdeen Eks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Mulricapa Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, 149 Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.

viewed free of charge at www sdpublicnotices.com and www aberdeeninsider.co

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-

Sale Liquor License for the Aberdeen Sertoma Club for the Storybook Land Uncorked event on September 5, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoln Streaet, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appea

such application may appear and be heard. BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, Is/ Jordan McQuillen, Finance Officer Published once on August 8 modumen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$13,16 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN
NOTICE OF HEARING
UPON APPLICATION FOR
SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GIVEN \$\frac{1}{2}\text{star}\$ an application for an alcoholic
beverage license has been
filled with the City Council of
the City of Aberdeen by the
following named person(s) at
the following address:
New Retail On-Off Sale Wine
and Cider

and Cider Cuzco, LLC dba Cuzco Peruvian

20 6th Ave SW, Aberdeen, SD 57401

SD 57401 New Retail on-off Sale Malt Beverage & SD Farm Wine Cuzco, LLC dba Cuzco Peruvian

Cuisine 20 6th Ave SW, Aberdeen,

SD 57401 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers. 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and

approval or rejection of such application may appear and be heard.
BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. Ist Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16.24 and may be viewed free of charge at www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

CONDITIONAL USE PETITION (CUP) IN FUTURE M-AG

ITEM #02

(Future Mini-Agriculture District (M-AG))

GENERAL INFORMATION:

OWNER:

S & P Holdings LLC

PETITIONER:

Jacki Holler-S & P Holdings

REQUEST:

CONDITIONAL USE PETITION (CUP) IN A

FUTURE MINI-AGRICULTURE DISTRICT (M-AG)

LEGAL DESCRIPTION:

Lot 1, "Johnson South Third Subdivision" in the

NE1/4 of Section 22-T122N-R64W of the 5th P.M.,

Brown County, South Dakota

ADDRESS:

13919 386th Avenue

CITY/TOWNSHIP:

Warner Twp

EXISTING ZONING

Agriculture Preservation District (AG-P) to be

rezoned to Mini-Agriculture District (M-AG)

SURROUNDING ZONING:

North:

Mini-Agriculture District (M-AG)

South:

Agriculture Preservation District (AG-P)

West:

Agriculture Preservation District (AG-P)

East:

Agriculture Preservation District (AG-P)

PUBLIC UTILITIES:

Web Water

REPORTED BY:

Ron Keller

GENERAL COMMENT: The petitioner is requesting a Conditional Use Petition to operate a home seed business in a Mini-Agriculture District (M-AG).

GENERAL REVIEW: Staff has reviewed this request.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION / CONDITIONAL USE

DATE: July 26,	2024	FEES: \$225.00
RECEIPT # 82203		PAID: YES/NO CHK/CASH
TOWNSHIP: Wa		DATE; July 18, 2024
OWNERS SIGNATURE:	Jacki Holler-S & P Hol	dings
OWNERS ADDRESS:		
OWNERS CITY, STATE, ZIP	: Aberdeen SD 57401	
OWNERS PHONE:	(605) 228-7139	
AGENTS SIGNATURE:		
AGENTS ADDRESS:		
AGENTS PHONE:		
REQUEST: Petitioner is requ	uesting a Conditional Use	Permit (CUP) to operate a home
seed busir	ness in a future Mini-Agricu	ulture District (M-AG).
LEGAL DESCRIPTION: Lot		
		M., Brown County, South Dakota
(1)	3919 386th Avenue; Warn	er Township)
() 100 /	11-0/2	
SIGNATURE:	Hall	1" × 1 × 1 × 1
0711	18/24	
		
Plannina Commission A	ction: Approved / De	enied
i idanig dominiosion in	Jerom Approved , 20	
*		
D ₁₇ ,		Date:
By:		Dute
HEARING DATE.	August 20, 2024	TIME: 7:00pm
THE TAXABLE AND THE TAXABLE TO		E ELYERA

383rd AVE

382nd AVE

HIGHLAND TWP.

Wiedebush Wiedebush

LORD

Brent Olson 13846

38247 St

137th ST

383td AVE

6

45.3346

Randy Klenow 38286

kamen 14057 = Dennis Kamen 14089 =

38SUQ BAE

11

30

140th ST

6

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on <u>August 20, 2024, at 7:00 P.M.</u>

Petitioner: S & P Holdings LLC – Jacki Holler

Description of property: Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.).

Reason: A Conditional Use Petition (CUP) for a home seed business.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 8th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of _____.

$\frac{SPECIAL\ EXCEPTION/CONDITIONAL\ USE}{Worksheet}$

REQUEST INFORMATION

Request:	Special Exception/Conditional Use Permit			
	(Short Description) Home Seed Business			
Applicant:	Name S & P Holdings LLC-Jacki Holler			
	 Address 715 Taylor Drive, Aberdeen SD 57401 			
Landowner:	Same			
Legal	Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section			
Description:	22-T122N-R64W of the 5th P.M., Brown County, South Dakota			
Location:	13919 386th Avenue; Warner Twp.			
Size:	14.26 acres			
Physical				
Description:				
Tax ID:				
Current	Agriculture Preservation District (AG-P) being rezoned to			
Zoning:	Mini-Agriculture District (M-AG)			
Existing	Mini-Agriculture			
Land Use:				
Surrounding	 Mini-Agriculture District (M-AG) / Agriculture Preservation 			
Zoning:	District (AG-P)			
Utilities:	WEB Water			
Ordinance:				
Report by:	Scott Bader			

65100111			
FIVOIVGS			
JURISDICTION (APPROVING AUTHORITY SDCL 11-2-17.3 AND 11-2-53 (3); BCO 4.2402)			
The Board of Adjustment is empowered under chapter 4.24 of Brown County Ordinance to grant the special			
exception/conditional use and that the granting of the special exception \(\square\) will OR \(\text{X}\) will not adversely			
affect the public interest and welfare.			
CATEGORY OF CONDITIONAL USE REQUIRING APPROVAL SDCL 11-2-17.3			
NOT SURE WHAT THIS MEANS? IS IT THE USE THEY ARE ASKING FOR?			
ZONING DISTRICT AVAILABILITY OF SPECIAL EXCEPTION SDCL 11-2-17.3			
PROPERTY IS ZONED AS:			
Agriculture Preservation District (AG-P) being rezoned to Mini-Agriculture District (M-AG)			
Special Exception/Conditional use permitted? X YES No			
*			
Fit with Comprehensive Plan? X YES No			

Fit with Purpose of Zoning Ordinance and Relevant District? (see statement of intent in ordinance) X YES No
CRITERIA FOR EVALUATING CONDITIONAL USE SDCL 11-2-17.3
BCO 4.2402 (5) - SATISFACOTRY PROVISIONS AND ARRANGEMENTS (write considerations in blanks)
(a)Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
Conditional Use has adequate ingress/egress on the property.
(b)Off-street parking and loading areas where required, with particular attention to the items in "a" above and the economic, noise, glare or other effects of the general exception on adjoining properties and properties generally in the district;
Conditional Use has adequate parking.
(c)Refuse and service areas, with particular reference to the items in "a" and "b" above;
Conditional Use has accommodations for refuse.
(d)Utilities, with reference to locations, availability, and compatibility;
Conditional Use will use existing utilities.
(e)Screening and buffering with reference to type, dimensions, and character;
Conditional Use has adequate screening on the property.
(f) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
Conditional Use will have signage on the side of the building.
(g)Required yards and other open spaces;
Conditional Use meets yard and space requirements.

<u>SPECIAL EXCEPTION/CONDITIONAL USE</u> <u>WORKSHEET</u>

(h)General compatibility with adjacent property in the district

Conditional Use is compatible with other properties in the district.

SPECIFIC RULES GOVERNING INDIVIDUAL SPECIAL EXCEPTIONS BCO 4.2402(5) (if any)

Most don't have any. Examples that do are Mining and CAFOs

BCO 4.2402 (6) CONDITIONS AND SAFEGUARDS

(a)Fire Hazard. The use shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate fire-fighting and firesuppression equipment and by such safety devices as are normally used in the handling of any such material.

Conditional Use would have normal fire risk associated with a storage building.

(b) Noise. The use shall not include noise which objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

Conditional Use would create minimal noise.

(c) Vibration. The use shall not include vibration, which is discernible without instruments on any adjoining lot or property.

Conditional Use should not create vibrations.

(d)Air Pollution. The use shall not involve any pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

Conditional Use should not generate air pollution.

(e)Odors. The use shall not involve any malodorous gas or matter, which is discernible to any adjoining lot or property.

Conditional Use should not not generate odors.

(f) Glare. The use shall not involve any direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.

Conditional Use should not create any glare.

(g)Traffic Hazard. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion. No single use or density of development should generate traffic volumes on any public street in excess of one hundred (100) vehicle trips per day per acre

Conditional Use should not significantly increase traffic.

(h)Sewer and Water. The use shall not involve an activity, which will substantially increase the burden on the water supply or cause sewage treatment problems unless provision is made for necessary adjustments.

Conditional Use should not increase the burden on sewer or water.

(i) Character of Neighborhood. The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other devices, the character of the neighborhood will be maintained.

The character of the neighborhood will not be altered significantly.

(j) General Welfare of the Community. The use shall not involve any activity which adversely affects the general welfare to the community.

Conditional Use should not adversely affect the general welfare of the community.

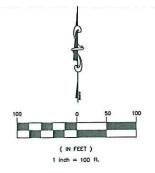
$\frac{SPECIAL\ EXCEPTION/CONDITIONAL\ USE}{Worksheet}$

After consideration and approval of the stated findings above, the Brown County
Board of Adjustment moves to APPROVE DENY the application for Special
Exception/Conditional use.

PLAT OF

A-6689

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

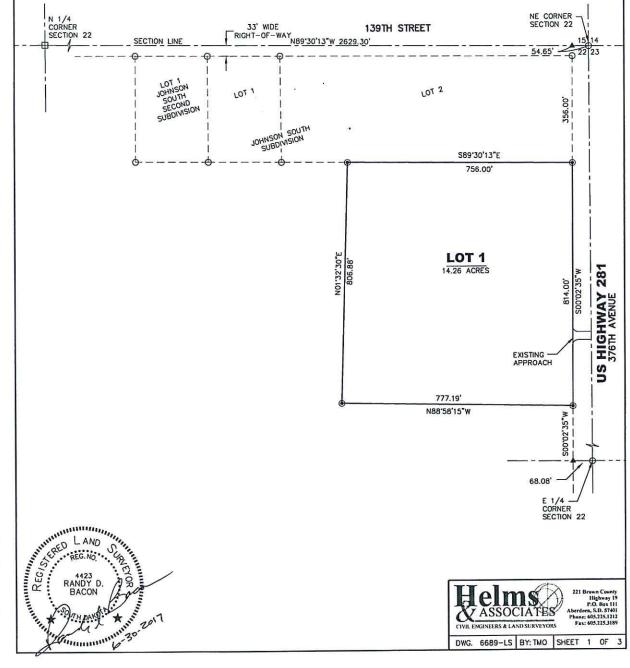


LEGEND

- O FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- SET 3" SPIKE W/ WASHER STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

GPS-TRUE MERIDIAN



PLAT OF

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M.. **BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S	CER	TIFIC	CATE
------------	-----	-------	------

I, RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF GENEVIEVE M. JOHNSON AS OWNER, AND UNDER HER DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO JUNE 15, 2017, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH

I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 30 DAY OF June 2017.

RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

)aro

JOHNSON

RTTORNEY

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF ALL THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT; THAT THE PLAT HAS BEEN MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSES INDICATED THEREIN; WHICH SAID PROPERTY AS SO SURVEYED AND PLATTED SHALL HEREAFTER BE KNOWN AS JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22—T122N—R64W OF THE 54h P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS PLAT, AND THAT DEVELOPMENT OF THE LAND INCLUDED WITHIN THE BOUNDARIES OF SAID SUBDIVISION SHALL CONFORM TO ALL EXISTING APPLICABLE EASEMENTS, ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL REGULATIONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 6 DAY OF JULY

ACKNOWLEDGEMENT

STATE OF SD

COUNTY OF BROWN)SS

NOTARY PUBLIC.

OF

execuser GENEVIEVE M JOHNSON

POWED.

MY COMMISSION EXPIRES: DCT 05

COUNTY PLANNING COMMISSION CERTIFICATION

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."

Bule SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

APPROVAL BY COUNTY

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWNG JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

Line tascher UDITOR, BROWN COUNTY, COUNTY, SOUTH DAKOTA

PLAT OF

A-6689

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

HIGHWAY ACCESS CERTIFICATE. ACCESS TOLot_1
STATE OF THE STATE
BY: Robut C Ward HIGHWAY OR STREET AUTHORITY TITLE: Englnewing Supervisor
DIRECTOR OF EQUALIZATION'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS bay of July 2017. Beeley Deby Director OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA
TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 5 DAY OF COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA
REGISTER OF DEED'S CERTIFICATE FILED FOR RECORD THIS 25 DAY OF July , 2017 AT 3 10 0'CLOCK P.M. AND DULY RECORDED AS PLAT NO. 3396
Mariana Malsom Deputy REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

INSTRUMENT NO. 201703836 BOOK: 2 PLAT PAGE: 3396

2017/07/25 03:10:59 PM

CAROL SHERMAN, REGISTER OF DEEDS BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 60.00 Return To: FILED



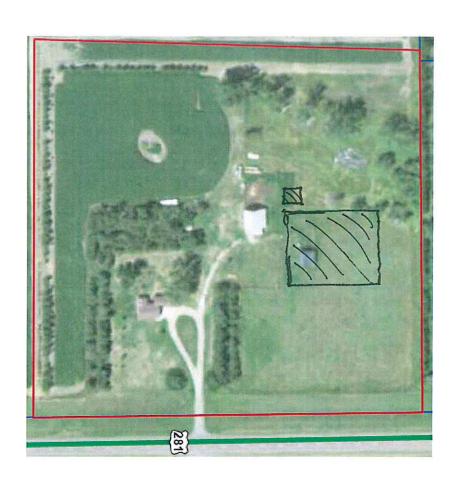
Conditional Use of Building for Seed Dealership

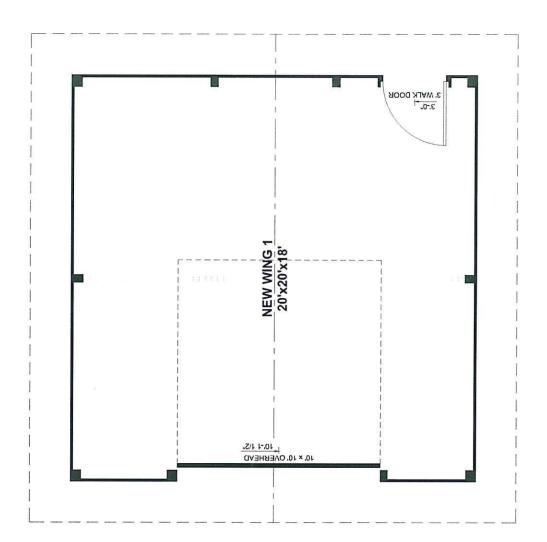
Both families associated with S&P Holdings LLC Farm in Brown County and will be building a new Shop to support our agricultural activities and seed dealership operation. Our seed dealership serves both our own needs as well as a select group of farmers in the vicinity. The shop will primarily serve as a storage facility for seed and farming equipment.

S & P Holdings LLC

Adam & Jackilyn Holler

Thomas & Courtney Erickson





S&p Holdings Llc

Adam & Jackilyn Holler 13939 386th Ave Aberdeen, SD 57401

DO NOT SCALE

JackilynHoller20x20x18 20'-0" x 20'-0" x 18'-1" ICH

WITT CONSTRUCTION AND ROLL OFF INCERBuildings.com
CASEY WITT
19179 447th Ave.

Lake Norden, SD 57248

DO NOT SCALE

Wick Buildings

Bay Spacing - 2 @ 10'-0"

106'-3 1/2" 4030 WINDOW 4030 WINDOW 75'-0" 4030 WINDOW 4030 WINDOW 58"-3 1/2" WAREHOUSE 80'x120'x18' 3' WALK DOOR 40'-0" 20' x 16' OVERHEAD 4030 WINDOW 90"-3 1/2" 20°-0 4030 WINDOW 3° WALK DOOR 32, × 18, Bi-Fold 4030 MINDOM #030 MINDOM 3. MYTK DOOK

Customer Signature

JackilynHoller80x120x18 80'-0" x 120'-0" x 18'-1" ICH

> DO NOT SCALE 6-27-2024 1:56 PM

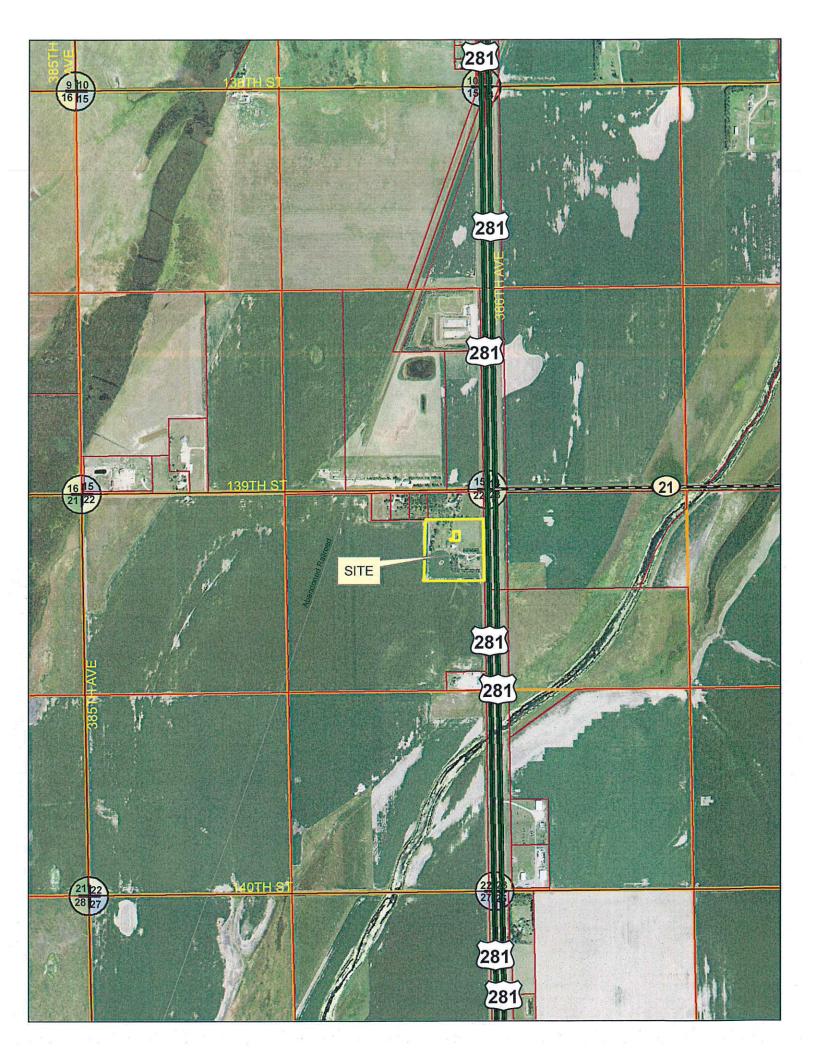
Wick Buildings

Bay Spacing - 15 @ 8:-0"

WITT CONSTRUCTION AND ROLL OFF IMERBuildings.com
CASEY WITT

| Date: 6-27-2024 19179 447th Ave. Lake Norden, SD 57248

Adam & Jackilyn Holler 13919 386th Ave Aberdeen, SD 57401 S&p Holdings Llc





S & P Holdings LLC

715 Taylor Drive Aberdeen, SD 57401

Warner Township

Attn: Joel Wiedebush 38248 139th Street Aberdeen, SD 57401

Kienow Real Estate LP

215 East Palmer Circle Aberdeen, SD 57401

Brian & Melissa Brakefield

38579 | 39th Street Aberdeen, SD 5740 |

Bradley Gabler

38585 139th Steet Aberdeen, SD 57401

Donald Young

3924 S 5th Street Aberdeen, SD 57401

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA §
COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Holler Conditional Use Petition
Published Aug. 7, 2024 for \$12.26
Invoice No. 23584

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL

PORARY PERMIT FOR SPECIAL EVENT
Notice is hereby given according to SDCJ. 35-2, a Public Hearing to The College of the College

6, 2024. ATTEST: Lynn Heupel, Brown

ATTEST: Lymin reaps, a county Auditor
Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicnotices.com. 23582



NOTICE OF HEARING
A PETITION TO REZONE has been submitted to Brown County Flanning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jeffery Walth Description of property: Proposed Outlot 2, "Aberdeen Twp 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the Sth P.M. Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp.).
Reason: Rezone parcel from Leavy Industrial District (H-I) to bring this parcel into Compilance for its current ise. The public is invited to attend the hearing and to present com-

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning, Joning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor. own County Auditor. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office; (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$14.41 and may be viewed free of charge at www.sdpublicnotices.com. 23583



NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the Basement Community Room, Brown County
Courthouse Annex, on August
20, 2024, at 7:00 P.M.
Petitioner: S & P Holdings LLC
- Jack Holler
- Description of property: Lot
1, "Johnson South Third Subdivision" in the NE1/4 of Section
22-T122N-R64W of the 5th P.M.,
Brown County, South Dakota
(13919 386th Avenue; Warner
Twp.).

Reason: A Conditional Use Petition (CUP) for a home seed

siness.

The public may attend the aring and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

24. Planning/Zoning Commis-

Planning/Zoning Commis-sion and Sott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.26 and may be viewed free of charge at www.sdpublicno-tices.com. 23584



NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 PM.
Petitioner: Tigh & Kelly Leibel
Legal description of property.
Lot B, "Leibel First Addition" in
the NEL/4 of Section 11-T123NR63W of the 5th PM., Brown
County, South Dakota (13115
393rd Avenue; Bath Tup).
Reason: A Conditional Use
Petition (CUP) to operate 'Diamondback Kennels' in a MindAgriculture District (M-AG) and
build a 60' x 56' shop/kennel
for training up to 36 dogs at
one time.

The public may attend the

for training up to 50 cg.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader - P& Director 25 Market Street Aberdeen, SD 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.sdpublicno-tices.com. 23585



NOTICE OF HEARING Application has been made to the Brown Courty Planning/Zon-ing Commission for a VARIANCE PETITION. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 PM. Betilioner, Courter: Carmen Petitioner, Courter: Carmen

Petitioner / Owner: Carmen

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-1123N-R5SW of the St h PM,
Brown County, South Dakota
(37306 132nd Street, Mercier
Twp.).

(37306 132nd Street, Mercier Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 38' Setback and an 18' Rear Yard Setback arther than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.
Dated this 7th day of August 2024

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Soott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicno-tices.com. 23586



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Jacki Holler – S & Pholdings LLC
Description of property: Lot
1, "Johnson South Third Subdivision" in the NELI4 of Section 22-1122N-R64W of the 5th PM. Brown County, South Dakota (131) 386th Avenue, Warner Twp.).

Twp.).
Reason: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture District (M-AG) to bring this parcel
into compliance for its current

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Coning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.
Dated this 7th day of August 2024. The public is invited to attend

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$15.02 and may be viewed free of charge at www.sdpublicno-tices.com. 23587



NOTICE OF HEARING A PETITION to REZONE has seen submitted to Brown County lanning/Zoning Commission. A earing will be held in the Courtparing will be held in the count-buse Annex in the Basement ommunity Meeting Room, on ugust 20, 2024, at 7:00 P.M. Petitioner: Amy & Joshua

Petitioner: Amy & Joshua Guistad Description of property: "Ol-son's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the Sth PM, Brown County, South Dakota (11646 387th Avenue, Oncota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this pascilict (M-AG) to bring this position of the state of th

into compliance for its current & future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed record for the hearing, the Brown County Planning/Zoning Commission will forward a recommendation will forward a recommendation will forward a recommendation will forward a recommendation will forward a forward county commissioner's with a future meeting date in the forward forward the forward of the fo

sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57-01. Office: (605) 626-71.4 Published Aug. 7, 2024, at the total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices, com. 23588



NOTICE OF HEARING
Application has been made to
the Brown County Henning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner, J Owner: Travis &

Annex, on Tuesday August 20, 2024, at 7:00 PM.
Petitioner / Owner: Travis & Daniello Glosn / Bernice Olson Description of Property: North States Arcres Northwest and the East Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-1124N-R62W. The NW1/4 of Section 17-1124N-R62W, The NW1/4 of Section 17-1124N-R62W, Except Land Deede, of the 5th PM, Brown County, South Dakotta (12606 3915 Avenue, Cambria Twp.).
Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-0" Front Yard Setback rather han the 100'-0" required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present commends and testimony regarding the connected variance perservet.

hearing and to present com-ents and testimony regarding the proposed variance request. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 5D 57610 Office: (605) 526-7114 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices. com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

State Nebraska Bank & Trust

AM
State Nebraska Bank & Trust
vs Brian Dolan & Kristen Dolan
(06CIV22-000424-01)
2012 Chevy Avalanche
An Execution of Judgement in
the above referenced matter was
received by the Brown County
Sheriff's Office on January 3rd,
2024. The amount of the Judgement is \$33,157.48, \$260.50
Cost, \$373.39 Pre-Judgement on
therests, plus continuing costs, and
interest, as provided by law in
the state of the state of the state of the
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SALE.
The sale will be held at the Brown County Impound, 1015 1st Ave SE, Aberdeen, SD 57401 (Next to BMX Track) on August 16th, 2024, at 10:00 AM.
DAVE LUNZMAN, SHERIFF OF BROWN COUNTY.
BY, Nate Smith, Deputy, 605-626-7100 ext. 599.
Published the 17.2 S. Aun 7.

626-7100 ext. 509. Published July 17, 25, Aug. 7 and Aug. 15, 2024, at the total approximate cost of \$50.91 and may be viewed free of charge at www.sdpublicnotices.com. 23519



Special Meeting 7-11-24
Meeting of the Board of Trustees and members of the commuity of Claremont to hear the Vp
of Strobel Scott Vincint and Mark
of DMVW Rall was held on July
11th at 7:00 p.m. in City Hall.
Board members present Spencer
and Rasmussen.
A question from the floor was
asked "Waht is the plan for the
dirt work that is happening near
6th Ave. on Rallroad Property?"
Vincent: "This will be a site of
loading rall cars by semi trucks
that will take 25-30 minutes
each." That being said Mr. Vincent said there would be 4-5
semic dally.

cent said there would be 4-5 semis dally. How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been 4-5 weeks! How many people 2-3 drivers supporting tie job - 1 person for Strobel / 4h hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal is to huy the property.

owned rail, but the future goal is to buy the property. When asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semi: 40 tons - 5 axle gross weight. They will haul liquid tallow to rail cars. Community members agree that Third Street would not be a viable option as it has been a "no truck" route since 1997. Mr. Vincent was asked about contacting the city prior to start-

a visual spudie as in last begins a final begins a final series. After the contacting the city prior to starting the project. He stated, That there was no contact and no legal meeting. He just talked to two of the trustees.

At site a suggestion the trucks bypass town on 410th Ave. and turn on 118th St., then take sypass town on 410th Ave. and turn on 118th St., then take Ave. empty. This suggestion of driving in on Third Street was acceptable to all as it is a residential area with small children. Some asked about road repair. Mr. Vincent stated that he fit was the city's responsibility to repair. He says Strobel will have no responsibility at all!

The question of where Strobel had been loading was asked and Mr. Vincent strongly "stated that a contract was made between two trustees and himself." He was then asked why not stell kile Putney or Huffton. They were both closer to Aberdeen. Mr. Vincent stated Claremont had the best track. A farmer approached by Strobel who has purchased the old elevator in town. Strobel offered this gentleman \$12,000 a year hoping to buy property and become a

permanent resident of the town

permanent resident of the town and expand business.
Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardous material."
Concerning oder, Mr. Vincent

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell." If there is a spill it will go into

If there is a spill it will go into the storm sewer. Meeting ended. Thanks Emma for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at www.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present. First on the agenda was to history Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Lon Selbaus - city attorney.

Lon Gelhaus - city attorney

Lon Gelhaus - city attorney was present. Again, many residents were present with questions and worries concerning Strobel Logistics. The streets and how they will survive, who will pay for repairing, Many were concerned about noise levels and smells. The town does have a noise control ordinance to cover noise levels. The residents are sincerely concerned about the changes coming with Strobel Logistics and their company. Many are unknown concerns and they love their community.

and their company, Many alle unknown concerns and they love their community.

A motion was made by the board to accept their largest and to sixth Ave. (in front of the American Legion) and also to share in the annual cost of maintenance to Sixth Avenue and Sixth Street and infrastructure in accordance with the shared responsibility of both Strobel and Claremont. The motion was made by Frank Rasmussen and seconded by Prank Rasmussen and seconded by 100 thrompson, Motion carried. Meeting adjourned on motion by Thompson and seconded by Rasmussen.

CRye, FO.

CRye, FO. Published August 7, 2024, at the total approximate cost of \$14,35 and may be viewed free of charge at www.sdpublicno-tices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

4-IT PIOUS AIII AUVISOIT:
Full-time position with benefits padage. Successful candidate will promote, develop and guide the youth in the 4 H program.
Bachelor's degree required in one of the following:
agriculture, family consumer science, 4th and/or youth development or related field. Itravel and flexibility of hours are required.

Grant County is a progressive community in Mortheast South Dak prosperity relies on a foundation of agriculture and manufacturing growing school system and vibrant healthcare community.

For details, emall a cover letter and resume by Friday, August 23, at 5 p.m. to karen Jayher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, SD 57252. EOE

Currently offering propane summer fills, budgets, and contracts!

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To order, visit www.fullcircleag.com/orderpropane or call 605-824-6815.

Groton Chiropractic Clinic

Carol McFarland-Kutter, D.C. 1205 N 1st St., Groton 397-8204



423 S. MAIN ST. | ABERDEEN, SD 57401 (605) 226-3481 | ABERDEENINSIDER.COM

Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Holler Conditional Use Petition

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$14.28

Publisher:

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030

This is not an invoice.

Continued from page 5D

The public may attend the ng and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request, Dated this 8th day of August

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.52 and may be viewed free of charge at sdpublicnotices.com and www. erdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

PLANNING 2 ZONNIG
NOTICE OF HEARING
Application has been made to the
Frown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courtbook
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Johnsello Closon / Bernice Olson
Description of property. North
Sixteen Acres Northwest and the
East Sixteen Acres Northwest of
Section 17-1124N-R62W,
Except Land Deeded,
of the 5th PAM, Brown County,
South Dakota (12806 395th
Avenue, Cambria Twp.),
Reason: Requesting a Variance
to Building Setbacks in an
Agriculture Preservation District
(AG-P) to have a 50-0-7 Front
Yard Selback rather than the

Yard Setback rather than the 100'-0" required by Brown County Zoning Ordinances. The public is invited to attend the

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Commission and Scott Bader — P&Z Director Scott Bader - Pa 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$17.08 and may be
viewed free of charge at www.
sdpublicnotices.com and www.
aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Courthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at

Basement Community Meeting Room, on August 20, 2024, at 7.00 P.M. Petitioner: Amy & Joshua Gulstad Description of property: O'Scon's Outlot A' in the NW114 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue, Oneota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AC-P) to Mini-Agriculture Distri

Dated this 8th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director Scott Bader – Pac 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at wy sdpublicnotices com and wy

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M.

7:00 P.M.
Petitioner: S & P Holdings LLC
Jacki Holler
Description of property: Let 1,
Johnson South Third Suddrision*
inthe NE 1/4 of Section 22-T122NR64W of the 5th P.M., Enver Twp.).
386th Avenue; Warrer Twp.).
Reason: A Conditional Use
Petition (CUP) for a home seed
business.

business. The public may attend the

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

2024 this 8th day of August 2024 this 8th day of August 2024 Planning/Zening Commission and Scott Bader – PAZ Director 25 Market Street.

Abordeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$14.28 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. at 7:00 P.M.

al 7:00 P.M.
Petitioner: Jacki Holler – S &
P Holdings LLC
Description of property: Lot 1,
"Johnson South That Subdivision"
in the NE 1/4 of Section 22-1122MR64W of the 5th P.M., Brown
County, South Dakota (13919
386th Avenue, Warmer Twp.),
Reason: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture District
(AG-P) to Mini-Agriculture District
(AG-P) to mini-Agriculture District
(AG-R) to fing this parcel into (M-AG) to bring this parcel into compliance for its current use. public is invited to attend the hearing and to present comments and testimony

regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County

Dated this 8th day of August

2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petilioner: Jeffore Walth

at 7:00 P.M.
Petitioner: Jeffery Walth
Description of property: Proposed
Outlot 2, "Aberdeen Twp 20W
Outlots" in the E1/2 of Section
20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp.). Reason: Rezone parcel from

Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use, the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Coning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future peeling date in the Commission Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August

2024,
Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing with be held
in the Basement Community
Room, Brown County Couthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Carmen
Morrison
Description of property: Lot 2,

Morrison
Description of property: Lot 2,
"First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier

137305 132nd Street, Mercier Wep.). Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25 Front Heast and Setback and an 18 Rear Yard Setback required by Brown County Zoning Ordinances. The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Cormission and Scott Bader – P&Z Director 25 Market Street

25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8. 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. sdpublicnotices.com and www aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION To REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 17:00 P.M.
Petitiloner: James Johnson /
William Mundhenke
Description of property. Proposed
Lots 1 thur 5, Johnson Airport
Suddivision* in the SW1/4 of
Section 22-1123N-R63W of
the 5th P.M., Brown County,
South Dakota (5010, 5025,
5030, 5120 & 5210 Anthony
Lane; Balh Twp.).
Reason: Rezone parcels from
Agriculture Preservation District
(AG-P) to Mini-Agriculture
Jostict (M-AG) to bring these
parcels into compliance for their
current use,
The public is invited to attend
the hearing and to present
comments and testimony
regarding the proposed rezone
petition. At the conclusion of
the hearing, the Brown County
Planning/Zoning Commission
to the Board of Brown County
Planning/Zoning Commission
to the Board of Brown County
Commissioner's with a future
meeting date in the Commission
Chambers, verify the meeting
dates with the Brown County
Auditor.

Dated this 8th day of August 2024

2024.
Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401

Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.36 and may be viewed free of charge at www. scpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN AMENDED MINUTES ABERDEEN CITY COUNCIL MEETING

City Council Chambers, 123 South Lincoln Street, Municipal Building, Aberdeen, South Dakota, July 22, 2024, at 5:30

Dakota, July 22, 2024, at 5:30 p.m., regular meeting of the City Council. Payroll Section of City Council Meeting Minutes of July 22, 2024, as Amended (minutes are amended to include payroll data not available at time of publication).

are amended to include payroll data not available at time of publication).
Payroll for the period from July 14, 2024, through July 27, 2024, and city share of social security, old age & survivor's insurance, referement, health and life insurance, referement, health and life insurance, referement, health and life insurance in 1513,762.44, SDRS 594,583,78, Cby Health Insurance 581,000.00, City Council \$3,521,63, City Health Insurance \$31,000.00, City Council \$3,521,63, City Health Insurance \$31,000.00, City Council \$3,521,63, City Health Insurance \$31,000.00, City Council \$3,521,63, City Health 151,000, City Health Insurance \$31,000.00, City Council \$3,521,73, Street \$10,000, City Health 151,000, City Health 151,000 Utility Water \$2,024.65, Water Redamation \$23,614.65, Utility Sewer \$12,429.58, SBL Rides \$16.769.17, Concessions \$15,884.99, Rec Enterprise \$3,787.96, ARCC Enterprise \$591.50, Campground \$7,592.03, Golf \$14,606.05

Roll call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank, all others present voting aye,

Published once on August 8, 2024, at the total approximate cost of \$15.62 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN RESOLUTION NO.

RESOLUTION NO.
24-98-91R
RESOLUTION
APPROVING A PERMIT
TO REMOVE HISTORIC
PROPERTY WITHIN THE
ABERDEEN COMMERCIAL
HISTORIC DISTRICT
WHEREAS, he City of Aberdeen
Community Development
recommends a final determination
approving the issuance of a
permit to demolish the building
coated at 320 Main Street South,
which property is within the
Aberdeen Commercial Historic
District; and

Aberdeen Commercial Historic District; and WHEREAS, the owner of the property at 320 Main Street South applied to the Department to demolish the building (hereafter historic property'); and WHEREAS, the Department whereas, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historical Society, through its State Historic Preservation Officer

Historic Preservation Officer ("SHPO"); and WHEREAS, Community Development Director, Ken Hubbat, presented the findings of the Department to the City Council and affirmed the Department's recommendation that the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1-19A-11.1; and WHEREAS, the City Council

makes the following findings in support of its determination: * The property owner provided the document attached hereto entitled "Case Report", which entitled "Case Report", which report provides a complete record of all factors considered by the City Council in forming its findings and conclusions herein and is adopted in full and incorporated herein by

and incorporated herein by reference.

The property has been renovated since its original construction with no construction documentation. The south portion was remodeled in the 2010's and the north

in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design. Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has opted to move floward with new.

owner has open to move forward with new • It is not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their

the existing structure for their proposed

* The effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being permitted.

to any new construction being permitted.

No other feasible and prudent atternative to replacement exists and all possible planning to minimize harm to the historic poperly has been larly considered. The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has been reviewed and considered in making this determination.

-The integrity of the historic district will not be iecopardized The integrity of the historic district will not be jeopardized by the removal of the historic

property.

NOW, THEREFORE, BE IT

RESOLVED as follows:

The application for a building permit to demolish the structure at 320 Main Street South located within the Aberdeen Commercial Historic District

is hereby Approved.
• The City Council makes this determination based upon the consideration of all relevant factors and concludes that there is no feasible and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting

from such use.

Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of

(10) days before demolition of the subject. The foregoing Resolution No. 24-08-01R was adopted at a regular meeting of the Aberdeen City Council on the 5th day of August, 2024. Number of AYES: 8, Number of NAYS: 0, Members abstaining: None, 17 ravis Schaunaman, Mayor, ATTEST: 1st. Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$41.72 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-Sale Liquor License for the Aberdeen of the Ab Elks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such

approval or rejection of such application may appear and be heard.
BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, 1st Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$12.88 and may be eviewed fire of chazine at www. viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN
NOTICE OF HEARING
UPON APPLICATION FOR
SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GVEN hat
an application for an alcoholic
beverage license has been
filed with the City Council of
the City of Aberdeen by the
following andresses:
Special One-Day Retail OnSale Liquor License for the
Aberdeen Sertoma Club for
the Storybook Land Uncorked
event on September S, 2024
NOW, THEREFORE, NOTICE
IS HEREBY GIVEN that said
application will be considered by
the City Council in City Council
Chambers, 123 South Lincoln
Streaet, Municipal Building, in
the City of Aberdeen, South
Dakota on the 19th day of August
2024 at 5:30 p.m., when and
where any persons interested
in the approval or rejection of
such application may appear
and be heard.
BY ORDER OF THE BOARD such application may appear and be heard. BY ORDER OF THE BOARD

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, Ist Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$13,16 and may be viewed free of charge at www sdpublicnotices.com and www aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that NOTICE IS HEKEBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named person(s) at the following address: New Retail On-Off Sale Wine and Citier:

and Cider Cuzco, LLC dba Cuzco Peruvian

Cuisine
20 6th Ave SW, Aberdeen,
SD 57401
New Retail on-off Sale Malt
Beverage & SD Farm Wine
Cuzco, LLC dba Cuzco Peruvian

Cuzzo, LLC dba Cuzco Pennian Cuisino 20 6th Ave SW, Aberdeen, SD 57401 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City do Aberdeen, South Dakola on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such pendicular control of the council of the

BY ORDER OF THE BOARD BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. Is/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16.24 and may be viewed free of charge at www. viewed free of charge at www, sdpublicnotices.com and www, aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

VARIANCE TO BUILDING SETBACKS

ITEM #03

Lake Front Residential District (R-3)

GENERAL INFORMATION:

OWNER:

Carmen Morrison

PETITIONER:

Carmen Morrison

REQUEST:

VARIANCE TO SETBACKS IN A

LAKE FRONT RESIDENTIAL DISTRICT (R-3)

LEGAL DESCRIPTION:

Lot 2, "First Subdivision of Bauer's

Outlot 1" in the SW1/4 of Section 7-T123N-R65W of the 5th P.M., Brown

County, South Dakota

ADDRESS:

37306 132nd Street

CITY/TOWNSHIP:

Mercier Twp.

EXISTING ZONING:

Lake Front Residential (R-3)

SURROUNDING ZONING:

North:

Water (AG-P2)

South:

Agriculture Preservation District (AG-P)

West:

Lake Front Residential (R-3)

East:

Lake Front Residential (R-3)

PUBLIC UTILITIES:

WEB Water

REPORTED BY:

Chris Anderson

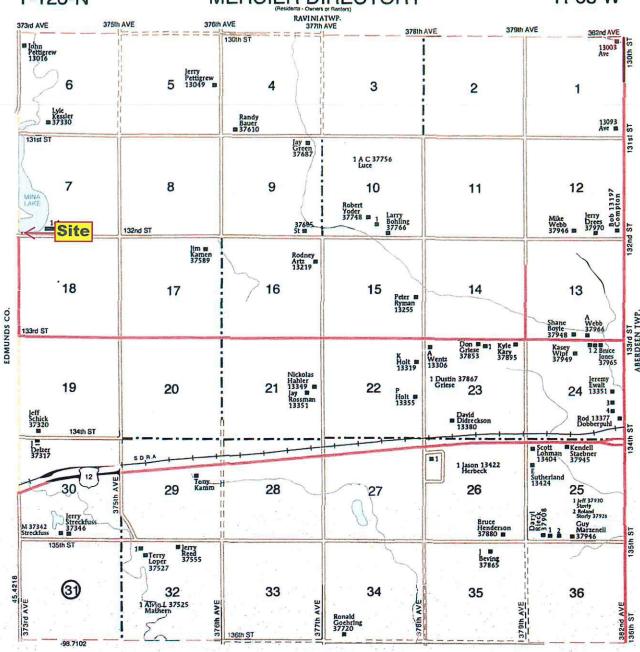
GENERAL COMMENT: The petitioner is requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25'-0" North Front Yard (Water side) Setback rather than the 38'-0" Setback and an 18'-0" South Rear Yard (Road Side) Setback rather than the 30'-0" Setback required by Brown County Ordinance to build a new 26.5' x 71" house, 12' x 20' deck on north side and 52' x 37' attached garage.

GENERAL REVIEW: Staff has reviewed this request.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

<i>DATE:</i> July 18, 2024	FEE: \$125.00
RECEIPT # 822044	PAID: YES/NO CHK/CASH
TOWNSHIP: Mercier Twp.	DATE: July 26, 2024
	\
OWNERS NAME (print): Carm	en Morrison
OWNERS SIGNATURE:	Momisa
OWNERS ADDRESS: 1405	Nicklaus Drive
OWNERS CITY, STATE, ZIP:Aber	deen, SD 57401
OWNERS PHONE: 605-2	
OWNERS EMAIL: morrisons @	
AGENTS NAME (print):	м
AGENTS SIGNATURE:	
AGENTS ADDRESS:	
AUDIVIS CITT, STATE, ZIT.	
AGENTS PHONE:AGENTS EMAIL:	· · · · · · · · · · · · · · · · · · ·
AGENTS EMAIL:	
REQUEST: A 25' N Front Yard (water side) S	etback rather than the 38' Setback & an 18' S Rear Yard (road
side) Setback rather than the 30' Setback require	ed by Brown County Ordinance to build a house, deck & garag
	bdivision of Bauer's Outlot 1" in the SW1/4 of
	of the 5th P.M., Brown County, South Dakota.
(37306 132	nd Street, Mercier Twp.)
Planning Commission Action: App	proved / Denied
<i>By:</i>	Date:
HEARING DATE: August	20, 2024 TIME: 7:00 P.M.



HIGHLAND TWP.

85

MERCIER TOWNSHIP SECTION 7

- | SECTION 7 | Bauer, Bryan 37302 |
 | Davis, I 37306 |
 | Salo, Roger 37310 |
 | Dykema, Wade 37320 |
 | SECTION 24 |
 | Hehn, Robert 37961 |
 | Jones, Jamie 37963 |
 | Zinter, Daniel 13365 |
 | Hammer, Leland 13375 |

- Hammer, Leland 13371

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a <u>VARIANCE PETITION</u>. A hearing will be held in the Basement Community Room of the Brown County Courthouse Annex, on Tuesday <u>August 20, 2024, at 7:00 P.M.</u>

Petitioner / Owner: Carmen Morrison

Description of property: Lot 2, "First Subdivision of Bauer's Outlot 1" in the SW1/4 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (37306 132nd Street, Mercier Twp.).

Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 38' Setback and an 18' Rear Yard Setback rather than the 30' Setback required by Brown County Zoning Ordinances.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 7th day of August 2024

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of _____

Carmen Morrison

VARIANCE FINDINGS WORKSHEET

	Prong One Whether granting the variance runs counter to the public interest?					
C	onsider the entire public—not just the neighbors	Findings				
1.	Does it injure the neighborhood?	Yes	No X			
2.	Does it conform to the neighborhood?	Yes X	No			
3.	Does it conform to the general purpose of the zoning ordinances?	Yes	No			
4.	Does it conform to the comprehensive plan currently in place?	Yes X	No			
5.	Does it harm the public safety, health, or general welfare of the community?	Yes	No X	6		
	Prong Two Whether special conditions exist to grant a variance?					
Physical conditions—not money or econ hardship						
Ph	ysical conditions—not money or econ hardship		14	Findings		
	ysical conditions—not money or econ hardship Does a special condition—exceptional narrowness, topography, siting, or the like—exist on the property?	Yes	No X	Findings		
	Does a special condition—exceptional narrowness,	Yes	The state of the s	Findings		
	Does a special condition—exceptional narrowness, topography, siting, or the like—exist on the property? *Explicitly state the condition on the property that is a special condition if one exists. *It must be a physical condition. *Exception: legal justification (for example,	Yes Yes	The state of the s	Findings		
	Does a special condition—exceptional narrowness, topography, siting, or the like—exist on the property? *Explicitly state the condition on the property that is a special condition if one exists. *It must be a physical condition. *Exception: legal justification (for example, estoppel) is a special circumstance. a. If a special condition exists, does enforcing the		No	Findings		
	Does a special condition—exceptional narrowness, topography, siting, or the like—exist on the property? *Explicitly state the condition on the property that is a special condition if one exists. *It must be a physical condition. *Exception: legal justification (for example, estoppel) is a special circumstance. a. If a special condition exists, does enforcing the ordinance create an unnecessary hardship? *That does not mean money, econ hardship, or allowing a use that's prohibited (i.e., not otherwise)		No	Findings		





PLAT SHOWING

FIRST SUBDIVISION OF BAUER'S OUTLOT I IN THE SW I/4 OF SEC. 7, T. 123 N., R. 65W. OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA

			THE LAND STATE				
BASIS)		27	odycijs J. S	N.			
BA			1 30 5	1			
(BEARING	SOUTH LINE OF THE M. 68 RODS OF THE W. 91 RODS OF LOT 4	OF SWIA	A CALONIAL TAR				
ā		01311111	5-13-9%				
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0,00,M	HIGH WATE	RLINE	1 185.79				
2	9 167 85.5 85.7 85.7	85.5 87.1	85.2	4			
اَي	2 2 3 4 5 8 6 8	7 8 8	9 BAUER'S	h			
á	23 2 1 67 2 2 1 3 1 4 1 5 1 6 6 1 1 3 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, 8	OUTLOT 1	o			
SEC.	33 8 167' 8 85'		85'90	SCALE . 1'- 100'			
"	3	S 89°50' W	R SEC. LINE	•- PROPERTY PIN FOUND •- REBAR SET W/CAP MARKE			
	SW COR. OF SW 1/4 OF SEC. 7, T.123 N., R. 65W.	-		RLS SD 3210			
- 1			(4	100			
	OWNER'S CO						
	We, Albert and Mildred Bauer, do hereby certify that we are the owners of I Sec. 7, T. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota, an	Lot 4, except the N	. 68 rods of the W. 91 rods	thereof in the SWs of			
	We, Albert and Mildred Bauer, do hereby certify that we are the owners of I Soc. 7, 7. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota, ar platted as shown on the accompanying plat which shall hereafter be known are 6 Sec. 7, T. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota.	nd described as "Fi	rst Subdivision of Bauer's O	utlot 1 in the SMs			
	in this plat shall conform to all existing applicable zoning, subdivision a	ini erosion and sed	iment control requiations.	or the land included			
	Signed thisday of May, 1996.	U	Stand Range				
	Secretaria de la composición del composición de la composición del composición de la	ALBEI					
	Signed thisday of May, 1996.	MILD	RED BAUER - OWNER				
	State of South Dakota) 88	,					
	County of Brown On this 5 day of May, 1996, before me, Dipersonally appeared Albert and Mildred Bauer, known to me or satisfactorily instrument and who acknowledged that they executed the same for the purpose	wn Barton	, the unde	raigned officer,			
	personally appeared Albert and Mildred Bauer, known to me or satisfactorily instrument and who acknowledged that they executed the same for the purpose	proven to be the per state of the per st	persons whose names are subso d. IN WITNESS WHEREOF I here	cribed to the within munto set my official			
	nand and seal.		0 0.	0			
	Hy commission expires DAWN BARTON	Nota	Mund Olytin ry Public, Brown County, Sou	th Dakota			
	NOTARY RUBLE SURVEYOR'S C	ERTIFICATE					
	The state of the s	ne request of the o	wners. I have surveyed and p	latted "First Sub-			
	I, Douglas J. Ochs, Registered Land Surveyor, do hereby certify that, at the division of Baure's Outlot 1 in the SM of Sec. 7, 75, 123 N., R. 65 W., of companying plat and that I have set iron rebar property pins as denoted her	the 5th P.M., Bro	wn County, South Dakota," as survey and plat are true and	shown on the ac-			
	of my knowledge and belief.		0000				
	Signed this 13th day of May, 1996.	Section	stered Land Surveyor \$3210	s · -			
			stered Land Surveyor \$3210				
		COUNTY PLAN CONCESSION CERTIFICATE					
	I hereby certify that the following is a correct copy of the resolution dul at a meeting held on the 2/4 day of May , 1996.	ly passed by the Co	onty Plan Commission of Brown	n County, South Dakota			
		Ø	Devices B Acetary, Brown County Plan Com	aton			
	"Be it resolved by the County Plan Commission of Brown County, South Dakots, that the plat showing "First Subdivision of Bauer's Outlot 1 in the SN of Soc. 7, T. 123 N., R. 65 W. of the Sth P.M., Brown County, South Dakots," having been examined is hereby approved in accordance with the provisions of SCLD of 1957, Chapter 11-2 and any amendments thereof."						
	APPROVAL BY C						
	I hereby certify that the following is a correct copy of the resolution duly passed by the Board of Commissioners of Brown County, South Dakota at a secting held on the 7th day of 1996. **Highs State**						
	at a meeting held on the got day of by 1996.	. ~	11: ++				
		Coun	ty Auditor Brown County, So	uth Dakota			
	"Be it resolved by the Board of Commissioners of Brown County, South D in the SWR of Sec. 7, T. 123 N., R. 65 W., of the 5th P.M., Brown County, S with the provisions of SDCL of 1967, Chapter 11-3 and any amendments thereo	Dakota, that the pla South Dakota," havin	at showing "First Subdivision ng been examined is hereby a	n of Bauer's Outlot 1 pproved in accordance			
			Table 1				
	TREASURER'S CER						
	I hereby certify that all taxed which are liens upon any of the land include	sed in this plat an	e shown by the records of my	office to be fully paid.			
	Signed this 8th day of July , 1996.	Coun	ty Treasurer, Brown County,	South Dakota			
	DIRECTOR OF EQUALIZATION						
	I hereby certify that I have received a copy of this plat this 24th day	of Jone	1996,	12 1 F 21 2			
			D. D.				
		Dire	ctor of Equalization, Brown	County, South Dakota			
	REGISTER OF DEEDS	CERTIFICATE		-avagranis established			
	Filed for record this 4th day of Movember , 1996, at 8:30 0'cl	4	uly recorded in Book of Plat-	s No.			
	14 in envelope 1080-E	therein.					
			. 11 "				
		Ca	iol Shuman Ch.	Dep			

DRAWING NUMBER

14- 1080 E

SAFOO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

DRAWING NUMBER

//9 M R - 79/

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

COFRECTIVE AFFIDAVIT

Surveyor's affidavit of correction of Plat Showing "First Subdivision of Bauer's Outlot 1 in the SWk of Sec. 7, T. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota," as recorded in Book of Plats No. 14, in envelope 1080E, therein, Brown County Register of Deeds' Office. The following correction shall replace the Owner's Certificate which is on the plat.

OWNER'S CERTIFICATE

We, Bauer Farms, Inc., a South Dakota corporation, do hereby certify that we are the owners of Bauer's Outlot 1 in the SW% of Sec. 7, T. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota, according to the plat of record thereof, and that we have caused a portion of the same to be surveyed and platted as shown on the accompanying plat which shall hereafter be known and described as "First Subdivision of Bauer's Outlot 1 in the SW% of Sec. 7, T. 123 N., R. 65 W. of the 5th P.M., Brown County, South Dakota," We do further certify that the development of the land included in this plat shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Signed this day of December, 1996.

BAUER FARMS, INC., A SOUTH DAKOTA CORP.
RANDOLPH A. BAUER, PRESIDENT

STATE OF SOUTH DAKOTA)

COUNTY OF BROWN

On this Dot day of December, 1996, before me,

On this Dot day of December, 1996, before me,

Patricia L Wisenburger

, the undersigned officer, personally appeared Randolph A. Bauer, known to me or satisfactorily proven to be the President of Bauer Farms, Inc, a South Dakota Corporation, and whose name is subscribed to the within instrument and who acknowledged that he executed the same for the purposes therein contained. IN WITNESS WHEREOF I hereunto set my official hand and seal.

My commission expires: 8/17/99

PATRICIAL WEISENBURGER

PATRICIAL WEISENBURGER

NOTARY PUBLIC LAND

PATRICIAL WEISENBURGER

LAND

LA

Signed this 17th day of December, 1996, before me,

on this 17th day of December, 1996, before me,

hosenable N. Habhab , the undersigned officer, personally appeared Douglas J. Ochs, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same for the purposes therein contained. IN WITNESS WHEREOF I

hereunto set my official hand and seal.

Notary Public, Brown Co., South Dakota

My commission expires: 8/12/99

ROSEMARIE N. HABIKAS SEAL NOTARY PUBLIC SEAL

PREPARED BY:

STELLNER ENGINEERING COMPANY P.O. BOX 921 ABERDEEN, SOUTH DAKOTA 57402-0921 605-225-0583

INSTR. NO. 334

EK/19/1/RPAGE 791

96 DEC 20 PH 3: 56

DONNA KUHFELD BROWN CO., S. DAK REGISTER OF DEEDS

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATION

TO: PHILLIP & CARMEN MORRISON

I, ZACHARY M. REMILY, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS IS A CERTIFICATE OF SURVEY FOR:

ADDRESS: 37306 132nd STREET

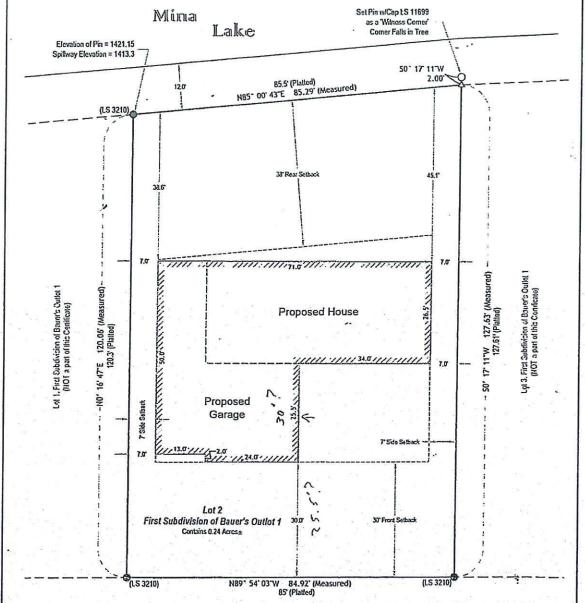
MINA, SOUTH DAKOTA 57451

LEGAL DESCRIPTION

LOT 2, FIRST SUBDIVISION OF BAUER'S OUTLOT 1 IN THE SWII4 OF SECTION 7-123-65, BROWN COUNTY, SD

AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.





BASIS OF BEARINGS STATE PLANE COORDINATE SYSTEM SOUTH DAKOTA NORTH ZONE (4001) US SURVEY FEET - NAD '83 DISTANCES SHOWN ARE GROUND 132nd STREET (65' Public ROW) LEGEND

- PIN FOUND (AS NOTED)
- O PIN SET W/CAP LS 11699
- △ CALCULATED CORNER

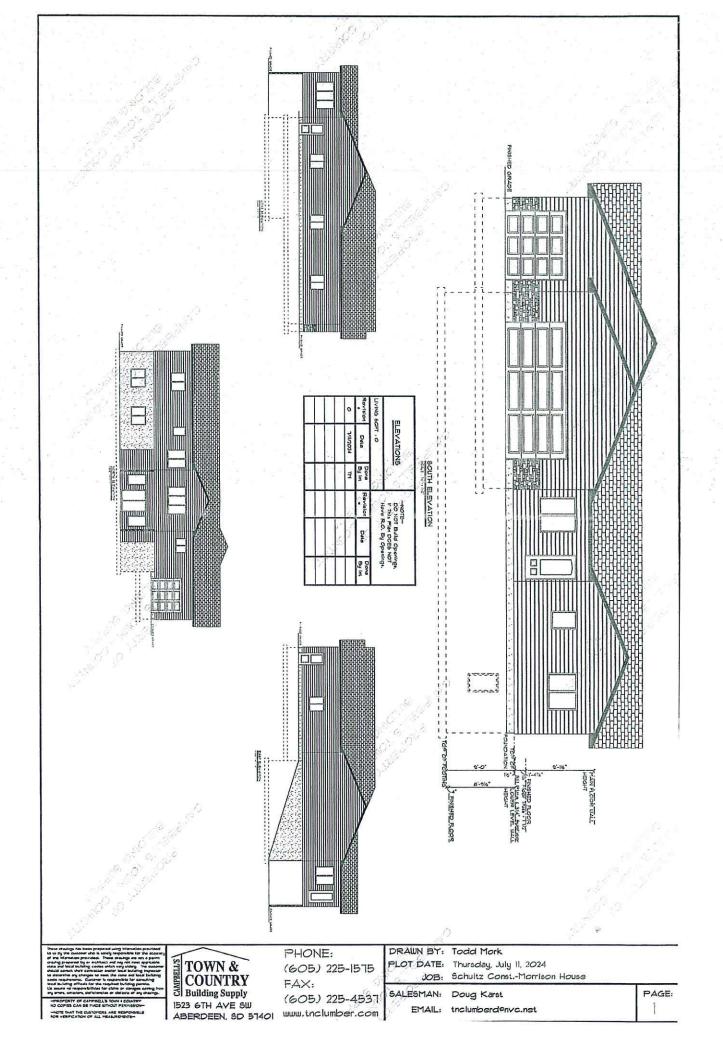


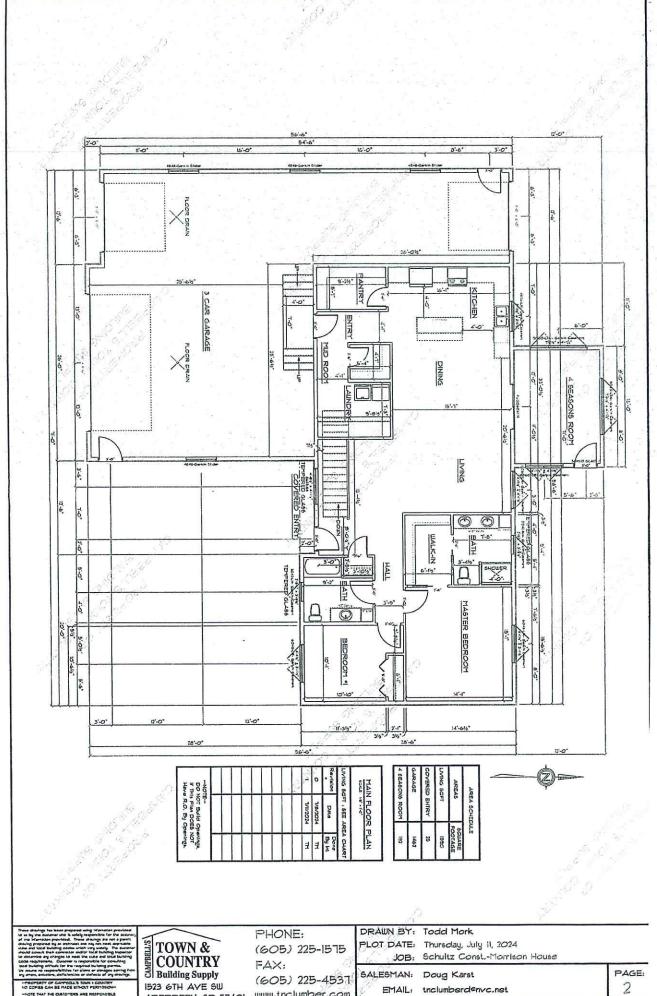
619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS23083 Field Survey Date: 07-24-2023

DRAWING SCALE

G 15'
SCALE IN FEET



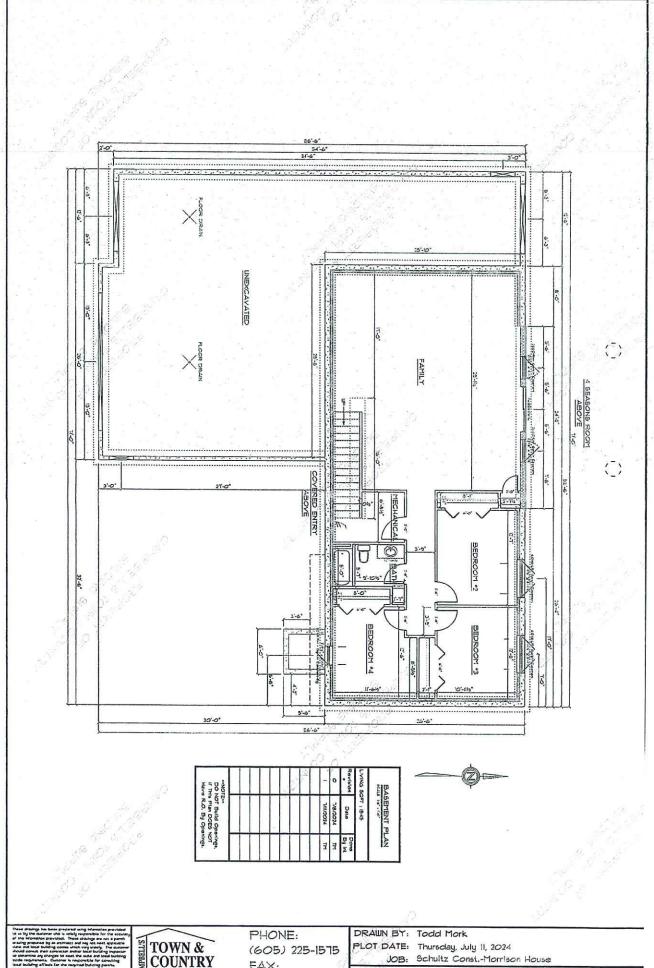




1523 6TH AVE SW

ABERDEEN. SD 57401 www.tnclumber.com

EMAIL: tnclumberd@nvc.net

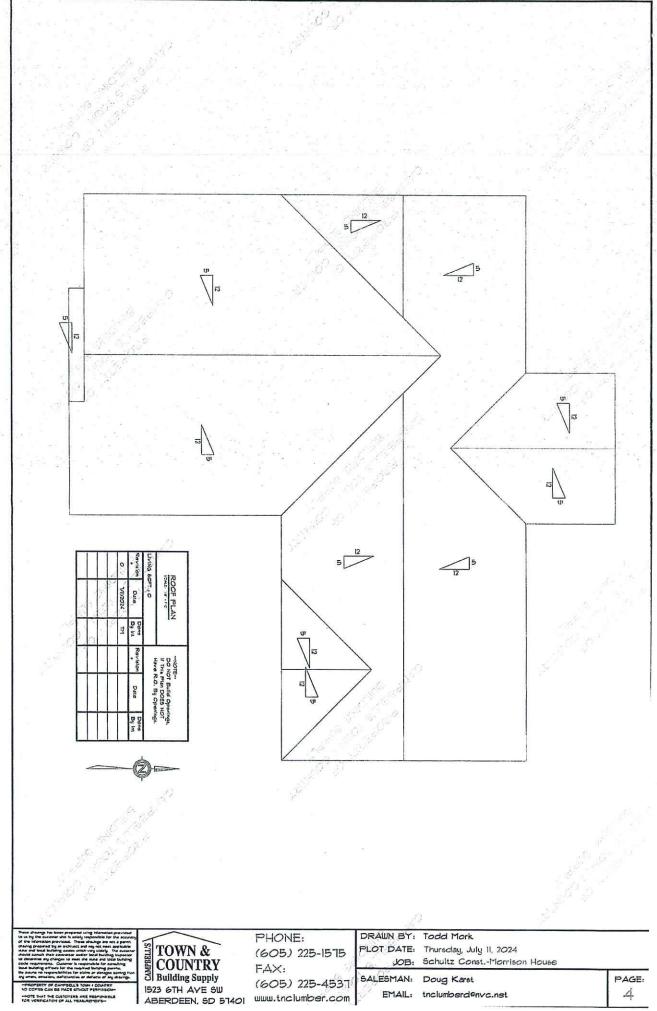


TOWN & COUNTRY Building Supply ABERDEEN SD 57401 WWW.tnclumber.com

(605) 225-1575 FAX:

(605) 225-4537

SALESMAN: Doug Karst EMAIL: tnclumberd@nvc.net PAGE: 3



SALESMAN: Doug Karet

EMAIL: tnclumberdenvc.net

PAGE: 4

BROWN COUNTY GIS MAP



BROWN COUNTY GIS MAP (FOR REFERENCE ONLY)



Carmen Morrison 1405 Nicklaus Drive Aberdeen SD 57401

Mercier Township C/O Jason Herbeck 13422 378th Avenue Aberdeen SD 57401

Gregory & Leanne Hoffman 206 Sunrise Drive Mina SD 57451

Dennis Deverse/Elaine Stano 37302 132nd Street Mina SD 57451

Brent Neiger 14054 373rd Street Mina SD 57451

Roger & Patricia Salo 37310 132nd Street Mina SD 57451

Brad Brownell 37312 132nd Street Mina SD 57451

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA § COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Morris Variance Application
Published Aug. 7, 2024 for \$13.49
Invoice No. 23586

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL EVENT

PORARY PERMIT FOR SPECIAL EVENT
Notice is hereby given according to SDCI 35-7, a Public Horaging to the following Alcoholic Beverage Inemporary Permit in conjunction with a Special Event for Malt Beverage and Wline to be used by Aberdeen Area Chamber of Commerce will be held on August 20, 2024 in the Chambers of the Brown County, Commissioners, in the Court, South March 1997, and the County Special Event Permit May appear.
Aberdeen Area Chamber of Commerce, Aberdeen, SD for Field to Fork: A Farm to Table Connection held at Centennial Village, Brown County Fairgrounds, SW 4, Sec 1-1123-R64W (400 NW 24th Ave., Aberdeen) Brown County, SDC Temporary Special Event Alcohol License effective September 6, 2024.
ATTEST: Lynn Heupel, Brown

ATTEST: Lynn Heupel, Brown

ATTEST: Lyminicap., County Auditor Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicnoof charge at ww tices.com. 23582



NOTICE OF HEARING
A PETITION to SECONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7.09 RM. Petitioner: Jeffery Walth Description of property: Proposed Outlot 2, "Aberdeen TWP 20W Outlots" in the E1/2 of Section 20-1123N-R64W of the 5th PH, Brown County, South Dakota (38380 W Hwy 12, Aberdeen TWP). Reason: Rezone parcel from Heavy Industrial District (HC) to bring this parcel into complance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing and to present comments and testimony regarding the Brown County Planning/Zoning Commission of Brown County Audion Chambers. Werly the meeting date with the Brown County Audion Chambers. Verify the meeting dates with the Brown County Audion Chambers. Dated this 7th day of August 2024.

Planning/Zoning Commis-

sion and
Sott Bader – P&Z Director
25 Market Street
Aberdeen, SD 576
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$14.41 and may be viewed free
of charge at www.sdpublicnotices.com. 23583



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITION OF THE PROPERTY OF

Reason: A Conditional Use Petition (CUP) for a home seed business.

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of 512.26 and may be viewed free of charge at www.sdpublicno-tices.com. 23584



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 P.M.
Petitioner: Tigh & Kelly Leibel
Legal description of property.
Lot 8, "Leibel First Addition" in
the NEI/4 of Section 11-T123NR63W of the 5th P.M., Brown
County, South Dakota (13115
393rd Avenue; Bath Tup).
Reason: A Conditional Use
Petition (CUP) to operate "Diamondback Kennels" in a MiniAgriculture District (M-AG) and
build a 60' x 56' shop/kennel
for training up to 36 dogs at
one time.
The public may attend the

for training up to 36 cogs at one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August 2014.

tion (CUP) resusers
Dated this 7th day of August
2024, Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, 5D 57401
Office: (605) 626-7144
Published August 7, 2024, at the total approximate cost of
\$12.88 and may be viewed free of charge at www.sdpublicno-



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner / Owner: Carmen
Morrison
Description of concepty. Lot

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier
Twn.)

(37306 132nd Street, Mercier Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 38' Setback and an 18' Rear Yard Setback rater than the 30' Setback required by Brown County Zeolno Christopace.

back required by Brown County Zoning Ordinances. The public is invited to attend the hearing and to present com-ments and testimony regarding the proposed variance request. Dated this 7th day of August 2024.

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 526-7144 Published August 7, 2024, the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicno-tices.com. 23586

Groton Chiropractic

Clinic

Carol McFarland-Kutter, D.C.

1205 N 1st St., Groton 397-8204



NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Base-

Planning/coning Commission, the Sizement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jacki Holler – 5 & P. Holdings LLC Description of property: Lot 1, "Johnson South Third Subdivision" in the NEI/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warner Twp.).

Twp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current

trict (M-AG) to bring this parcei into compliance for its current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning, the Brown County Planning of Brown County Commissioner's with a future meeting date in the Commission of the Morey of Brown County Auditor.

Dated this 7th day of August 20 Director 25 Dated and August 7, 2024, at the total approximate cost of \$15.02 and may be viewed free of charge at www.sdpublicnotices.com. 23587



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Courthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 P.M.
Petitioner: Amy & Joshua Gulstar interest of property. "Ol-

August 20, 2024, at 7:00 P.M.
Petitioner: Amy & Joshua
Gulstad
Description of property: "Orson's Outlot A" in the NW1/4 of
Section 25-1126N-R64W of the
Sth P.M., Brown County, South
Dakota (11646 387th Avenue,
Oneota Twp.).
Reason: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture).
Gresson: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture).
The public is invited to attend
the hearing and to present comments and testimony regarding
the proposed rezone petition. At
the conclusion of the hearing
the grown County Planning/
Zoning Commission will flowship
the recommendation to the Board
a recommendation of the hearing
the Proposed rezone petition. At
the conclusion of the hearing
the proposed rezone petition. At
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the conclusion of the heari

Planning/Zonlng Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. com. 23588



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement. Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner J Owner: Travis &
Danielie Olson / Bernice Olson
Description of property: Northe
Sast Sixteen Acres Northwest and the
Sast Sixteen Acres Northwest and
Sixteen Acres Northwest and
Sixteen Acres Northwest and
Section 17-T124N-R62W. The
WIN1/4 of Section 17-T124N-R62W.
The More Than Deeded,
of the 5th PM, Brown County,
South Dakota (12606 395th
Avenue, Cambria Twp.).
Reason: Requesting a Variance to Building Setbacks in an
Agriculture Preservation District (AG-P) to have a 50'-0'
Front Yard Setback rather than
the 100-0' required by Brown
County Zoning Ordinances.
The public is invited to attend
the hearing and to present comments and testimony regarding
the proposed variance request.
Dated this 7th day of August
2024
Planning/Zoning Commis-

2024
Planning/Zoning Commission and ott Bader – P&Z Director

Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be vlewed free of charge at www.sdpublicnotices. com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

AUGUST 16th, 2024, at 10:00

AM

State Nebraska Bank & Trust
vs Brian Dolan & Kristen Dolan
(06CV12-00042+01)
2012 Chevy Avalanche
An Execution of Judgement in
the above referenced matter was
received by the Brown County
Sheriff's Office on January 37,
2024. The amount of the Judgment Is \$33,157.48, \$260.50
Cost, \$373.39 Pre-Judgement intreest, plus continuing costs, and
interest, as provided by Jew. This
amount does not include Sheriff's
Office fees and costs related to
this matter. The property to be
sold pursuant to the Execution
is: 2012 Chevy Avalanche, VIN
3CNTKFE79SG124632. Odometer Reading: 206,206.
THIS PROPERTY WILL BE
AUCTIONED AND SOLD TO
THE HIGHEST BIDDER, WITH
THE SALE BEING FINAL, SOLD
XS SEWITH NO WARRANTIES
EXPRESSED OR IMPLIED. CASH
S REQUIRED ON THE DAY OF
SALE.
The sale will be held at the



Special Meeting 7-11-24
Meeting of the Board of Trustees and members of the commutry of Claremont to hear the Vp
of Strobel Scott Vincint and Mark
of DMVW Rail was held on July
11th at 7:00 p.m. in City Hali.
Board members present Spencer
and Rasmussen.
A question from the floor was
asked "Waht is the plan for the
dirt work that is happening neaf
ofth Ave. on Railroad Property?'
Vincent: "This will be a site for
loading rail cars by semi trucks

Vincent: "This will be a site for loading rall cars by semi trucks that will take 25-30 minutes each." That being said Mr. Vincent said there would be 4-5 semis daily. How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been 4-5 weeks!

How many people 2-3 drivers convention to the land they have the semination of the s

How many people 2-3 drivers supporting tie plob - 1 person for Strobel / 4n hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal is to buy the property. When asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semi: 40 tons - 5 ake gross weight. They will haul liquid tallow to rail cars. Community members agree

a loaded semi: 40 tons - 5 axie gross weight. They will haul liquid tallow to rail cars. Community members agree that Third Street would not be a viable option as it has been a "no truck" route since 1997. Mr. Vincent was asked about contacting the city prior to starting the project. He stated, "That there was no contact and no legal meeting," He just talked to two of the trustees. At size a superson the trucks bypass town on Sitch and the stated of the trustees. At size a superson the trucks bypass town on Sitch brind Street to Sisth Avenue to unload, then leave town on Sitch Park of the state o

permanent resident of the town and expand business. Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardous material."

material."

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell."

If there is a spill it will go into

e storm sewer. Meeting ended. Thanks Emma r your help!

relegang enech. Hains simile for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at www.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present.
First on the agenda was to fill the trustee position left empty by Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Rasmussen. Lon Gelhaus - city attorney was present.

was present.
Again, many residents were
present with questions and worries concerning Strobel Logistics.
The streets and how they will
survive, who will pay for repairing. Many were concerned about
noise levels and smells.

ing. Many were concerned about noise levels and smells. The town does have a noise control ordinance to cover noise levels. The residents are sincered, concerned about the changes coming with Strobel Logistics and their company. Many are unknown concerns and they love their community. A motion was made by the board to accept their ingress/ egress site plan on condition that Strobel remove the approach to Sixth Avec, (in front of the American Legion) and also to share in the annual cost of maintenance with the shared responsibility of both Strobel and Claremont. The motion was made by Frank Rasmussen and seconded by Bob Thompson. Motion carried. Meeting adjourned on motion by Thompson and seconded by Rasmussen.

CRye, FO.
Published August 7, 2024, at the total approximate cost of \$14.35 and may be viewed free of charge at www.sdpublicno-tices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

Full-time position with benefits package. Successful candidate will promote, develop and guide the youth in the 4 H program.

Bachelor's degree required in one of the following: agriculture, family consumer science, that

Grant County is a progressive community in Northeast South Dabota prosperity relies on a foundation of agriculture and manufacturing, w growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23, at 5 p.m. to karen layher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, 50 57252. EDE

Currently offering propane summer fills, budgets, and contracts!

FULL CIRCLE A

Tomorrow's Vision Today

To order, visit www.fullcircleag.com/orderpropane or call 605-824-6815.

Groton Independent ♦ Wed., Aug. 7, 2024 ♦ 7



423 S. MAIN ST. | ABERDEEN, SD 57401 (605) 226-3481 | ABERDEENINSIDER.COM

Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Morrison Variance Petition

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$17.08

Publisher:

Notary

Sworn to and subscribed before on Augyst 8, 2024

Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030

This is not an invoice.

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use 2024

2024.
Planning/Zoning Commission and
Scott Bader – P&Z Director 25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$16.52 and may be
viewed free of charge at www.
adpublicnotices.com and www.
aberdeeninsider.com 25 Market Street

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION, A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 P.M.

2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Danielle Olson / Bernice Olson Description of property: North Sixteen Acres Northwest and the

Description of property. North Sixteen Acres Northwest and the East Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-17124N-R62V.

Fixeept Land Deeded, of the 5th PkM, Brown County, South Dakota (12606 395th Avenue, Cambria Twp.), Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-0' Front Yard Setback rather than the 100'-0' required by Brown County Zoning Ordinances. The public is invited to attend the acres of the Archive Archive Acres of the Archive Acres of the Archive Acres of the Archive Archive Acres of the Archive Arch

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Courthouse Annex in the
Basement Community Meeting
Room, on August 20, 2024 at Room, on August 20, 2024, at

Petitioner Amy & Joshua Gulstad Description of property: "Olson's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue,

Oneota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current &

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County

Auditor. Dated this 8th day of August

2024, 19 Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published three times on August 8, 2024, at the total approximate cost of \$16,80 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

pplication has been made to e Brown County Planning/ the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M.

etitioner: S & P Holdings LLC Description of property: Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twp.). Reason: A Conditional Use Petition (CUP) for a home seed

The public may attend the hearing and present comments The public may attend hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request Dated this 8th day of August

2024. Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once on August 8, 2024, at the total approximate cost of \$14.28 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY

PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room,

A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner. Jacki Holler – S & P Holdings LLC Description of property. Lot 1, Johnson South Third Subdivision in the NE14 of Section 22-T122N-R64W of the 5th P.M., Brown the Ne14 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Wamer Twp.). Reason: Reazone parcel from Agriculture Preservation District (M-AG) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Beard of Brown County Planning/Zoning commission to the Beard of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor. hambers. Verify the meeting ates with the Brown County

Dated this 8th day of August 2024 24. Inning/Zoning Commission and ott Bader – P&Z Director

Scott Bader – P&Z Dire 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jeffery Walth Description of property Proposed Outlot 2, *Aberdeen Twp 20W Outlots* in the E1/2 of Section 20-1123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp.).

Dakota (35530 W HW) 12, Aberdeen Twp.). Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use. The public is invited to attend

the hearing and to present comments and testimony regarding the proposed rezone polition. At the conclusion of the hearing, the Brown County Planning/Coning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambors. Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August nning/Zoning Commission and ott Bader – P&Z Director

Scott Bader – Pac 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144
Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www sdpublicnotices.com and www deeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

NOTICE OF HEARING Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be he in the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 P.M.

Petitioner / Owner: Carmen Morrison
Description of property: Lot 2,
"First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier

Twp.).

Twp.). Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25 Front Yard Setback rather than the 38' Setback and an 18' Rear Yard Setback arther than the 30' Setback required by Brown County Zoning Ordinances.

required by Brown County Zoning Ordinances. The public is invited to attend the hearing and to present comments and testimony regarding the proposes writiance request. Deed his 6th 4oy of August 2024 Planning Zoning promission and Sout Bader – P&Z Director 25 Market Street Abordeon, SD 27401 Officer. (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: James Johnson /
William Mundhenke

William Mundhenke
Description of property: Proposed
Lots 1 thus, 5, Johnson Airport
Subdivision* in the SW1/4 of
Section 22-T123N-R63W of
the 5th P.M., Brown County,
South Dakota (5010, 5025,
5030, 5120 & 5210 Anthony

5030, 5120 & 5210 Anthony Lane; Bath Twp.). Reason: Rezone parcels from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their current use.

parels into compliance for their current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August 2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street
Aberdeen, SD 57401

Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$17.36 and may be
viewed free of charge at www.
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aberdeeninsider.com

CITY OF ARERDEEN AMENDED MINUTES ABERDEEN CITY COUNCIL MEETING

COUNCIL MEETING
City Council Chambers, 123
South Lincoh Street, Municipal
Building, Aberdeen, South
Dakota, July 22, 2024, at 5:30
p.m., regular meeting of the
City Council.
Payroll Section of City Council
Meeting Minutes of July 22,
2024, as Amended (minutes
are amended to include payroll
date not available at time of

are amended to include pays data not available at time

data not available at time of publication). Payroll for the period from July 14, 2024, through July 27, 2024, and city share of social security, old age & survivor's insurance, retirement, health and life insurance: EFTPS \$193,762.34, SDRS \$94,583.76, EVH Health lesurance \$100.00. \$193,762.34, SDRS \$94,583,76, Cay Health Insurance \$91,000.00, City Council \$3,521.63, City Manager \$8,805.16, S0, Kity Atloney \$7,904.55, France \$16,272.12, HR \$10,035.38, City Hall \$2,031.37, Computer \$5,494.92, Community Development \$16,048.00, Engineering \$14,375.92, Police \$162,566.11, Fire \$146,016,74, Bldg Inspect \$6,877.53, Street \$43,266.82, Traffic \$10,560.90, Solid Waste \$33,917.06, Transit \$23,173.81, Jack Blaedorn \$15,44/hr, Library \$32,383.88, Economic Development \$2,919.20, \$23, 173.81, Jack Blaedorn \$15.44hr, Library \$23, 383.88, Economic Development \$2,919.20, Sensitive Centrol \$10,042.02, Meals on Wheels \$589.96, PRF Admin \$10,770.79, Recreation Williams \$25,879.95, Mospillo Centrol \$10,042.02, Meals on Wheels \$589.96, PRF Admin \$10,770.79, Recreation \$39,763.67, ARCC \$40,711.63, Aquatic Center \$45,587.63, PRF Dome \$6,401.38, Senior Center \$5,692,11, Parks \$38,576.10, Wyle Park \$31,337.86, Foreity \$12,343.58, Airport \$21,357.43, Utility Storm \$33,982.33, Water Treatment \$23,978.99, Utility Water \$2,024.65, Well Center Redamation \$23,614.65, Utility Water \$2,024.65, Well Red \$16,769.17, Concessions \$15,884.99, Rec Enterprise \$3,787.96, ARCC Enterprise \$3,787.96, ARCC Enterprise \$3,787.96, ARCC Enterprise \$591.50, Campround \$7,592.03, Golf \$14,606.05 Roll call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank, all others present voting aye, motion carried. Published once on August 8, 2024, at the total approximate cost of \$15,62 and may be viewed free of charge at www.scpublicnolices.com and www.aberdeeninsider.com

CITY OF ABERDEEN RESOLUTION NO. 24-08-01R RESOLUTION

APPROVING A PERMIT TO REMOVE HISTORIC PROPERTY WITHIN THE ABERDEEN COMMERCIAL HISTORIC DISTRICT

WHEREAS, the City of Aberdeen Community Development Department ("Department") recommends a final determination recommends a final determination approving the issuance of a permit to demolish the building located at 320 Main Street South, which property is within the Aberdeen Commercial Historic

Aberdeen Commercial Historic District; and WHEREAS, the owner of the property at 320 Main Street South applied to the Department to demolish the building (hereafter "historic property"); and WHEREAS, the Department

WHERAS, in Department completed a review of the entire file, including the case report submitted by the properly owner, and the recommendations of the South Dakota State Historical Society, through its State Historic Preservation Officer ("SHPO"); and

Historic Preservation Officer ("SHPO"); and WHEREAS. Community Development Director, Ken Hubbart, presented the findings of the Department to the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1–19A–11.1; and WHEREAS, the City Council makes the following findings in support of its determination: •The property owner provided the document attached hereto entitled "Case Report", which report provides a complete record of all factors considered by the City Council in forming its findings and conclusions herein and its adopted in full and incorporated herein by

herein and is adopted in full and incorporated herein by reference.

The property has been renovated since its original construction with no construction documentation. The south portion was remodeled in the 2010's and the north

in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design. Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has opted to move floward with new

owner has open to move forward with new *It is not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their

the existing structure for their proposed.

The effects of the proposed.

The effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being

Permitted.

No other feasible and prudent alternative to replacement exists and all possible planning to minimize harm to the historic property has been fairly considered. • The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has been reviewed and considered in making this determination.

The integrity of the historic district will not be jeopardized by the removal of the historic

by the removal of the historic property.

NoW, THEREFORE, BE IT RESOLVED as follows:

The application for a building permit to demolish the structure at 320 Main Street South located within the structure at 320 Main Street South located within the Aberdeen Commercial Historic District is hereby Approved.

The City Council makes this determination based upon the consideration of all relevant factors and concludes that there is no lessible and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting from such use.

Notice of this final determination shall be given, by certified mail.

Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of the subject The foregoing Resolution No. 24-08-01R was adopted at a regular meoling of the Aberdeen City Council on the 5th day of August. 2024. Number of AVES: 8, Number of NAYS: 0. Members abstaining: None, 13/Travis Schaunaman, Mayor, ATTEST: 1st Jordan McQuillen, Finance Officer

Finance Officer
Published once on August 8, 2024, at the total approximate cost of \$41,72 and may be viewed free of charge at www.sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

SALE OF ALCOHOLIC BEVERAGES
NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-Sale Liquor License for the Aberdeen Eks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, 1st Jordan McQuillen, Financo Officer Published once on August 8, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www. sdpublicnolices.com and www. sdpublicnolices.com and www. sdpublicnolices.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN via an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-Sale Liquor License for the Aberdana Sattoma City for

Aberdeen Sertoma Club for the Storybook Land Uncorked event on September 5, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoln Streaet, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear

such application may appear and be heard. BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, fs/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$13,16 and may be viewed free of charge at www. adpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named person(s) at the following address: New Retail On-Off Sale Wine

and Cider
Cuzco, LLC dba Cuzco Peruvian
Cuisine

20 6th Ave SW, Aberdeen, SD 57401

SD 57401 New Retail on-off Sale Malt Beverage & SD Farm Wine Cuzco, LLC dba Cuzco Peruvian

Cuizo, LLC doa Cuizo Pentwan Cuisine 20 6th Ave SW, Aberdeen, SD 57401 NOW, THEREFORE, NOTICE NOW THEREFORE. NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoin Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.
BY ORDER OF THE BOARD
OF CITY COUNCIL of the City

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. Is J. Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16.24 and may be viewed free of charge at www. sepublicnoites.com and www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

VARIANCE TO BUILDING SETBACKS

ITEM #04

Agriculture Preservation District (AG-P)

GENERAL INFORMATION:

PETITIONER:

OWNER:

Travis & Danielle Olson / Bernice Olson

Travis & Danielle Olson

REQUEST:

VARIANCE TO SETBACKS IN AN

AGRICULTURE PRESERVATION DISTRICT

(AG-P)

LEGAL DESCRIPTION:

North Sixteen Acres Northwest and the

East Sixteen Acres Northwest of Section 17-T124N-R62W. The NW1/4 of Section 17-T124N-R62W, Except Land Deeded, of the 5th P.M., Brown County,

South Dakota

ADDRESS:

12604 & 12606 395th Avenue

CITY/TOWNSHIP:

Cambria Twp

EXISTING ZONING:

SURROUNDING ZONING:

North:

Agriculture Preservation District (AG-P)

South:

Agriculture Preservation District (AG-P)
Agriculture Preservation District (AG-P)

West:

Agriculture Preservation District (AG-P)

East:

Agriculture Preservation District (AG-P)

PUBLIC UTILITIES:

WEB Water

REPORTED BY:

Ron Keller

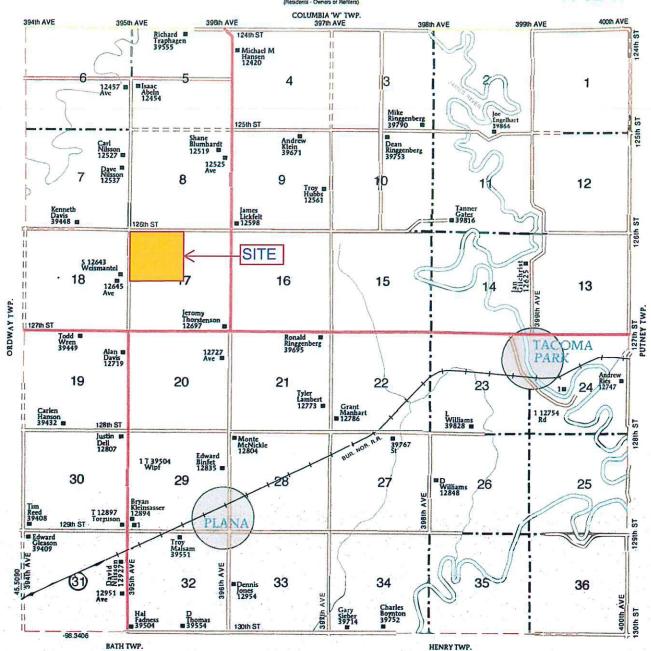
GENERAL COMMENT: The petitioner is requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-0" West Front Yard Setback rather than the 100'-0" Setback required by Brown County Ordinance to build a new 28' x 30' attached garage w/ small breezeway.

GENERAL REVIEW: Staff has reviewed this request.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

	uly 26, 2024	FEE: \$125.00
RECEIPT #	822050	PAID: YES/NO CHK/CASH
TOWNSHIP:	Cambria Twp.	DATE: 8/1/2024
OMBURDO MARIO COL	. T . O D .	W - Ol / D : - Ol
OWNERS NAME (prin		lle Olson / Bernice Olson
OWNERS SIGNATURE		Open
OWNERS ADDRESS: _	20-27 V/27-27 (10-27) (10-27) (10-27)	<u>/enue</u>
OWNERS CITY, STATE		
OWNERS PHONE:		(Danielle)
OWNERS EMAIL:		
AGENTS NAME (print); Travis & Daniell	e Olson
AGENTS SIGNATURE:	Tices Olsan	
AGENTS ADDRESS.	12606 395th Av	venue
	ZIP: Bath, SD 57427	
AGENTS EMAIL:	605-377-4354 (Darmene)
REQUEST: Petitioner	is requesting a 50'-0" West	Front Setback rather than the 100'-0"
		e to build a 28' x 30' attached garage.
LEGAL DESCRIPTION	North Sixteen Acres No	orthwest and the East Sixteen Acres
	A CONTRACTOR OF THE CONTRACTOR	of Section 17-T124N-R62W, Except
	ed, of the 5th P.M., Brown C	
	(12606 395th Avenue; Caml	oria Twp.)
an s		
Planning Commission	on Action: Approved /	Denied
By:		Date:
HEARING DAM	E: August 20, 202	24 TIME: 7:00 P.M.
ALAMANALINU IJA I	. / lagast 20, 202	THE TANKE TOOL IVI.



NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a <u>VARIANCE PETITION</u>. A hearing will be held in the Basement Community Room of the Brown County Courthouse Annex, on Tuesday <u>August 20, 2024, at 7:00 P.M.</u>

Petitioner / Owner: Travis & Danielle Olson / Bernice Olson

Description of property: North Sixteen Acres Northwest and the East Sixteen Acres Northwest of Section 17-T124N-R62W. The NW1/4 of Section 17-T124N-R62W, Except Land Deeded, of the 5th P.M., Brown County, South Dakota (12606 395th Avenue, Cambria Twp.).

Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50′–0″ Front Yard Setback rather than the 100′-0″ required by Brown County Zoning Ordinances.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

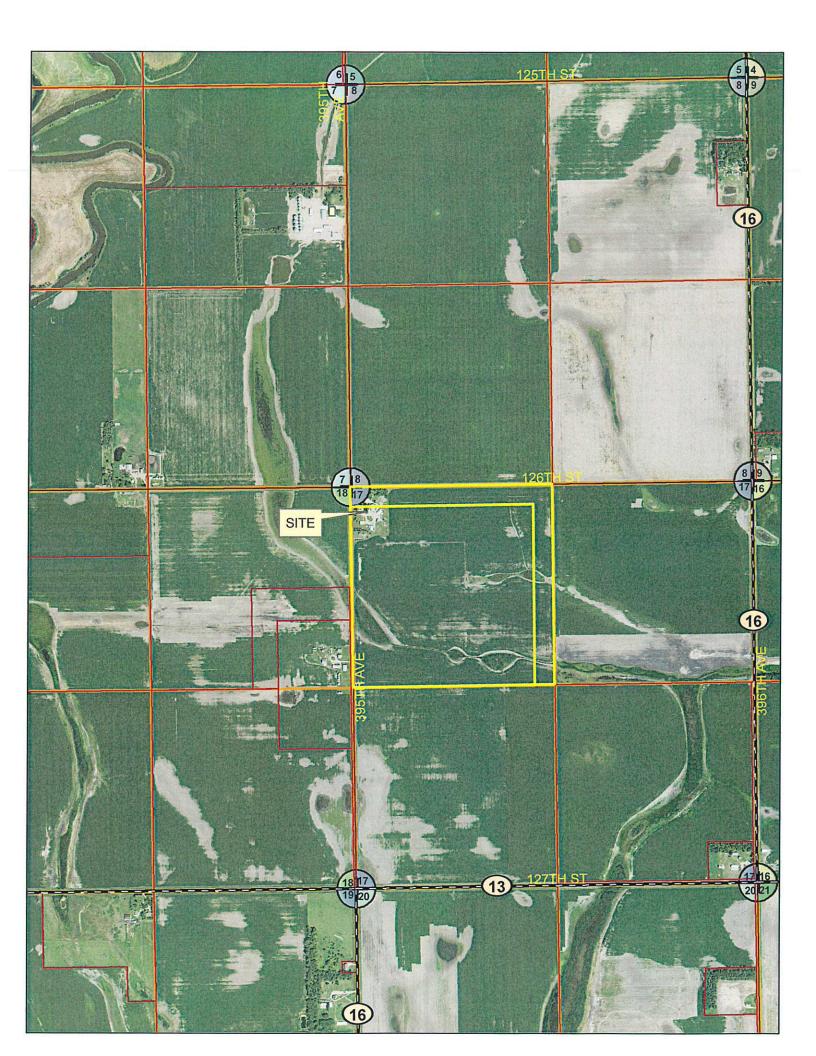
Dated this 7th day of August 2024

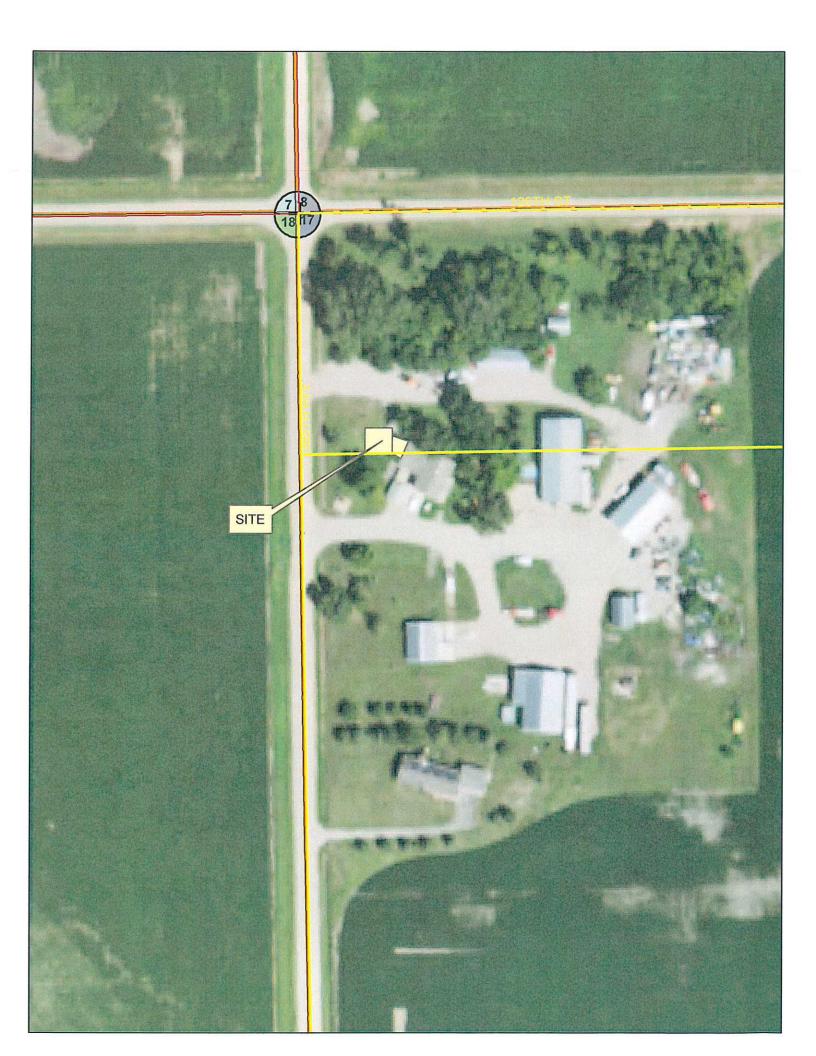
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of

(Olson) <u>VARIANCE FINDINGS WORKSHEET</u>

One counte	r to th	e public interest?
Findings		
Yes	No X	
Yes	No	
Yes	No	
Yes	No	
Yes	No X	
wo ist to gr	ant a	variance?
		Findings
Yes	No X	
Yes	No X	
Yes	No	
	Yes Yes Yes Yes Yes Yes Yes Yes	Yes No X Yes No







Travis & Danielle Olson

12606 395th Avenue Bath, SD 57427

Bernice L Olson Trust

12606 395th Avenue Bath, SD 57427

Cambria Township

Attn: David Nilsson 12927 395th Avenue Bath, SD 57427

Leroy & Shirley Weismantel PO Box 47

Columbia, SD 57433-0047

Kenneth & Lois Davis

39448 126th Street Bath, SD 57427

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA §
COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Olson Variance Application
Published Aug. 7, 2024 for \$13.49
Invoice No. 23589

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL

EVENT
Notice is hereby given according to SDCI, 35-2, a Public Hearing on the following Alcoholic Beverage Temporary Permit In conjunction with a Special Event for Malt Beverage and Wine to be used by Aberdeen Area Chamber of Commerce will be held on August 20, 2024 in the Chambers of the Brown County Commissioners. In the Court-

Chambers of the Brown County
Commissioners, in the Courthouse Annew, Brown County,
South Dakota, at which time
any interested persons wishing
to register complaint on their
approval may appear.
Aberdeen Area Chamber of
Commerce, Aberdeen, SD for
Field to Fork: A Farm to Table
Connection held at Centennial Village, Brown County Fairgrounds, SW 4, Sec 1-11234R64W (400 NW 24th Ave., Aberdeen) Brown County, SD.
Temporary Special Event Alcohol
License effective September
6, 2024.

6, 2024. ATTEST: Lynn Heupel, Brown County Auditor Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicno-tices.com. 23582



NOTICE OF HEARING
A PETITION TO REZONE has been submitted to Brown County Planning/Zoning Commission. A Petitioner of the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jeffery Walth Description of property: Proposed Outlot 2, "Abordeen TWP 20W Outlots" in the E1/2 of Section 20-7123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12, Aberdeen TWP). Reason: Rezone parcel from Heavy Industrial District (H-C) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward are recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Dated this 7th day of August 2024.
Planning/Zoning Commis-

2024. Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (650) 526-7144 Published August 7, 2024, at let total approximate cost of \$14.41 and may be viewed free of charge at a www.sdpublicnotices.com. 23583



NOTICE OF HEARING Application has been

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDTIONAL USE PETITION (CUP). A hearing will be
led in the Basement Community Room, Brown County
Courthouse Annex, on August
20, 2024, at 7:00 PM.
Petitioner: S & P Holdings LLC
- Jacki Holler
Description of property: Lot
1, "Johnson South Third Subdivision" in the NEI/4 of Section
22-T122N-R64W of the 5th PM,
Brown County, South Dakota

Brown County, South Dakota (13919 386th Avenue; Warner

business.

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

2024. Planning/Zoning Commis-

Planning/zunny sion and Scott Bader - P&Z Drector 25 Market Street Aberdeen, \$0.57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.26 and may be viewed free of charge at www.sdpublicno-



NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 P.M.
Petitioner: Tigh & Kelly Lebel
Legal description of property:
Lot B, "Leibel First Addition" in
the NEL/4 of Section 11-1123NRGSW of the Sh PM, Brown
County, South Dakota (13113
393rd Avenue, Bah Tiwp).
Legal County County County
South Dakota (13113
393rd Avenue, Bah Tiwp).
Legal County
Legal Cou

one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August 2024

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.sdpublicno-tices.com. 23585



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be Held
in the Basement Community
Room, Brown County Courthout
County Courthout
August 20,
2024, at 7:00 PM.
Petitioner / Owner: Carmen
Morrison.

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier

(37306 132nd Street, Mercier Twp.).

Reason: Requesting a Variace to Building Sebacks in a Like Front Residential District (R3) to have a 25° Front Yard Seback and an 18° Rear Yard Seback and an 18° Rear Yard Seback ather than the 30° Seback at the Seback at

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (605) 526-7144 Published August 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicno-tices.com. 23586



NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Base-ment Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Jackl Holler – 5 & Pleddinns II.

Petitioner: Jacki Holler – S & P Holdings LLC Description of property: Lot 1, "Johnson South Third Subdi-vision" in the NEI/4 of Section 22-1122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warner Twn).

Twp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current

The public is invited to attend The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/ Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.
Dated this 7th day of August 2024.

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader - P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$15,02 and may be viewed free of charge at www.sdpublicno-tices.com. 23587



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Gourthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 PM.
Petitioner: Amy & Joshua Gulstad

Petitioner: Amy & Joshua Guistad Description of property: "Of Sociolo 25-1126N-R64W of the Sth PM, Brown County, South Dakota (11646 387th Avenue, Oncota Two). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current & fixture use.

into compliance for its current & future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown Country Planning/ Zoning Commission will forward a recommendation to the Board Frawn County Commissioner's

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. com. 23588



NOTICE OF HEARING

NOTICE OF HEARING Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. A hearing will be held in the Basement Community Room, Brown County Couthouse Annex, on Tuesday August 20, 2024, at 7:00 PM. Petitioner / Owner: Travic &

Annex, on Tuesday August 20, 2024, at 7:00 PM.
Petitioner / Owner: Travis & Danielle Oison Jemico Cison Description of property: North States Arcs Northwest and the East Sixteen Acras Northwest and the East Sixteen Acras Northwest and the East Sixteen Acras Northwest of Section 17-T124N-R62W. The NW1/4 of Section 17-T124N-R62W, Except Land Deeded, of the 5th PM, Brown County, South Dakota (12606 395th Avenue, Cambria Twp.). Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-Front Yard Setback rather than the 100'-0" required by Brown County Zoning Ordinances. The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 7th day of August 2024

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices. com. 23589



State Nehraska Bank & Trust

State Nebraska Bank & Trust vs Brian Dolan & Kristen Dolan (06CTV22-000424-01) 2012 Chevy Avalanche An Execution of Judgement in the above referenced matter was received by the Brown County Sheriff's Office on January 3rd, 2024. The amount of the Judgment is \$33,157.48, \$260.50 Cost, \$373.39 Pre-Judgement interest, ap provided by law. This amount does not include Sheriff's Office fees and costs related to amount does not include sherrif's Office fees and costs related to this matter. The property to be sold pursuant to the Execution is: 2012 Chevy Avalanche, VIN 3GNTKFE79CG124632. Odom-

GRINFE/SUCTIONS

GROUP STATE OF THE STATE OF

SALE. Sale will be held at the Brown County Impound, 1015 1st Ave SE, Aberdene, SD 57401 (Next to BWA, Tack) on August 16th, 2024, at 10:00 AM. DAVE LURAWAN, SHERIFF OF BROWN COUNTY.

By: Nate Smith, Deputy, 605-626-7100 ext. 599, Published Iblu 12, 25, Aug. 7

Zoning Commissioner's are recommendation to the Board of Brown County Commissioner's with a future meeting dates with the Commission Chambers. Verify the meeting dates with the Brown County Auditor. Dated this 7th day of August 2024.

Planning/Zoning Commission and County Auditor Commission and County Auditor Commission and County Auditor Commission and County Auditor County Aud



Special Meeting 7-11-24
Meeting of the Board of Trustees and members of the community of Claremont to hear the VP
of Strobel Scott Vincint and Mark
of DNVW Rail was held on July

11th at 7:00 p.m. in City Hall. Board members present Spencer

Board members present Spencer and Rasmussen.

A question from the floor was asked "Waht is the plan for the dirt work that is happening noar 6th Ave. on Railroad Property?" Vincent: "This will be a site for loading rail cars by semi trusk that will take 25-30 minutes each." That being said flw. Vincent said there would be 4-5 semie daily." nis daily.

semis daily.

How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been

this site? Mr. Vincent: It has been 4-5 weeks! How many people 2-3 drivers supporting tip 6bs - 1 person for Strobel / 4h hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal is to buy the property. When asked about the trucks, When asked about the trucks, When asked about the trucks.

When asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semi: 40 tons - 5 axie gross weight. They will haul liquid tallow to rail cars. Community members agree that Third Street would not be a viable option as it has been a "no truck" route since 1997. Mr. Vincent was asked about

a visual opuon as it itals Device a visual a vis

permanent resident of the town

permanent resident of the town and expand business.

Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardous material."

Conception oder, Mr. Vincent

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell." If there is a spill it will go into

If there is a spill it will go into the storm sewer. Meeting ended. Thanks Emma for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at www.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a President Spencer called the meeting to order with Rasmussen and Thompson present. First on the agenda was to fill the trustee position left empty by Shane Johnson, President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Lon Gelhaus - city attorney was present.

was present.
Again, many residents were present with questions and worries concerning Strobe Logistics. The streets and how they will
survive, who will pay for repairing. Many were concerned about
noise levels and smells.
The town does have a noise
control ordinance to cover noise
levels. The residents are sincere
yo concerned about the changes
coming with Strobel Logistics
and their company. Many are

ly concerned about the changes coming with Strobel Logistics and their company. Many are unknown concerns and they love their community.

A motion was made by the board to accept their ingress/ egress site plan on condition that Strobel remove the approach to Sixth Ave. (in front of the American Legion) and also to share in the annual cost of maintenance to Sixth Avenue and Sixth Street and infrastructure in accordance with the shared responsibility of both Strobel and Claremont. The motion was made by Frank Rasmussen and seconded by Bob Thompson, Motion carried. Meeting adjourned on motion by Thompson and seconded by Rasmussen.

Rasmussen. CRye, FO. Published August 7, 2024, at the total approximate cost of \$14.35 and may be viewed free of charge at www.sdpublicno-tices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

full-time position with benefits package, Successful candidate will promote, develop and guide the youth in the 4 H program. Bashelors' degree required in one of the following-agriculture, Jamily consumer science, child and/or youth development or related field. It ravel and flexibility of hours are required.

Grant County is a progressive community in Northeast South Dahota, prosperity relies on a foundation of agriculture and manufacturing, with a growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23, at 5 p.m. to karen.Jayher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, SD 57252. EOE

Currently offering propane summer fills, budgets, and contracts!

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Carol McFarland-Kutter, D.C. 1205 N 1st St., Groton 397-8204



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Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Olson Variance Petition

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$17.08

Publisher:

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of SD County of Byown

My Commission Expires: 4/12/2030

This is not an invoice.

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request, Dated this 8th day of August

2024.
Planning/Zoning Commission and
Scott Bader — P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.52 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Frown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courtbook
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Johnson Brown County Courtbook
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Sciden Arcs Northwest and the
East Sixteen Acres Northwest and the
East Sixteen Acres Northwest and the
East Sixteen Acres Northwest and
Sixteen Acres Northwest and the
East Sixteen Acres Northwest of
Sciden 17-17-124N-R62W, Except Land Deeded,
of the 5th PAM, Brown County
South Dakota (12806 3915h
Avenue, Cambria Twp.),
Reason: Requesting a Variance
to Building Setbacks in an
Agriculture Preservation District
(AG-P) to have a 50'-0' Front
Yard Setback rather than the
100'-0' required by Brown
County Zoning Ordinances.
The public is invited to attend the
hoaring and to present comments
and testimony regarding the
proposed variance request.
Dated this 8th day of August 2024
Parning/Zoning Commission and
Scott Bader — P&Z Director
25 Market Street 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY

PROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Courthouse Annex in the
Pasement Community Medicine

Courthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 P.M. Petitioner: Amy & Joshus Gulstad Description of property: "Olson's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue, Oneota Twp.)

Oneota Twp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current &

(MAG) to bring this parcel into compliance for its current & future use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition, at the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers, Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August

2024,
Planning/Zoning Commission and
Scott Bader — P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144 ed three times on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www.

aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION (CUP). A hearing will be held in the Basement Community

in the Basement Community
from Brown County Courthouse
Annex, on August 20, 2024, at
7:00 P.M.
Petitioner: S & P Holdings LLC
– Jacki Holler
Description of property: Lot 1,
"Johnson South Third Suddvison",
in the NET 46 Section 22-T122NR64W of the 5th P.M., Brown
County, South Dakota (13919
386th Avenue; Warner Twp.),
Reason: A Conditional Use
Petition (CUP) for a home seed
business.

business. The public may attend the The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Date this 8th day of August 2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street.
Abardoen. SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$14.28 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION To REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 700 PLA

tioner: Jacki Holler - S & Petitioner: Jacki Holler – S & P Holdings LLC
Description of property: Lot 1,
"Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warner Twp.). Reason: Rezone parcel from Reason: Rezone parcet from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Paled this 8th day of August

Dated this 8th day of August

Dated this 8th day or August 2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street.
Aberdeen, SD 57401 Office: (60) 562-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnolices.com and www.aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION TO REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: Jeffery Walth
Description of property Proposed

at 7:00 P.M.
Petitioner: Jeffery Walth
Description of property: Proposed
Outlot 2, "Aberdeen Twp 20W
Outlots" in the E1/2 of Section
20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12,

Dakota (38380 W Hwy 12, Aberdeen Twp.). Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use. The public is invited to attend

the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers, Verify the meeting dates with the Brown County Auditor. Dated this 8th day of August 2024.

2024. 91 August 2024. Planning Zoning Commission and Scott Bader – P&Z Director 25 Market Street Abbordeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicables.com and www.aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex. on Tuesday August 20.
2024, at 7:00 P.M.
Petitioner / Owner. Carmen
Morrison
Description of property: Lot 2,
First Subdivision of Bauer's
Outlot 1'n the SW1/4 of Section
7-1123N-R55W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier
Twp.).

(37306 132nd Street, Mercier Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Reasidential District (R-3) to have a 25 Front Yard Setback and an 18' Rear Yard Setback and an 18' Rear Yard Setback rether than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoring Cormission and Scott Bader – P&Z Director 25 Market Street Aberdeen, S D 57401 Office: (605) 626-7144 Published organ on August 8

Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION TO REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: James Johnson /
William Mundhenke
Description of property. Proposed
Lots 1 thus 1; Johnson Airport
Subdivision* in the SW1/4 of
Section 22-1123N-Re3SW of
the 5th P.M., Brown County,
South Dakota (5010, 5025,
5030, 5120 & 5210 Anthony
Lane; Bath Twp.).
Reason: Rezone parcels from
Agriculture Preservation District
(AG-P) to Mini-Agriculture
Olstrict (M-AG) to bring these
parcels into compliance for their
current use.
The public is invited to attend
the hearing and to present

parcels into compliance for their current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Board of Brown County Commission of the Board of Brown County Commission of the Board of Brown County Commission with a future meeting date in the Commission dates with the Brown County Auditor.

Auditor.
Dated this 8th day of August 2024.

2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401

Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.36 and may be viewed free of charge at www. sdpublicnotices,com and www, aberdeeninsider.com

legal notices

CITY OF ABERDEEN AMENDED MINUTES ABERDEEN CITY COUNCIL MEETING

Utility Water \$2,024.65. Water Reclamation \$23,614.65, Utility Sewer \$12,429,58, SBL Rides \$16,769.17, Concessions \$15,884.99, Rec Enterprise \$3,787.96, ARCC Enterprise \$591.50, Campground \$7,592.03, Golf \$14,606.05

Roll call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank,

abstaining to Dacotah Bank, all others present voting aye, motion carried. Published once on August 8, 2024 at the total approximate 2024, at the total approximate cost of \$15.62 and may be viewed free of charge at v aberdeeninsider.com

CITY OF ABERDEEN
RESOLUTION NO.
24-08-01R
RESOLUTION
APPROVING A PERMIT
TO REMOVE HISTORIC
PROPERTY WITHIN THE
ABERDEEN COMMERCIAL
HISTORIC DISTRICT
WHEREAS, he City of Aberdeen
Community Development
Department ("Department")
recommends a final determination
approving the issuance of a
permit to demolish the building
located at 20 Main Street South,
which property is within the
Aberdeen Commercial Historic
District; and District; and WHEREAS, the owner of the

WHEREAS, the owner of the property at 250 Main Street South applied to the Department to demoish the building (hereal*) and the WHEREAS, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historical Society. Herewish its State Society Incursib its State Society, through its State Historic Preservation Officer

("SHPO"); and
WHEREAS, Community
Development Director, Ken
Hubbart, presented the findings of
the Department to the City Council and affirmed the Department's recommendation that the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1-19A-11.1; and WHEREAS, the City Council makes the following findings in support of its determination:

in support of its determination:
The property owner provided
the document attached hereto
entitled "Case Report", which
report provides a complete
record of all factors considered
by the City Council in forming
its findings and conclusions
herein and its adopted in full
and incorporated herein by
reference.

reference.

The property has been renovated.

reference.

The property has been renovated since its original construction with no construction documentation. The south portion was remodeled in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design. Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has opted to move forward with new 1t is not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their proposed.

The effects of the proposed building project should have fittle negative impact on neighboring properties. Plans for the review by the South Dakota Historic Preservation Office prior to any new construction being permitted.

No other feasible and prudent laterantive to represent exists.

permitted.
No other feasible and prudent attemative to replacement exists and all possible planning to minimize harm to the historic property has been fairly considered.
The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has ewed and considered in making this determination.

The integrity of the historic district will not be jeopardized by the removal of the historic

property.
• NOW, THEREFORE, BE IT RESOLVED as follows:

The application for a building permit to demolish the structure at 320 Main Street South located within the Aberdeer Commercial Historic Distric

is hereby Approved.

The City Council makes this determination based upon the consideration of all relevant consideration of all relevant factors and concludes that there is no feasible and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting from such use.

the historic property resulting from such use.

Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of the subject.

(10) days before demolition of the subject. The foregoing Resolution No. 24-09-01R was adopted at a regular meeting of the Aberdeen City Council on the 5th day of August, 2024. Number of AYESI, 8, Number of NAYS: 0, Members abstaining; None, /s/Travis Schaunaman, Mayor, ATTEST; 8) Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$41.72 and may be viewed free of charge at www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the the following named business at the following addresses: Special One-Day Retail On-Sale Liquor License for the Aberdeen Elks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL, of the City

OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, 45/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$12.88 and may be viewed free of charre at yow. viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HERRING UPON APPLICATION FOR SALE OF ALCOHOLIC SHEREES (NOTICE IS HEREES) ROTICE IS HEREES (NOTICE IS HEREES (N

OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. /s/ Jordan McQuillen, Finance Officer Published once on August 8 2024, at the total approximate cost of \$13,16 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GIVEN that
an application for an alcoholic
beverage license has been
filed with the City Council of
the City of Aberdeen by the
following named person(s) at
the following address:
New Retail On-Off Sale Wine
and Cider
Cuzco, LLC dba Cuzco Pennian
Cuisine

Cuisine
20 6th Ave SW, Aberdeen,
SD 57401
New Retail on-off Sale Malt
Beverage & SD Farm Wine
Cuzoo, LLC dba Cuzoo Peruvian
Cuisine

Cuzzo, LLC dba Cuzzo Peruvian Cuisina Cuisina

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. IsJ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate 2024, at the total approximate cost of \$16.24 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

REZONE PARCEL FROM:

ITEM #10

Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG)

GENERAL INFORMATION:

OWNER: S & P Holdings LLC

PETITIONER: Jacki Holler – S & P Holdings

REQUEST: Rezone Parcel from Agriculture

Preservation District (AG-P) to Mini-

Agriculture District (M-AG)

LEGAL DESCRIPTION: Lot 1, "Johnson South Third Subdivision" in

the NE1/4 of Section 22-T122N-R64W of the

5th P.M., Brown County, South Dakota

ADDRESS: 13919 386th Avenue

CITY/TOWNSHIP: Warner Twp.

EXISTING ZONING Agriculture Preservation District (AG-P)

SURROUNDING ZONING:

North: Mini-Agriculture District (M-AG)

South: Agriculture Preservation District (AG-P)
West: Agriculture Preservation District (AG-P)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Rezone to bring this parcel

into compliance for its current use.

GENERAL REVIEW: Staff has reviewed this request.

NOTICE OF HEARING

A <u>PETITION to REZONE</u> has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on <u>August 20</u>, <u>2024</u>, <u>at 7:00 P.M.</u>

Petitioner: Jacki Holler - S & P Holdings LLC

Description of property: Lot 1, "Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warner Twp.).

Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of .

383rd AVE

382nd AVE

13653 Ave III

Vernon Schwab 38249

38247 St

137th ST

Viedebush Wiedebush \$45.85m

> Dennis Wiedebu 38228

HIGHLAND TWP.

LORD

Brent Olson 13846 kamen 14057 = Dennis Kamen 14089 =

385nd AVE

30

140th ST

19

141st ST

383rd AVE

6

45.3346

Randy Klenow 38286

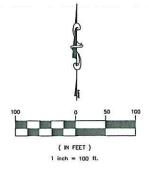
REZONE PETITION Petition No: Date: BROWN COUNTY COMMISSION Receipt: 822033 25 MARKET ST Filing Fee: \$350 ABERDEEN, SD 57401 (non-refundable) Brown County Commission Members: I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows: Legal Description: Lot I, "Johnson South Third Subdivision" in the NEI/4 of Section 22-T124N-R64W of the 5th P.M., Brown County, South Dakota General Area Location or Street Address: 13919 386th Avenue From the Agriculture Preservation (AG-P) District To the Mini-Agriculture (M-AG) District Purpose: To Bring into Compliance Size of Parcel: Lot I = +/- 14.26 acres Existing Land Use: Mini-Agriculture Petitioner: (Print) S & P Holdings-lacki Holler Signature: Amla Holke Date: 7/18/24 Phone: 605-228-7139 Address: 715 Taylor Drive Aberdeen SD 57401 City Zip State Owner: (Print) S & P Holdings-Jacki Holler Signature: / Janh Heller Date: 7/18/24 Phone: 605-228-7/39 Address: 715 Taylor Drive Aberdeen SD 57401 City State Zip

Additional Signatures may be submitted on a separate page.

PLAT OF

A-6689

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

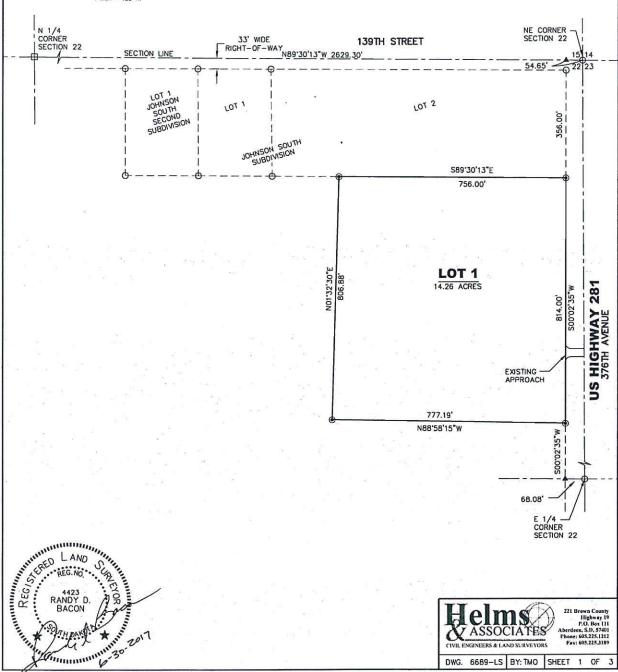


LEGEND

- O FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
- SET 3" SPIKE W/ WASHER STAMPED BACON RLS 4423
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

GPS-TRUE MERIDIAN



PLAT OF

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M.. BROWN COUNTY, SOUTH DAKOTA

S	URVEY	OR	S	CER	П	FICA	IE.
i	RANDY	n	BA	CON	٨	PECI	STE

I, RANDY D. BACON, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF GENEVIEVE M. JOHNSON AS OWNER, AND UNDER HER DIRECTION FOR THE PURPOSES INDICATED THEREIN, I DID ON OR PRIOR TO JUNE 15, 2017, SURVEY THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH

I FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 30 DAY OF June . 2017.

)acor RANDY D. BACON, REGISTERED LAND SURVEYOR #4423

OKNSOU

ATTORNEU

OWNER'S CERTIFICATE

ACKNOWLEDGEMENT

STATE OF 30

COUNTY OF BROWN)SS

OFFICIAL SEAL.

NOTARY PUBLIC.

PREDERY GENEVIEVE M. JOHNSON

POWER.

MY COMMISSION EXPIRES: DCT 05

COUNTY PLANNING COMMISSION CERTIFICATION

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND ANY AMENDMENTS THEREOF.

SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA

APPROVAL BY COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE DESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE 25 DAY OF 20.22.

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY AMENDMENTS THEREOF."

Patricin Fischer Yauditor, BROWN COUNTY, SOUTH DAKOTA

JOHNSON SOUTH THIRD SUBDIVISION IN THE NE 1/4 OF SECTION 22-T122N-R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

HIGHWAY	ACCESS	CERTIFICATE
---------	--------	-------------

ACCESS TO __Let_1______ IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

BY: Robert & Ward

TITLE: Engineering Supervisor

DIRECTOR	OF	FOLIAL	S'NOITATI	CERTIFICATE
DIRECTOR	UL	FUUM	IZAHUN 3	CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS _ DAY OF _ JUly____

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS 5 DAY OF LAND 2017

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF July 2017 AT 3 100'CLOCK P.M., AND DULY RECORDED AS PLAT NO. 3396

Mariana Malsom Deputy REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

INSTRUMENT NO. 201703836 BOOK: 2 PLAT

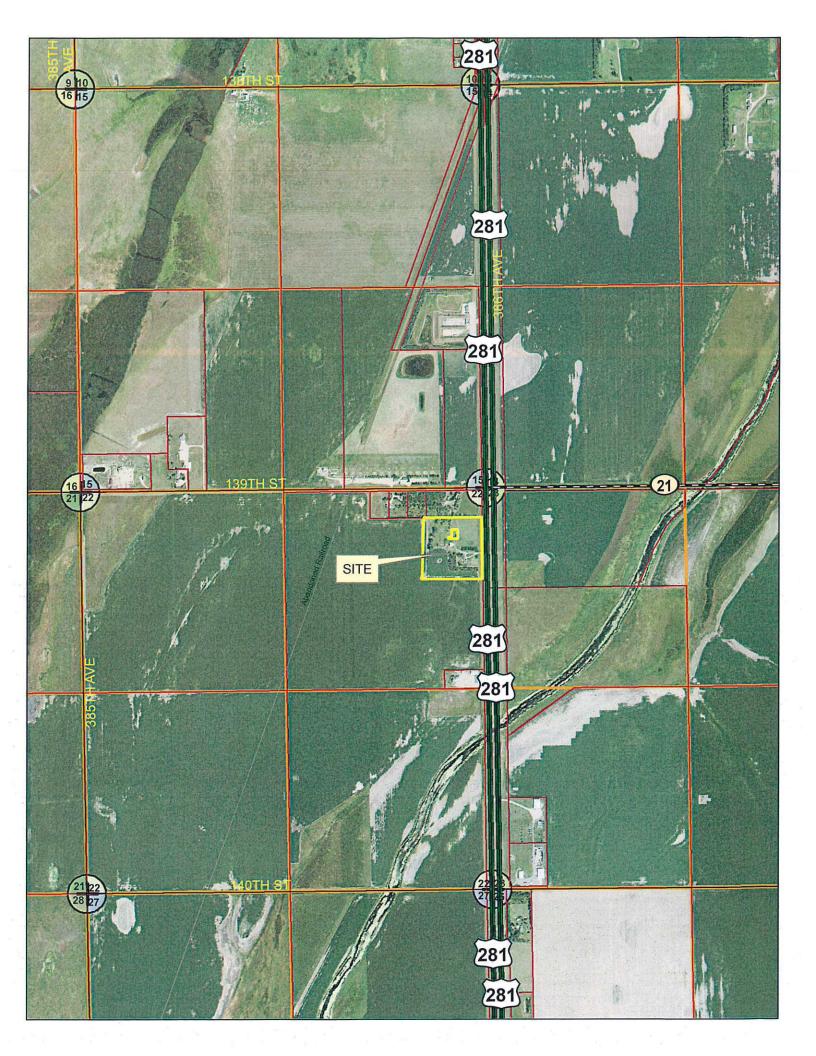
BOOK: 2 PLAT PAGE: 3396

2017/07/25 03:10:59 PM

CAROL SHERMAN, REGISTER OF DEEDS BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 60.00 Return To: FILED







S & P Holdings LLC

715 Taylor Drive Aberdeen, SD 57401

Warner Township

Attn: Joel Wiedebush 38248 139th Street Aberdeen, SD 57401

Kienow Real Estate LP

215 East Palmer Circle Aberdeen, SD 57401

Brian & Melissa Brakefield

38579 139th Street Aberdeen, SD 57401

Bradley Gabler 38585 139th Steet Aberdeen, SD 57401

Donald Young

3924 S 5th Street Aberdeen, SD 57401

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA § COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Holler Rezoning Application
Published Aug. 7, 2024 for \$15.02
Invoice No. 23587

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL

IONARY PERMIT FOR SPECIAL EVENT
Notice is hereby given according to SDCI 35-7, a Public Hearing to The Property of the State of the Sta

6, 2024.
ATTEST: Lynn Heupel, Brown
County Auditor
Published August 7, 2024, at
the total approximate cost of
\$11.65 and may be viewed free
of charge at www.sdpublicnotices.com. 23582



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A Petitioner of the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jeffery Walth Description of property: Proposed Outlot 2, "Abordeen TWP 20W Outlots" in the E1/2 of Section 20-7123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp).
Reason: Rezone parcel from Heavy Industrial District (H-f) to Highway Commercial District (HC) to bring this parcel into Compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the Brown County Planning/Zoning Commission will forward of Brown County Commissioner's with a future meeting date in the Commission Chambers with a future meeting date in the Commission Chambers. Dated this 7th day of August 2024.
Planning/Zoning Commission and Scott Bader – P&Z Director

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, \$50 57401 Office; (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$14.41 and may be viewed free of charge at www.sdpublicnotices.com. 23583



NOTICE OF HEARING Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETI-

a CONDITIONAL USE PETI-TION (CUP). A hearing will be held in the Basement Com-munity Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Sa P Holdings LLC – Jackl Holler Description of property: Lot 1, "Johnson South Third Subdi-vision" in the NEI/4 of Section 22-T122N-R64W of the 5th PM, Brown County, South Dakota

Brown County, South Dakota (13919 386th Avenue; Warner

business.

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

Planning/Zoning Commis-

sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57414 Published August 7, 2024, at the total approximate cost of \$12.26 and may be viewed free of charge at www.sdpublicnotices.com. 23584



NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 P.M.
Petitioner: Tigh & Kelly Lebel
Legal description of property:
Lot B, "Leibel First Addition" inte NEL/4 of Section 11-T123NR63W of the Stin PlM, Brown
County, South Dakota (13115
393rd Avenue; Bath Wip).
Reason: A Conditional Use
The County of the Conditional Use
The Stin PlM (13115
The County of the County of the County of the County of the County
To Stin County of the County of the County
To Stin County of the County of the County
To Stin County of the County
To Stin County
To Sti

one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request.

Dated this 7th day of August 2024.

Planning/Zoning Commis-

sion and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$12.88 and may be viewed free
of charge at www.sdpublicnotices.com. 23585



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner / Owner: Carmen
Morrison

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-R65W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier
Twn.).

(37306 i32nd Street, Mercler Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 36' Setback and an 18' Rear Yard Setback rather than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.
Dated this 7th day of August 2024

Planning/Zoning Commis-

sion and
Sott Bader – P&Z Director
25 Market Street
Aberdeen, SD 576
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$13.49 and may be viewed free
of charge at www.sdpublicnotices.com. 23586



NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission. A
hearing will be held in the Base-ment Community Room, Brown
County Courthouse Annex, on
August 20, 2024, at 7:00 PM.
Petitioner: Jack Holler – S &
Plodlina SLI.

Petitioner: Jack Holler – S & Pholdings LLC
Description of property: Lot
1, "Johnson South Third Subdivision" in the NEI/4 of Section
22-T122N-R64W of the 5th PM, Brown County, South Dakota
(13919 386th Avenue, Warner

Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture Dis-trict (M-AG) to bring this parcel into compliance for its current

The public is invited to attend The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/ Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.
Dated this 7th day of August 2024.

Planning/Zoning Commis-

Planning/Zonling Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$15,02 and may be viewed free of charge at www.sdpublicnotices.com. 23587



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County
Planning/Zoning Commission. A hearing will be held in the Court-house Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 PM.
Petitioner: Amy & Joshua Gulstad

Description of property: "Ol-son's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the Sth PNL, Brown County, South Dakota (11646 387h Avenue, Necota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture Dis-trict (M-AG) to bring this parcel into compliance for its current & future use.

into compliance for its current & fittle use.

Introduce the subject of the subje

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office; (650) 626-7144 Published Aug. 7, 2024, at total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. com. 23588



NOTICE OF HEARING
Application has been adde to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
FETITION. A hearing will be held
in the Basement Community
FORD, Brown County Courthouse
Annay on DEAP
August 20,
DEAP

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices. com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

State Nehraska Bank & Trust

State Nebraska Bank & Trust vs Brian Dolan & Kristen Dolan (06CIV22-000424-01) 2012 Chery Availanche At in the above referenced matter was received by the Brown County Sheriff's Office on January 3rd, 2024. The amount of the Judgment is \$33,157.48, \$260.50 cst, \$373.39 pre-Judgment interest, ap provided by Jaw. This amount does not include Sheriff's Office fees and costs related to

amount does not include Sheriffs
Office fees and costs related to
this matter. The property to be
sold pursuant to the Execution
is: 2012 Chevy Avalanche, VIN
3GNTKFE79CG124632. Odomterr Reading: 206,206.
THIS PROPERTY WILL BE
AUCTIONED AND SOLD TO
THE MIGHEST BIDDER, WITH
THE SALE BEING FINAL, SOLD
AS IS WITH NO WARRANTIES.
EXPRESSED OR IMPLIED. CASH
IS REQUIRED ON THE DAY OF
SALE.

SALE.
The sale will be held at the Brown County impound, 1015 1st Ave SE, Aberdeen, 50 5740 (Next to BhX Track) on August 16th, 2024, at 10:00 AM.
DAVE LUNZMAN, SHERIFF OF BROWN COUNTY.
By Nithe Smith, Deposits 605.

BROWN COUNT.
By: Nate Smith, Deputy, 605626-7100 ext. 509.
Published July 17, 25, Aug. 7
and Aug. 15, 2024, at the total
approximate cost of \$50.91 and
may be viewed free of charge
at www.sdpublicnotices.com.
23519



Special Meeting 7-11-24 Meeting of the Board of Trust-ees and members of the commu-nity of Claremont to hear the Vp of Strobel Scott Vincint and Mark of DNVW Rail was held on July 11th at 7:00 p.m. in City Hall. Board members present Spencer and Paemusers.

Board members present Spencer and Rasmussen.

A question from the floor was asked "Waht is the plan for the dirt work that is happening near 6th Ave. on Rallroad Property?" Vincent: "This will be a site for loading rail cars by semi trucks that will take 25-30 minutes each." That being said Mr. Vin-cent said there would be 4-5

semis daily.

How log has Strobel been aware that they were coming this steek. Vincent: It has been the strong the street of the strong this steek. Vincent: It has been the strong the str man \$12,000 a year hoping to buy property and become a

permanent resident of the town and expand business. Other questions asked of Mr. Vincent about cleanup of spilis and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardo material."

material."

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell."

If there is a spill it will go into

If there is a spill it will go into the storm sewer. Meeting ended. Thanks Emma for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at www.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present.
First on the agenda was to fill the trustee position left empty by Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Lon Gelhaus - city attorney

Lon Gelhaus - city attorney was present. Again, many residents were present with questions and worfesc concerning Strobel Logistics. The streets and how they will survive, who will pay for repairing. Many were concerned about noise levels and smells. The town does have a noise control ordinance to cover noise levels. The residents are sincered to concrede about the changes coming with Strobel Logistics and their company. Many are unknown concerns and they love their community.

A motion was made by the board to accept their ingress/ egress site plan on condition that Strobel remove the approach to Sixth Ave. (in front of the American Legion) and also to share in the annual cost of maintenance to Sixth Avenue and Sixth Street and infrastructure in accordance with the shared responsibility of both Strobel and Claremont. The motion was made by Frank Rasmussen and seconded by Rompson, Motion carried. Meeting adjourned on motion by Thompson, Motion carried. Meeting adjourned on motion by Thompson, Motion carried. Meeting adjourned on motion by Rasmussen. CRye, FO.

CRye, FO.
Published August 7, 2024, at the total approximate cost o \$14.35 and may be viewed free of charge at www.sdpublicno tices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

Full-time position with benefits package, Successful candidate will promote, develop and guide the youth in the 4 H program.

Bachelor's degree required in one of the following:
agriculture, family commer science, that and/or youth development or related field. Travel and flexibility of hours are required.

Grant County is a progressive community in Northeast South Dai prosperity relies on a foundation of agriculture and manufacturin growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23, at 5 p.m. to karen Jayher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, SD 57252. EOE

Currently offering propane summer fills, budgets, and contracts!

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To order, visit www.fullcircleag.com/orderpropane or call 605-824-6815.

Groton Chiropractic Clinic

1205 N 1st St., Groton 397-8204



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Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Holler Petition to Rezone

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$16.80

Publisher

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of SD County of Brown

My Commission Expires: 4/12/2030

TRACY VOCALINATION OF SOUTH DATE

This is not an invoice.

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Dated this 8th day of August 2024. Planning/Zoning Commission and

2024.
Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.52 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner, Counter Travis &
Petitioner, County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.

2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Danielle Olson / Bernice Olson
Description of property: North
Sixteen Acres Northwest and the
East Sixteen Acres Northwest of East Sixteen Acres Northwest of Section 17-T124N-R62W, The

Section 17-T124I-R52W. The NW14 of Section 17-T124N-NW14 of Section 17-T124N-R52W, Except Land Deeded, of the 5th P.M., Brown County, South Dakot (12606 395th Avenue, Cambria Twp.). Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50'-0' Front Yard Setback rather than the 100'-0' required by Brown County Zoning Ordinances. The public is irrited to attend the bearing and to present comments The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated his 8th day of August 2024 Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www.aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Courthouse Annex in the
Sasment Community Meeting
Room, on August 20, 2024, at
7.00 P.M.

7:00 P.M.
Petitioner: Amy & Joshua Gulstad
Description of property: "Olson's
Outlot A" in the NWT/4 of Section
55-T126N-R64W of the 5th
P.M., Brown County, South
Dakota (11646 38Th Avenue,
Oneota Twp.).
Reason: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture District
(AG-P) to Mini-Agriculture District
(AG-P) in Mini-Agriculture District
(AG-B) to thing this parcel into
compliance for its current &
future use.

The public is invited to attend The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Brand of Brown County. to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers, Verify the meeting dates with the Brown County Audito

Dated this 8th day of August

2024.
Planning/Zoning Commission and Scott Bader — P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published three times on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed fren of charme at twow.

viewed free of charge at w sdpublicnotices.com and www

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to
the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION
(CUP). A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on August 20, 2024, at
7:00 P.M.

Annex, on August 27:00 P.M.
Petitioner: S & P Holdings LLC
– Jacki Holler

Jacki Holler

– Jacki Holler
Description of property: Lot 1,
Johnson South Third Subdivision
in the NE14 of Section 22-T122NR64W of the 5th P.M., Brown
County, South Dakota (13919
386th Avenue; Wamer Twp.),
Reason: A Conditional Use
Petition (CUP) for a home seed
business.

Dusiness.
The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Dated this 8th day of August 2024

Planning/Zoning Commission and Scott Bader – P&Z Director Scott Bader — Poz Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8,

2024, at the total approximate cost of \$14.28 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

been submitted to Brown County Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room, Brown County Courthouse

Basement Community Room, Frown County Courthouse Annex, on August 20, 2024, at 7:00 PM.
Petitioner: Jacki Holler – S & Pholdings LLC
Description of property: Let 1, *Lonson South That Subdivision* in the NET4 of Section 22-1122N-R84W of the 5th PLM, Brown County, South Dakota (13919) 386th Avenue, Warer Twp.).
Reason: Rezone parcel from Agriculture Preservation District (M-AG) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition, At the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.
Dated this 8th day of August 2024.
Planning/Zoning Commission and Count Bader – P&Z Director

Planning/Zoning Commission and Scott Bader – P&Z Director Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate

cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. rdeeninsider.com

BROWN COUNTY

PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jeffery Walth

Petitioner: Jenery Watin Description of property: Proposed Outlot 2, "Aberdeen Twp 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12,

Aberdeen Twp.), Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition, At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date with the Brown County Auditor.
Dated this 8th day of August 2024.

2024. Planning/Zoning Commission and Scott Bader – P&Z Director

25 Market Street Aberdeen, SD 57401 Aberdeen, SD 5/401
Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$16.80 and may be
viewed free of charge at www. viewed free of charge at www sdpublicnotices.com and www aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthousa
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petilioner, Common. Petitioner / Owner: Carmen

Description of property: Lot 2, *First Subdivision of Bauer's Outlot 1* in the SW1/4 of Section 7-T123N-R65W of the 5th P.M.

Brown County, South Dakota (37306 132nd Street, Mercier Twp.).

Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25 Front Yard Setback rather than the 38' Setback rather than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdean, SD 57401 Office: (805) 626-7140 o

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Coning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
a17:00 P.M.
Petitioner: James Johnson /

Annex, on August 20, 2024, at 7:00 P.M. Petitioner: James Johnson / William Mundhenke Description of property. Proposed Lots 1 thus 1, "Johnson Airport Subdivision" in the SW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5010, 5025, 5030, 5120 & 5210 Anthony Lane; Bath Twp.). Reason: Rezone parcels from Agriculture Preservation District (M-AG) to bring these parcels into compliance for their current use. The public is invited to attend the hearing and to present

the public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers, Verify the meeting dates with the Brown County Auditor.

dates with the Brown County Auditor. Dated this 8th day of August 2024. Planning/Zoning Commission and Scott Bader — P&Z Director 25 Market Street Aberdeen, SD 57401

Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$17.36 and may be
viewed free of charge at www.
sdpublicnotices.com and www.
aberdeeninsider.com

CITY OF ABERDEEN
AMENDED MINUTES
ABERDEEN CITY
COUNCIL MEETING
City Council Chambers, 123
South Lincols Street, Municipal
Building, Aberdeen, South
Dakota, July 22, 2024, at 5:30
p.m., regular meeting of the
City Council
Payroll Section of City Council
Meeting Minutes of July 22,
2024, as Amended (minutes
are amended to include payroll
data not available at time of
publication).

data not available at ume or publication). Payroll for the period from July 14, 2024, through July 27, 2024, and city share of social security, old age & survivor's insurance, retirement, health and life insurance: EFTPS 5193,762.34, SDRS 594,583.76, 76W Health Insurance \$91,000.00, \$193,762.34, SDRS \$94,583,76, Cay Health Insurance \$91,000.00, City Council \$3,521.63, City Manager \$3,805.16, Sity Hatines \$7,904.55, Finance \$16,272.12, HR \$10,035.38, City Hall \$2,031.37, Computer \$5,494.92, Community Development \$16,048.00, Engineering \$14,375.92, Police \$162,506.11, Fire \$146,016,74, Bldg Inspect \$6,877.53, Street \$43,266.82, Traffic \$10,550.90, Solid Waste \$35,917.06, Transati \$23,173.61, Jack Blaedorn \$15,44hr, Library \$32,388.88, Economic Development \$2,919.20, \$23,173.81, Jack Blaedorn
\$15.44/ht, Library \$32,383.88,
Economic Development \$2,919.20,
Cemetery \$8,799.95, Mosquito
Control \$10,042.02, Meals
on Wheels \$589.96, PRF
Admin \$10,770.79, Recreation
\$39,763.67, ARCC \$40,771.63,
Aquatic Center \$45,597.63, PRF
Dome \$6,401.38, Senior Center
\$5,692.11, Parks \$38,576.10,
Wylle Park \$313,376.43,
Utility Storm \$32,982.33,
Valet Treatment \$23,978.99,
Utility Water \$2,024.65, Water
Reclamation \$23,614.65, Utility Sewer \$12,429.58, SBL Rides
\$16,769.17. Concessions
\$15,884.99, Rec Enterprise
\$3,787.96, ARCC Enterprise
\$3,787.96, ARCC Enterprise
\$3,787.96, ARCC Enterprise
\$3,787.96, ARCC Enterprise
\$591.50 Campground \$7,592.03,
Golf \$14,606.05
Roll call vote to approve with
Ronsyne abstaining and Fouberg
abstaining to Dacotah Bank,
all others present voting ayer
motion carrier,
rollon carrier,
roll

CITY OF ABERDEEN RESOLUTION NO. 24-08-01R RESOLUTION APPROVING A PERMIT TO REMOVE HISTORIC

TO REMOVE HISTORIC PROPERTY WITHIN THE ABERDEEN COMMERCIAL HISTORIC DISTRICT WHEREAS, the City of Aberdeen Community Development Department ("Department") recommends a final determination approving the issuance of a permit to demolish the building located at 320 Main Street South, which property is within the Aberdeen Commercial Historic

Abergeen Commercial Harden
District; and
WHEREAS, the owner of the
property at 320 Main Street South
applied to the Department to
demolish the building (hereafter

applies of the Department of the Common of the building (hereafter historic property); and WHEREAS, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historica Preservation Officer ("SHPO"); and WHEREAS, Community Development Director, Ken Hubbart, presented the findings of the Department to the City Council and affirmed the Department of the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1–19A–11.1; and WHEREAS, the City Council makes the following findings in support of its determination: -The property owner provided the document attached hereto entitled "Case Report", which report provides a complete record of all factors considered by the City Council in forming its findings and conclusions herein and is adopted in full and incorporated herein by

herein and is adopted in full and incorporated herein by reference.

The property has been renovated since its original construction with no construction documentation. The south portion was remodeled in the 2010's and the north

in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design, Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has collect to move the owner has opted to move

It is not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their

the existing structure for their proposed.

The effects of the proposed.

The effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being

Permitted.

No other feasible and prudent No other teasione and pruder atternative to replacement exists and all possible planning to minimize harm to the historic property has been fairly considered. - The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has been reviewed and considered. been reviewed and considered in making this determination.

The integrity of the historic district will not be jeopardized by the removal of the historic

by the removal of the historic property. THEREFORE, BE IT RESOLVED as follows: The application for a building permit to demolish the structure at 320 Main Street South located within the Aberdeen Commercial Historic District is hereby Approved. The City Council makes this determination based upon the consideration of all relevant factors and concludes that there is no leastile and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting from such use.

Notice of this final determination shall be given, by certified mail,

- Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of the subject The foregoing Resolution No. 24-08-01R was adopted at a regular meeting of the Aberdon City Council on the 5th day of August, 2024. Number of AYES: 8, Number of NAY'S: 0, Members abstaining: None, 19 Travis Schaunaman, Mayor, ATTEST: 1/3 Jordan McQuillen, Finance Officer

Finance Officer
Published once on August 8, 2024, at the total approximate cost of \$41,72 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN
NOTICE OF HEARING
UPON APPLICATION FOR
SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GIVEN that
an application for an alcoholic
beverage license has been
filed with the City Council of
the City of Aberdeen by the
following named business at
the following addresses:
Special One-Day Retail On-Sale
Liquor License for the Aberdeen
Its Lodge #1046, Parking Lot
Party on September 7, 2024
NOW, THEREFORE, MOTICE
IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakots on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, Is/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the lotal approximate cost of \$12.88 and may be viewed free of charge at www.

viewed free of charge at www sdpublicnotices.com and www aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the

the City of Aberdeen by the following named business at the following addresses: Special One-Day Retall On-Sale Liquor License for the Aberdeen Sertoma Club for the Storybook Land Uncorked event on September 5, 2024 NOW, THEREORE, NOTICE IS HEREBY GIVEN that said properties of the Control IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoln Streaet, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear such application may appear such application may appear

such application may appear and be heard.
BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. Is/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$13.16 and may be viewed free of charge at www.sepublicanobics.com and www.aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES
NOTICE IS HEREBY GIVEN that
an application for an alcoholic
beverage license has been
filled with the City Council of
the City of Aberdeen by the
following named person(s) at
the following address:
New Retail On-Off Sale Wine

and Cider
Cuzco, LLC dba Cuzco Peruvian
Cuisine

20 6th Ave SW, Aberdeen,

New Retail on-off Sale Malt Beverage & SD Farm Wine Cuzco, LLC dba Cuzco Peruvian

Cuisine 20 6th Ave SW, Aberdeen,

SD 57401 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council

appacanon will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City August 2024, 1st Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16:24 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

REZONE PARCEL FROM:

ITEM #11

Heavy Industrial District (H-I) to Highway Commercial District (HC)

GENERAL INFORMATION:

OWNER:

Jeffery Walth

PETITIONER:

Jeffery Walth

REQUEST:

Rezone Parcel from Heavy Industrial

District (H-I) to Highway Commercial

District (HC)

LEGAL DESCRIPTION:

Proposed Outlot 2, "Aberdeen Twp 20W

Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South

Dakota

ADDRESS:

38380 W Hwy 12

CITY/TOWNSHIP:

Aberdeen Twp.

EXISTING ZONING

Heavy Industrial District (H-I) / Highway

Commercial District (HC)

SURROUNDING ZONING:

North:

Heavy Industrial District (H-I)

South:

Agriculture Preservation District (AG-P) /

Highway Commercial District (HC)

West:

Heavy Industrial District (H-I)

East:

Heavy Industrial District (H-I)

PUBLIC UTILITIES:

WEB Water

REPORTED BY:

Ron Keller

GENERAL COMMENT: The petitioner is requesting this Rezone to bring this parcel

into compliance for its current use.

GENERAL REVIEW: Staff has reviewed this request.

NOTICE OF HEARING

A <u>PETITION to REZONE</u> has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on <u>August 20</u>, <u>2024</u>, <u>at 7:00 P.M.</u>

Petitioner: Jeffery Walth

Description of property: Proposed Outlot 2, "Aberdeen TWP 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12, Aberdeen Twp.).

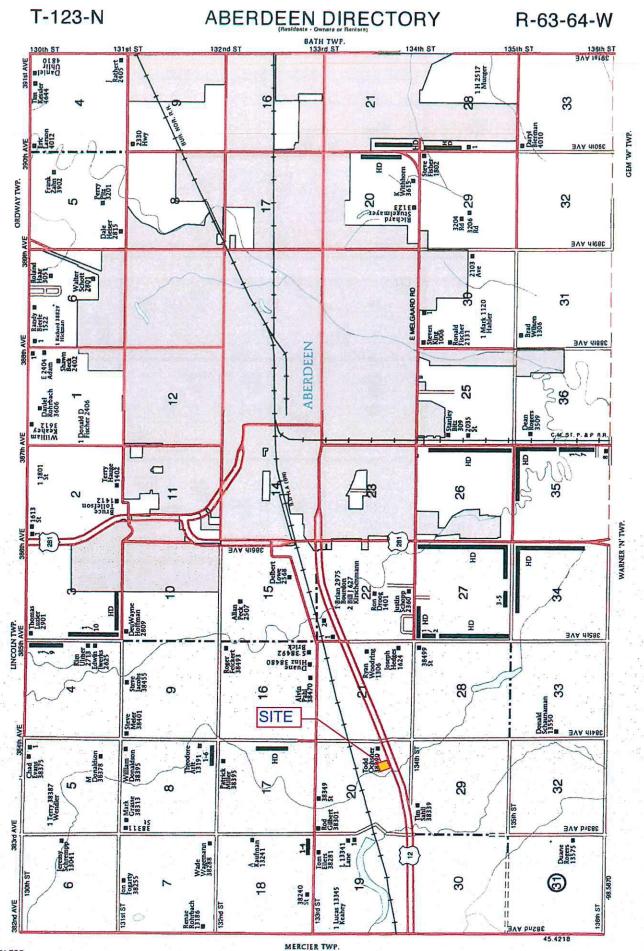
Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of ______.



Petition No: REZONE PETITION Date: Receipt: 822048 **BROWN COUNTY COMMISSION** Filing Fee: \$350 25 MARKET ST (non-refundable) ABERDEEN, SD 57401 **Brown County Commission Members:** I/We the undersigned, do hereby petition the Brown County Commission of Brown County, South Dakota to rezone property as follows: Legal Description: Proposed Outlot 2, "Aberdeen 20W Outlots" in the E1/2 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota General Area Location or Street Address: 38380 W Highway 12 From the Heavy Industrial (H-I) District To the Highway Commercial (HC) District To Bring into Compliance Purpose: Lot 2 = +/-6.18 acres Size of Parcel: Existing Land Use: Highway Commercial Jeffery Walth Petitioner: (Print) Signature: Date: 7-31-24 Phone: 605-380-0570 Address: PO Box 2071 Aberdeen SD 57402-2071 Zip City State Jeffery Walth Owner: (Print) Signature: Date: 7-3/- 24 Phone: 605-380-0570 Address: PO Box 2071 57402-2071 SD Aberdeen

Additional Signatures may be submitted on a separate page.

State

City

Zip



PLAT SHOWING ABERDEEN TWP 20W OUTLOTS

IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5th P.M., **BROWN COUNTY, SOUTH DAKOTA**

OWNER'S CERTIFICATE

Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, does hereby certify that it is the owner of

- Outlot B, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty

Outlot B, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota and
Outlot D, Mead's Outlots D, E, F, & G in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota, and that it has caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zonino, subdivision development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, does hereby vacate "Mead's Outlot B, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota" as filed for record on November 26, 1971 at 3:00 P.M., and duly recorded in Book of Plats No. 2, on Page 161 therein.

partnership, does hereby vacate "Mead's Outlot D, Mead's Outlots D, E, F, & G East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota" as for record on September 25, 1972 at 10:00 A.M., and duly recorded in Book of F No. 2, in Envelope 198-E therein.	in the (123) filed
Owner: Ochsner Real Estate Limited Partnership II,	
a South Dakota limited partnership	
Chery Ochsner-Member	
Cheryl Ochsner	
Signed this 8 day of August, 2024.	
COUNTY OF BROWN ,	
STATE OF SOUTH DAKOTA)SS	
On this the 81th day of August 2024, before me, a	
notary public, the undersigned officer, personally appeared, who acknowledge himself/herself to be the officer, personally appeared, who acknowledge himself/herself to be the	nited
Partnership II, a South Dakota limited partnership, and that he/she as such	
MEMBER , being authorized to do so, executed the forgoing	
instrument for the proposed therein contained, by signing the name of Ochsner in Estate Limited Partnership, a South Dakote limited partnership, by himself/herse CHEPNL ひとせるいでは、一体では写真。	
In witness whereof I hereunto set my hand and official seal.	
My Commission Expires: 11/2/2021	
Dan Kel	
Notary Public	
959	

OWNER'S CERTIFICATE

I, Jeffery Walth, do hereby certify that I am the owner of Mead's Outlot C,
Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty (20), Township
One Hundred Twenty-Three (123) North, Range Sbty-Four West of the 5th P.M.,
Brown County, South Dakota and that I have caused the same to be surveyed and
platted as shown on the attached plat which shall be hereinsfilter known and described
as "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP
123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA* and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, I, Jeffery Walth, do hereby vacate "Mead's Outlot C, Mead's Outlot A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Stxty-Four West of the 5th P.M., Brown County, South Dakota" as filed for record on November 26, 1971 at 3:00 P.M., and duly recorded in Book of Plats No. 2, on Page 161, therein.

Owner: Jeffery Walth	and the same
Signature	
Signed this 13 day of AUSUST	, 2024.
COUNTY OF BROWN)SS	
STATE OF SOUTH DAKSTA	
On this the 13 TH day of AVENST notary public, the undersigned officer, personally appear me or satisfactority proven to be the person whose name	

ery Walth ,known to cribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained

In witness whereof I hereunto set my hand and official seal.

11/2/2027 My Commission Expires: ____ Notary Public

PLAT SHOWING

ABERDEEN TWP 20W OUTLOTS

IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH. RANGE 64 WEST OF THE 5th P.M., **BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, Jamie L. Sprenger, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owners, I have surveyed and platted "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 5TH day of AUGUST day of A to COLST

SDDOT HIGHWAY APPROVAL

Existing Access to U.S. Highway 12 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

_____, 2024. Signed this _____ day of ____ Print Name and Title Signature

HIGHWAY APPROVAL

The location of the in-place access roads, is hereby approved. Any change in the in-place access shall require addition approval.

Signed this _ _ day of _ Print Name and Title Signature

COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Planning Commission of Brown County, South Dakota, at a meeting

, 2024. day of

Secretary of County Planning Commission, Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA* having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any

COUNTY COMMISSION APPROVAL

Thereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the . 2024.

County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof."

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the record of my office to be fully paid.

Signed this_

County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

DIRECTOR OF EQUALICATION

I hereby certify that I have received a copy of this plat
, 2024.

Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

__, 2024, at Filed for record this _ _day of___ O'clock ____M., and duly recorded as Hanging Plat No.

Register of Deeds, Brown County, South Dakota







Jeffery Walth

PO Box 2071 Aberdeen, SD 57402-2071

Aberdeen Township

Attn: Bob Ross 2208 135th Street Aberdeen, SD 57401

Ochsner Real Estate LP II

13350 379th Avenue Aberdeen, SD 57401

Artz Equipment

38399 W Hwy I2 Aberdeen, SD 57401

Bonnie Clausen

38398 134th Street Aberdeen, SD 57401

Soil Science Properties LLC

47504 252nd Street Baltic, SD 57003

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA § COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Walth Rezoning Application
Published Aug. 7, 2024 for \$14.41
Invoice No. 23583

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL EVENT Notice is basely at 1

PORARY PERMIT FOR SPECIAL
VENT
Notice is hereby given accord
ing to SDCJ. 35-2, a Public Hearing to mthe following Alcoholic
Beverage Temporary Permit in
conjunction with a Special Event
for Malt Beverage and Wine
to be used by Aberdeen Area
Chamber of Commerce will be
held on August 20, 2024 in the
Chambers of the Brown County
Commissioners, in the Courthouse Annew, Brown County,
South Dakota, at which time
any interested persons wishing
to register complaint on thelr
approval may appear.
Aberdeen Area Chamber of
Commerce, Aberdeen, SD for

Aberdeen Area Chamber of Commerce, Aberdeen, SD for Field to Fork: A Farm to Table Connection held at Centen-ial Village, Brown County Fall-grounds, SW 14, Sec 1-T123M-R64W (400 MV 24th Ave., Ab-erdeen) Brown County, SD. Temporary Special Event Alcohol License effective September 6, 2024.

ATTEST: Lynn Heupel, Brown

ATTEST: Lynn Heupel, Brown County Auditor Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicnotices.com. 23582



NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission. A
hearing will be held in the Basement Community Room, Brown
County Courthouse Annex, on
August 20, 2024, at 7:00 PM.
Petitioner: Jeffery Walth
Description of property: Proposed Outlot 2, "Aberdeen TWP
ZOW Outlots" in the E1/2 of
Section 20-T123/R64W of the
Sth PM., Brown County, South
Dakota (38380 W Hwy 12, Aberdeen TWP).

Sth P.M., Brown County, South Dakota (13330 W Hwy 12, Aberdeen Twp.).
Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/ Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date with the Brown County Auditor.
Dated this 7th day of August 2024.
Planning/Zoning Commissioner's Planning Plann

Planning/Zoning Commis-

on and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57414
Published August 7, 2024, at
te total approximate cost of
14.41 and may be viewed free
f charge at www.sdpublicnoces.com. 23583



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETI-TION (CUP). A hearing will be
held in the Basement Community Room, Brown County
Courthouse Annex, on August
20, 2024, at 7:00 P.M.
Petitioner: S & P Holdings LLC
arch Hollier

Petitioner: S & P Holdings LLC Jacki Holler Description of property: Lot 1, "Johnson South Third Subdi-vision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue; Warner Twn.).

Twp.).

Reason: A Conditional Use
Petition (CUP) for a home seed

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader - P82 Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.26 and may be viewed free of charge at www.sdpublicnotines com. 23584 tices.com. 23584



NOTICE OF HEARING

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 PM.
Petitioner: Tigh & Kelly Leibel
Legal description of property:
tot 8, "Leibel First Addition" in
the NEL/4 of Section 11-T123M653W of the 5th PM., Brown
County, South Dakota (13115
393rd Avenue; Bath Tivp.).
Reason: A Conditional Use
Petition (CUP) to operate "Diamondback Kenneis" in a MiniAgriculture District (M-AG) and
build a 60' x 56' shop/kennel
for training up to 36 dogs at
one time.
The public may attend the

one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petiproposed Conditional Use Petr-tion (CUP) request. Dated this 7th day of August 2024. Planning/Zoning Commis-

Planning/Zoning Commis-sion and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$12.88 and may be viewed free
of charge at www.efchublirme-



NOTICE OF HEARING

Application has been made to the Brown County Planning/Zon-ing Commission for a VARIANCE Application has been reduced to the Brown County Planning Zooing Timmission for a will be held for the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 PM. Petitioner / Owner: Carmen Morrison Description of property: Lot 2, "First Subdivision of Bauer's Coultot 1" in the SWI1/4 of Section 7-T123N-R65W of the 5th PM, Brown County, South Dakota (37306 132nd Street, Mercier Twp.).

(37306 132nd Street, Mercier Twp.).

Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 36' Setback rather than the 30' Setback required by Brown County Zoning Ordinances.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.

Dated this 7th day of August 2024

Planning/Zoning Commission and

sion and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, 5D 57401
Office: (605) 626-7144
Published August 7, 2024, at
the total approximate cost of
\$13.49 and may be viewed free
of charge at www.sdpublicnotices.com. 23586

Groton Chiropractic

Clinic

Carol McFarland-Kutter, D.C.

1205 N 1st St., Groton 397-8204



NOTICE OF HEARING
A PETITION TO REZONE has been submitted to Brown County
Planning/Zoning Commission. A hearing will be held in the Base-ment Community Room, Brown
County Courthouse Annex, on August 20, 2024, at 7:00 PM.
Petitioner: Jacki Holler – 5 &
Pholdings LLC
Description of property: Lot
Description of property. Lot
Description

Twp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current

into compliance for its current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/

2024. Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$15.02 and may be viewed free of charge at www.sdpublicno-tices.com. 23587



NOTICE OF HEARING A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Court-house Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 PM. Petitioner: Amy & Joshua Gulstad

August 20, 2024, at 7:00 PM.
Petitioner: Amy & Joshua
Guistad
Description of property: "Oison's Outlot A" in the NW1/4 of
Section 25-7126N-R64W of the
Sth RM, Brown County, South
Dakota (11646 387th Avenue,
Oneota Twp.).
Reason: Rezone parcel from
Agriculture Preservation District
(AG-P) to Mini-Agriculture Dstrict (Pi-AG) to bring this parcel
Into Compliance for its current &
future preservation of the protrict properties of the second of the conduction of the hearing,
the proposed rezone petition. At
the conclusion of the hearing,
the Brown Country Planning/
Zoning Commission will forward
of Brown County Commissioner's
with a future meeting date in
the Commission Chambers.
Verify the meeting dates with the
Brown County Auditor.
Dated this 7th day of August
2024.
Planning/Zoning Commis-

Planning/Zoning Commis-

Planning/Zonling Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (650) 526-7144 Published Aug. 7, 2024, at the total approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. com. 23588



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner / Owner: Travis &
Danielle Olson / Bernice Olson
Description of property: North
Sixteen Acres Northwest and the
East Sixteen Acres Northwest and
Sixteen Acres Northwes

ments and usuality from the proposed variance request.
Dated this 7th day of August 2024
Planning/Zoning Commission and
Scott Bader – P&Z Director

25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices. com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

State Nebraska Bank & Trust

AM
State Nebraska Bank & Trust
vs Brian Dolan & Kristen Dolan
(GGCN22-00024-01)
2012 Chevy Avalanche
An Execution of Judgement in
the above referenced matter was
received by the Brown County
Sheriff's Office on January 3rd,
2024. The amount of the Judgment is \$33,157.48, \$260.50
Cost, \$373.39 Pre-Judgement interest, plus continuing costs, and
interest, as provided by law. This
amount does not include Sheriff's
Office fees and costs related to
this matter. The property to be
sold pursuant to the Execution
is: 2012 Chevy Avalanche, VIN
3GNTKFE/PGG12-652. Odomter Reading; 206,206.
THIS PROPERTY WILL BE
AUCTIONED AND SOLD TO
THE HIGHEST BIDDER, WITH
THE SALE BEING FINAL, SOLD
AS IS WITH NO WARRANTIES
EXPRESSED OR IMPLIED. CASH
IS REQUIRED ON THE DAY OF
SALE.
The sale will be held at the
Brown County Impound, 1015
Ist Ave SE, Aberdeen, SD 57401.
NOAVE LUNDAMAN, SHERIFF OF
BROWN COUNTY.
BY, Nate Smith, Deputy, 605-

DAVE LUNZMAN, SHERIFF OF BROWN COUNTY. By: Nate Smith, Deputy, 605-626-7100 ext. 509. Published July 17, 25, Aug. 7 and Aug. 15, 2024, at the total approximate cost of \$50-91 and may be viewed free of charge at www.sdpublicnotices.com. 23519



Special Meeting 7-11-24
Meeting of the Board of Trustees and members of the commutry of Claremont to hear the Vp
of Strobel Scott Vincint and Mark
of DMVW Rail was held on July
11th at 7:00 p.m. in City Hall.
Board members present Spencer
and Rasmussen.
A question from the floor was
asked "Waht is the plan for the
dirt work that is happening neaf
ofth Ave. on Railroad Property?'
Vincent: "This will be a site for
loading rail cars by semi trucks

Vincent: "This will be a site for loading rall cars by semi trucks that will take 25-30 minutes each." That being said Mr. Vincent said there would be 4-5 semis daily. How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been 4-5 weeks!

How many people 2-3 drivers supporting tie job - 1 person for Strobel / 4h hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal

when asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semil: 40 tons - 5 axie gross weight. They will have a loaded semil: 40 tons - 5 axie gross weight. They will have a valable option as it has been that Third Street would not be a valable option as it has been that Third Street would not be a valable option as it has been contacting the city prior to starting the project. He stated, That there was no contact and no legal meeting." He just talked to two of the trustees.

At site a suggestion the trucks bypass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th St., then take yapass town on 410th Ave. and turn on 118th Avenue town on 510th Ave. and turn on 118th St., then the yapass town on 410th Ave. and turn on 118th Avenue town on 510th Avenue to

permanent resident of the town and expand business. Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equip-ment." He also stated "that ere will be only nonhazardous

material."

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell."

If there is a spill it will go into the storm sewer.

If there is a spill it will go into the storm sewer.
Meeting ended. Thanks Emma for your help! CRye, FO.
Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at www.sdpublicnotices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present.
First on the agenda was to fill the trustee position left empty by Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.

Rasmussen. Lon Gelhaus - city attorney

Nasmussen.

Lon Gelhaus - city attorney was present.
Again, many residents were present with questions and worness concerning Strobel Logistics. The streets and how they will survive, who will pay for repairing. Many were concerned about oncise levels and smells.

The town does have a noise control ordinance to cover noise levels and smells.

The town does have a noise control ordinance to cover noise levels. The residents are sincered, where the control ordinance to cover noise levels. The residents are sincered, where the control ordinance to cover noise levels. The residents are sincered to control ordinance to cover noise levels. The residents are sincered to control ordinance to cover noise levels. The residents are sincered to cover the community. The cover of the cover noise levels to control to cover noise levels to control cover noise levels to cover noise le

Notings of the second of the s

Apply to become the Grant County, SD 4-H Program Advisor!

Full-time position with benefits padage, Successful candidate will promote, develop and guide the youth in the 4 H program.

Bachelor's degree required in one of the following: agriculture, family consumer science, child anofter youth development or related field. It avel and flexibility of hours are required.

Grant County is a progressive community in Northeast South Dabata prosperity relies on a foundation of agriculture and manufacturing, v growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23, at 5 p.m. to karen Jayher@grantcountysd.us or mail to Grant County Administrator 210 E. 5th Avenue, Milbank, 50 57252. EGE

Currently offering propane summer fills, budgets, and contracts!

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423 S. MAIN ST. | ABERDEEN, SD 57401 (605) 226-3481 | ABERDEENINSIDER.COM

Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider**:

August 8, 2024 – Brown County Planning and Zoning Notice for Walth-Ochsner Petition to Rezone

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$16.80

Publisher:

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030

MEG

This is not an invoice.

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request, Dated this 8th day of August

2024.
PlanningZoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$16.52 and may be
viewed free of charge at www.
sdpublicnotices.com and www.
aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION, A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Travis &
Daniella Olson / Bemiso Olson
Description of property: North
Sixteen Acres Northwest and the
East Sixteen Acres Northwest of
Section 17-T124N-R62W. The
WW1/14 of Section 17-T124N-

Section 17-T124N-R62W. The NW14 of Section 17-T124N-R62W, Except Land Deeded, of the 5th P4M, Brown County, South Dakota (12606 395th Avenue, Cambria Twp.). Reason: Requesting a Variance to Building Setbacks in an Agriculture Preservation District (AG-P) to have a 50-O" Front Yard Setback rather than the

100'-0" required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. proposed variance request.
Dated this 8th day of August 2024
Planning/Zoning Commission and
Scott Bader — P&Z Director

25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

NOTICE OF HEADING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Meeting
Room, on August 20, 2024, at
7,00 P.M.
Petitioner Amy & Jochus Gulstad
Description of property: "Olson's
Outlot A' in the NWTI-d of Section
55-T1 20N-R64W of the 5th
P.M., Brown Country, South
Dakota (11646 387th Avenue,
Oneota Twp.).
Reason: Rezone parcel from
Agriculture Preservation District
(M-AG) to bring this parcel Into
compliance for its current &
future use.

future use. The public is invited to attend The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Board of Brown County Commission of the Board of Brown County Commission. Commissioner's with a future meeting date in the Commission Chambers. Verify 19 Chambers, Verify the meeting dates with the Brown County

Dated this 8th day of August

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published three times on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at w sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION (CIIP). A beging will be to the

a CONDITIONAL USE PETTITION (CUP). A hearing will be held in the Basement Community Brom Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petillioner: S & P Holdings LLC – Jacki Holler Description of property: Let 1, "Johnson South That disadvision" in the NET 46 Tescion 22-T122N-R64W of the 5th P.M. Brown County, South Dakota (13919 386th Avenue; Warmer Twp.). Reason: A Conditional Use Petition (CUP) for a home seed business.

ousiness. The public may attend the The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request, Dated this 8th day of August 2024. Planning/Zoning Commission and Scott Bader — P&Z Director 25 Markal Street

Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$14.28 and may be viewed free of charge at www. schuttlicnotices.com and www. schuttlicnotices.com and www.

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M. Petitioner: Jacki Holler - S &

P Holdings LLC
Description of property: Lot 1,
"Johnson South Third Subdivision" in the NE1/4 of Section 22-T122N-R64W of the 5th P.M., Brown R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warner Twp.), Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Auditor.
Dated this 8th day of August 2024.

2024. g/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, 25 S 57401 Office: (605) 628-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETTICION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:09 P.M.
Petitioner: Infrory Walth

at 7:00 P.M.
Petitioner: Jeffery Walth
Description of property: Proposed
Outlot 2, "Aberdeen Twp 20W
Outlots" in the E1/2 of Section
20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38380 W Hwy 12,

Dakota (38380 W Hwy 12, Aberdeen Twp.). Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use. The public is invited to attend

the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambors. Verify the meeting date in the Commission Chambors. Verify the meeting date in the Commission Planning/Zoning Commission and Scott Bader – P8Z Director 25 Market Street
Abordeon, SD 57401
Office: (60) 562-7144
Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION.A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7.00 P.M.

Petitioner / Owner: Carmen Morrison
Description of property: Lot 2,
"First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section

Outlot 1' in the SW1/4 of Section
7-1123N-R55W of the 5th P.M.,
Brown County, South Dakota
(37306 132nd Street, Mercier
Twp.).
Reason: Requesting a Variance
to Building Setbacks in a Lake
Front Residential District (R-3)
to have a 25 Front Yard Setback
cather, than the 38 Setback rather than the 38' Setback and an 18' Rear Yard Setback rather than the 30' Setback required by Brown County Zoning Ordinances. The public is invited to attend the

ing and to present comments nearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Commission and Scott Bader — P&Z Director

Scott Bader – P&Z Dir 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8. 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at sdpublicnotices.com and ww aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
seen submitted to Brown County
lanning/Zoning Commission.
A hearing will be held in the
assement Community Room,
frown County Courthouse
Annex, on August 20, 2024,
tr:00 P.M.
Patitioner: James Johnson /

Annex, on August 20, 2024, at 7:00 P.M. Petitioner: James Johnson / William Mundhenke Description of property. Proposed Lots 1 thu 5; "Johnson Airport Subdivision" in the SW1/4 of Section 22-T123N-R63W of He 5th P.M., Brown Gounty, South Dakota (5010, 5025, 5030, 5120 & 5210 Anthous Lane; Beath Twp.). Reason: Rezone parcels from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their current use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers, Verify the meeting dates with the Brown County

Auditor.
Dated this 8th day of August 2024.

2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401

Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$17.36 and may be
viewed free of charge at www.
sqpublishotices.com and www.
aberdeeninsider.com

CITY OF ABERDEEN
AMENDED MINUTES
ABERDEEN CITY
COUNCIL MEETING
City Council Chambers, 123
South Lincoh Street, Municipal
Building, Aberdeen, South
Dakota, July 22, 2024, at 5:30
p.m., regular meeting of the
City Council.
Payroll Section of City Council
Meeting Minutes of July 22,
2024, as Amended (minutes
are amended to include payroll
data not available at time of
publication).
Payroll for the period from July

are amended to include payrou data not available at time of publication). Payroll for the period from July 14, 2024, through July 27, 2024, and city share of social security, old age & survivor's insurance, retirement, health and life insurance SFTPS S133,762.4, SDRS 941,533.76. City Health Insurance S91,000.00. City Council \$3,251.63. City Manager \$8,05.16. City Atomy 57,904.55, Francos \$16,272.12, HR 510,035.36, City Hall \$2,031.37. Computer \$5,494.92, Community Development \$16,048.00. Engineering \$14,375.92. Police \$12,506.11, Fire \$146,016,74. Bldg Inspect \$6,877.53, Street \$43,266.82, Tarfice \$10,560.90. Solid Waste \$35,917.06, Transalt Leat Blandorn Sold Waste S3,917.06, Transit \$23,173.81, Jack Blaedorn \$15.44/hr, Library \$32,388.88, Economic Development \$2,919.20, Cemetery \$8,799.95, Mosquito Control \$10,042.02, Meals on Wheels \$589.96, PRF Admin \$10,770.79, Recreation \$39,763.67, ARCC \$40,711.63, Aquato Center \$45.87.63, PRF Dome \$6,401.38, Senior Center \$5,692.11, Parks \$38,576,10, \$12,402.11, Parks \$33,576.10, \$12,402.11, Parks \$33,576.11, \$12,402.11, Parks \$33,5 Solid Waste \$35,917,06, Transit Utility Water \$2,024,65, Water Dilling Water \$2,024,03, Water Reclamation \$23,614.65, Utility Sewer \$12,429,58, SBL Rides \$16,769,17, Concessions \$15,884,99, Rec Enterprise \$3,787,96, ARCC Enterprise \$3,787,96, ARCC Enterprise \$91,50, Campground \$7,592,03, Golf \$14,606,05

Roll call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank,

all others present voting aye, motion carried. Published once on August 8, 2024, at the total approximate cost of \$15.62 and may be viewed free of charge at www. adpublicnotices.com and www, aberdeeninsider.com

CITY OF ABERDEEN
RESOLUTION NO.
24-08-01R
RESOLUTION
APPROVING A PERMIT
TO REMOVE HISTORIC
PROPERTY WITHIN THE
ABERDEEN COMMERCIAL
HISTORIC DISTRICT
WHEREAS, he City of Aberdeen
Community Development
Department ("Department")
recommends a final delarmination
approving the issuance of a
permit to demolish the building
coated at 230 Main Street South,
which proparty is within the
Aberdeen Commencial Historic
District, and

District; and WHEREAS, the owner of the property at 320 Main Street South applied to the Department to demolish the building (hereafter "historic property"); and WHEREAS, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historical Society, through its State Historic Preservation Officer

Historic Preservation Officer ("SHPO"); and WHEREAS. Community Development Director, Ken Hubbart, presented the findings of the Department to the City Council and affirmed the Department's recommendation that the City Council approve the issuance of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1-19A-11; and WHEREAS, the City Council makes the following findings in support of its determination: "The property owner provided the document attached hereto entitled "Case Report", which report provides a complete record of all factors considered by the City Council in forming its findings and conclusions herein and its adopted in full and incorporated herein by reference.

and incorporated herein by reference.

The properly has been rerovated since its original construction with no construction documentation. The south portion documentation. The south portion documentation are south portion was remodeled in the 2010's and the north portion has been vacant formost of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design. Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has opted to move forward with new 'It is not physically possible, or economically feasible for economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their proposed

The effects of the proposed

the existing structure to proposed the effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being permitted.

No other feasible and prudent

alternative to replacement exists and all possible planning to minimize harm to the historic minimize harm to the historic properly has been fairly considered.

- The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has been reviewed and considered in making this determination.

The integrity of the historic district will not be jeopardized by the removal of the historic

property.
- NOW, THEREFORE, BE IT RESOLVED as follows:
- The application for a building

permit to demolish the structure at 320 Main Street South located within the Aberdeen Commercial Historic District

located within the Aberdeen Commercial Historic District is hereby Approved.

*The City Council makes this determination based upon the consideration of all relevant factors and concludes that there is no feasible and prudent alternative to the issuance of the building permit and that her brogram includes all possible and prudent alternative to the issuance of the building permit and that he brogram includes all possible planning to minimize harm to the historic property resulting from such use.

*Notice of this final determination shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of the subject The foregoing Resolution No. 24-08-01R was adopted at a regular meeting of the Aberdeen City Council on the 5th day of August, 2024. Number of Arysis, 3. Number of NAYS: 0, Members abstaining: None, Is Travis Schaunaman, Mayor, ATTEST: 13 Jordan McQuillen, Finance Officer

Finance Officer
Published once on August 8. 2024, at the total approximate cost of \$41.72 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses: Special One-Day Retail On-Sale Linux License for the Aberdeen Special Une-Day Retail Un-Sale Liquor License for the Aberdeen Elks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City August 2024, 1st Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www. sdpublicnolices.com and www.aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GIVEN that
an application for an alcoholic
beverage license has been
filed with the City Council of
the City of Aberdeen by the
following named business at
the following addresses:
Special One-Day Retail OnSale Liquor License for the
Aberdeen Sertoma Club for
the Storybook Land Uncorked
event on September 5, 2024
NOW, THEREFORE, NOTICE
IS HEREBY GIVEN that said IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoln Streaet, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear

such application may appear and be heard. BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, is/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$13.16 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES NOTICE IS HEREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named person(s) at the following address: New Retail On-Off Sale Wine and Cider

and Cider
Cuzco, LLC dba Cuzco Peruvian
Cuisine

Cuisine 20 6th Ave SW, Aberdeen, SD 57401 New Retail on 2" SD 57401 New Retail on-off Sale Malt Beverage & SD Farm Wine Cuzco, LLC dba Cuzco Peruvian

20 6th Ave SW. Aberdeen.

SD 57401 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said IS HEREBY GIVEN that said application will be considered by the City Council In City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakota

Street, Municipal ordering, 11 in et al. (City of Aberdeen, South Dakola on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th aday of August 2024, let 10 in a consistency of the City of Aberdeen, dated this 5th aday of August 2024, let 10 in a consistency of the City of Aberdeen, dated this 5th and McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16.24 and may be viewed free of charge at twww. viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

REZONE PARCEL FROM:

ITEM #12

Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG)

GENERAL INFORMATION:

OWNER: Amy & Joshua Gulstad

PETITIONER: Amy Gulstad

REQUEST: Rezone Parcel from Agriculture

Preservation District (AG-P) to Mini-Agriculture District (M-AG)

LEGAL DESCRIPTION: "Olson's Outlot A" in the NW1/4 of Section

25-T126N-R64W of the 5th P.M., Brown

County, South Dakota

ADDRESS: 11646 387th Avenue

CITY/TOWNSHIP: Oneota Twp,

EXISTING ZONING Agriculture Preservation District (AG-P)

SURROUNDING ZONING:

North: Agriculture Preservation District (AG-P)
South: Agriculture Preservation District (AG-P)
West: Agriculture Preservation District (AG-P)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Chris Anderson

GENERAL COMMENT: The petitioner is requesting this Rezone to

bring this parcel into compliance for its

current and future use.

GENERAL REVIEW: Staff has reviewed this request.

NOTICE OF HEARING

A <u>PETITION to REZONE</u> has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Courthouse Annex in the Basement Community Meeting Room, on <u>August 20, 2024, at 7:00 P.M.</u>

Petitioner: Amy & Joshua Gulstad

Description of property: "Olson's Outlot A" in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue, Oneota Twp.).

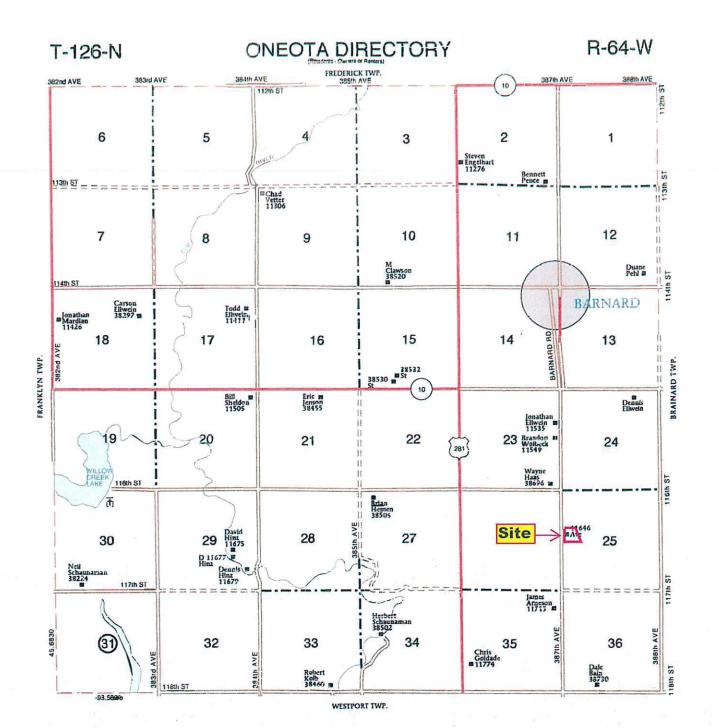
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current & future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August 2024.

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144

Published once at the total approximate cost of ______.



REZONE PETITION		Petition No:	
		Date:	
BROWN COUNTY COMMIS	SION	Receipt 82	205
25 MARKET ST		Filing Fee:_	\$350.00
ABERDEEN, SD 57401		(non-refunda	ible)
Brown County Commission Me	embers:		
I/We the undersigned, do hereb	y petition the Brow	n County C	ommission of
Brown County, South Dakota to			
Legal Description (Please print			
"Olson's Outlot A" in the NW1/4 of			e 5th P.M.,
Prown County South Dakata			
1			
General Area Location or Stree From the Agricu To the Mini- A	Iture Preservation (A	(G-P)	
Purpose: To bring this parcel into	compliance for its cu	urrent and fur	ture use.
Size of Parcel: 9.91 acres			
Existing Land Use: Agriculture			
	Owner (Print) A Signature: Owner (Print) A Signa	Chusta 1 Phone: <u>(91</u> nerset Lane	<u></u>
	Signature: Date: The Address: 1742 Son	nerset Lane	ad 13) 201-6987
	Mundelein	<u>IL</u>	60060
	City	State	Zin

(Additional Signatures may be submitted on a separate page)

D PRODUCTS • NEW HOPE, MINNESS, RESPONSE OF PART NUMBER 6552

DRAWING NUMBER 5-507E COUCTS . NEW HOPE, MINNES DRAWING NUMBER 1 05 !

RODUCTS • NEW HOPE, M GRODOER BY HAFT MANIER 655:

PLAT SHOWING

OLSON'S OUTLOT A IN THE NW 1/4 OF SEC. 25, T.126 N., R.64 W., BROWN COUNTY, SOUTH DAKOTA



	OWNER'S CERTIFICATE	
hip 126 North, Range 64 West of the 5th Principal M ame to be surveyed and platted as shown on this pla if Sec. 25, T. 126 M., R. 64 W., containing 10.44 ac hall conform to all existing applicable zoning, sub	eridian, in Brown County, So t, which shall hereafter be ren, more or less. We do fu	known and described as "Union's Cutlet A in the any ther certify that the development of this land issent control regulations.
Signed this 3 kday of 1999	, 1982,	Orner Land M. Olson
tate of South Dakota) as ounty of Brown On this 13th day of on L. Olson and Evelyn M. Olson, knows to se to be	Wast. 1000 h	Source - Mature Bubble nerroundly appeared Ver-
Ny commission expires: 14-27-36		Thomas tolen
ny consission expires 111 2 50	SURVEYOR'S CERTIFICATE	Notary Public, Brown County, South Dakota
I, William D. Stellner, Registered Land Surveyor clatted "Olson's Outlot A in the WW. of Sec. 25, T. sereon, and that said survey and plat are true and c	r, do hereby certify that, a	t the request of the owners, I have surveyed and on this plat, that I have set iron pipe as denoted wledge and belief.
Signed this 5th day of May, 1982		William Il Stellmer Registered Land Surveyor #990
state of South Dakota) as lounty of Brown On this 5th day of May, 198 to me to be the person described in and who executed	2, before me, a Notary Publi	c, personally appeared William D. Stellner, known who arknowledged to me that he executed the same.
My commission expires:		World County, South Dakota
	TY PLAN COMMISSION CERTIFICA	TE
I hereby certify that the fellowing is a correct county, South Dakota at a meeting held on the	day of the resolution dul	y passed by the County Plan Consission of Brown
"Be it resolved by the County Fl showing "Olson's Outlot A in the NVE hereby approved in accordance with the ments thereof."	an Commission of Brown Count of Sec. 25, T. 126 N., R. 64 a provisions of SDCL of 1967	y, South Daketa, that the plat
CONTRACTOR OF DESIGNATION	APPROVAL BY COUNTY	y passed by the Board of Commissioners of Brown
I hereby certify that the following is a correction, South Dakota at a meeting held on the		County Anditor, Brown County South Dakota
"Be it resolved by the Board of showing "Olson's Outlot A in the NW; hereby approved in accordance with the ments thereof."	Commissioners of Brown Count of Sec. 25, T. 126 N., R. & provisions of SDCL of 1967	y, South Dakota, that the plat
	TREASURER'S CERTIFICATE	ded to this plat are shown by the records of EV
office to be fully paid.		sted in this plat are shown by the records of sy
Signed this 318 day of wine	1982.	County Treasurer, Brown County, South Dakota
	OR OF EQUALIZATION'S CERTIF	tay of Denne, 1982.
I hereby certify that I have received a copy of	this plat this	lay of, 1982.

RECISTER OF DEEDS' CERTIFICATE

Brown County Zoning Office



Brown County Zoning Office



Joseph Berbos 126741 E Shore Drive Aberdeen SD 57401

Steven Engelhart 11276 386th Avenue Frederick SD 57441

Jennifer Ellwein PO Box 62 Barnard SD 57426

Braeseke Properties LLC 4444 N Elston Avenue Chicago IL 60630

Amy & Joshua Gulstad 1742 Somerset Lane Mundelein IL 60060

Oneota Township C/O Timothy Engelhart PO Box 53 Barnard, SD 57426

AFFIDAVIT OF PUBLICATION

STATE OF SOUTH DAKOTA § COUNTY OF BROWN §

Before me, the undersigned authority, on this day personally appeared Tina Kosel, who being by me duly sworn, deposes and says that she is the office manager of the Groton Independent; that said newspaper is a newspaper of general circulation in Groton, Brown County, South Dakota; and that this notice was published in said newspaper on the following date(s):

Brown County
Gulstad Rezoning Application
Published Aug. 7, 2024 for \$14.72
Invoice No. 23588

Newspaper Representative's Signature

Subscribed and sworn to before me this the

7th Day of August 2024

to certify which witness my hand and seal of office.

Notary Public in and for the State of South Dakota

(Seal)



Paul I. Kosel Print or Type Name of Notary Public

My Commission Expires January 24, 2030 Bond Number: 107962682



NOTICE OF HEARING FOR ALCOHOLIC BEVERAGE TEM-PORARY PERMIT FOR SPECIAL EVENT

PORARY PERMIT FOR SPECIAL EVENT
Notice is hereby given according to SDCJ. 35-2, a Public Hearing to The Control of the Control

License effective september 6, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published August 7, 2024, at the total approximate cost of \$11.65 and may be viewed free of charge at www.sdpublicnotices.com. 23582



NOTICE OF HEARING
A PETITION IN GENOME SOME
A PETITION TO RECOME HAS BEEN SUBMITTED IN THE BASE MENT OF THE

Verify the meeting dates with the Brown County Auditor. Dated this 7th day of August 2024.
Planning/Zoning Commission and Soot Bader - P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (665) 526-7144. Published August 7, 2024, at the total approximate cost of \$14.41 and may be viewed free of charge at www.sdpublicnotices.com. 23583



NOTICE OF HEARING Application has been

NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the Basement Community Room, Brown County
Courthouse Annex, on August
20, 2024, at 7:00 P.M.
Petitioner: S & P Holdings LLC
– Jack Holler

Jacki Holler
 Description of property: Lot
 1, "Johnson South Third Subdivision" in the NEI/4 of Section
 22-T122N-R64W of the 5th P.M.,
 Brown County, South Dakota
 (13919 386th Avenue; Warner
 Tup)

Twp.). Reason: A Conditional Use Petition (CUP) for a home seed business.

The public may attend the hearing and present comments

and testimony regarding the proposed Conditional Use Peti-tion (CUP) request. Dated this 7th day of August

Planning/Zoning Commis-

sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 566 566-7144 Published August 7, 2024, at the total approximate cost of \$12.26 and may be viewed free of charge at www.sdpublicno-tices.com. 23584



NOTICE OF HEARING
Application has been made
to the Brown County Planning/
Zoning Commission for
a CONDITIONAL USE PETITION (CUP). A hearing will be
held in the basement Community Room, Brown County
Courthouse Annex on August 20,
2024, at 7:00 P.M.
Petitioner: Tigh & Kelly Lebel
Legal description of property:
Lot B, "Leibei First Addition" in
the NEI,4 of Section 11-1123NR63W of the Stin PlM, Brown
County, South Dakota (13113
393rd Avenue, Balt Nipp.).
1939 Avenue, Balt Nipp.
1940 To operate Tight
Agriculture District (M-AG) Use
Petition (CUP) to operate Tight
Agriculture District (M-AG) and
build a 60" x 56" shop/kennel
for training up to 35 dogs at
one time.
The public may attend the

one time.

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Peti-

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, 50 57401 Office: (605) 626-7144 Published August 7, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.sdpublicnotions. of charge at www.sdpublicno tices.com. 23585



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Recommission Countbooks PETITION. A hearing will be neid in the Basement Community Room, Brown County Courthouse Annex, on Tuesday August 20, 2024, at 7:00 P.M. Petitioner / Owner: Carmen

Morrison
Description of property: Lot
2, "First Subdivision of Bauer's
Outlot 1" in the SW1/4 of Section
7-T123N-RSSW of the 5th PM.,
Brown County, South Dakota
(37306 132nd Street, Mercler
Twp.).

(3730b 132nd Street, Netcler Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Residential District (R-3) to have a 25' Front Yard Setback rather than the 30' Setback rather than the 30' Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request.
Dated this 7th day of August 2024

Planning/Zoning Commis-

Planning/Zoning Commis-sion and Scott Bader - P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 526-7144 Published August 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicno-tices.com. 23586



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 PM. Petitioner: Jack! Holler – S & Ploddings LLC
Description of property: Lot Description of property: Lot 1, "Johnson South Third Subdivision" in the NEI/4 of Section 22-T122N-R64W of the Sth PM., Brown County, South Dakota (13919 386th Avenue, Warner Twp.).

Twp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current

The public is invited to attend The public is invited to attend the hearing and to present comments and testimony regarding he proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Herefut the meeting date with the future of the commission of the with the future of the commission of the with the future of the commission of the with the public of the commission of the Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (665) 626-7144 Published August 7, 2024, at the total approximate cost of \$15,02 and may be viewed free of charge at www.sdpublicno-tics.com. 23587



NOTICE OF HEARING
A PETITION to REZONE has been submitted to Brown County Planning/Zoning Commission. A hearing will be held in the Courthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at 7:00 PM.
Petitioner: Amy & Joshua Guistad

Petitioner: Amy & Joshua Guistad Description of property: "Ol-son's Outlot A" In the NW1/4 of Section 25-T126N-R64W of the Sth PM, Brown County, South Dakota (11646 387th Avenue, Oncota Twp.). Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this proceed into compliance for its current & future use.

into compilance for its current & future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown Country Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 7th day of August 20.4.

Planning/Zoning Commission and Sont Badder - P&Z Director

Planning/Zonlng Commis-sion and Scott Bader – P&Z Director 25 Market Street Aberdeen, 5D 57401 Office: (665) 526-7144 Published Aug. 7, 2024, at the botal approximate cost of \$14.72 and may be viewed free of charge at www.sdpublicnotices. com. 23588



NOTICE OF HEARING
Application has been made to
the Brown County Planning/Zoning Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex, on Tuesday August 20,
2024, at 7:00 PM.
Petitioner / Owner: Travis &
Danielle Oison / Bernice Oison
Description of property: North
Sixteen Acres Northwest and the
East Sixteen Acres Northwest and
Seast Sixteen Acres Northwest and
Section 17-T124N-R62W. The
MW1/4 of Section 17-T124N-R62W,
Except Land Deeded,
of the 5th PM, Brown County,
South Dakota (12606 395th
Avenue, Cambria Twp.).
Reason: Requesting a Variance to Building Setbacks in an
Agriculture Preservation District (AG-P) to have a 50'-0"
Front Yard Setback rather than
the 100'-0" required by Brown
County Zoning Ordinances.
The public is invited to attend
the hearing and to present comments and testimony regarding

hearing and to present com-ents and testimony regarding the proposed variance request. Dated this 7th day of August

Planning/Zoning Commis-

Planning/Zoning Commission and Scott Bader – P82 Director 25 Market Street Aberdeen, 50 57401 Office: (665) 626-7144 Published Aug. 7, 2024, at the total approximate cost of \$13.49 and may be viewed free of charge at www.sdpublicnotices.com. 23589



NOTICE OF SALE AUGUST 16th, 2024, at 10:00

. State Nebraska Bank & Trust

State Nebraska Bank & Trust vs Brian Dolan & Kristen Dolan (06CIV22-000424-01) 2012 Chery Availanche At in the above reference matter was received by the Brown County Sheriff's Office on January 3rd, 2024. The amount of the Judgment is \$33,157.48, \$260.50 Cost, \$373.39 Pre-Judgment interest, ap provided by law. This amount does not lived sheriff's Office fees and include Sheriff's Office fees and include Sheriff's Office fees and include Sheriff's Company of the Sher

amount does not include Sheriff to Office fees and costs related to this matter. The property to be sold pursuant to the Execution is: 2012 Chevy Avalanche, VIN 3GKTKFE79CG124632. Odom-the Freeding: 206,206.

THIS PROPERTY WILL BE AUCTIONED AND SOLD TO THE HIGHEST BIDDER, WITH THE SALE BEING FINAL, SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED. CASH IS REQUIRED ON THE DAY OF SALE.

SALE. The sale will be held at the Brown County impound, 1015 1st Ave SE, Aberdeen, SD 5740 (Next to BNX Track) on August 16th, 2024, at 10:00 AM. DAVE LUNZMAN, SHERIFF OF BROWN COUNTY.

By: Nate Smith, Deputy, 605-626-7100 ext. 509.

626-7100 ext. 509.
Published July 17, 25, Aug. 7
and Aug. 15, 2024, at the total
approximate cost of \$50.91 and
may be viewed free of charge
at www.sdpublicnotices.com.



Special Meeting 7-11-24 Meeting of the Board of Trust-ees and members of the commi-nity of Caremont to hear the VP of Strobel Scott Vincint and Mark of DMVW Rail was held on July 11th at 7:00 p.m. in City Hall. Board members present Spencer and Rasmussen.

Board members present Spencer and Rasmusseen. A question from the floor was asked "Waht is the plan for the dirt work that is happening near 6th Ave. on Railroad Property?" Vincent: "This will be a site for loading affi cars by semi truck that will take 25-30 minutes each." That being said fix Vincent said there would be 4-5 semis daily.

semis daily.

How long has Strobel been aware that they were coming this site? Mr. Vincent: It has been 4-5 weeks!

4-5 weeks!
How many people 2-3 drivers supporting tie job - 1 person for Strobe! / 4 hrs plus. Vincent stated that property is currently being leased from the state owned rail, but the future goal is to buy the property.
When asked about the trucks, Vincent stated they are independent contractors. How heavy is a loaded semi! 40 tons - 5 axie gross weight. They will haul figuid tallow to rail cars.
Community members agree that Third Street would not be a viable option as it has been a "no truck" route since 1997.
Mr. Vincent was asked about contacting the city prior to starting the project. He stated, "That there was no contact and no legal meeting." He just talked to two of the trustees.
At site a suggestion the trucks bypass town on 410th Ave. and turn on 118th St., then take Third Street to Sixth Avenue to unload, then leave town on Sixth Ave. empty. This suggestion of driving in on Third Street was acceptable to all as it is a residential area with small children. Some asked about rod repair-like vincent would not answer.
Some asked about road repair-like was the chy's responsibility to repair. He says Strobel will have no responsibility at all!

The question of where Strobe will have no responsibility at all!

The question of where strobe when the contract was made between two trustees and himself. He was the nasked why not a site like Putney or Huffton. They were both closer to Aberdeen.
Mr. Vincent stated Claremont had the best track. A farmer approached by Strobel who has purchased the old elevator mow.

permanent resident of the town

permanent resident of the town and expand business.
Other questions asked of Mr. Vincent about cleanup of spills and other problems. He states "that Strobel is responsible and will have the appropriate equipment." He also stated "that there will be only nonhazardous material."
Concerning oder, Mr. Vincent

Concerning odor, Mr. Vincent stated "once cars are sealed there will be no smell." If there is a spill it will go into

If there is a spill it will go into the storm sewer. Meeting ended. Thanks Emma for your help! CRye, FO. Published August 7, 2024, at the total approximate cost of \$27.32 and may be viewed free of charge at twww.sdpublicno-tices.com. 23590



Special meeting 7-18-24.
The board of trustees held a special meeting on 7-18-24.
President Spencer called the meeting to order with Rasmussen and Thompson present.
First on the agenda was to fill the trustee position left empty by Shane Johnson. President Spencer appointed Bob Thompson and seconded by Frank Rasmussen.
Lon Gelhaus - city attorney was present.

Again, many residents were present with questions and wor-ries concerning Strobel Logistics.

present with questions and worries concerning Strobe Logistics. The streets and how they will survive, who will pay for repairing. Many were concerned about noise levels and smells. The town does have a noise control ordinance to cover noise levels. The residents are sincered to concerned about the changes coming with Strobel Logistics and their company. Many are unknown concerns and they love their community. A motion was made by the board to accept their ingress/ egress site plan on condition that Strobel remove the approach to Sidth Aven. (In front of the American Legion) and also to share in the annual cost of maintenance and limites and the side of the

Rasmussen.
CRye, FO.
Published August 7, 2024, at
the total approximate cost of
\$14.35 and may be viewed free
of charge at www.sdpublicnotices.com. 23591

Apply to become the Grant County, SD 4-H Program Advisor!

Full-time position with benefits package. Successful candidate will promote, develop and guide the youth in the 4 H program.

Bachelor's degree required in one of the following agriculture, family consumer science, child and/or youth development or related field. Itravel and flexibility of hours are required.

Grant County is a progressive community in Hortheast South Dak prosperity relies on a foundation of agriculture and manufacturing growing school system and vibrant healthcare community.

For details, email a cover letter and resume by Friday, August 23,

Currently offering propane summer fills, budgets, and contracts!

FULL CIRCLE A

Tomorrow's Vision Today

To order, visit www.fullcircleag.com/orderpropane or call 605-824-6815.

Groton Chiropractic Clinic

Carol McFarland-Kutter, D.C. 1205 N 1st St., Groton 397-8204



423 S. MAIN ST. | ABERDEEN, SD 57401 (605) 226-3481 | ABERDEENINSIDER.COM

Proof of Publication

This is not an invoice.

Lynn Heupel Brown County Auditor 25 Market St., Ste. 1 Aberdeen, SD 57401 Ph: (605) 626-7110 x 100

Fax: (605) 626-4010

The **Aberdeen Insider** is a weekly newspaper of general circulation, posted online, printed, and published in Aberdeen, Brown County, South Dakota since January 25, 2023. This is an acknowledgement that the attached/included public notice was included in the printed edition(s) of the **Aberdeen Insider:**

August 8, 2024 – Brown County Planning and Zoning Notice for Gulstad Petition to Rezone

I, Troy McQuillen (Owner and Publisher), under oath, do swear, that I am the publisher of the **Aberdeen Insider**, and that the **Aberdeen Insider** is a local newspaper as described in South Dakota codified laws and maintains a paid print circulation of over 2,500 weekly.

Total Cost: \$16.80

Publisher:

Notary

Sworn to and subscribed before on August 8, 2024

Notary, State of SD, Sounty of Brown

My Commission Expires: 4/12/2030

This is not an invoice.

Continued from page 5D

The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Dated this 8th day of August

2024. Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.52 and may be viewed free of charge at www. sdpublicnotices.com and www.

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
APPLICATION
APPLI

25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www. viewed free of charge at www sdpublicnotices.com and www aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

been submitted to Brown County Planning/Zoning Commission, A hearing will be held in the Courthouse Annex in the Basement Community Meeting Room, on August 20, 2024, at 700 PM

Room, on August 20, 2024, at 7:00 P.M. Petitioner: Amy & Joshua Gulstad Description of property: "Olson's OutlotA" in the NW1/4 of Section 25-T126N-R64W of the 5th P.M., Brown County, South Dakota (11646 387th Avenue, Onerta Tur.).

Dakota (11646 387th Avenue, Oneota Tvp.).
Dakota (11646 387th Avenue, Oneota Tvp.).
Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Min-Agriculture District (M-AG) to bring this parcel Into compliance for its current & future use.
The public is Invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting date in the Commission Chambers in the Brown County Commission Chambers. Verify the meeting date with the Brown County Cate this 8th day of August Cate of the Commission Chambers in the Research Cate of the Commission Chambers in the Brown County Cate of the Commission Chambers in the Commission Chambers. Verify the meeting Cate of the Cate of th

Dated this 8th day of August

Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published three times on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING

Application has been made to the Brown County Planning/ Zoning Commission for a CONDITIONAL USE PETITION

(CUP). A hearing will be held in the Basement Community Room, Brown County Courthouse Annex, on August 20, 2024, at 7:00 P.M.

7:00 P.M.
Petitioner: S & P Holdings LLC
– Jacki Holler
Description of property: Let 1,
Johnson South Third Subdivision*
in the NE1/4 of Section 22-T122NR64/W of the 5th P.M., Brown
County, South Dakota (13919
386th Avenue; Warer Twp.).
Reason: A Conditional Use
Petition (CUP) for a home seed
business.

business. The public may attend the hearing and present comments and testimony regarding the proposed Conditional Use Petition (CUP) request. Dated this 8th day of August 2024.

2024, 91 August
PlanningZoning Commission and
Scott Bader – P&Z Director
25 Market Street
Abordeen, SD 57401
Office: (605) 626-7144
Published once on August 8,
2024, at the total approximate
cost of \$14.28 and may be
viewed free of charge at www.
aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: Jacki Holler – S &

r: Jacki Holler – S & Petitioner: Jacki Holler – S & P Holdings LLC
Description of property: Lot 1,
"Johnson South Third Subdivision" "Johnson South Third Suddivision" in the NEI 46 of Section 22-1122N-R64W of the 5th P.M., Brown County, South Dakota (13919 386th Avenue, Warmer Twp.), Reason: Rezone parcel from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring this parcel into compliance for its current use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August

2024.
Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144 Published once on August 8, 2024, at the lotal approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission,
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: Jeffery Walth

at 7:00 P.M.
Potitioner: Jeffery Walth
Postribon of property: Proposed
Outlot 2, "Aberdeen Twp 200
Outlots" in the E1/2 of Section
20-T123N-R64W of the 5th
P.M., Brown County, South
Dakota (38380 W Hwy 12,

Aberdeen Twp.). Reason: Rezone parcel from Reason: Rezone parcel from Heavy Industrial District (H-I) to Highway Commercial District (HC) to bring this parcel into compliance for its current use, The public is invited to attend

the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting Chambers. Verify the meeting dates with the Brown County Auditor.
Dated this 8th day of August 2024.

2024, Planning/Zoning Commission and Scott Bader – P&Z Director 25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8, 2024, at the total approximate cost of \$16.80 and may be viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the
Brown County Planning/Zoning
Commission for a VARIANCE
PETITION. A hearing will be held
in the Basement Community
Room, Brown County Courthouse
Annex. on Tuesday August 20,
2024, at 7:00 P.M.
Petitioner / Owner: Carmen
Morrison
Description of property. Lot 2.
First Subdivision of Bauer's
Outlot 1'n the SWI/Id of Section
7-1123N-R55W of the 5th P.M.,
Brown County, South Dakota
(37306 13276 Street, Mercia Tup.).

ci37306 132nd Street, Mercier Twp.).
Reason: Requesting a Variance to Building Setbacks in a Lake Front Rossdential District (R-3) to have a 25° Front Yard Setback and an 18° Rear Yard Setback and an 18° Rear Yard Setback required by Brown County Zoning Ordinances.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed variance request. Dated this 8th day of August 2024 Planning/Zoning Commission and Scott Bader — P&Z Director 25′ Market Street

25 Market Street Aberdeen, SD 57401 Office: (605) 626-7144 Published once on August 8. 2024, at the total approximate cost of \$17.08 and may be viewed free of charge at www sdpublicnotices.com and www. aberdeeninsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING A PETITION to REZONE has

NOTICE OF HEARING
A PETITION to REZONE has
been submitted to Brown County
Planning/Zoning Commission.
A hearing will be held in the
Basement Community Room,
Brown County Courthouse
Annex, on August 20, 2024,
at 7:00 P.M.
Petitioner: James Johnson /
William Mundhenke
Description of property. Proposed
Lots 1 thu 5, "Johnson Airport
Subdivision" in the SW1/4 of
Section 22-T123N-R63W of
the 5th P.M., Brown County,
South Dakota (5010, 5025,
5030, 5120 & 5210 Anthony
Lane; Bath Twp.).
Reason: Rezone parcels from
Agriculture Preservation District
(AG-P) to Mini-Agriculture
Agriculture Preservation District
(AG-P) to Mini-Agriculture
Obstrict (M-AG) to bring these
parcels into compliance for their
current use.
The public is invited to attend
the hearing and to present
comments and testimony
regarding the proposed rezone
petition. At the conclusion of
the hearing, the Brown County
Planning/Zoning Commission
to the Board of Brown County
Vanning/Zoning Commission
to the Board of Brown County
Vanning/Zoning commission
to the Board of Brown County
Vanning Form County
Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 8th day of August 2024 2024.
Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401 Office: (605) 626-7144 Published once on Aug Published once on August 8, 2024, at the total approximate cost of \$17.36 and may be viewed free of charge at www. sdpublicnotices.com and www.

CITY OF ABERDEEN AMENDED MINUTES ABERDEEN CITY COUNCIL MEETING

COUNCIL MEETING
City Council Chambers, 123
South Lincoln Street, Municipal
Building, Aberdeen, South
Dakota, July 22, 2024, at 5:30
p.m., regular meeting of the
City Council
Payroll Section of City Council
Meeting Minutes of July 22,
2024, as Amended (minutes
are amended to include payroll
data not available at time of
publication).

Utility Water \$2,024.65, Water Reclamation \$23,614.65, Utility nation \$23 614 65 Utility Sewer \$12 429 58 SRI Rides \$16,769.17, Concessions \$15,884.99, Rec Enterprise \$3,787.96, ARCC Enterprise \$591.50, Campground \$7,592.03, Golf \$14,606.05

Roll call vote to approve with Ronayne abstaining and Fouberg abstaining to Dacotah Bank, all others present voting aye, motion carried.

motion carried. Published once on August 8, 2024, at the total approximate cost of \$15.62 and may be viewed free of charge at www. aberdeeninsider.com

CITY OF ABERDEEN RESOLUTION NO. 24-08-01R RESOLUTION

RESOLUTION
APPROVING A PERMIT
TO REMOVE HISTORIC
PROPERTY WITHIN THE
ABERDEEN COMMERCIAL
HISTORIC DISTRICT
WHEREAS, he City of Aberdeen
Community Development
Department ("Department")
recommends a final determination
approving the issuance of a
permit to demolish the building
located at 320 Main Street South,
which property is within the
Aberdeen Commercial Historic
District; and

Aberdeen Commercial Historic District; and WHEREAS, the owner of the properly at 320 Main Street South applied to the Department to demolish the building (hereafter historic properly*): and WHEREAS, the Department completed a review of the entire file, including the case report submitted by the property owner, and the recommendations of the South Dakota State Historical Society. Inhough its State Society, through its State Historic Preservation Officer

Historic Preservation Officer ("SHPO"); and WHEREAS. Community Development Director. Ken Hubbart, presented the findings of the Department to the City Council approve the issuance of a permit for the historic of a permit for the historic

property; and WHEREAS, the City Council considered the application and the factors set forth in SDCL § 1-19A-11.1; and WHEREAS, the City Council

WHEREAS, the City Council
makes the following findings
in support of its determination:
- The property owner provided
the document attached hereto
entitled "Case Report", which
report provides a complete
record of all factors considered
by the City Council in forming
its findings and conclusions
herein and is adopted in full
and incorporated herein by
reference.

nerein and is adopted in time and incorporated herein by reference.

The proporty has been renovated since its original construction with no construction documentation. The south portion documentation. The south portion was remodeled in the 2010's and the north portion has been vacant for most of the recent past.

Options were investigated by the owner to adaptively re-use the entire space at the onset of design. Unfortunately, due to cost, the usability of the space, and unknown structural conditions, the owner has opted to move forward with new this not physically possible, or economically feasible for the property owner to incur the costs to renovate and reuse the existing structure for their proposed

The affects of the proposed

be axisting structure for their proposed

The effects of the proposed building project should have little negative impact on neighboring properties. Plans for the reuse of this property will be submitted for review by the South Dakota Historic Preservation Office prior to any new construction being permitted.

No other feasible and prudent alternative to replacement exist and all possible planning to minimize harm to the historic properly has been fairly considered.

The June 24, 2024, letter from SHPO entitled "SDCL 1-19A-11.1 Consultation" has been reviewed and considered in making this determination.

The integrity of the historic district will not be jeopardized by the removal of the historic property.

property.
- NOW, THEREFORE, BE IT RESOLVED as follows:

 The application for a building permit to demolish the structure at 320 Main Street South located within the Aberdeer Commercial Historic District

is hereby Approved.

The City Council makes this determination based upon the consideration of all relevant factors and concludes that there is no feasible and prudent alternative to the issuance of the building permit and that the program includes all possible planning to minimize harm to the historic property resulting

m such use. lotice of this final deter shall be given, by certified mail, to the South Dakota State Historical Society at least ten (10) days before demolition of

(10) days before demolition of the subject The foregoing Resolution No. 24-08-01R was adopted at a regular meeting of the Aberdeen City Council on the 5th day of August, 2024. Number of AYES: 8, Number of NAYS: 0, Wernbers abstaining: None, Is/Travis Schaunaman, Mayor, ATTEST: 3/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$41.72 and may be viewed free of charge at www. aspublicmotiess.com and www.aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

BEVERAGES
NOTICE IS HERREBY GIVEN that an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named business at the following addresses:
Special One-Day Retail On-Sale Ligary Lipsure for the Aberdeen Elks Lodge #1046, Parking Lot Party on September 7, 2024 NOW, THEREFORE, NOTICE IS HEREBY GIVEN that said

application will be considered by the City Council in City Council Chambers, 123 South Lincoln Street, Municipal Building, in the City of Aberdeen, South Dakola on the 19th day of August 204 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard.

application may appear and be heard.
BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, 18 Jordan McQuillen, Finance Officer Published once on August 6, 2024, at the total approximate cost of \$12,88 and may be viewed free of charpe at tww. viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN
NOTICE OF HEARING
UPON APPLICATION FOR
SALE OF ALCOHOLIC
BEVERAGES
NOTICE IS HEREBY GIVEN bat
an application for an alcoholic
beverage license has been
filled with the City Council of
the City of Aberdeen by the
following andresses:
Special One-Day Retail OnSale Liquor License for the
Aberdeen Sertoma Club for
the Storybook Land Uncorked
event on September 5, 2024
NOW, THEREFORE, NOTICE
IS HEREBY GIVEN that said
application will be considered by
the City Council in City Council
Chambers, 123 South Lincoln
Streaet, Municipal Building, in
the City of Aberdeen, South
where any persons interested
in the approval or rejection of
such application may appear
and be heard.
BY ORDER OF THE BOARD
OF CITY COUNCIL of the City
of Aberdeen, dated this 5th

OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024. /s/ Jordan McQuillen, Finance Officer Published once on August 8. 2024, at the total approximate cost of \$13,16 and may be viewed free of charge at sdpublicnotices.com and www. aberdeeninsider.com

CITY OF ABERDEEN NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC

BEVERAGES NOTICE IS HEREBY GIVEN that NOTICE IS HEREBY GIVEN had an application for an alcoholic beverage license has been filed with the City Council of the City of Aberdeen by the following named person(s) at the following address: New Retail On-Off Sale Wine and Cider Cuzco, LLC dba Cuzco Penwan Cuisine

Cuisine
20 6th Ave SW, Aberdeen,
SD 57401
New Retail on-off Sale Malt
Beverage & SD Farm Wine
Cuzco, LLC dba Cuzco Peruvian
Cuisine

Cuzo, LLG dba Cuzco Penvian Cuisine Cuzo, LLG dba Cuzco Penvian Cuisine State Couze Penvian Cuisine Now. THEREFORE, NOTICE IS HEREBY GIVEN that said application will be considered by the City Council in City Council Chambers, 123 South Lincoh Street, Municipal Building, in the City of Aberdeen, South Dakota on the 19th day of August 2024 at 5:30 p.m., when and where any persons interested in the approval or rejection of such application may appear and be heard. BY ORDER OF THE BOARD

BY ORDER OF THE BOARD OF CITY COUNCIL of the City of Aberdeen, dated this 5th day of August 2024, /s/ Jordan McQuillen, Finance Officer Published once on August 8, 2024, at the total approximate cost of \$16.24 and may be allowed free of charter at your viewed free of charge at www. sdpublicnotices.com and www. aberdeeninsider.com

STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #13

GENERAL INFORMATION:

OWNER: Ochsner Real Estate LP II / Jeffery Walth

PETITIONER: Ochsner Real Estate LP II – Jake Ochsner

REQUEST: PRELIMINARY & FINAL PLAT

LEGAL DESCRIPTION: "Aberdeen Twp 20W Outlots" in the E1/2 of

Section 20-T123N-R64W of the 5th P.M.,

Brown County, South Dakota

ADDRESS: 38360, 38380 & 38390 W Hwy 12

CITY/TOWNSHIP: Aberdeen Twp

EXISTING ZONING Heavy Industrial District (H-I) / Highway

Commercial District (HC)

SURROUNDING ZONING:

North: Agriculture Preservation District (AG-P)

South: Agriculture Preservation District (AG-P) /

Non-County District (NC)

West: Non-County District (NC)

East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary & Final Plat for

financial and conveyance purposes.

GENERAL REVIEW: Staff has reviewed this plat.

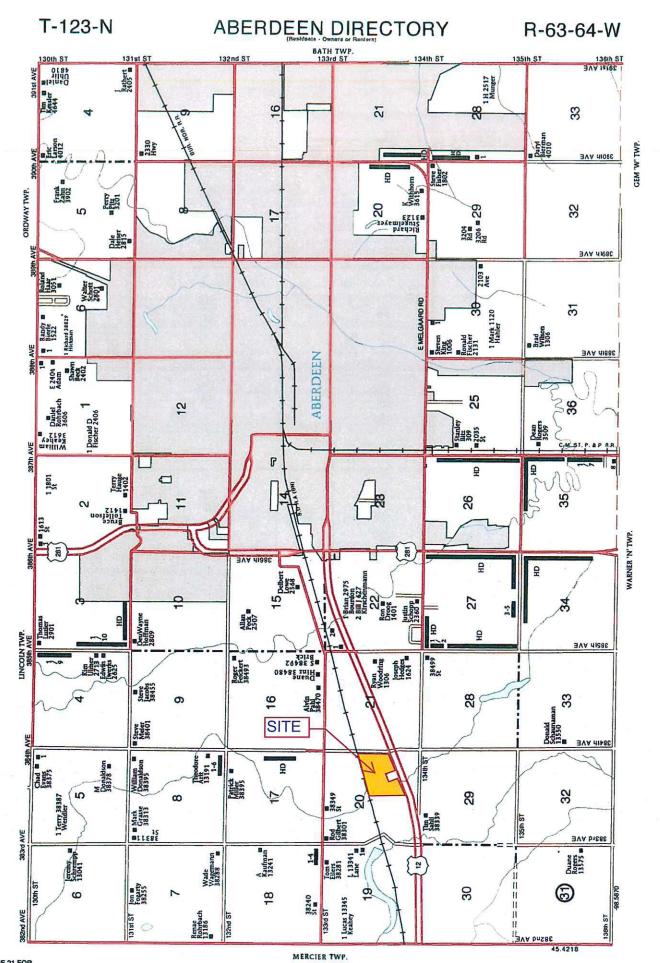
PLAT APPROVAL CHECKLIST

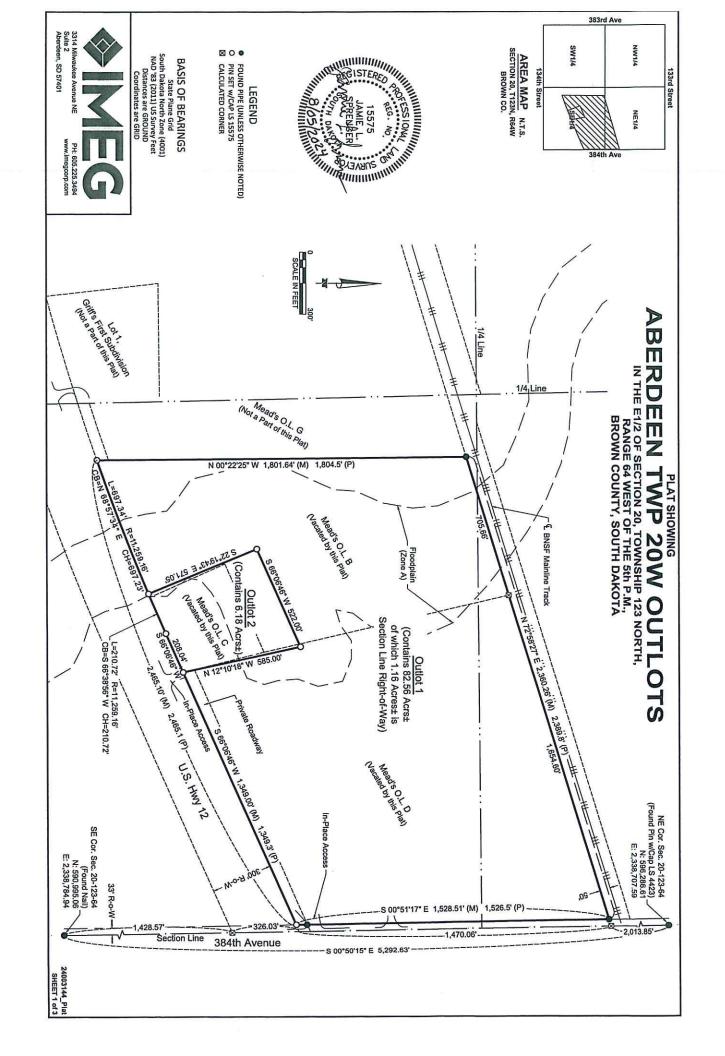
SUBDIVISION NAME: Aberdeen Twp 20W Outlots
LEGAL SECTION: QUARTER: E1/2 SECTION: 20 TOWNSHIP: 123 RANGE: 64
MANDATORY LOTS: TRACTS PARCELS OUTLOTS OTHER
SCHOOL DISTRICT: Aberdeen
UTILITIES: WEB Water
OWNERS NAMES: Ochsner Real Estate LP II
OWNERS NAMES:Jeffery Walth
ENGINEER OR SURVEYOR: Jamie Sprenger (IMEG)
TYPE: PRELIMINARY FINAL BOTH _X (both is allowed if there is not a new road needed)
PLAT FEE PER PLAT: \$ 150.00 DATE PAID: 07 / 30 / 2024
RECEIVED BY PLANNING DEPARTMENT: 07 / 25 / 20 24 BY: Ron Keller
REASON FOR PLAT: DEVELOPMENT CONVEYANCE X FINANCIAL PURPOSES X OTHER
ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR X 11 x 17 PHOTO PAPER OTHER
STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT:
EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD X BC X TWP
FULLY DIMENSIONED FROM SECTION CORNER: X OR QUARTER CORNER: OR KNOWN MARKER: X
PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE: X
HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) X SIGNATURE LINE SIGNED: X
TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X
BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X
REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X
AFTER PLANNING COMMISSION MEETING
CONSIDERED BY COUNTY PLANNING COMMISSION:
RECOMMENDATION: X APPROVE DENY RE-SUBMIT ON
CONSIDERED BY COUNTY COMMISSION:
RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: July 26, 2024	4	FEE: <u>\$150.00</u>
RECEIPT# 82205	2	PAID: YES/NO CHK/CASH
TOWNSHIP:Aberdeer	Twp	DATE: 8/2/2024
OWNERS NAME (print):		Limited Partnership II
OWNERS SIGNATURE:	Jul C	
OWNERS ADDRESS:	13350 379th Avenue	
OWNERS CITY, STATE, ZIP:	Aberdeen, SD 57401	
OWNERS PHONE:	605-290-1001 (Jake C	Ochsner)
OWNERS EMAIL:		
AGENTS NAME (print):	Jeffery Walth	
AGENTS SIGNATURE:	4/100	
AGENTS ADDRESS:	PO Box 2071	
AGENTS CITY, STATE, ZIP:	Aberdeen, SD 57402-	2071
AGENTS PHONE:	605-380-0570	
AGENTS EMAIL:		
REQUEST: Prelimi	inary & Final Plat	
WAL	TWP	the E1/2 of Section 20-
LEGAL DESCRIPTION: "Aber	of the 5th D.M. Brown	County, South Dakota
1123N-R04VV	380 & 38390 W Hwy 1	2 : Aberdeen Twn \
(38360, 383	300 & 30390 W FIWY I	z, Aberdeen Twp.)
DI i C initia Actio	n. Annyound / Donie	ad.
Planning Commission Actio	n: Approveu / Denie	<u></u>
		Data
By:		_ Date:
HEARING DATE: A	ugust 20. 2024	TIME: 7:00 pm





PLAT SHOWING

ABERDEEN TWP 20W OUTLOTS

IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, does hereby certify that it is the owner of

- does hereby certify that it is the owner of
 Outlot B, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty
 (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four
 West of the 5th P.M., Brown County, South Dakota and
 - Outlot D, Mead's Outlots D, E, F, & G in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th PM. Revun Courty, South Delete

West of the 5th P.M., Brown County, South Dakota, and that it has caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, does hereby vacate "Mead's Outlot B, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota" as filed for record on November 26, 1971 at 3:00 P.M., and duly recorded in Book of Plats No. 2, on Page 161 therein.

By this plat, Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, does hereby vacate "Mead's Outlot D, Mead's Outlots D, E, F, & G in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota" as filed for record on September 25, 1972 at 10:00 A.M., and duly recorded in Book of Plats No. 2, in Envelope 198-E therein.

for record on September 25, 1972 at 10:00 A.M., and duly recorded in Book of Plats

No. 2, in Envelope 198-E therein.

Owner: Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership

Chery Ochsner — Member

Print Name & Title

Signature

Signed this S day of August, 2024.

COUNTY OF BROWN

STATE OF SOUTH DAKOTA

On this the STH day of August, 2024, before me, a notary public, the undersigned officer, personally appeared, who acknowledge himself/herself to be the MEMBER, of Ochsner Real Estate Limited Partnership II, a South Dakota limited partnership, and that he/she as such August being authorized to do so, executed the forgoing instrument for the proposed therein contained, by signing the name of Ochsner Real Estate Limited Partnership, a South Dakota limited partnership, by himself/herself as CHERN COHENER — MEMBER.

In witness whereof I hereunto set my hand and official seal.

Notary Public

OWNER'S CERTIFICATE

Me.I., Jeffery Walth, do hereby certify that I am the owner of Mead's Outlot C, Me.I. Southous A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota and that I have caused the same to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations.

By this plat, I, Jeffery Walth, do hereby vacate "Mead's Outlot C, Mead's Outlots A, B & C in the East Half (E1/2) of Section Twenty (20), Township One Hundred Twenty-Three (123) North, Range Sixty-Four West of the 5th P.M., Brown County, South Dakota" as filed for record on November 26, 1971 at 3:00 P.M., and duly recorded in Book of Plats No. 2, on Page 161 therein.

Signature

Signed this 13 day of AVOUST, 2024.

COUNTY OF BROWN SS

STATE OF SOUTH DAKETA

SS

BTH

AVOUST

On this the <u>13TH</u> day of <u>AUGUST</u> 2024, before me, a notary public, the undersigned officer, personally appeared, <u>Jeffery Walth</u> known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: 1\2/2027

PLAT SHOWING

ABERDEEN TWP 20W OUTLOTS

IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5th P.M., **BROWN COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, Jamie L. Sprenger, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owners, I have surveyed and platted "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" as shown on the attached plat, that I have found and/or set iron pins as indicated thereon, and that said survey and plat are true and correct.

Signed this 5TH day of AugusT day of Articular day of PEG. NO. SALES

SDDOT HIGHWAY APPROVAL

Existing Access to U.S. Highway 12 is approved. This access approval does not replace the need for any permits by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota

Signed this day of _ Print Name and Title Signature

HIGHWAY APPROVAL

The location of the in-place access roads, is hereby approved. Any change in the in-place access shall require addition approval.

Signed this day of Print Name and Title

COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Planning Commission of Brown County, South Dakota, at a meeting

day of

Signature

Secretary of County Planning Commission, Brown County, South Dakota

"Be it resolved by the County Planning Commission of Brown County, South Dakota, that the plat showing "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the provisions of SDCL of 1967, Chapter 11-6, and any

COUNTY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the County Commission of Brown County, South Dakota, at a meeting held on the , 2024.

County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "ABERDEEN TWP 20W OUTLOTS IN THE E1/2 OF SECTION 20, TOWNSHIP 123 NORTH, RANGE 64 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" having been examined is hereby approved in accordance with the experience of SPCI of 4967. Chapter 41, and any approved the configurations. provisions of SDCL of 1967, Chapter 11-3, and any amendments thereof.

TREASURER'S CERTIFICATE

I hereby certify that all taxes which are liens upon any of the lands included in the attached plat are shown by the record of my office to be fully paid.

_ day of _

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat

Director of Equalization, Brown County, South Dakota

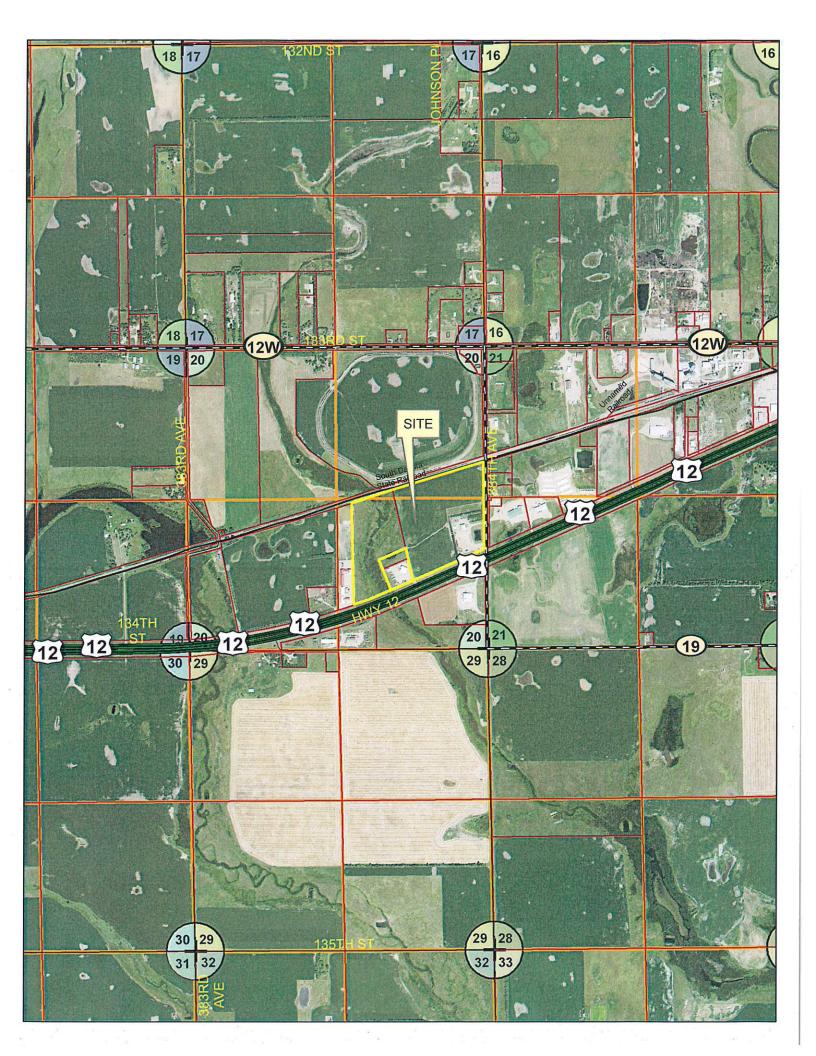
County Treasurer, Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

_day of__ Filed for record this __ O'clock ____M., and duly recorded as Hanging Plat No.

Register of Deeds, Brown County, South Dakota







STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY PLAT REVIEW

ITEM #14

GENERAL INFORMATION:

OWNER: Larkota Acres LLC

PETITIONER: Briann & Lisa Larson – Larkota Acres

REQUEST: PRELIMINARY PLAT REVIEW

LEGAL DESCRIPTION: "Larkota Acres First Addition" in the N1/2 of

the SW1/4 of Section 3-T121N-R64W of the 5th P.M., Brown County, South Dakota

ADDRESS: Approx. 14262 385th Avenue

CITY/TOWNSHIP: Warner Twp

EXISTING ZONING Agriculture Preservation District (AG-P)

SURROUNDING ZONING:

North: Agriculture Preservation District (AG-P)
South: Agriculture Preservation District (AG-P)
West: Agriculture Preservation District (AG-P)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary Plat for review

which includes a new road named Larkota Drive. Title 5 Subdivision Ordinances require a Preliminary Plat review with a

new dedicated road & road name.

GENERAL REVIEW: Staff has reviewed this preliminary plat.

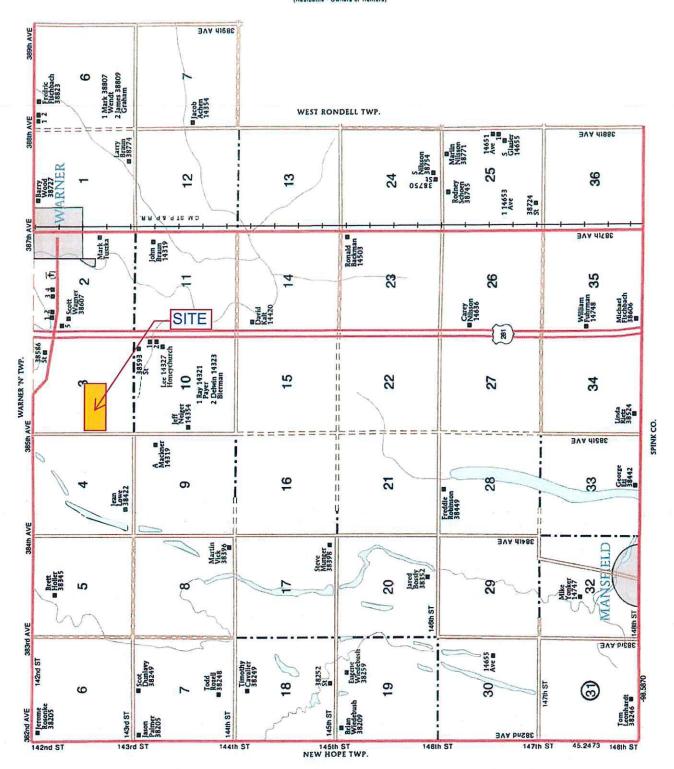
PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Larkota Acres First Addition
LEGAL SECTION: QUARTER: SW SECTION: 3 TOWNSHIP: 121 RANGE: 64
MANDATORY LOTS: PARCELS OUTLOTS OTHER
SCHOOL DISTRICT: Warner
UTILITIES: WEB Water
OWNERS NAMES:Larkota Acres LLC
OWNERS NAMES:
ENGINEER OR SURVEYOR: Robert Kieso (Helms & Associates)
TYPE: PRELIMINARY X FINAL BOTH (both is allowed if there is not a new road needed)
PLAT FEE PER PLAT: \$ 25.00 DATE PAID: 07 / 11 / 20 24
RECEIVED BY PLANNING DEPARTMENT: 07 / 11 / 20 24 BY: Ron Keller
REASON FOR PLAT: DEVELOPMENT X CONVEYANCE X FINANCIAL PURPOSES OTHER
ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR 11 x 17 PHOTO PAPER OTHER X
STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: X
EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD BC TWP X
FULLY DIMENSIONED FROM SECTION CORNER: OR QUARTER CORNER: OR KNOWN MARKER: X
PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE: X
HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) No SIGNATURE LINE SIGNED: No
TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR No TREASURER SIGNATURE LINE SIGNED No
BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X
REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X
AFTER PLANNING COMMISSION MEETING
CONSIDERED BY COUNTY PLANNING COMMISSION:
RECOMMENDATION: X APPROVE DENY RE-SUBMIT ON
CONSIDERED BY COUNTY COMMISSION:
RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

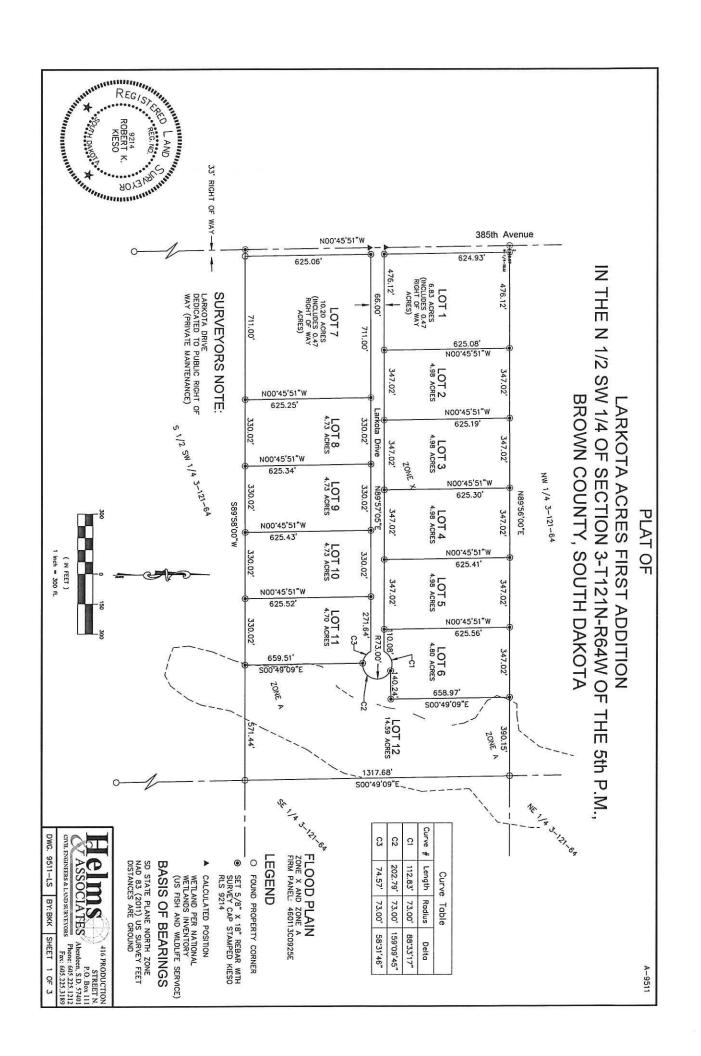
BROWN COUNTY PLANNING & ZONING COMMISSION

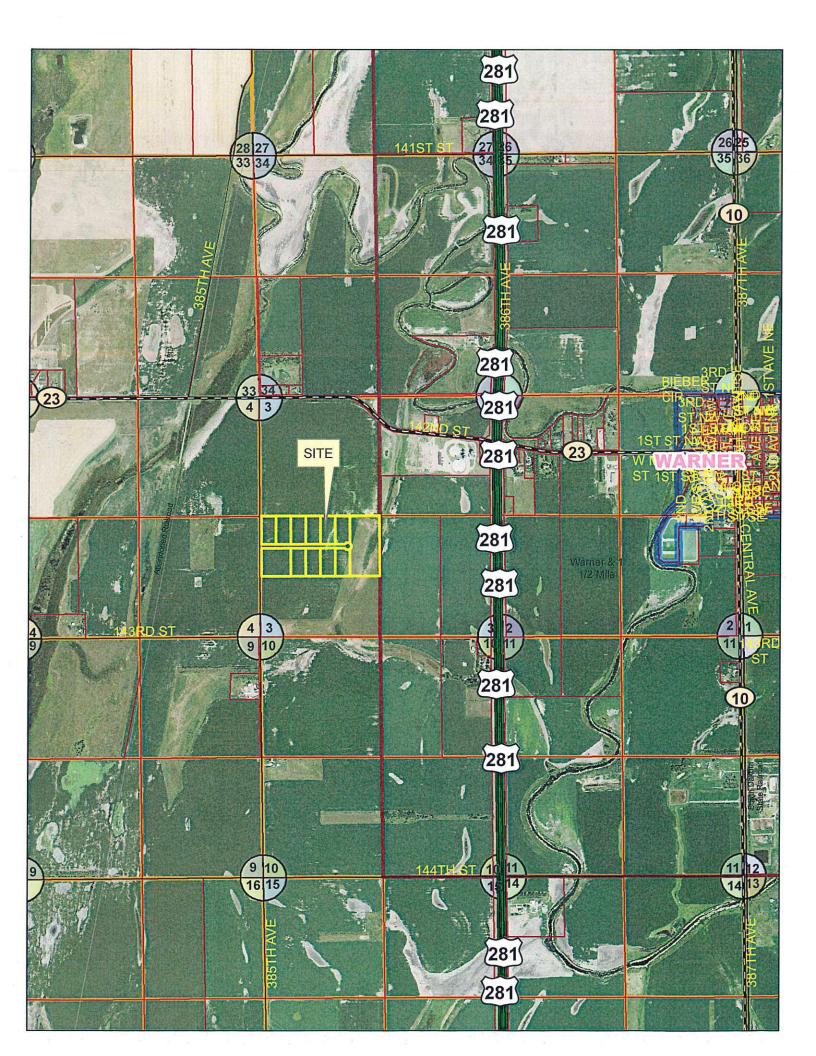
APPLICATION FOR PRELIMINARY PLAT APPROVAL

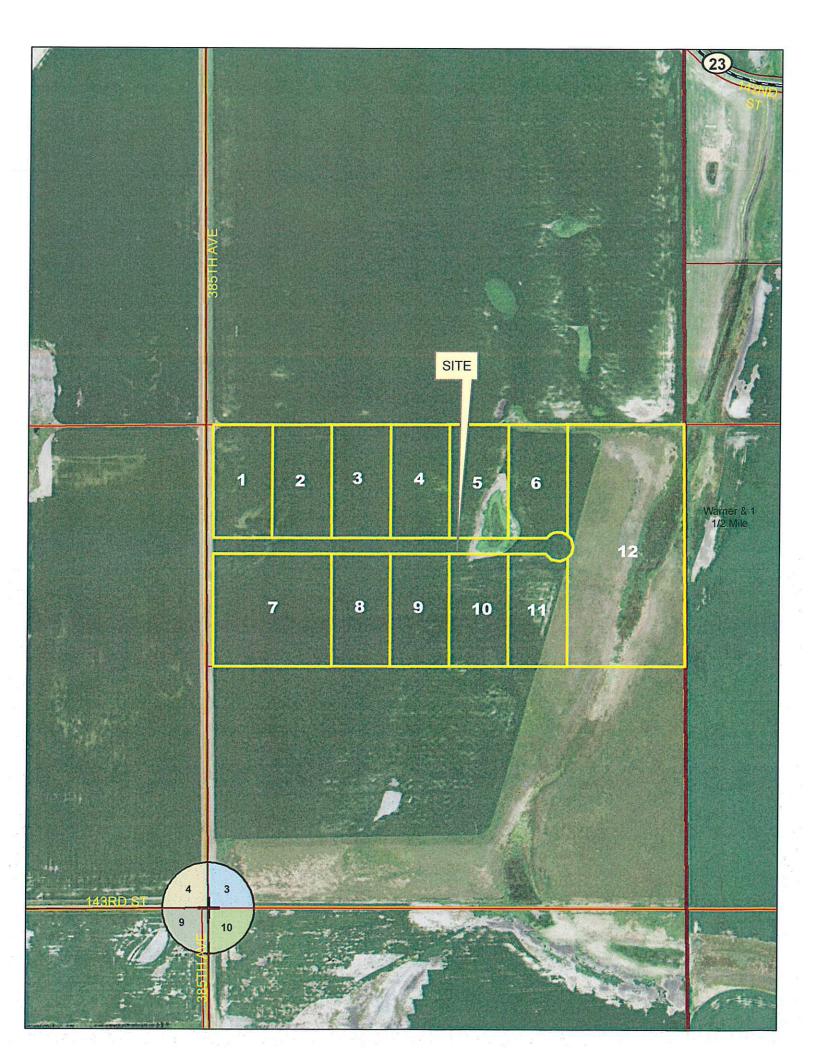
DATE: July 11, 2024	FEES:\$ 25.00
RECEIPT # 822024	PAID: YES/NO CHK/CASH)
TOWNSHIP: Warner Township	DATE: 7/11/2024
OWNERS SIGNATURE: Larkota Acres LLC OWNERS ADDRESS: 36275 250th Stree OWNERS CITY, STATE, ZIP: Kimball SD 57355 OWNERS PHONE: 605-730-6353 (Briann) AGENTS SIGNATURE: AGENTS ADDRESS:	-Briann Larson Brussin L t / 605-730-6357 (Lisa)
ACENTS CITY STATE 71D.	
AGENTS CITY, STATE, ZIP:AGENTS PHONE:	· · · · · · · · · · · · · · · · · · ·
REQUEST: The petitioner is requesting this Preliminary new road named Anthony Lane. Title 5 Subdivision Ord Plat review with a new dedicated road & road name. LEGAL DESCRIPTION: "Larkota Acres First Addition"	in the N1/2 of the SW1/4 of
Section 3-T121N-R64W of the 5th P.M.	
(Approx. 14262 385th Avenu	ue; Warner Twp)
	, a
Planning Commission Action: Approved / De	nied
By:	Date:
HEARING DATE: August 20, 202	4 TIME: 7:00pm











STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #15

GENERAL INFORMATION:

OWNER:

PETITIONER:

Shelby Township / Lars Herseth

Shelby Township - Chuck Knecht

REQUEST:

PRELIMINARY & FINAL PLAT

LEGAL DESCRIPTION:

"Houghton Cemetery First Addition Includes Blocks H, I, J, and K" in the NE1/4 of Section 7-T126N-R61W of the 5th P.M., Brown County,

South Dakota

ADDRESS:

11305 401st Avenue

CITY/TOWNSHIP:

Shelby Twp

EXISTING ZONING

SURROUNDING ZONING:

Agriculture Preservation District (AG-P)

North: Agriculture Preservation District (AG-P)
South: Agriculture Preservation District (AG-P)
West: Agriculture Preservation District (AG-P)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES:

Unknown

REPORTED BY:

Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary & Final Plat for

conveyance purposes.

GENERAL REVIEW: Staff has reviewed this plat.

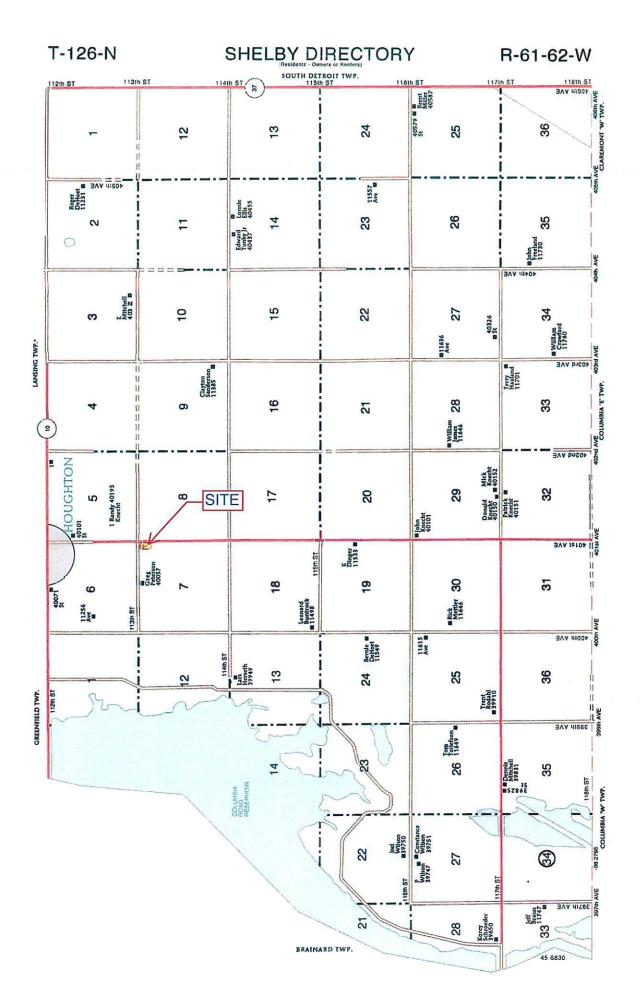
PLAT APPROVAL CHECKLIST

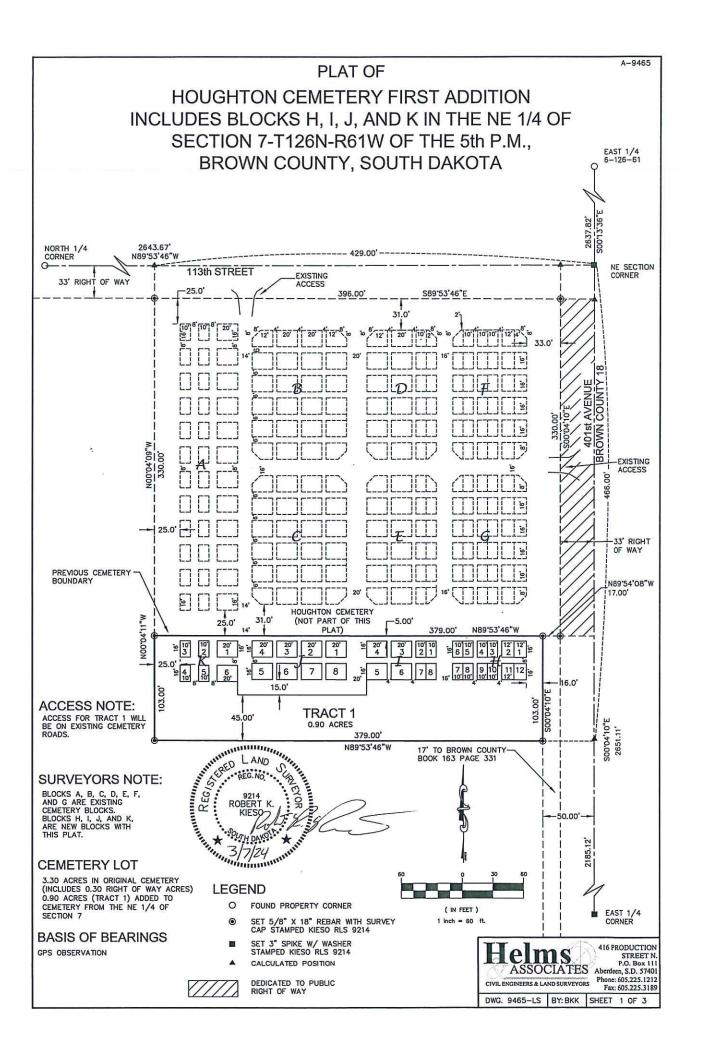
SUBDIVISION NAME: Houghton Cemetery First Addition Includes Blocks H , I, J, and K
LEGAL SECTION: QUARTER: NE SECTION: 7 TOWNSHIP: 126 RANGE: 61
MANDATORY LOTS: Tract 1 TRACTS PARCELS OUTLOTS OTHER
SCHOOL DISTRICT: Britton-Hecla
UTILITIES:Unknown
OWNERS NAMES: Shelby Township
OWNERS NAMES: Lars Herseth
ENGINEER OR SURVEYOR: Robert Kieso (Helms & Associates)
TYPE: PRELIMINARY FINAL BOTH _X (both is allowed if there is not a new road needed)
PLAT FEE PER PLAT: \$ 150.00 DATE PAID:
RECEIVED BY PLANNING DEPARTMENT: 08 / 01 / 20 24 BY: Scott Bader
REASON FOR PLAT: DEVELOPMENT CONVEYANCE _X_ FINANCIAL PURPOSES OTHER
ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR X 11 x 17 PHOTO PAPER OTHER
STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT:
EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD BC X TWP
FULLY DIMENSIONED FROM SECTION CORNER: X OR QUARTER CORNER: X OR KNOWN MARKER:
PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE: _X
HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) X SIGNATURE LINE SIGNED: X
TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X
BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X
REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X
AFTER PLANNING COMMISSION MEETING
CONSIDERED BY COUNTY PLANNING COMMISSION:
RECOMMENDATION: X APPROVE DENY RE-SUBMIT ON
CONSIDERED BY COUNTY COMMISSION:
RECOMMENDATION: APPROVE DENY RE-SUBMIT ON

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: August 5, 2024		FEE: \$150.00	
RECEIPT #822	2055	PAID: YES/NO CHK/CASH	
TOWNSHIP:Shell	nelby Twp DATE: 8/7/2024		
OWNERS NAME (print):_	Shelby Township	/ Lars Herseth	
OWNERS SIGNATURE:	Charles Kno	cht	
OWNERS ADDRESS:	302 ELA ST	REET D 57449	
OWNERS CITY, STATE, ZI	P: HOUGHTON, S	57449	
OWNERS PHONE:	605-885-7596 (Chu	ıck Knecht)	
OWNERS EMAIL:			
AGENTS NAME (print): $_$			
AGENTS SIGNATURE:			
AGENTS ADDRESS:			
AGENTS CITY, STATE, ZIP			
AGENTS PHONE:			
AGENTS EMAIL:			
	" ·		
REQUEST: Pr	eliminary & Final Plat		
IECAL DECOMPTION."	aughtan Camatany Eira	t Addition Includes Blocks	
		t Addition Includes Blocks 26N-R61W of the 5th P.M.,	
		Avenue; Shelby Twp.)	
Diowii County, South	1 Dakola (11303 40151)	Avenue, Shelby Twp.)	
Dlanning Commission A	lation: Annuoued / De	mind	
Pluming Commission A	icuon: Approvea / De	enied	
By:		Date:	
THE ADDING TO A MINE	August 20, 202/	4 TIME: _ 7:00 pm	
ILIVARING DATE:	August Zu, Zuz		





HOUGHTON CEMETERY FIRST ADDITION INCLUDES BLOCKS H, I, J, AND K IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

WE, SHELBY TOWNSHIP, A GOVERNMENTAL SUBDIVISION OF THE STATE OF SOUTH DAKOTA, DO HERBY CERTIFY THAT WE ARE THE OWNERS OF HOUGHTON CEMETERY, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT WHICH SHALL BE HEREAFTER KNOWN AND DESCRIBED AS; HOUGHTON CEMETERY FIRST ADDITION INCLUDES BLOCKS H, I, J, AND K, IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL FIXTING APPLICABLE TO SIND SHEPINASION AND SERIMENT CONTROL REGULATIONS.

USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND SEDIMENT CONTROL REGULATIONS.
SHELBY TOWNSHIP, A GOVERNMENTAL SUBDIVISION OF THE STATE OF SOUTH DAKOTA
Charles Knecht Supervisor
Signed this 18th day of March, 2024
SIGNATURE
Signed this 18th day of March, 20-24
CORPORATE ACKNOWLEDGEMENT STATE OF S'D)
COUNTY OF Brown)SS ON THIS THE JAY OF MARCH 20-24, BEFORE ME, LONDON M. Lawrey, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Charles Kasche OF SHELBY TOWNSHIP, A GOVERNMENTAL SUBDIVISION OF THE STATE OF SOUTH DAKOTA, AND THAT HE/SHE, AS SUCH AS Successor BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF Shelby Township BY HIMSELF/HERSELF AS Supervisor
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 02.13-202C BOWNAM LAUSENG
NOTARY PUBLIC NOTARY PUBLIC
OWNER'S CERTIFICATE
WE, R. LARS HERSETH, TRUSTEE OF THE R. LARS HERSETH TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF NE 1/4 OF SECTION 7 T126N R61W OF THE 5TH P.M. BROWN COUNTY, SOUTH DAKOTA, EXCEPT HOUGHTON CEMETERY, AND HERSETH OUTLOT 1 AND EXCEPT 50 FEET FOR HIGHWAY PURPOSE (DEED 163 PAGE 331), AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT WHICH SHALL BE HEREAFTER KNOWN AND DESCRIBED AS; HOUGHTON CEMETERY FIRST ADDITION INCLUDES BLOCKS H, I, J, AND K, IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER AS SUCH, THE STREETS AND ALLEYS, IF ANY, AS SHOWN AND MARKED ON SAID PLAT; AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND SEDIMENT CONTROL REGULATIONS.
R. LARS HERSETH TRUST
R. LARS HERSETH, TRUSTEE
Signed this 23rd day of April 2024
ACKNOWLEDGMENT STATE OF SO COUNTY OF Bown)SS
ON THIS THE 33" DAY OF April , 20 24, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED R. Law Heisely MINISTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 02-13-2024 GAD NOTARY PUBLIC GAD SOUTH DAKOTA GAD
NOTARY PUBLIC

HOUGHTON CEMETERY FIRST ADDITION INCLUDES BLOCKS H, I, J, AND K IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE	
I, ROBERT K. KIESO, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY SURVEYED AND PLATTED "HOUGHTON CEMETERY FIRST ADDITION INCLUDES BLOCKS H, I, J, AND K P.M., BROWN COUNTY, SOUTH DAKOTA" AS SHOWN ON THE ATTACHED PLAT, THAT I HAVE FOUND FURTHER CERTIFY THAT THE WITHIN AND FOREGOING PLAT IS IN ALL RESPECTS TRUE AND CORREDATED THIS 25" DAY OF 401	, IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5TH AND/OR SET IRON PINS AS INDICATED THEREON. I
DATED THIS DAT OF	
ž	ROBERT K. KIESO RLS #9214
	NOSENT N. NESS
COUNTY PLANNING COMMISSION CERTIFICATION	
HEREBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED SOUTH DAKOTA AT A MEETING HELD ON THE DAY OF 20	BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY,
"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THADDITION INCLUDES BLOCKS H, I, J, AND K, IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-2-2, AND A	5TH P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN
SECRETARY OF BROWN	COUNTY PLANNING COMMISSION, SOUTH DAKOTA
APPROVAL BY COUNTY	
I HERBY CERTIFY THAT THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY	THE BOARD OF COMMISSIONERS OF BROWN
COUNTY, SOUTH DAKOTA AT A MEETING HELD ON THE DAY OF, 20	••
"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, ADDITION INCLUDES BLOCKS H, I, J, AND K, IN THE NE 1/4 OF SECTION 7-T126N-R61W OF THE 5T EXAMINED, IS HEREBY APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SDCL 11-3, AND ANY A	H P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN
COUNTY AUDITOR, B	ROWN COUNTY, SOUTH DAKOTA
HIGHWAY AUTHORITY CERTIFICATE	
THE LOCATION OF THE PROPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, O APPROVED ANY CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL	
	BY: HIGHWAY AUTHORITY
	TITLE:
DIRECTOR OF EQUALIZATION'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS DAY OF	20
THEREBY CERTIFY THAT I HAVE RECEIVED A COFT OF THIS FLAT ON THIS DAT OF	, 20
DIRECTOR OF	EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA
TREASURER'S CERTIFICATE	EQUADIZATION, DICTIN COUNTY, COUNT DAKOTA
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE	ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY
OFFICE TO BE FULLY PAID. SIGNED THIS DAY OF, 20	
COLIN	TY TREASURER, BROWN COUNTY, SOUTH DAKOTA
REGISTER OF DEED'S CERTIFICATE	January State of the State of t
BEOLOGICA OF DEED O OCIVILIDATE	

FILED FOR RECORD THIS ______ DAY OF ______ 20__ AT ____O'CLOCK _____, AND DULY RECORDED IN HANGING

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

DWG. 9465-LS BY: BKK SHEET 3 OF 3

PLATS NO. __





STAFF REPORT

Meeting: August 20, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #16

GENERAL INFORMATION:

OWNER: Steven Bergman & Richard Bergman /

Carlton & Stacia Willems

PETITIONER: Carlton & Stacia Willems

REQUEST: PRELIMINARY & FINAL PLAT

LEGAL DESCRIPTION: "Bergman Second Addition" in the SW1/4 of

Section 11-T122N-R65W of the 5th P.M.,

Brown County, South Dakota

ADDRESS: 37804 138th Street

CITY/TOWNSHIP: Highland Twp

EXISTING ZONING Agriculture Preservation District (AG-P)

SURROUNDING ZONING:

North: Agriculture Preservation District (AG-P)
South: Agriculture Preservation District (AG-P)
West: Agriculture Preservation District (AG-P)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary & Final Plat for

conveyance purposes.

GENERAL REVIEW: Staff has reviewed this plat.

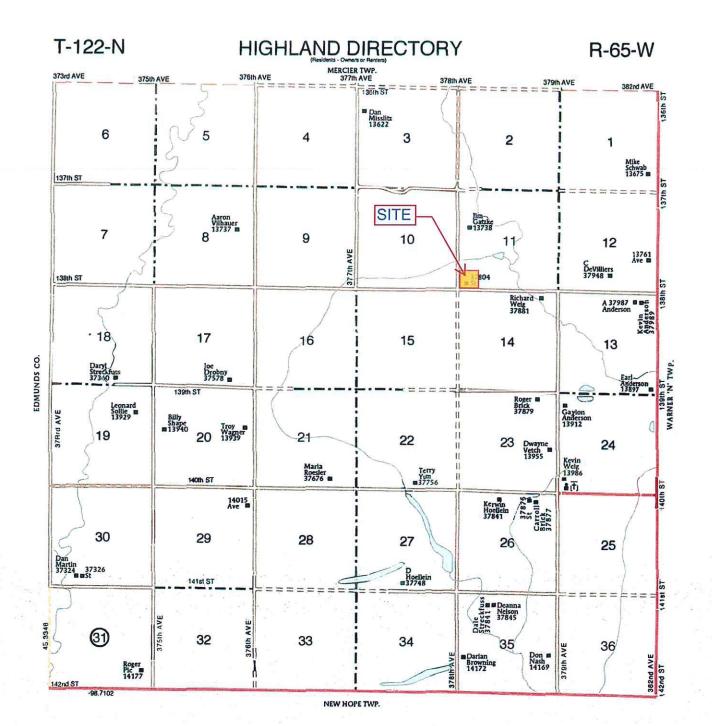
PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Bergman Second Addition
LEGAL SECTION: QUARTER: SW SECTION: 11 TOWNSHIP: 122 RANGE: 65
MANDATORY LOTS: 1A TRACTS PARCELS OUTLOTS OTHER
SCHOOL DISTRICT: Warner
UTILITIES; WEB Water
OWNERS NAMES: Steven Bergman Richard Bergman
OWNERS NAMES: Carlton & Stacia Willems
ENGINEER OR SURVEYOR: Robert Kieso (Helms & Associates)
TYPE: PRELIMINARY FINAL BOTHX (both is allowed if there is not a new road needed)
PLAT FEE PER PLAT: \$150.00 DATE PAID: 08 / 05 / 20.24
RECEIVED BY PLANNING DEPARTMENT: 08 / 05 / 20 24 BY: Ron Keller
REASON FOR PLAT: DEVELOPMENT CONVEYANCE _X_ FINANCIAL PURPOSES OTHER
ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR X 11 x 17 PHOTO PAPER OTHER
STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT:
EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD BC TWP
FULLY DIMENSIONED FROM SECTION CORNER: X OR QUARTER CORNER: X OR KNOWN MARKER: X
PLAT NAME CHECKED FOR DUPLICATION OR SIMILARITIES IN DEEDS OFFICE: X
HIGHWAY SIGNATURE LINE SHOWN: (State, County & Township) X SIGNATURE LINE SIGNED: X
TAXES PAID IN FULL: (on all lots involved) FOR THE YEAR X TREASURER SIGNATURE LINE SIGNED X
BOLD BOUNDARY DRAWN AROUND COMPLETE LOT: X PROPERTY PINS SHOWN ON ALL CORNERS: X
REGULAR BOUNDARY LINE DRAWN AROUND R-O-W X
AFTER PLANNING COMMISSION MEETING
CONSIDERED BY COUNTY PLANNING COMMISSION:
RECOMMENDATION: X APPROVE DENY RE-SUBMIT ON
CONSIDERED BY COUNTY COMMISSION:
DECOMMENDATION: ADDDOVE DENV RE-SURMIT ON

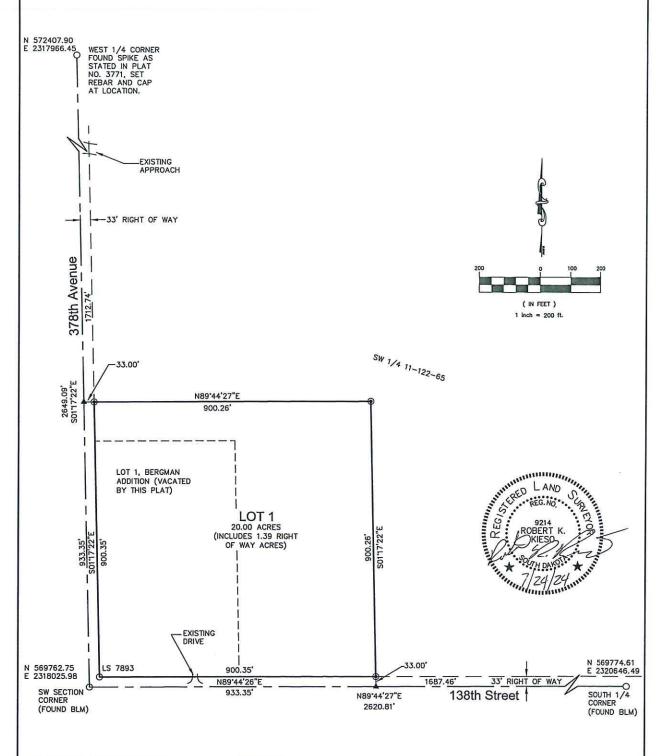
BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: July 26, 2024	
RECEIPT #822055	PAID: YES/NO CHB/CASH
TOWNSHIP: Highland Twp	DATE: AUG. 5, 2024
OWNERS NAME (print): Steven Bergman & Richard E	Bergman / Carlton & Stacia Willems
OWNERS SIGNATURE: Stewn Begun Richal	Buyum Stanil
OWNERS ADDRESS: 1205 \$ 2nd Street	37804 138th Street
OWNERS CITY, STATE, ZIP: Aberdeen, SD 5740	
OWNERS PHONE:	
OWNERS EMAIL:	
244 2 24	100
AGENTS NAME (print): Carlton & Stacia	a vvillems
AGENTS SIGNATURE:	
AGENTS ADDRESS: 57804 138th St	reet
AGENTS CITY, STATE, ZIP: Aberdeen, SD :	3/401
AGENTS PHONE: 605-	
AGENTS EMAIL:	
REQUEST: Preliminary & Final Plat	
A DECAY DECEMBER ON UD answers Consend Addition	mill in the CVA/A/A of Continu
LEGAL DESCRIPTION: "Bergman Second Addition 11-T122N-R65W of the 5th P.M., B	n In the SVV 1/4 of Section
(37804 138th Street; High	iand (wp.)
Planning Commission Action: Approved / De	niad
Planning Commission Action: Approved / De	mea
<i>By:</i>	Date:
HEARING DATE: August 20, 2024	TIME: 7:00 pm



BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE NAD 83 (2011) US SURVEY FEET DISTANCES ARE GROUND

LEGEND

- O FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- ▲ CALCULATED POSITION



416 PRODUCTION STREET N. P.O. Box 111 Aberdeen, S.D. 57401 Phone: 605.225.1212 Fax: 605.225.3189

DWG. 9719-LS BY: BKK SHEET 1 OF 4

BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

WE, RICHARD BERGMAN, A MARRIED PERSON, AND STEVEN W. BERGMAN, A SINGLE PERSON, AS TENANTS IN COMMON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE SW 1/4 OF SECTION 11 T122N R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, EXCEPT LOT 1, BERGMAN ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED

OF SECTION 11-T122N-R	65W OF THE 5TH P.M., BROW	HICH SHALL BE HEREAFTER KNOWN IN COUNTY, SOUTH DAKOTA, AS SH G, SUBDIVISION AND SEDIMENT CON	OWN BY THIS PLAT, AND	GMAN SECOND ADDITION IN	THE SW 1/4
Store or Ber	egne.	_ .	Richard Bergman	<u>. </u>	
Signed thin	day of august	20 2.4	RICHARD BERGMAN	of August 20.	4.1
Signed this	day or,	20	Signed this day	of	a4
ACKNOWLEDGMENT					
STATE OF SCUTU DAKET	*				
COUNTY OF BROWN)ss				
KNOWN TO ME OR SATISF	OF AUGUST FACTORILY PROVEN TO BE THE SAME FOR THE PURPOSES TO	, 20 24 , BEFORE ME, THE UND IE PERSON WHOSE NAME IS SUBSC HEREIN CONTAINED.	DERSIGNED OFFICER, PERSIGNED TO THE WITHIN INS	ONALLY APPEARED RICHARD TRUMENT AND ACKNOWLEDGE	BERGMAN D TO ME
	IN WITNESS WHEREOF I HERI	EUNTO SET MY HAND AND OFFICIAL	SEAL.		
	MY COMMISSION EXPIRES: _	11/2/2027			
	Ra	V.L			
	NOTARY PUBLIC				
ACKNOWLEDGMENT STATE OF SOUTH DAKET	*				
COUNTY OF BROWN	Ç. · · ·				
KNOWN TO ME OR SATISF	OF AVGUST FACTORILY PROVEN TO BE THE SAME FOR THE PURPOSES THE	20 24, BEFORE ME, THE UND BE PERSON WHOSE NAME IS SUBSCI HEREIN CONTAINED.	PERSIGNED OFFICER, PERSIGNED TO THE WITHIN INS	ONALLY APPEARED STEVEN VIRUMENT AND ACKNOWLEDGE	V. BERGMAN D TO ME
	IN WITNESS WHEREOF I HERE	EUNTO SET MY HAND AND OFFICIAL	. SEAL.		
	MY COMMISSION EXPIRES: _	11/2/2027			
	NOTARY PUBLIC	Ker			
	101/11/1/0000				
OWNER'S CERTIFICAT	F				
AGES SUBSTITUTE OF SUBSTITUTE	AND THE PROPERTY OF THE PROPER	AND AND WEE AS JOINT TOWNS	WATER CHOILT OF CUERT CO	CUID AND NOT 10 TO	
O HERERY CERTIFY THA	T WE ARE THE OWNERS OF I	AND AND WIFE, AS JOINT TENANTS	WITH RIGHT OF SURVIVOR	SHIP AND NOT AS TENANTS	IN COMMON,

COUNTY, SOUTH DAKOTA, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT WHICH SHALL BE HEREAFTER KNOWN AND DESCRIBED AS; BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11—T122N—R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, AS SHOWN BY THIS PLAT, AND THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIMISION AND SEDIMENT CONTROL REGULATIONS.

BY THIS PLAT, WE DO HEREBY VACATE BERGMAN ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA AS FILED FOR RECORD ON NOVEMBER 30, 2021 AND DULY RECORDED AS PLAT NO. 3771, IN THE BROWN COUNTY REGISTER OF DEEDS OFFICE.

BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

ACKNOWLEDGMENT STATE OF SOUTH PARCY COUNTY OF BREINN)	oss .
	OF
	IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
	MY COMMISSION EXPIRES: \\\\/2/2027
	Re Kel
	NOTARY PUBLIC
SURVEYOR'S CERTIFIC	CATE.
SURVEYED AND PLATTED SHOWN ON THE ATTACHED	GISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE "BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA" AS D PLAT, THAT I HAVE FOUND AND/OR SET IRON PINS AS INDICATED THEREON. I FURTHER CERTIFY THAT THE WITHIN AND L RESPECTS TRUE AND CORRECT.
	ROBERT K. KIESO RLS #9214
	OMMISSION CERTIFICATION
	THE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, TING HELD ON THE DAY OF 20
SW 1/4 OF SECTION 11-T	COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BERGMAN SECOND ADDITION IN THE 122N-R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE SDCL 11-2-2, AND ANY AMENDMENTS THEREOF."
	SECRETARY OF BROWN COUNTY PLANNING COMMISSION, SOUTH DAKOTA
	TY HE FOLLOWING IS A CORRECT COPY OF THE RESOLUTION DULY PASSED BY THE BOARD OF COMMISSIONERS OF BROWN AT A MEETING HELD ON THE DAY OF, 20,
THE SW 1/4 OF SECTION 1	BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING BERGMAN SECOND ADDITION IN 11-T122N-R55W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, HAVING BEEN EXAMINED, IS HEREBY APPROVED IN ACCORDANCE SDCL 11-3, AND ANY AMENDMENTS THEREOF."
	COUNTY AUDITOR, BROWN COUNTY, SOUTH DAKOTA
	CERTIFICATE OPPOSED PROPERTY LINES ABUTTING THE COUNTY OR STATE HIGHWAY, OR THE COUNTRY/TOWNSHIP ROAD AS SHOWN HEREON, IS CHANGE IN THE LOCATION OF THE EXISTING ACCESS OR ANY NEW ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.
	BY:HIGHWAY AUTHORITY
	TITLE:
	DWG. 9719-LS BY: BKK SHEET 3 OF 4

A-9719

PLAT OF

BERGMAN SECOND ADDITION IN THE SW 1/4 OF SECTION 11-T122N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT ON THIS DAY OF, 20
DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA
TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS DAY OF, 20
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA
REGISTER OF DEED'S CERTIFICATE
FILED FOR RECORD THIS DAY OF, 20 ATO'CLOCK, AND DULY RECORDED IN HANGING PLATS NO
REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA

