

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, NOVEMBER 19, 2024 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, Alternate Paul Johnson, and Stan Beckler-Chairman.
- III. **Approval of November 19, 2024, Agenda:** Motion: 1st _____ 2nd _____
- IV. **Approval of October 15, 2024, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
 1. **Sign-up sheet:** On the table by the door entrance, there is a Sign-up Sheet. Please legibly sign in and mark YES or NO if you want to speak to the Board on any Agenda Item.
 2. **Permits:** Anyone that has submitted a Variance Petition (VP) or a Conditional Use Petition (CUP) to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).
 1. **Appeal to County Ordinances & P&Z Director's Interpretations** in a Mini-Agriculture District (M-AG) described as Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road; Aberdeen Twp.).
 2. **Variance to Building Setbacks** in a Highway Commercial District (HC) described as Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue; Lincoln Twp.).
- VII. **Other Business:**

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

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, NOVEMBER 19, 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. **Rezone Petition** for a property described as proposed Lots 1 & 2, “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as proposed former Lot 1, “Ole Crow Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane; Aberdeen Twp.) to be rezoned from Commercial District (C) to Residential District (R-1).
12. **Plat Vacation** for financial purposes on a property described as “Ole Crow Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (585, 705 & 765 Ole Crow Lane; Aberdeen Twp.).
13. **Final Plat** for conveyance purposes on a property described as “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.).
14. **Plat Vacation** for financial purposes on a property described as Lot 1, “Reece Treeby Addition” in the NW1/4 of Section 15-T128N-R61W of the 5th P.M., Brown County, South Dakota (40343 102nd Street; Hecla Twp.).
15. **Preliminary & Final Plat** for financial purposes on a property described as “B. Olson Addition to the Town of Claremont” in the NW1/4 of Section 2-T125N-R60W of the 5th P.M., Brown County, South Dakota (604 4th Avenue; Claremont Villa).
16. **Preliminary & Final Plat** for financial purposes on a property described as “Adam and Brittany Holcomb First Addition” in the SE1/4 of Section 18-T123N-R62W of the 5th P.M., Brown County, South Dakota (13275 Country Drive; Bath Twp.).
17. **Preliminary & Final Plat** for conveyance purposes on a property described as “North Warner Homestead Addition” in the NW1/4 of Section 35-T122N-R64W of the 5th P.M., Brown County, South Dakota (38623 & 38629 141st Street; Warner Twp.).

18. Other Business: Executive Session if requested.

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

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY OCTOBER 15, 2024 - 7:00 P.M.

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- I. **Call to Order:** *Brown County Planning/Zoning Commission* meeting was called to order by Stan Beckler Chairman.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were Stan Beckler Chairman, David North Vice-Chairman, Dale Kurth, James Meyers, Carrie Weisenburger, County Commissioner Michael Gage (*who serves on this Board per SDCL 11-2-2*) and Pat Keatts. Paul Johnson (*Alternate P&Z Commissioner*) was also in attendance in audience. Ross Aldentaler, Deputy States Attorney was not present.
- III. **Agenda:** After discussion, Keatts moved and Kurth seconded to approve the October 15, 2024, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, Gage moved and North seconded to approve September 17, 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
 - 3) **Preliminary & Final Plat** (Postponed from September 17, 2024, meeting), on a property described as "New Angus Second Subdivision" in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (13 135th Street SW; Aberdeen Twp). Submitted by City of Aberdeen. Ken Hubbart (City Planning), Ron Wager (City Attorney), and Robin Bobzien (City Manager) were in attendance for this item. Following discussion, North moved, Meyers seconded to postpone this plat to the October 15, 2024 meeting so that 1) taxes can be paid first; 2) since there is not any access approach directly to this parcel from a public right-of-way as ordinance requires, a stipulation that an access easement to Lot 2 be shown on the plat (this would be for the city to go through the beef plant for an easement to get to their parcel if needed and for the beef plant to go through the wastewater plant to get to their manholes on Lot 2 for maintenance or service; 3) noting that all of the floodway mitigation documentation requirements on this property must be completed by an engineering firm before construction of new improvements to wastewater facility start; 4) a Flood Plain Development Permit (FPDP) must be issued by Brown County Floodplain Administrator before work begins since this parcel is currently in the county jurisdiction. Following discussion, Gage moved, Weisenburger seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

VI. New Business: Planning/Zoning Commission as Zoning Board of Adjustment (BOA)

- 1) Variance for 2 Residences in an Agriculture Preservation District (AG-P) described as The NW1/4 of Section 22-T124N-R63W of the 5th P.M., Brown County, South Dakota (12706 391st Avenue; Ordway Twp.). Submitted by Billy Pahl. Mike Billy Pahl was in attendance for this item. Following discussion on Findings of Facts (FoF), Kurth moved, and Meyers seconded to ***approve the Finding of Facts (FoF) as presented***. Also following discussion, Kurth moved, and Meyers seconded to ***approve a Variance for Two (2) Residences*** in an Agriculture Preservation District (AG-P). All members voting aye, motion carried.
- 2) Conditional Use Petition in a Heavy Industrial District (H-I) described as Lot 3, "Wheat Grower's West Subdivision" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38457 133rd Street; Aberdeen Twp.). Submitted by John Kroll for Agtegra Cooperative. John Kroll was in attendance for this item. Following discussion on Findings of Facts (FoF), North moved, and Keatts seconded to ***approve the Finding of Facts (FoF) as presented***. Also following discussion, North moved, and Keatts seconded to ***approve a Conditional Use Petition (CUP)*** for a new 300' diameter grain bunker in a Heavy Industrial District (H-I). All members voting aye, motion carried.
- 3) Variance to Building Setbacks in a Heavy Industrial District (H-I) described as Lot 3, "Wheat Grower's West Subdivision" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38457 133rd Street; Aberdeen Twp.). Submitted by John Kroll for Agtegra Cooperative. John Kroll was in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, and Weisenburger seconded to ***approve the Finding of Facts (FoF) as presented***. Also following discussion, Gage moved, and Weisenburger seconded to ***approve a Variance to Building Setbacks*** to have a 70'-0" North Front Yard Setback rather than the 100'-0" required by Brown County Ordinance for a new 300' diameter grain bunker, all members voting aye, motion carried.
- 4) Variance for Lot Size in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Mopar First Addition" in the N1/2 of Section 17-T124N-R62W of the 5th P.M., Brown County, South Dakota (12604 395th Avenue; Cambria Twp.). Submitted by Travis Olson. No one was in attendance for this item. Following discussion on Findings of Facts (FoF), Meyers moved, and Kurth seconded to ***approve the Finding of Facts (FoF) as presented***. Also following discussion, Meyers moved, and Kurth seconded to ***approve a Variance for Lot Size*** to allow proposed Lot 1 (32.00 acres) to be smaller than 40.0 acres and stay zoned as Agriculture Preservation District (AG-P) per Chapter 4.0605 of Brown County Zoning Ordinances, all members voting aye, motion carried.
- 5) Variance for Setbacks in a Lake Front Residential District (R-3) described as Lot 12 - 13, "Lutgen's West Addition" in the NE1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (127346 West Shore Drive; Ravinia Twp.). Submitted by Larry & Laura Hadrick. Larry & Laura Hadrick were in attendance for this item. Following discussion on Findings of Facts (FoF), North moved and Weisenburger seconded to ***approve the Finding of Facts (FoF) as presented***. Also following discussion, North moved and Weisenburger seconded to ***approve a Variance for Setbacks*** to allow an 8'-0" West Rear Yard Setback rather than the 30'-0" Setback required by Brown County Ordinance 4.1006 to build a 54' x 16' garage, all members voting aye, motion carried.
- 6) Conditional Use Petition in a Heavy Industrial District (H-I) described as Lot 1, "Wolff's First Addition" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota

(38466 Hwy 12 W; Aberdeen Twp.). Submitted by Jonathan Swenson. No one was in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, and North seconded to ***approve the Finding of Facts (FoF) as presented.*** Also following discussion, Gage moved, and North seconded to ***approve a Conditional Use Petition (CUP)*** for the construction of a 100' x 25', 3-sided, Carport-type building in a Heavy Industrial District (H-I). All members voting aye, motion carried.

- 7) **Conditional Use Petition** in an Agriculture Preservation District (AG-P) described as the NE1/4 of Section 34-T127N-R64W, EXCEPT 5.5 acres deeded for Highway, of the 5th P.M., Brown County, South Dakota (11103 386th Avenue; Frederick Twp.). Submitted by Michael Iacopetti for Invenergy. Michael Iacopetti & Dan Litchfield from Invenergy, Alex Hart (Frederick Twp Sup.) & Wes Robinson were in attendance for this item. Following a presentation by Invenergy and discussion on Findings of Facts (FoF), Kurth moved, and Weisenburger seconded to ***approve the Finding of Facts (FoF) as presented.*** Also following discussion, Kurth moved and Weisenburger seconded to ***approve a Conditional Use Petition (CUP)*** for the construction of one (1) temporary, 262.5', meteorological (MET) tower to collect wind and weather data to support the development of the Great Places Wind Project. All members voting aye, motion carried.
- 8) **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Prairie's Edge Sixteenth Addition" in the NW1/4 of Section 8-T123N-R63W of the 5th P.M., Brown County, South Dakota (3102 24th Avenue NE; Aberdeen Twp.). Submitted by Adam Altman for Rivett Family Trust. Ryan Rivett & Lonnie Anderson were in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, and North seconded to ***approve the Finding of Facts (FoF) as presented.*** Also following discussion, Gage moved, and North seconded to ***approve a Variance for Lot Size*** to allow proposed Lot 1 (12.59 acres) to be smaller than 40.0 acres and stay zoned as Agriculture Preservation District (AG-P) per Chapter 4.0605 of Brown County Ordinances. All members voting aye, motion carried.
- 9) **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1 & Lot 2, "SC Krueger Addition" in the W1/2 of Section 13-T121N-R61W of the 5th P.M., Brown County, South Dakota (14498 405th Avenue & 40520 145th Street; Garden Prairie Twp.). Submitted by Steven & Cora Krueger. Steven & Cora Krueger were in attendance for this item. Following discussion on Findings of Facts (FoF), Meyers moved, and Kurth seconded to ***approve the Finding of Facts (FoF) as presented.*** Also following discussion, Meyers moved, and Kurth seconded to ***approve a Variance for Lot Size*** to allow proposed Lot 1 (33.64 acres) and Lot 2 (28.06 acres) to be smaller than 40.0 acres and stay zoned as Agriculture Preservation District (AG-P) per Chapter 4.0605 of Brown County Ordinances. All members voting aye, motion carried.
- 10) **Variance for Setbacks** in a Rural Urban District (RU) described as Lot 1, "Bob Wagner Addition to the Town of Mansfield" in the SE1/4 of Section 32-T121N-R64W of the 5th P.M., Brown County, South Dakota (95 2nd Street N; Warner Twp.). Submitted by Joshua & Theresa Palmer. Joshua & Theresa Palmer 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 for Setbacks*** to allow an 18'-0" West Rear Yard Setback rather than the 20'-0" Setback & a 12'-0" North Side Street Setback rather than the 15'-0" Setback required by Brown County Ordinance 4.1106 to build an 81' x 40' Steel Building with a residence and a shop. All members voting aye, motion carried.

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, OCTOBER 15, 2024 - 7:00 P.M.

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

- I. **Old Business:** Discussion on Amendments to Brown County Ordinance Title 4 for Chapters 4.22 through Chapter 4.29 on Administrative Rules and Enforcement are still postponed until further notice, by Ross Aldentaler, Deputy States Attorney.
- II. **New Business:** *Brown County Planning/Zoning Commission as Planning Commission*
 - 14) **Rezone Petition** Proposed Lots 1 thru 12, "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 (38504, 38507, 38512, 38515, 38518, 38523, 38526, 38529, 38532, 38535 38538 & 38541 Larkota Drive; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Briann & Lisa Larson – Larkota Acres, LLC. Briann & Lisa Larson were in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to ***recommend approval of the Rezone Petition*** to the Board of Brown County Commissioners. All members voting aye, motion carried.
 - 15) **Final Plat** for conveyance purposes on a property described as Proposed Lots 1 thru 12, "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 (38504, 38507, 38512, 38515, 38518, 38523, 38526, 38529, 38532, 38535 38538 & 38541 Larkota Drive; Warner Twp.). Submitted by Briann & Lisa Larson. Briann & Lisa Larson were in attendance for this item. Following discussion, North moved, Kurth seconded to ***recommend approval of the Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.
 - 16) **Preliminary & Final Plat** for conveyance purposes on a property described as "Mopar First Addition" in the N1/2 of Section 17-T124N-R62W of the 5th P.M., Brown County, South Dakota (12604 395th Avenue; Cambria Twp.). Submitted by Travis Olson. No one was in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.
 - 17) **Preliminary & Final Plat** for financial purposes on a property described as "Jeremy Johnson Addition to Columbia" in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (211 N James Street; Columbia City). Submitted by Jeremy Johnson. No one was in attendance for this item. Following discussion, Kurth moved, Keatts seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.

- 18) **Preliminary & Final Plat** for financial purposes on a property described as “Knecht First Addition to Houghton” in the NE1/4 of Section 6-T126N-R61W of the 5th P.M., Brown County, South Dakota (3308 Railway Street & 309 1st Street; Shelby Twp.). Submitted by Knecht Farms, Troy Knecht. No one was in attendance for this item. Following discussion, North moved, Weisenburger seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.
- 19) **Preliminary & Final Plat** for conveyance purposes on a property described as “SC Krueger Addition” in the W1/2 of Section 13-T121N-R61W of the 5th P.M., Brown County, South Dakota (14498 405th Avenue; Garden Prairie Twp.). Submitted by Steven & Cora Krueger. Steven & Cora Krueger were in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.
- 20) **Preliminary & Final Plat** for conveyance purposes on a property described as “Columbia 20S Outlot to the City of Columbia” in the S1/2 of the SE1/4 of Section 20-T125N-R62W of the 5th P.M., Brown County, South Dakota (39570 122nd Street; Columbia City). Submitted by Todd Ochsner. Erin Ochsner was in attendance for this item. Following discussion, Keatts moved, North seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye, motion carried.
- 21) **Preliminary Plat** for review purposes on a property described as “Keatts Eighth Subdivision to Richmond Lake” in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.). Submitted by Pat & Donna Keatts. Pat & Donna Keatts were in attendance for this item. Following discussion, Kurth moved, Meyers seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners, all members voting aye (except Pat Keatts who abstained), motion carried.
- 22) **Preliminary & Final Plat** for conveyance purposes on a property described as “Prairies Edge Sixteenth Addition” in the NW1/4 of Section 8-T123N-R63W of the 5th P.M., Brown County, South Dakota (3102 24th Avenue NE; Aberdeen Twp.). Submitted by Rivett Family Trust – Adam Altman. Ryan Rivett & Lonnie Anderson were in attendance for this item. Following discussion, Weisenburger moved, Gage 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, Keatts moved and North seconded to adjourn the meeting, all members voting aye, motion carried.

Submitted by: Planning/Zoning Director Scott Bader.

WITHDRAWN

STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

APPEAL of BROWN COUNTY ORDINANCES and
PLANNING/ZONING DIRECTOR INTERPRETATION of ORDINANCES

ITEM #01

GENERAL INFORMATION:

PETITIONER / OWNER:	Roderick Tobin / Kevin Braun
REQUEST:	APPEAL of COUNTY ORDINANCES & P&Z DIRECTOR'S INTERPRETATION'S
LEGAL DESCRIPTION:	Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5 th P.M., Brown County, South Dakota (3202 E Melgaard Rd)
CITY/TOWNSHIP:	Aberdeen Twp
EXISTING ZONING	Mini Agriculture District (M-AG)
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, NEC
REPORTED BY:	Scott Bader

GENERAL COMMENT: The petitioner is requesting the Zoning BOA to allow a separate platted lot inside the existing 29-acre parcel and use the long private roadway as an easement for access to a proposed 4-acre parcel and the remaining 25-acre parcel. The existing 29-acre parcel has a 16' wide driveway/66' wide x 2,640' long "arm" as part of that platted lot. The existing lot frontage adjacent to the public right-of-way is *existing non-compliant* to current ordinances with 66' rather than minimum 200' required. Allowing this is enlarging and expanding the non-compliance.

GENERAL REVIEW: Staff has reviewed this request, came up with several suggestions for platted lots, recommended dedicating the road as right-of-way and the owner is not interested in any of them. Also, there will not be a house on Lot 2 as required in M-AG.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR APPEAL

DATE: October 29, 2024

FEE: **\$300.00**

RECEIPT # _____

PAID: YES/NO CHK/CASH

TOWNSHIP: Aberdeen Township

DATE: _____

OWNERS NAME (print): Kevin Braun

OWNERS SIGNATURE: _____

OWNERS ADDRESS: 3202 E Melgaard Rd

OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401

OWNERS PHONE: 605-380-2237

OWNERS EMAIL: _____

AGENTS NAME (print): Roderick Tobin

AGENTS SIGNATURE: _____

AGENTS ADDRESS: 3534 Rolling Meadows Dr

AGENTS CITY, STATE, ZIP: Aberdeen, SD 57401

AGENTS PHONE: 605-380-0622

AGENTS EMAIL: _____

REQUEST: Appeal existing Brown County Ordinances and Appeal the Brown County

Planning/Zoning Director's interpretation of the Ordinances.

LEGAL DESCRIPTION: Lot 1, "Evelo Second Subdivision" in the S1/2 of

Sec. 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Rd)

Planning Commission Action: Approved / Denied

By: Scott Bader Date: _____

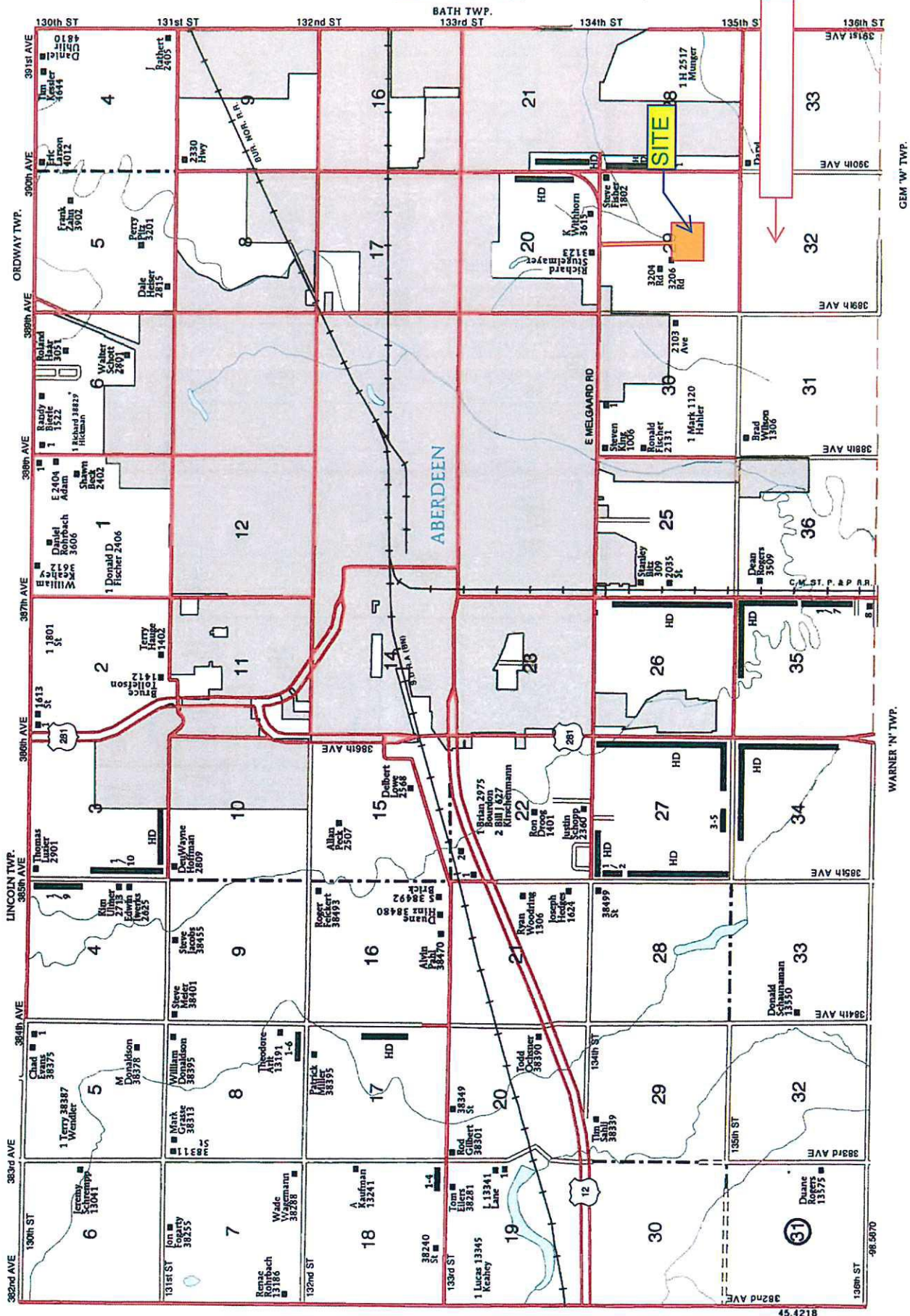
HEARING DATE: November 19, 2024 TIME: 7:00 P.M.

MEETING: located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • www.brown.sd.us • email: Scott.Bader@browncounty.sd.gov

(Residence - Owners or Renters)



SEE PAGE 21 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

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MERCIER TWP.

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Roderick Tobin for Kevin Braun

Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).

Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).

The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances.

Dated this 7th day of November 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 \$12.⁶⁰.

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Roderick Tobin for Kevin Braun

Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).

Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).

The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances.

Dated this 6th day of November 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 \$12.88.

APPEAL
VARIANCE FINDINGS WORKSHEET

Prong One <i>Whether granting the variance runs counter to the public interest?</i> APPEAL			
Consider the entire public— <i>not</i> just the neighbors	Findings		
1. Does it injure the neighborhood?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
2. Does it conform to the neighborhood?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
3. Does it conform to the general purpose of the zoning ordinances?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
4. Does it conform to the comprehensive plan currently in place?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
5. Does it harm the public safety, health, or general welfare of the community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Lots would not be adjacent to public right-of-ways as the ordinances require for safety during any emergency responses.
Prong Two <i>Whether special conditions exist to grant a variance?</i> APPEAL			
Physical conditions— <i>not</i> money or econ hardship	Findings		
1. Does a special condition—exceptional narrowness, topography, siting, or the like—exist on the property? <i>*Explicitly state the condition on the property that is a special condition if one exists.</i> <i>*It must be a physical condition.</i> <i>*Exception: legal justification (for example, estoppel) is a special circumstance.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Currently there is a very narrow driveway at 16' wide and 2605' long. This is existing, non-compliant to current ordinances. To allow another property only expands the non-compli for the existing parcel. The property owner does not want to make this a public road as the P&Z Director recommends so the minimum frontage requirements can be met for current ordinances. Allowing their request will only expand the non-compliance which is not allowed by ordinance and an easement is not allowed as new access on a newly platted parcel. They must be adjacent to public R-O-W with minimum frontage for safety purposes and for E-911 Addressing purposes.
a. <i>If</i> a special condition exists, does enforcing the ordinance create an unnecessary hardship? <i>*That does not mean money, econ hardship, or allowing a use that's prohibited (i.e., not otherwise excluded) in the zoning district.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Their request is creating the hardship. There is an existing farm in the middle of a section of land that the farmers owned at one-time. This parcel is allowed to continue as it is currently used.
b. <i>If</i> a special circumstance exists, does granting the variance observe the ordinance's spirit while doing substantial justice. APPEAL	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If the owner dedicates the driveway as public R-O-W he can meet ordinance requirements to subdivide this parcel into two lots or more. The P&Z Director has drawn up several examples for the owner, which he has declined.

PLANNING/ZONING BOARD

RE: Kevin Braun

A.

1. A Variance to have a M-AG Parcel with Two (2) Residences on 29 acres (1 parcel) was approved May 19, 2020 by the Brown County Zoning Board of Adjustment (BOA).
2. All Zoning BOA items are approved for a period of two years from date of approval in our ordinances and in the state statutes. If not acted on or permitted within two years, the item will expire, and the petitioners would need to re-apply. THIS ONE ITEM REFERENCED FOR TWO RESIDENCES IS EXPIRED.
3. This approval would have allowed Kevin to “*lease out*” a portion of his property to his son-in-law who wanted to build a new house, and Kevin’s grandchildren would be able to be on-site and enjoy the openness in the country.
4. Kevin and his son-in-law could have used a Metes and Bounds description for an area of land that Kevin was willing to lease to his son-in-law solely for a perpetual lease agreement. New legal descriptions created for land parcels or metes and bounds descriptions may be used for a contract for deed, described lease areas for towers, described wetland areas on contract agreements, and others. However, a new parcel description used for transferring deed ownership cannot be filed in a Register of Deeds Office simply by using a NEW metes & bounds description.
5. A lender for Kevin’s son-in-law did not see the lease arrangement as a good situation for the bank since the borrower would not own the land on which the structure would sit. This caused problems for acquiring their financing. The lender wanted the land to be owned along with the residence.
6. A new survey to subdivide two new platted parcels for transferring a new deed is required by State Statute SDCL 43-21-1.
7. P&Z Director, Scott Bader drew up several different options for Kevin Braun to look at for a small subdivision, allowing Kevin’s son-in-law to possibly own his own parcel for the bank.

B.

1. Once there were some options to view and make decisions with the images that the Planning/Zoning Office created in May 2020, Kevin Braun decided that he did not want to dedicate his long private driveway as a public right-of-way street for the proposed subdivision.
2. The dedication of the right-of-way would have achieved a few things for Planning and Zoning.
 - a. First, it would allow a public right-of-way to extend from Melgaard Road into the “square portion” of the subdivision so that all platted lots would be adjacent to a public R-O-W as Brown County Ordinances require.
 - b. Second, each parcel could be addressed with an E-911 Address assignment to all parcels because the newly platted lots would be adjacent to a public R-O-W.
 - c. Kevin Braun could have formed an HOA and have the members maintain the road being paid from dues, rather than Braun maintaining this on his own.

C.

1. The Planning & Zoning Office denied one long driveway being part of Kevin’s existing M-AG Parcel and then platting a new 4-acre lot inside the square lot. This would only allow:
 - a. an easement for access,
 - b. a shared approach access,
 - c. difficulty with E-911 Addressing for quick responses,
 - d. neither lot meeting current ordinances with a minimum of 200’ frontage width,
 - e. neither lot would be directly abutting a road right-of-way with the full frontage required,
 - f. easements for access have not been allowed on new platted parcels. If a new parcel meets the current Ordinances for minimum lot frontage width requirements along a right-of-way, they will meet the access requirements without requesting an easement.

Brown County Planning/Zoning Office

GISMAP
(for reference only)



Brown County Planning/Zoning Office

GIS MAP
(for reference only)

SITE

Lot 1

Lot 2

No residence on Lot 2 for
"Principal Structure" in M-AG District



E MELGAARD RD

E MELGAARD RD

PROPOSED SUBDIVISION

Braun Drive

Braun Drive

5.55 acres

In this scenario,
LOT 1: Braun would keep this
LOT 2: Keep as a drainage lot
LOT 3: Son-in-law would build new house
LOT 4: Sell to the public

Planning/Zoning Office
recommended this layout
as a planned investment
in a secluded area close
to the City of Aberdeen.

13253

Lot 2
3.92 acres

13257

Lot 3
3.00 acres

Lot 4 13261
2.26 acres

Lot 5 13263
2.26 acres

13254 Braun Dr

Lot 1
11.94 acres



Brown County Planning/Zoning Office

GIS MAP
(for reference only)

ZONE "A"
FLOODPLAIN AREA
03/18/2008 FIRM MAP

SITE

Lot 1

Lot 2



*Brown County GIS Map
(for reference only)*

ZONE A
FLOODPLAIN AREA
03/18/2008 FIRM MAP

5.55 acres

13253

13254 Braun Dr

Lot 2
3.92 acres

13257

Lot 3
3.00 acres

13261

Lot 4
2.26 acres

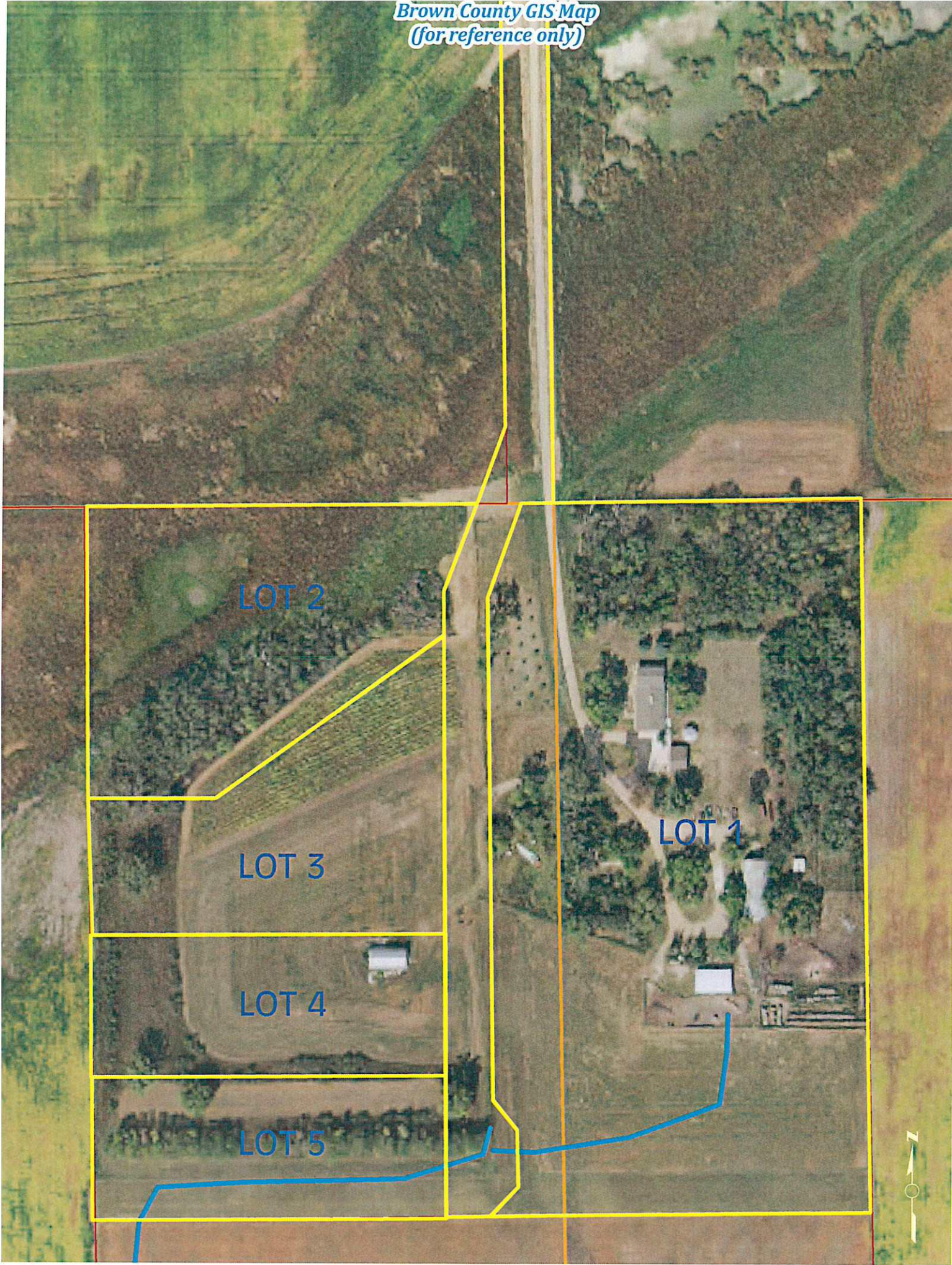
13263

Lot 5
2.26 acres

Braun Drive

Lot 1
11.94 acres





LOT 2

LOT 3

LOT 4

LOT 5

LOT 1



MINUTES

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, May 19, 2020 - 7:00 P.M.

COMMUNITY ROOM, BROWN COUNTY COURTHOUSE

The Brown County Planning / Zoning Commission meeting was called to order by Brown County Planning Commission Chairman Jerry Streckfuss (by video). Members of the Brown County Planning Commission present at roll call were Vice Chair Stan Beckler (in person), David North (in person), Dale Kurth (in person), Patrick Keatts (in person) and B.C. Commissioner Rachel Kippley (in person). Members absent were Darwin Bettmann. Also present at the meeting was Scott Bader - Planning & Zoning (in person).

This meeting was conducted by the use of the GoToMeeting application due to the Covid-19 Social distancing protocol. Below are the links that were used.

Please join my meeting from your computer, TABLET or smartphone.

<https://global.gotomeeting.com/join/833606325>

You can also dial in using your phone.

United States: +1 (872) 240-3212 Access Code: 833-606-325

After discussion, Kippley moved and North seconded to approve the minutes of the April 21, 2020 meeting. All members voted aye, the motion carried.

Vice Chairman Beckler then continued with business as follows:

Old Business:

New Business: Planning/Zoning Commission as Zoning *Board of Adjustment (BOA)*

1. Variance to 2 Residences in Mini Agricultural District (M-AG) described as Lot 1, "Evelo 2nd Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3200 & 3202 E Melgaard Road). Present for this item was Kevin Braun and Eric Becking. Following discussion, Kippley moved for

approval of this variance with stipulation of an access easement for placement of new house, Keatts seconded, all members voting aye, motion carried.

2. **Special Exception/Conditional Use** in Agricultural Preservation District (AG-P) described as NWPS "A" Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384th Ave). Present for this item was Mike Williams, Robert Gehm (by video), Jim Kunkle, David Feickert, and Charmayne Liebelt. Following discussion, North moved for approval of this special exception/conditional use, Keatts seconded, all members voting aye, motion carried.
3. **Variance to Building Setback** in an Agricultural Preservation District (AG-P) described as NWPS "A" Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384th Ave). Present for this item was Mike Williams, Robert Gehm (by video), Jim Kunkle, David Feickert, and Charmayne Liebelt. Following discussion, Kurth moved for approval of the variance with the stipulation of the fence to be setback as reasonable as they can from the Right of Way. Kippley seconded, all members voting aye, motion carried. *Agreement for Fence to be 11' from Property line.*
4. **Variance to Tower Setback** in an Agricultural Preservation District (AG-P) described as NWPS "A" Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384th Ave). Present for this item was Mike Williams, Robert Gehm (by video), Jim Kunkle, David Feickert, and Charmayne Liebelt. Following discussion, Kippley moved for approval of the variance, North seconded, all members voting aye, motion carried.
5. **Variance to Approach Separation** in an Agricultural Preservation District (AG-P) described as NWPS "A" Tap Addition in the SW1/4 of the NW1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (13248 384th Ave). Present for this item was Mike Williams, Robert Gehm (by video), Jim Kunkle, David Feickert, and Charmayne Liebelt. Following discussion, Kippley for approval of the variance, Keatts seconded, all members voting aye, motion carried.

6. **Variance to Setback** in an Agriculture Preservation District (AG-P) described as Lot 28, "Dewald & Hoffman's 2nd Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126674 W Shore Drive). Present for this item was Jimmy Barnett. Following discussion Kippley moved for approval of the variance, Kurth seconded, all members voting aye, motion carried.
7. **Special Exception/Conditional Use** in an Agriculture Preservation District (AG-P) described as SE1/4 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38451 Hwy 12W). Following discussion North moved for approval of the special exception/conditional use Kurth seconded, all members voting aye, motion carried.
8. **Special Exception/Conditional Use** in Heavy Industrial District (H-I) described as Lot 1, "SDWG Bath-Grebner Terminal Addition" in the S1/2 of Section 14-T123N-R63W of the 5th P.M., Brown County, South Dakota (105 392nd Ave S). Present for this item was Josh Lunzman (on video). Following discussion Keatts moved for approval of the special exception/conditional use North seconded, all members voting aye, motion carried.
9. **Variance to Setback** in an Agriculture Preservation District (AG-P) described as Lot 3 "Jerry & Judy Biegler's 1st Addition in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (37908 127th St). Following discussion North moved for approval of the variance, Kippley seconded, all members voting aye, motion carried.
10. **Variance to Setback** in a Mini Agriculture District (M-AG) described as Lot 1 "Weiler Subdivision" in the NE1/4 of Section 32-T124N-R64W of the 5th P.M., Brown County, South Dakota (12901 384th Ave). Present for this item was Kevin Huber (on phone), Weylin Huber, Dion and Deborah Dargetz. Following discussion Kippley moved for approval of the variance, with the stipulation that a culvert be put in place with the approach, Keatts seconded, all members voting aye, motion carried.
11. **Rural Addressing Ordinance** for Brown County. Following discussion North moved recommend approval of this Ordinance to

the Board of County Commissioners, seconded by Kurth, all members voting aye, motion carried.

Other Business:

*Completed as Zoning Board of Adjustment (BOA) and
Beginning as Planning Commission*

**REGULARLY SCHEDULED MEETING
BROWN COUNTY PLANNING/ZONING COMMISSION**

Old Business:

New Business: *Brown County Planning Commission*

20. **Petition to Re-Zone** from an Agricultural Preservation District (AG-P) to Lake Front Residential (R-3) for a property described as: Lot 29 "Dewald & Hoffman's 2nd Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126668 W Shore Drive). Submitted by Jimmy Barnett. Following discussion, Kippley moved to recommend approval of this rezone to the Board of County Commissioners, North seconded, all members voting aye, motion carried.
21. **Preliminary and Final Plat** for a property described as Lot 1 "Barnett Richmond Lake Subdivision" in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126674 W Shore Drive). Submitted by Jimmy Barnett. Following discussion, North moved to recommend approval of this plat to the Board of County Commissioners, seconded by Kurth, all members voting aye, motion carried.
22. **Preliminary and Final Plat** for a property described as Lot 1 "Gerald and Gail Struck Addition" in the NE1/4 of Section 9-T124N-R64W of the 5th P.M., Brown County, South Dakota (12501 385th Ave). Submitted by Gerald Struck. Following discussion, Keatts moved to recommend approval of this plat to the Board of County Commissioners, seconded by Kurth, with the stipulation that a rezone petition be submitted to rezone

this parcel to Mini Agricultural District, all members voting aye, motion carried.

Other Business:

There being no further business before the Planning/Zoning Commission, Kippley moved and North seconded to adjourn, all members voting aye, motion carried.

Submitted by: Nancy Clark North - Planning & Zoning Department.

This land for the road is part of 3202 East Melgaard Road. (28.89 acres of which apprx. 4 ac is gravel road).

ZONING Board of Adjustment (BOA) approved two (2) residences on one lot. An Easement may be granted to build a house in the area of 3200. The owner can draw a "metes and bounds" description for a hypothetical property area for a house at 3200 and provide an easement to that location. The Metes and Bounds property lines cannot be recorded at the Register of Deeds Office for A Deed Transfer. That is where the platted parcel requirements come into play.

3200

3202





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Proof of Publication

This is not an invoice.

Chris Anderson
Brown County Planning & Zoning
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**:

November 7, 2024 – *Brown Co. Planning and Zoning – Notice of Appeal for Kevin Braun*

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: \$12.60

Publisher:

Notary

Sworn to and subscribed before on **November 7, 2024**

Notary, State of SD, County of Brown



My Commission Expires:

4/12/2030

This is not an invoice.

LEGALS

Continued from Page 4D

support initiatives, student participation in NASA, and upcoming community and cultural events.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to approve the Second Reading of the School Improvement Plans. All voted Aye.

It was moved by Mr. Brian Sharp and seconded by Mr. Duane Alm to approve the Second Reading Policy Review/Revision, Policy IHODA, IHODA-R, IHODA-E. All voted Aye.

It was moved by Mr. Kevin Burkhard and seconded by Dr. Gayle Bortnem to approve the Second Reading Policy Review/Revision, Policy DKCR. All voted Aye.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to adjourn the meeting at 5:58 PM. All voted Aye.

General Fund

Auto Value Parts Stores Repairs & Maintenance 77.73 Black Hills Special Services Coop Instructional Supplies 3,000.00 Borne Group Office Supplies 1,056.00 Career Safe LLC Instructional Supplies 448.00 Cole Papers Warehouse Supplies 1,539.20 DCI Background Checks 1,038.00 Dakota Pottery Supply Instructional Supplies 346.41 Don's Builders Hardware Keys 36.00 Eide Bailly Law Professional Services 26,250.00 Fastenal Repairs & Maintenance 382.53 Inman & McDowell Inc Repairs & Maintenance 358.56 Innovative Office Solutions Instructional Supplies 1,373.04 Insurance Plus Policy Change 324.00 Interstate All Battery Center Repairs & Maintenance 341.90 Jason's Truck & Auto Body Inc 2016 Ford F-250 Truck 6,105.55 Jw Pepper & Son Inc Instructional Supplies 530.73 Marco Inc Copier Supplies 1,294.86 Menards Repairs & Maintenance 380.64 Midstates Printing Inc Office Supplies 45.00 Northeastern Mental Health Center Student Services 652.92 Northwestern Energy Utilities 4,529.38 Popplers Music Inc Instructional Supplies 194.95 Premier Auto Vehicle Repairs & 446.49 Runnings Supply Inc Repairs & Maintenance 437.30 School Mate Instructional Supplies 85.25 Sid Teacher Placement Center Membership Enrollment Fee 600.00 Secret Stories Instructional Supplies 242.00 Shar Products Company Instructional Supplies 757.92 Sherwin-Williams Repairs & Maintenance 1,027.98 Southern New Hampshire University Alternative Certification 1,094.00 Verizon Wireless Cell Phone Services 568.40 Vestis Laundry Services/Mops 237.04 Woodman Refrigeration Inc Repairs & Maintenance 1,717.24 Fund Total: 57,519.02

Capital Outlay Fund
Dakota Structured Cabling Tech Supplies 8,662.00 Electro Watchman Inc Tech Supplies 54,307.71 Innovative Office Solutions Chs Furniture 19,548.15 Lang's TV & Appliance Hms Facs Room 23,219.55 Lock N Charge Tech Supplies 1,512.00 Marco Inc Copier Maintenance 2,238.75 Menards Tech Supplies 434.34 Midstates Printing Inc Scoreboard Sponsor Logos 1,705.11 Taylor Music Inc Instructional Supplies 6,155.00 Verizon Wireless Tech Supplies 400.12 Fund Total: 118,182.73

Special Education Fund
Children's Home Society Student Services 5,765.76 Innovative Office Solutions Instructional Supplies 464.04 Oriental Trading Co Instructional Supplies 43.45 Pro Ed Inc Instructional Supplies 211.20 Quality Inn Brandon Lodging 264.00 Schwab Audiology Student Services 240.00 Teachwell Solutions Student Services 70,200.00 Fund Total: 77,188.45

Food Service Fund
Drain Monkey Repairs & Maintenance 300.00 Grainger Food Service Supplies 67.80 Sewer Duck Inc Repairs & Maintenance 225.00 Uline Supplies 370.79 Fund Total: 963.59

Checking Account Total: 253,853.79

Weekly Checks Written 10-

11-2024

General Fund

ASBSD Registration Fee 140.00 Aberdeen School District Reimbursement 500.00 Alm Dune Internet Reimbursement 15.00 Auch Jo Volleyball Official 151.12 Briesse Justin Reimbursement 29.95 Carlson Grant Soccer Official 229.36 Degroot Brock Football Official 190.00 Duncan Seth Soccer Official 70.00 Flaus Jake Football Official 190.00 Hansen Kent Football Official 90.00 Heinert Will Football Official 190.00 Huss Jeanette Volleyball Line Judge 50.00 Jondahl Tanner Donald Football Official 100.00 Ketterling Elizabeth Sept-Oct 2024 Mileage 23.70 Kranz Siri Reimbursement 110.00 Kusler Megan Volleyball Official/Line 150.00 Leidholt Erin Volleyball Line Judge 50.00 McQuillen Creative Group Inc Subscription Renewal 75.00 Millard West High School Music Lives Competition 575.00 Neer Cassidy Volleyball Line Judge 50.00 Neugebauer Sandy Volleyball Official 244.84 Rook Kevin Football Official 100.00 Rose Josh Soccer Official 65.00 Rostad Melody Reimbursement 35.92 Roth Madison Volleyball Line Judge 50.00 Sadler Karen Volleyball Official 120.00 Sahli Jeffrey Football Official 160.00 Schriver Lisa Volleyball Official Line 150.00 Spear Todd Uniform Allowance 132.75 Teacher Innovations Instructional Supplies 406.00 Thompson Amy Volleyball Official 120.00 Web Water Co Water 162.75 Fund Total: 4,726.40

Capital Outlay Fund
Midstates Printing Inc Coke Athletic Program Ads 425.00 Fund Total: 425.00

Special Education Fund
Burkert Jennifer Reimbursement 528.90 Danner Brian Reimbursement 421.00 Language Line Services Inc Interpreter Services 524.55 Fund Total: 1,474.45

Food Service Fund
Voorhees Alissa Lunchbox Refund 24.90 Fund Total: 24.90

Checking Account Total: 6,550.75

Weekly Checks Written 10-18-2024

General Fund

ASBSD Webinar Fee 175.00 Adkins Ashley Oral Interp Judge 60.00 Aguirre Madison Mileage Reimbursement 128.16 Burkhard Lisa Reimbursement 70.00 Cantelero Greg Football Official 159.56 Cantine Kevin Football Official 159.56 Dacotah Bank Supplies 17,930.33 Degroot Brock Football Official 140.00 Ellingson Haley Reimbursement 140.82 Flaus Jake Football Official 140.00 Giffin Dr Becky Reimbursement 140.00 Hansen Kent Football Official 50.00 Haugen Jessica Oral Interp Judge 60.00 Heinert Will Football Official 140.00 Hollis Naveah Oral Interp Judge 60.00 Jondahl Tanner Donald Football Official 140.00 Kaan Elizabeth Reimbursement 172.48 Kasper Teresica Certificate Courses 135.00 Kragge Kevin Uniform Allowance 101.18 Kusler Megan Ms Volleyball Official 60.00 Leidholt Erin Ms Volleyball Official 60.00 Mack Jason Football Official 194.88 Menken Jordan Ms Volleyball Official 60.00 Milbank High School Oral Interp Entry Fees 137.00 Murley Gregory Mileage Reimbursement 120.60 Neer Cassidy Ms Volleyball Official 60.00 Nygaard Calvin Volleyball Official Check 120.00 Quality Inn Brandon Boys Golf Lodging 264.00 Robinson Monte Football Official 253.64 Rook Kevin Football Official 50.00 Sadler Karen Ms Volleyball Official 60.00 Sahli Jeffrey Football Official 90.00 Seiler Dawn Mileage Reimbursement 282.67 Shortt Chelsea Volleyball Official Check 180.00 Sutton Jordan Football Official 163.16 Thompson Amy Ms Volleyball Official 60.00 Walks Tabitha Ms Volleyball Official 60.00 White Tanner Football Official 90.00 Fund Total: 22,296.99

Capital Outlay Fund
Dacotah Bank Supplies 1,078.46 Fund Total: 1,078.46

Special Education Fund
Dacotah Bank Supplies 2,632.81 Jones Mendy Reimbursement 139.92 Luft Robyn Mileage Reimbursement 268.00 Pirlot Gina Reimbursement 106.20 Scholastic Magazine Renewal 219.78 Sheraton Hotel & Conv Cntr Lodging 139.00

Fund Total: 3,505.71

Food Service Fund

Dacotah Bank Supplies 1,932.11 Lucidike Kaley Uniform Allowance 33.99 Fund Total: 1,966.09

Checking Account Total: 28,847.25

Weekly Checks Written 10-11-2024

Custodial Funds

Aberdeen Community Theatre Matinee Entry Fee 330.00 C-Express Convenience Stores Pizza 149.83 Coca Cola Bottling Co High Country Concessions 773.00 Goehring Brennan Reimbursement Reissue 30.21 Inner Depth Llc Speaker Fee 1,500.00 Ken's Superfair Foods Football Groceries 751.70 Lily's Floral & Gifts Flower Arrangement 208.00 Midstates Printing Inc Clothing 697.74 Milestone Caramel Rolls 139.60 Norman Jessica Reimbursement 58.15 Pb Sports Esd Shirts 640.00 Sysco North Dakota Inc Concessions 1,061.04 Vogel John Reimbursement 386.64 Wilkinson Mariah Reimbursement 14.25 Fund Total: 6,740.16

Checking Account Total: 6,740.16

Weekly Checks Written 10-18-2024

Custodial Funds
Aberdeen School District Reimbursement 5,988.90 Appl Susan Reimbursement 432.51 Coca Cola Bottling Co High Country Concessions 1,065.00 Driven Coffee Roasters Fundraiser 5,255.63 Ken's Superfair Foods Concessions 559.38 Moment To Moment Photography Debate Pictures 997.50 Northwestern Music Festival Student Fees 180.00 Fund Total: 15,478.90

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Checking Account Total: 15,478.90

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TO: Michael Big Eagle
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Continued Advisory Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota.

Dated this 30th day of October, 2024.

/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpublishonotices.com and www.aberdeensider.com

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TO: Michael Big Eagle
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Continued Advisory Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota.

Dated this 30th day of October, 2024.

/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
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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
Braun Appeal
Published November 6, 2024 for \$12.88
Invoice No. 23923**

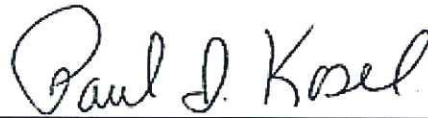


Newspaper Representative's Signature

Subscribed and sworn to before me this the

11th Day of November 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

3	4	7	2	6	8	1	5	9
2	9	6	5	1	4	3	8	7
8	5	1	3	9	7	6	4	2
6	1	4	7	2	5	8	9	3
5	2	9	1	8	3	7	6	4
7	8	3	9	4	6	2	1	5
9	7	2	8	5	1	4	3	6
4	3	8	6	7	9	5	2	1
1	6	5	4	3	2	9	7	8

Solution time: 24 mins.

PERK	BAH	CRAIG
ALAI	EGO	LAGE
RANGETOP	ANAT	
ALTAR	SAUDIS	
	LGBT	USO
SARI	RAID	MMM
UMA	CELLI	LEE
BAN	UTIL	CYAN
	COB	ASEA
SCHLEP	ELLIS	
OPED	RANKLING	
MAIRE	EMU	EDIT
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The Groton Independent
21 N Main, Groton 605/397-NEWS (6397)
Paul Irvin Kosel, Publisher paperpaul@grotonsd.net ~ 605-397-7460
Tina Kosel, Office Manager office@grotonsd.net ~ 605-397-7285
Notices: legals@grotonsd.net
News Items: news@grotonsd.net
Deadline to submit items: Noon Monday
Yearly Subscription Rates are listed below.
The Groton Independent (USPS # 230-440) is published weekly with its periodicals postage paid at Groton, SD.
Postmaster: Send address changes to Groton Independent, PO Box 34, Groton, SD 57445
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Password: _____

Mail Completed Form to:

Groton Independent
P.O. Box 34
Groton, SD 57445-0034
or scan and email to paperpaul@grotonsd.net



Stratford Town Snow Removal Bid Notice

Town of Stratford
Accepting Snow Removal Bids
Written bids to be received to later than:
5:00 PM, November 11th, 2024

Submit to the Town of Stratford, via:
Mail:
Town of Stratford
Attn: Snow Removal
293 Rondell Ave
Stratford, SD 57474
Email: stratford1906@gmail.com

Drop Box: Community Center
Bids will be opened on November 12th, 2024 at 6:00 PM at the Community Center.
Anna Kwak, Finance Officer
605-622-0166
Published October 23, 30 and November 6, 2024, at the total approximate cost of \$22.32 and may be viewed free of charge at www.sdpublicnotices.com. 23865



Brown County Hay Cutting Bid Notice

REQUEST FOR PROPOSALS
HAY CUTTING ON COUNTYLAND – EAST OF BROWN COUNTY FAIRGROUNDS

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land – approximately 22 acres at East of Brown County Fairgrounds, Lot 1 1st Replat of Dahme Northview Addn – SE ¼ Sec 1-T123N-R64W; approximately 16 acres at SW ¼ SE ¼ Sec 1-T123-R64W with the minimum bid of \$60.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.

All hay bales are to be removed no later than the two weeks preceding the Brown County Fair, which start date changes yearly.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at East of Brown County Fairgrounds" and received by 8:45am on Tuesday, December 3, 2024.

ATTEST: Lynn Heupel, Brown County Auditor

Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Beer Gardens Notice

REQUEST FOR PROPOSALS
FOR BROWN COUNTY FAIR CLUBHOUSE (BEER GARDENS) CONCESSIONS DURING THE FAIR

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for the operation of the Brown County Fair Clubhouse, aka Beer Gardens during the week of the Brown County Fair for years 2025, 2026 and 2027.

Contact either the Brown County Auditor's Office, 25 Market Street, Suite 1, Aberdeen, SD 57401; 605-626-7110 or the Brown County Fair Office, 400 24th Ave. NW, Aberdeen, SD 57401; 605-626-7110 for copy of the details to include in the proposal.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for the Operation of the Brown County Fair Clubhouse, aka Beer Gardens" and received by 8:45am on Tuesday, December 3, 2024.

Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.

ATTEST: Lynn Heupel, Brown County Auditor

Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Beadle Variance Notice

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Michael Beadle

Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).

Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.

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

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Ord. 282 New Angus Rezoning

NOTICE OF ADOPTION ORDINANCE #282
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED
TO REZONE CERTAIN DESCRIBED PROPERTY

Notice is hereby given that Ordinance #282, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by City of Aberdeen & New Angus, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 25th of November 2024.

BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning and Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Heavy Industrial District (H-I) to Municipal State and County Use District (M) as re-requested by the City of Aberdeen:

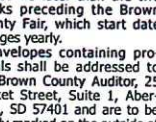
Proposed Lot 2, "New Angus Second Subdivision" in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (Approximately 498 135th Street SE; Aberdeen Township).

BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.

Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor

Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 29, 2024
Published: November 6, 2024
Effective Date: November 26, 2024

Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Hay Cutting Bid Notice

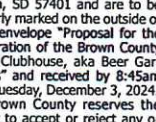
REQUEST FOR PROPOSALS
HAY CUTTING ON COUNTYLAND – RICHMOND YOUTH CAMP

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land – approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.

ATTEST: Lynn Heupel, Brown County Auditor

Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Appeal Notice

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Roderick Tobin for Kevin Braun

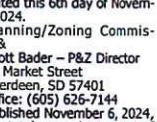
Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).

Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).

The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances.

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Keatts Rezoning Notice

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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

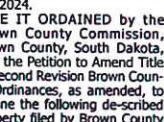
Description of property: Proposed Lots 1 & 2, "Keatts Earth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).

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.

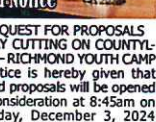
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioners with a future meeting date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

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



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



Brown County Gossman Rezoning Notice

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 November 19, 2024, at 7:00 P.M.

Petitioner: Stacy Gossman

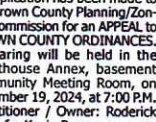
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).

Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.

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

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Keatts Rezoning Notice

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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

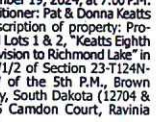
Description of property: Proposed Lots 1 & 2, "Keatts Earth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).

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 rezoning petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioners with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.



Brown County Keatts Rezoning Notice

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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

Description of property: Proposed Lots 1 & 2, "Keatts Earth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia 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 rezoning petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioners with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor.

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader – P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY ZONING BOARD OF ADJUSTMENT (BOA)

VARIANCE TO SETBACKS IN (HC)

ITEM #02

(Highway Commercial District (HC))

GENERAL INFORMATION:

OWNER: Michael Beadle

PETITIONER: Michael Beadle

REQUEST: **VARIANCE TO SETBACKS IN A HIGHWAY
COMMERCIAL DISTRICT (HC)**

LEGAL DESCRIPTION: **Lot 1, "Beadle First Subdivision" in the
SW1/4 of the NW1/4 of Section 26-T124N-
R64W of the 5th P.M., Brown County, South
Dakota**

ADDRESS: **12850 386th Avenue**

CITY/TOWNSHIP: **Lincoln Twp.**

EXISTING ZONING **Agriculture Preservation District (AG-P)**

SURROUNDING ZONING:

North: **Agriculture Preservation District (AG-P)**

South: **Mini-Agriculture District (M-AG)**

West: **Highway Commercial District (HC)**

East: **Agriculture Preservation District (AG-P)**

PUBLIC UTILITIES: **WEB Water**

REPORTED BY: **Chris Anderson**

GENERAL COMMENT: Due to the mandatory 100' wide Gas Pipeline Easement for the Nustar Pipeline that runs thru this property, the petitioner is requesting a Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side-Road Setback rather than the 45' Setback required by Brown County Ordinance to build a 60' x 80' cold storage building for fireworks inventory and some machinery.

GENERAL REVIEW: Staff has reviewed this request.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR VARIANCE

DATE: October 17, 2024
RECEIPT # 822153
TOWNSHIP: Lincoln Twp.

FEE: \$125.00
PAID: YES/NO CHK/CASH
DATE: November 4, 2024

OWNERS NAME (print): Michael Beadle
OWNERS SIGNATURE: [Signature] 11-4-24
OWNERS ADDRESS: 12850 386th Avenue
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-380-1700
OWNERS EMAIL: mikebeadle@gmail.com

AGENTS NAME (print): _____
AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____
AGENTS EMAIL: _____

REQUEST: Variance to Setbacks to have a 35' West, Front Yard setback rather than the required 100' Setback & a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance to build a 60' x 80' cold storage building

LEGAL DESCRIPTION: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.)

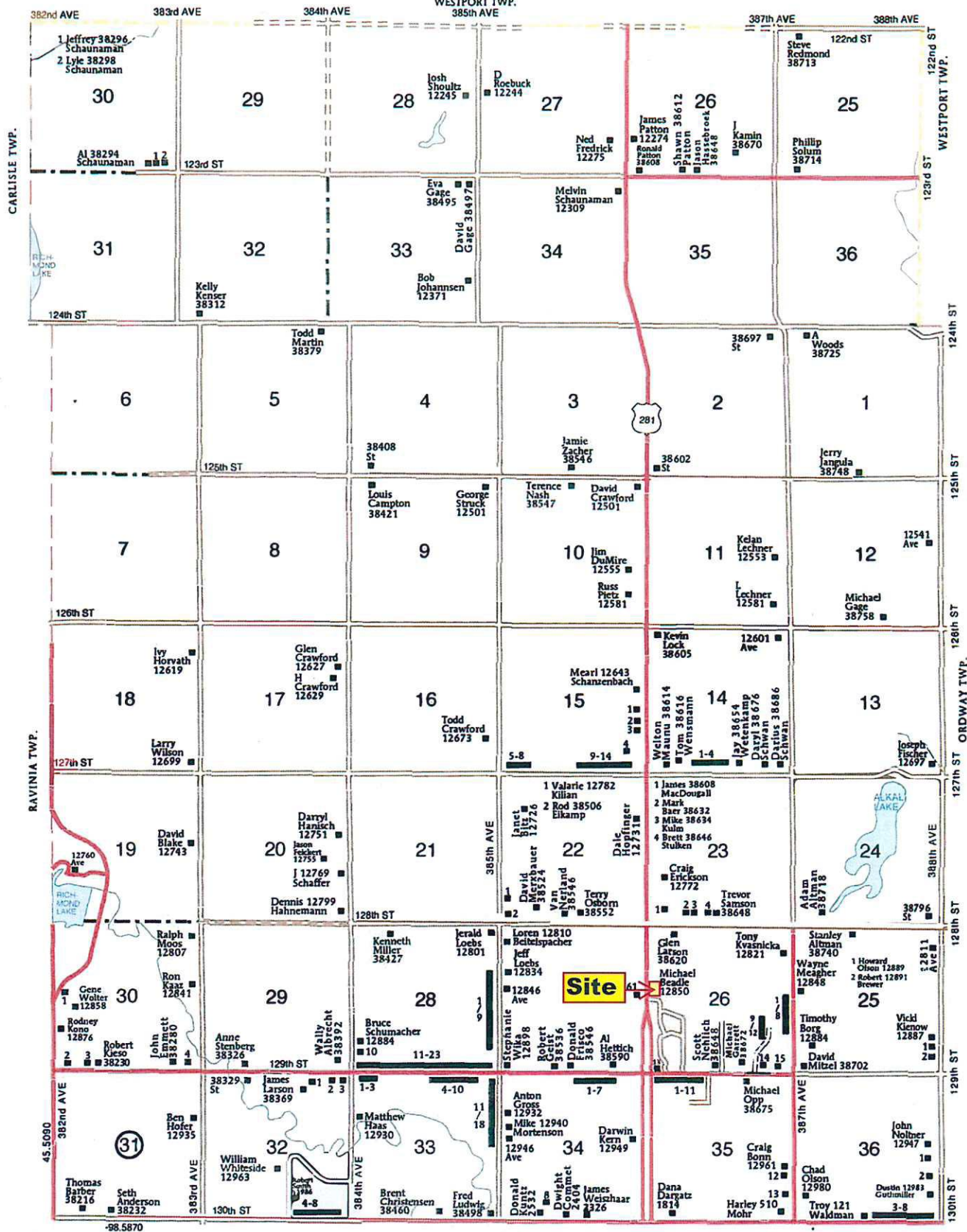
Planning Commission Action: Approved / Denied

By: _____ **Date:** _____

HEARING DATE: November 19, 2024 **TIME:** 7:00 P.M.

(Residents - Owners or Renters)

WESTPORT TWP.



-98.5870

ABERDEEN TWP.

LINCOLN TOWNSHIP

SECTION 14

- 1 Merriman, Rich 38620
- 2 Carlson, Perry 38630
- 3 Allbee, K 38632
- 4 Mount, Bill 38634

SECTION 15

- 1 Schaunaman, Mysty 12657
- 2 Berg, Tom 12663
- 3 Heath, Pat 12667
- 4 Klesz, Marvin 12685
- 5 Sawatzky, Michael 38502

- 6 Carroll, Jared 38504
- 7 Frohling, Leslie 38512
- 8 Kamphus, Dustin 38518
- 9 Williams, Eugene 38552
- 10 Black, Casey 38556
- 11 Mitzel, Michael 38560
- 12 Malsam, Adam 38570
- 13 Nelson, Mark 38574
- 14 Madsen, Scott 38576

SECTION 26S

- 1 Wetenkamp, Lloyd D 12847
- 2 Hedges, Kendall 38693

- 3 Labay, Richard 12851
- 4 Kolb, Myron 12855
- 5 Heidrich, Asher 12857
- 6 Wacholz, B 12861
- 7 Simonson, Lee 12869
- 8 Rychlik, Travis 12875
- 9 Keller, Mike 12862
- 10 Matthews, Joshua 12866
- 11 Velch, David 12870
- 12 Call, Ty 12874

- 13 Johnson, Brandon 38608
- 14 Wahl, Eldon 38686

SECTION 28S

- 1 Drageset, Jamie 12833
- 2 Adolf, Gregory 12839
- 3 Hoeltzner, Curtis 12843
- 4 Wilkie, Chad 12845
- 5 Carlson, Cartor 12853
- 6 Vining, Brad 12861
- 7 Aman, Dwight 12871
- 8 Kotzea, Dale 12881
- 9 Rau, Scott 12891
- 10 Buisling, Bren 12888

- 11 Blitz, Marvin 38404
- 12 Gab, Dale 38406
- 13 Poor, Dustin 38412
- 14 Schauer, Shane 38414
- 15 Bellikka, Neil 38424
- 16 Royer, Toby 38434
- 17 Jakober, Glenn 38452
- 18 Buechler, Todd 38460
- 19 Siefken, Lon 38464
- 20 Habeck, F 38474
- 21 Kamm, Casey 38478
- 22 Waage, Adam 38484

SECTION 30S

- 1 Odde, Kirby 12852
- 2 Schlager, Gene 38206
- 3 38228
- 4 Mandel, Lonnie 38294

SEE PAGE 21 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Michael Beadle

Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).

Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.

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

Dated this 7th day of November 2024.

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

Published once at the total approximate cost of \$12.88.

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Michael Beadle

Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).

Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.

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

Dated this 6th day of November 2024.

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

Published once at the total approximate cost of \$13.49.

(Beadle)

VARIANCE FINDINGS WORKSHEET

Prong One

Whether granting the variance runs counter to the public interest?

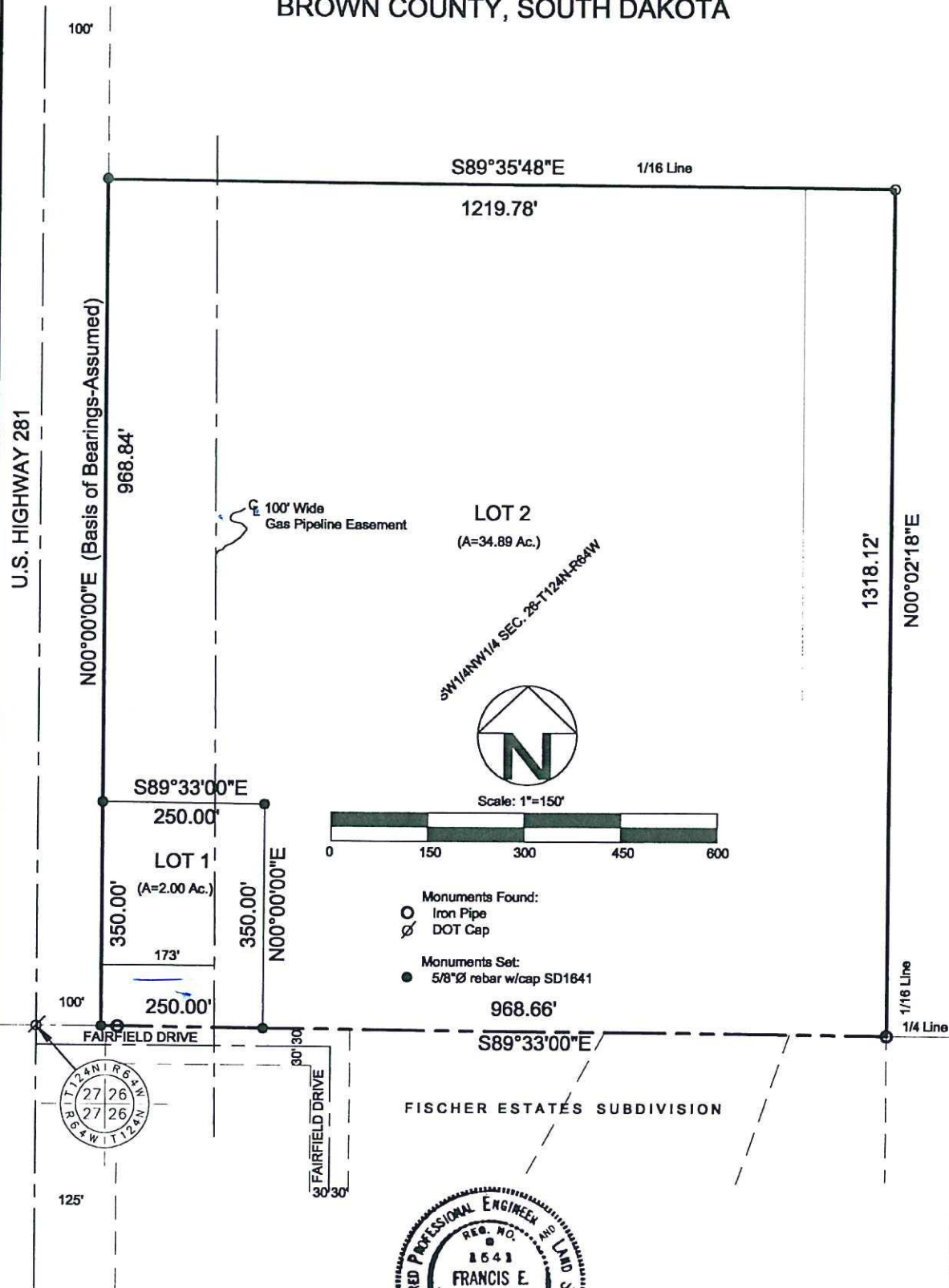
Consider the entire public— <i>not</i> just the neighbors	Findings	
1. Does it injure the neighborhood?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Does it conform to the neighborhood?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3. Does it conform to the general purpose of the zoning ordinances?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4. Does it conform to the comprehensive plan currently in place?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
5. Does it harm the public safety, health, or general welfare of the community?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Prong Two

Whether special conditions exist to grant a variance?

Physical conditions— <i>not</i> money or econ hardship	Findings	
1. 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 <i>must</i> be a physical condition. *Exception: legal justification (for example, estoppel) is a special circumstance.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> The Nustar Pipeline runs north & south through this property with an 100' wide Gas Pipeline Easement.
a. <i>If</i> a special condition exists, does enforcing the ordinance create an unnecessary hardship? *That does <i>not</i> mean money, econ hardship, or allowing a use that's prohibited (<i>i.e.</i> , not otherwise excluded) in the zoning district.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
b. <i>If</i> a special circumstance exists, does granting the variance observe the ordinance's spirit while doing substantial justice.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**BEADLE FIRST SUBDIVISION IN
SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M.
BROWN COUNTY, SOUTH DAKOTA**



Prepared by:
Francis E. Brink, P.E., L.S., SD1641
616-4th Street North, Aberdeen, SD
Tel. (805) 225-9181



Francis E. Brink
5-16-2011

BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M.

BROWN COUNTY, SOUTH DAKOTA

Sheet 2 of 3

OWNER'S CERTIFICATE

I, Lavonne Lemley, do hereby certify that I am the owner of SW1/4NW1/4 Sec. 26-T124N-R64W of 5th P.M., Brown County, South Dakota, AND, I, Mike Beadle, have an interest in the SW1/4NW1/4 Sec. 26-T124N-R64W of 5th P.M., Brown County, South Dakota, by virtue of a contract for deed of the described property, and we, the named individuals did jointly authorize a survey and plat of a portion of said land which shall hereafter be known as " **BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA**", as shown on the attached plat, and that development of this land shall conform to all existing applicable zoning, subdivision and sediment control regulations. The gas pipeline easement across Lot 1 is an easement of record in the Office of Brown County Register of Deeds.

Lavonne Lemley 5-17-2011
Lavonne Lemley Date

Mike Beadle
Mike Beadle

5-17-2011
Date

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)

On this, the 17th day of May, 2011, before me, Francis E. Brink, a Notary Public, appeared Lavonne Lemley, personally known to me or satisfactorily proven to me to be the individual named above and signed the above OWNER'S CERTIFICATE for the purposes therein contained.

My Commission Expires: 2-12-2014

Francis E. Brink
Notary Public, State of South Dakota

STATE OF SOUTH DAKOTA)
COUNTY OF BROWN)

On this, the 17th day of May, 2011, before me, Francis E. Brink, a Notary Public, appeared Mike Beadle, personally known to me or satisfactorily proven to me to be the individual named above and signed the above OWNER'S CERTIFICATE for the purposes therein contained.

My Commission Expires: 2-12-2014

Francis E. Brink
Notary Public, State of South Dakota

SURVEYOR'S CERTIFICATE

I, Francis E. Brink, Licensed Land Surveyor, do hereby certify that at the request of the Owners shown above, have surveyed and platted "BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA " as shown on the attached plat: have shown monuments found or set as indicated thereon, and to the best of my knowledge, said survey and plat are true and correct.

Signed this 16th day of May, 2011.

Francis E. Brink
South Dakota Licensed Land Surveyor No. SD1641

BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M.

BROWN COUNTY, SOUTH DAKOTA

Sheet 3 of 3

COUNTY PLANNING COMMISSION CERTIFICATE

I hereby certify the following is a correct copy of the resolution duly passed by the County Planning Commission of Brown County, South

Dakota, at a meeting held on the 21st day of June, 2011.

SH Bell
Secretary of County Planning Commission, Brown County, SD

"Be it resolved by the Brown County Planning Commission, Brown County, South Dakota, that the plat showing "BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 5th P.M., BROWN COUNTY, SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCLS of 1967, Chapter 11-6, and any amendments thereof.

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 5th day of July, 2011.

Marlene Fisher
County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 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.

CITY PLANNING COMMISSION CERTIFICATE

I hereby certify that the following is a correct copy of the resolution duly passed by the Planning Commission of the City of Aberdeen, South

Dakota, at a meeting held on the 21st day of June, 2011.

Karl Aarseth
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Planning Commission of Aberdeen, South Dakota, that the plat showing "BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 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 amendments thereof.

CITY COMMISSION APPROVAL

I hereby certify that the following is a correct copy of the resolution duly passed by the City Commission of Aberdeen, South Dakota, at a

meeting held on the 27th day of June, 2011.

Karl Aarseth
Finance Officer, Aberdeen, South Dakota

"Be it resolved by the City Commission of Aberdeen, South Dakota, that the plat showing "BEADLE FIRST SUBDIVISION IN SW1/4NW1/4 SEC. 26-T124N-R64W of 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 above plat, are shown by the records of my office to be fully paid.

Signed this 26 day of May, 2011

Naudister, Deputy
County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION'S CERTIFICATION

I hereby certify that I have received a copy of this plat this 13th day of July, 2011.

Polly Rush
Director of Equalization, Brown County, South Dakota

REGISTER OF DEED'S CERTIFICATION

Filed for record this 5th day of July, 2011, at 4:20 o'clock P.M., and duly recorded in Book of

Plats No. 2769

Cathy Lindemann Ch Deputy
Register of Deeds, Brown County, South Dakota

INSTRUMENT NO. 201104221
BOOK: 2 PLAT
PAGE: 2769

Pages: 3



2011/07/05 04:20:51 PM

CAROL SHERMAN, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 20.00
Return To: FILED

Anderson, Chris

From: Michael Beadle <mikebeadle@gmail.com>
Sent: Tuesday, October 15, 2024 5:33 PM
To: Anderson, Chris
Subject: Beadle Shop Plan

[You don't often get email from mikebeadle@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Chris, thank you for taking your time with me today. This side of the building would face north. I will put a 10' overhang half ways up the wall. Ceiling height of approximately 8-10', would stick out 10' from the north wall of the building. Menards software didn't allow for me to add this but it will have posts and add wrap around the east and west sides a little. Whatever is most aesthetically pleasing.

*** CONFIDENTIALITY NOTICE: This e-mail message is intended only for the person or entity to which it is addressed and may contain CONFIDENTIAL or PRIVILEGED material. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately! ***

Date: 10/16/2024 - 8:16 AM

Design Name: Post Frame Design

Design ID: 313254606487

Estimated price: \$55,161.14 *

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS
Design & Buy™
POST FRAME

How to recall and purchase a saved design at home



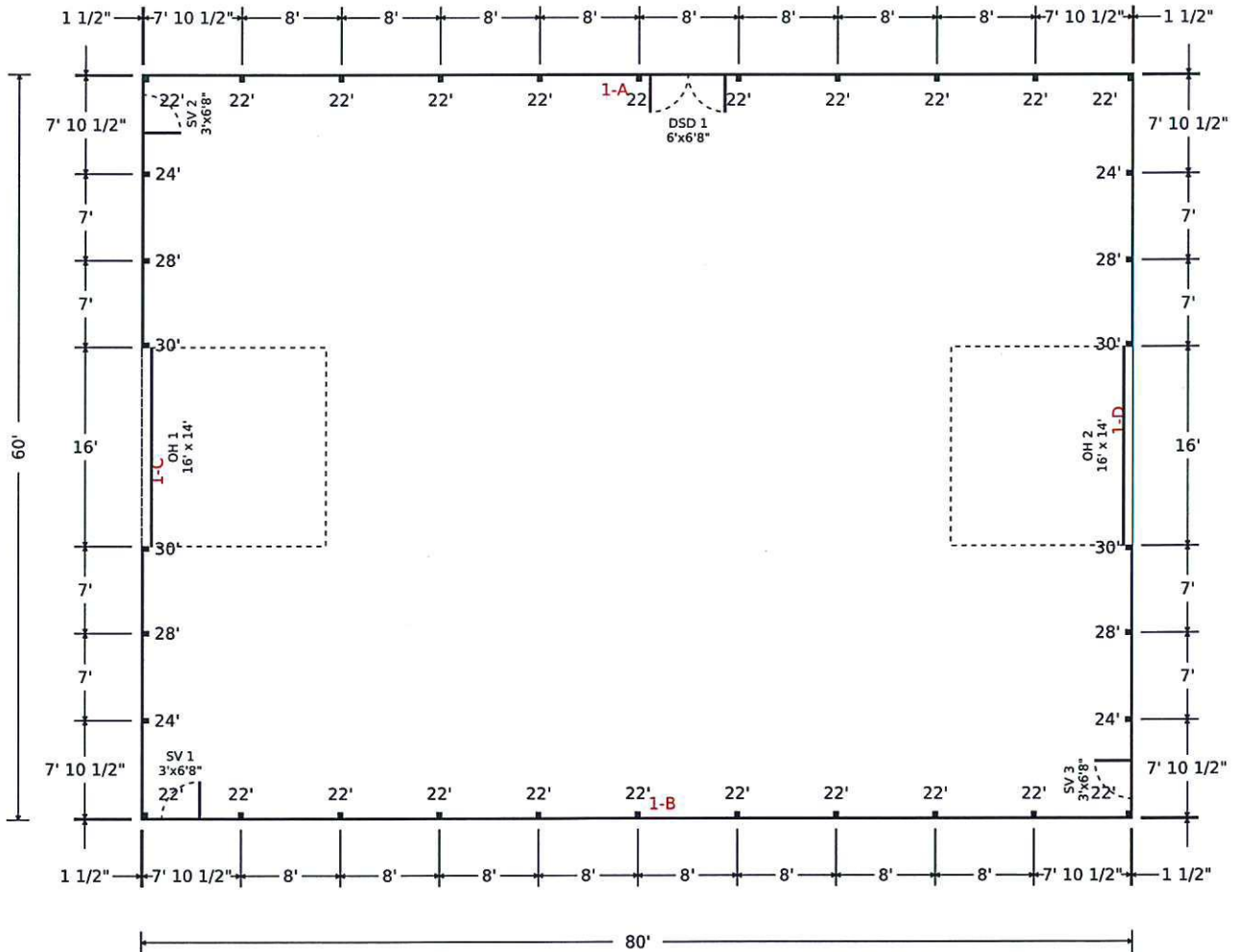
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 313254606487
4. Follow the on-screen purchasing instructions

How to purchase at the store

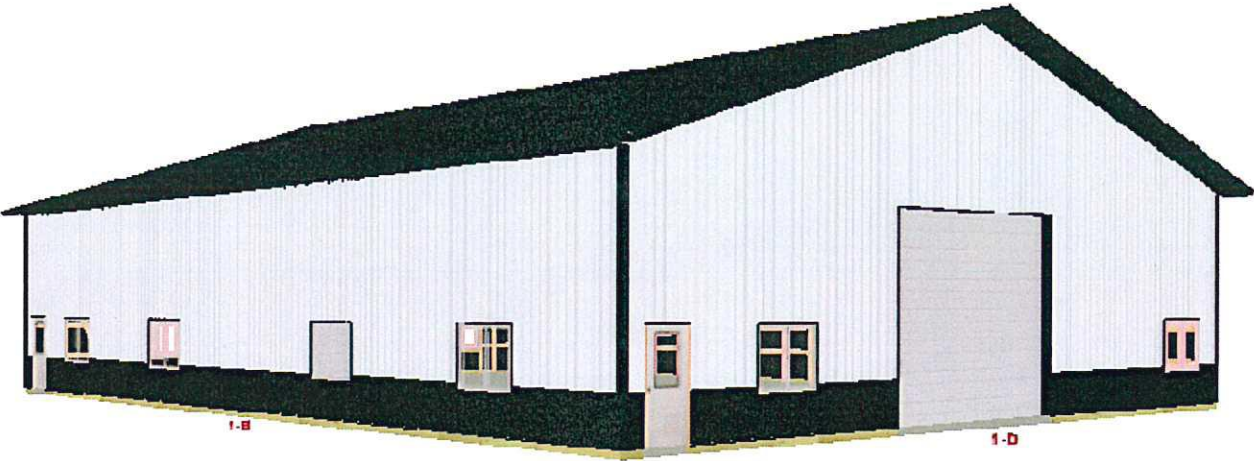
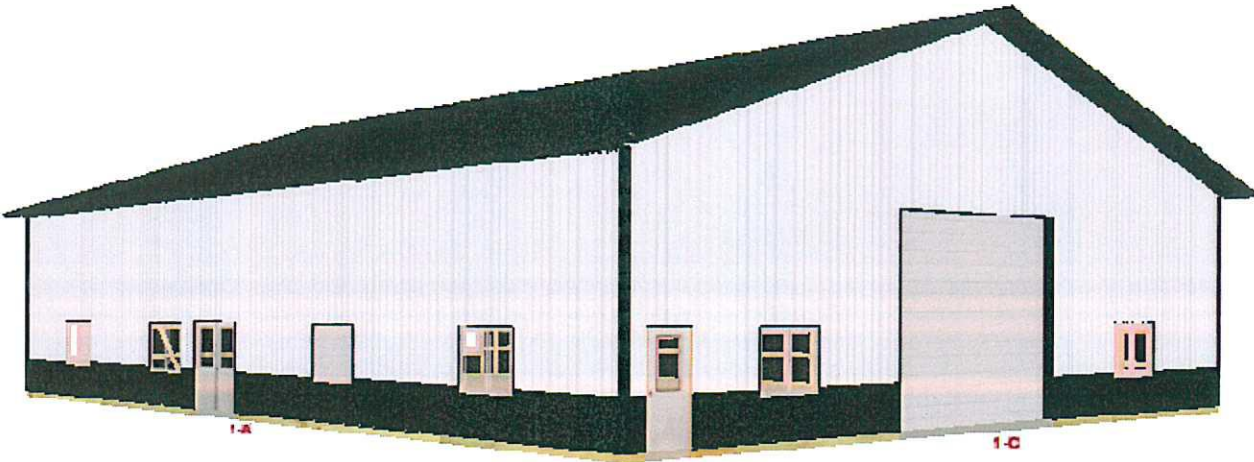
1. Enter Design ID: 313254606487 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN





Elevation Views





Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.



Building Information

1. Building Use:	Code Exempt
2. Width:	60 ft
3. Length:	80 ft
4. Inside Clear Height:	16 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	6 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Columns
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Brite White
6. Trim Color:	Midnight Black
7. Wainscot Size:	36 in
8. Wainscot Color:	Midnight Black
9. Sidewall A Wainscot:	Yes
10. Sidewall B Wainscot:	Yes
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Gable Accent:	No
14. Sidewall A Eave Light:	None
15. Sidewall B Eave Light:	None
16. Wall Fastener Location:	In the Flat
17. Bottom Trim:	Yes
18. Gradeboard Type:	2x10 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Midnight Black
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Midnight Black
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

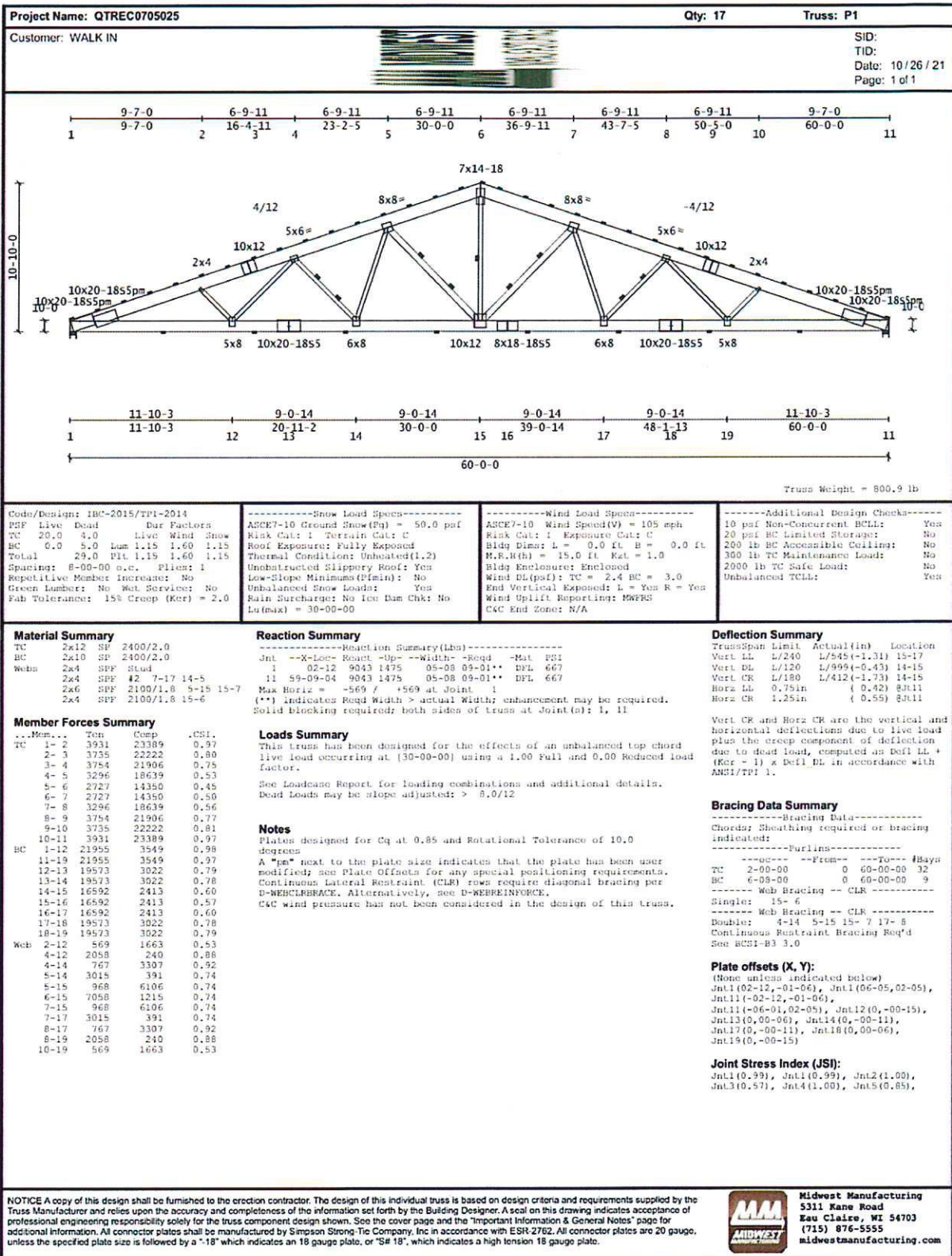
1. Outside Closure Strip:	Premium Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	Yes
6. Gutters Color:	Midnight Black
7. End Cap:	Yes
8. Mini Print:	Email Only

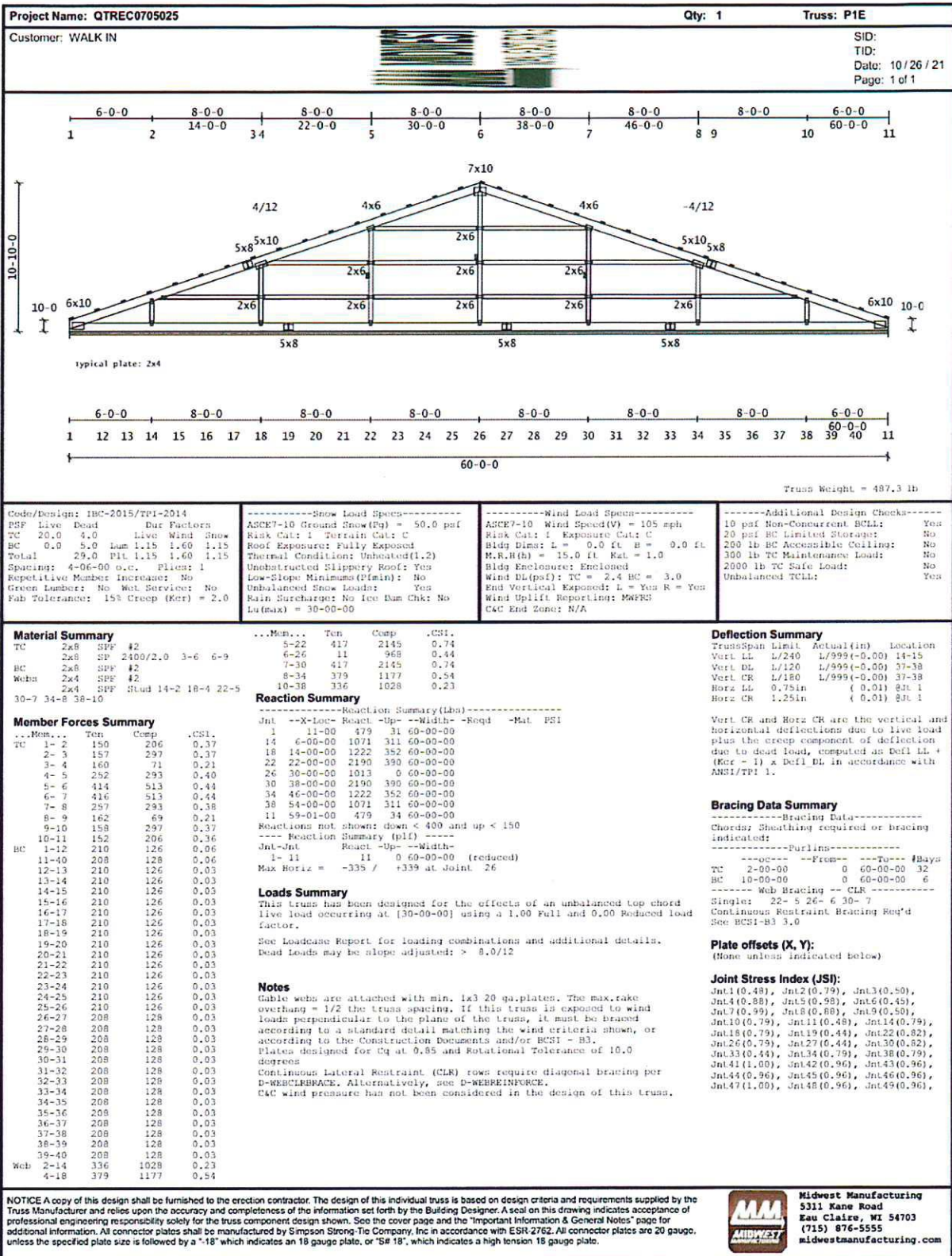


Doors & Windows

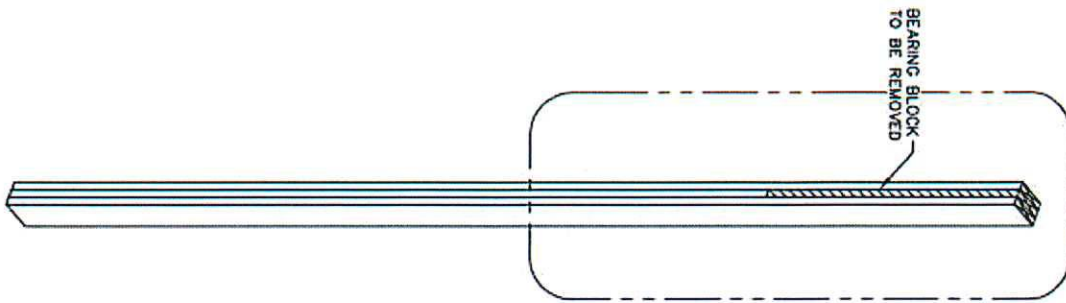
Name	Size	Wall
Window	60"x48"	1-A
Window	60"x48"	1-A
Window	60"x48"	1-A
Window	60"x48"	1-A
Service Door	72"x80"	1-A
Window	60"x48"	1-B
Window	60"x48"	1-B
Window	60"x48"	1-B
Window	60"x48"	1-B
Service Door	36"x80"	1-B
Overhead Door	16' x 14'	1-C
Window	60"x48"	1-C
Window	60"x48"	1-C
Service Door	36"x80"	1-C
Overhead Door	16' x 14'	1-D
Window	60"x48"	1-D
Window	60"x48"	1-D
Service Door	36"x80"	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



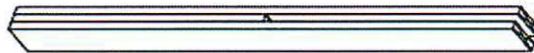


ORIGINAL COLUMN



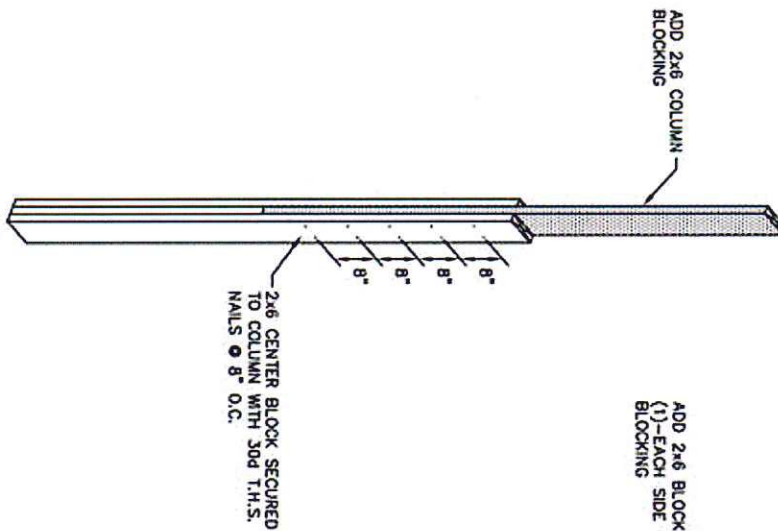
REMOVE CENTER BLOCK

STEP 1



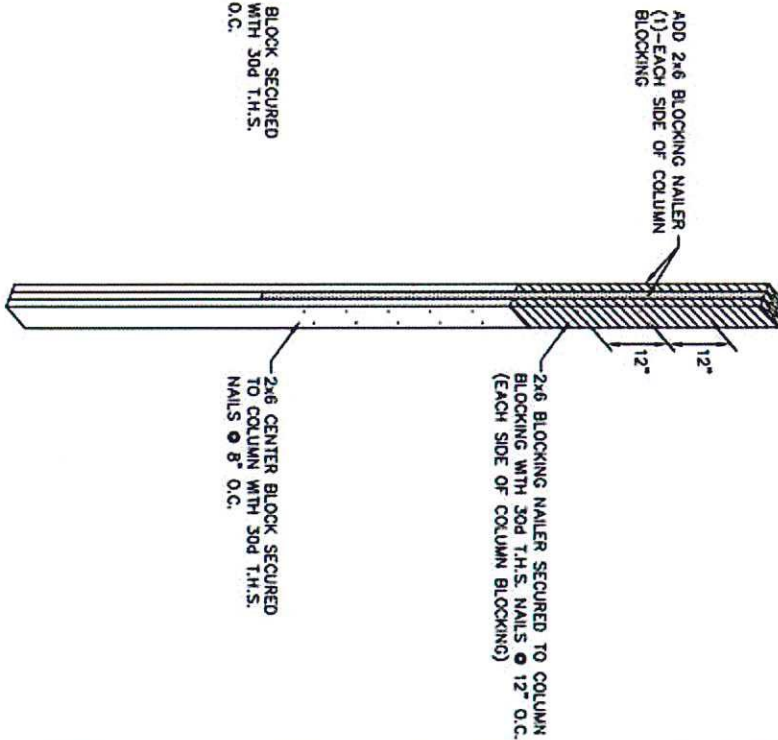
ADD CENTER BLOCK
NAILS @ 8" O.C.

STEP 2



ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.

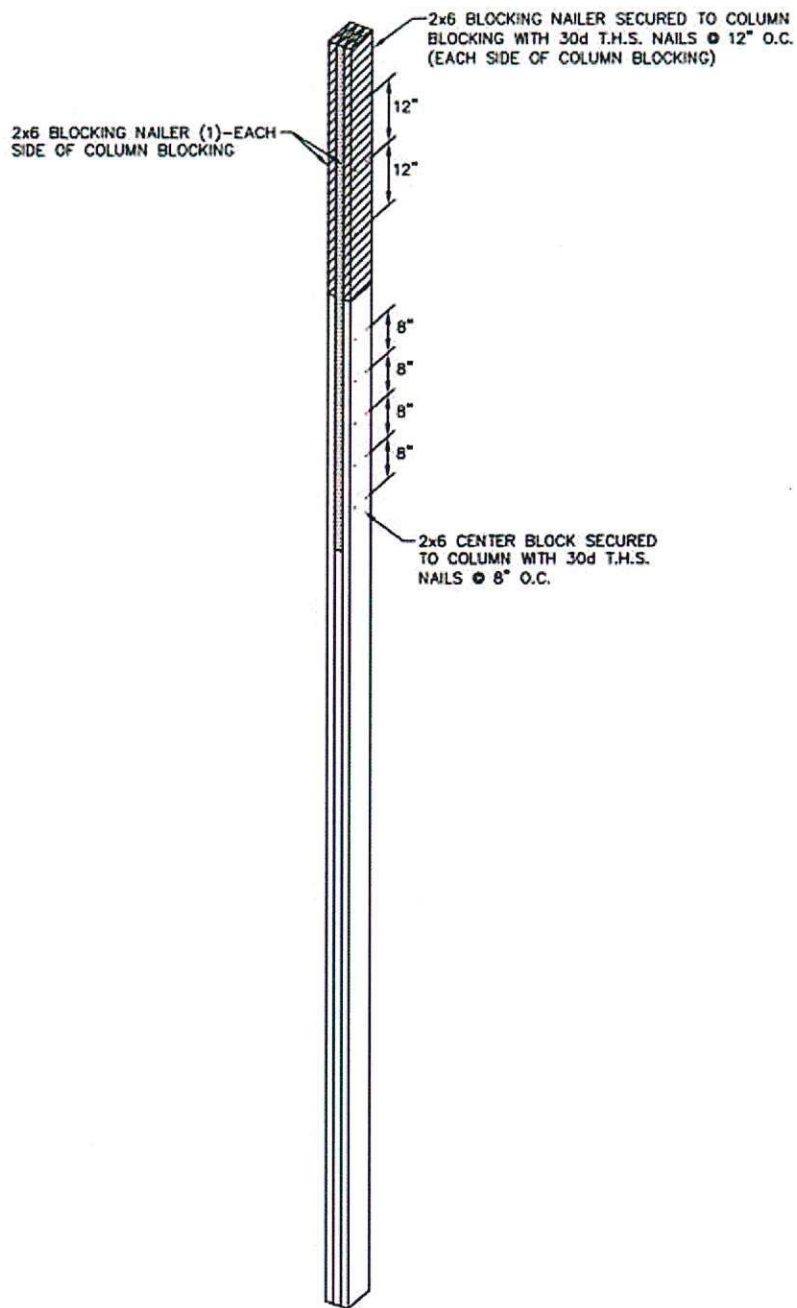
STEP 3



ENDWALL COLUMN BLOCKING

ENGINEERING SERVICES

8881 PLANT RD. SUITE 200, WYOMING, WY 83001 (781) 878-0000



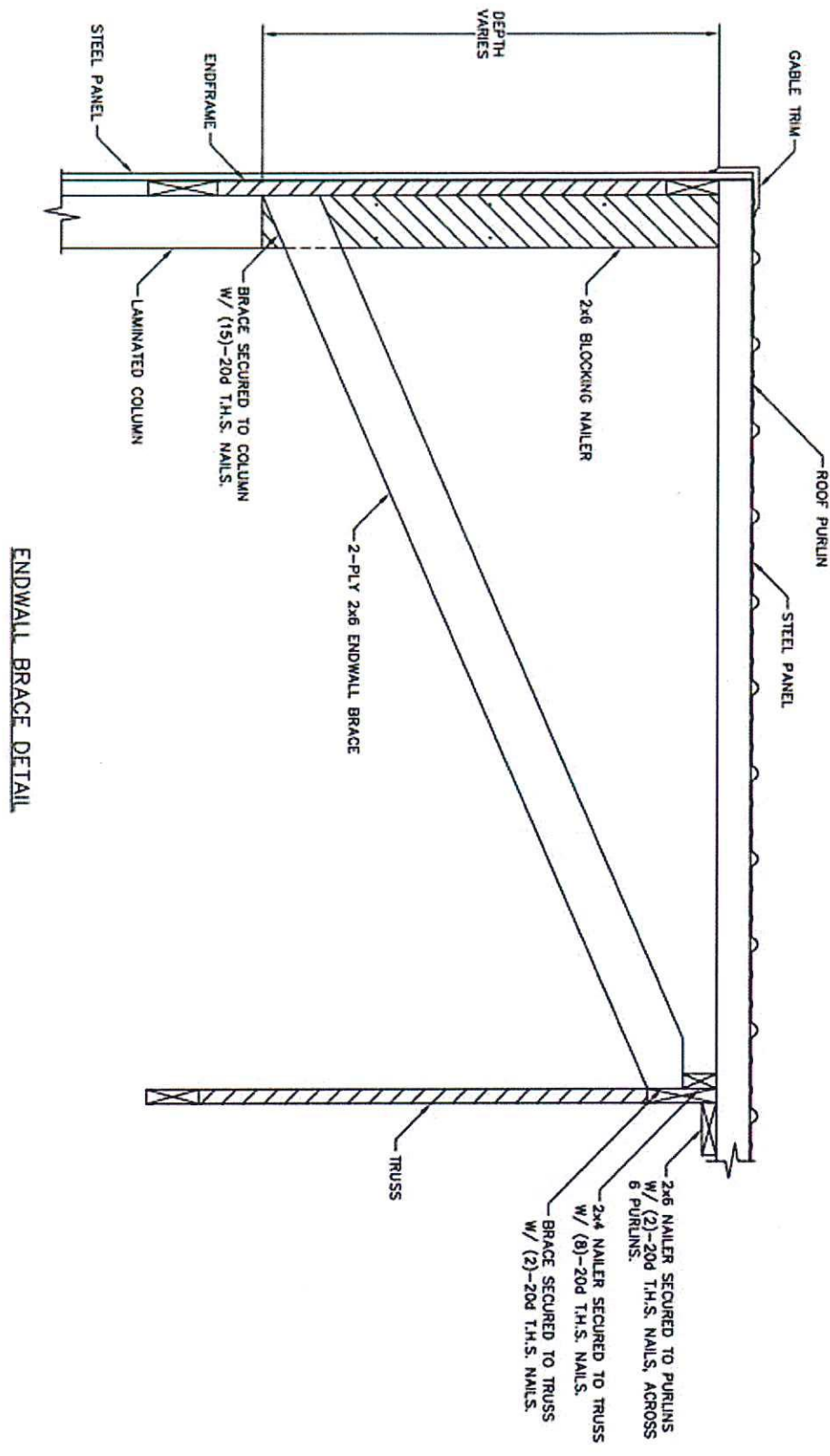
ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL



ENGINEERING SERVICES

8211 KANE RD. KAU CLAIRE, WI 54703 (715) 878-0066



ENDWALL BRACE DETAIL



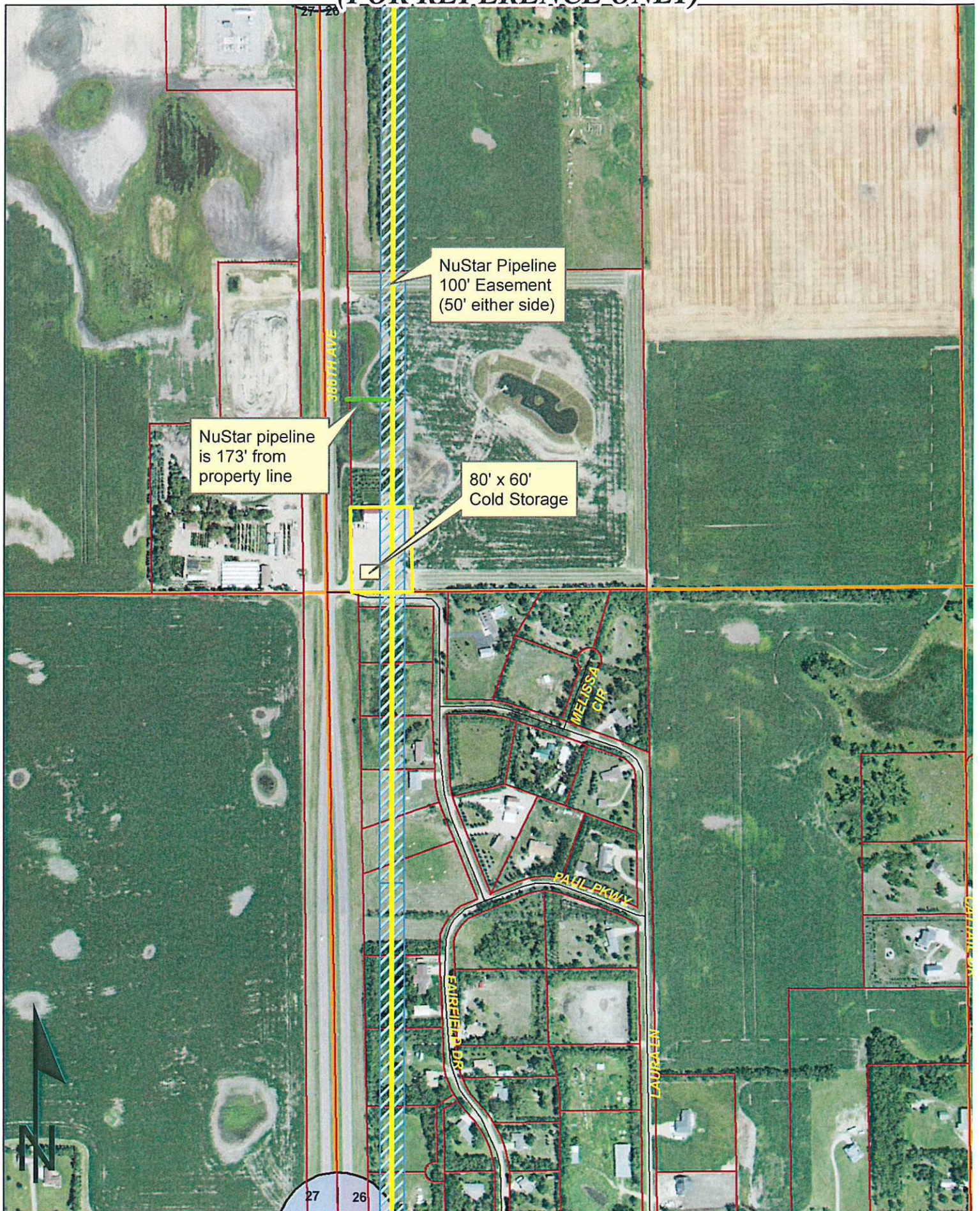
ENDWALL BRACE DETAIL

ENGINEERING SERVICES

1001 LAURE RD. SUITE 100, CLARK, VA 22041 (703) 879-0000

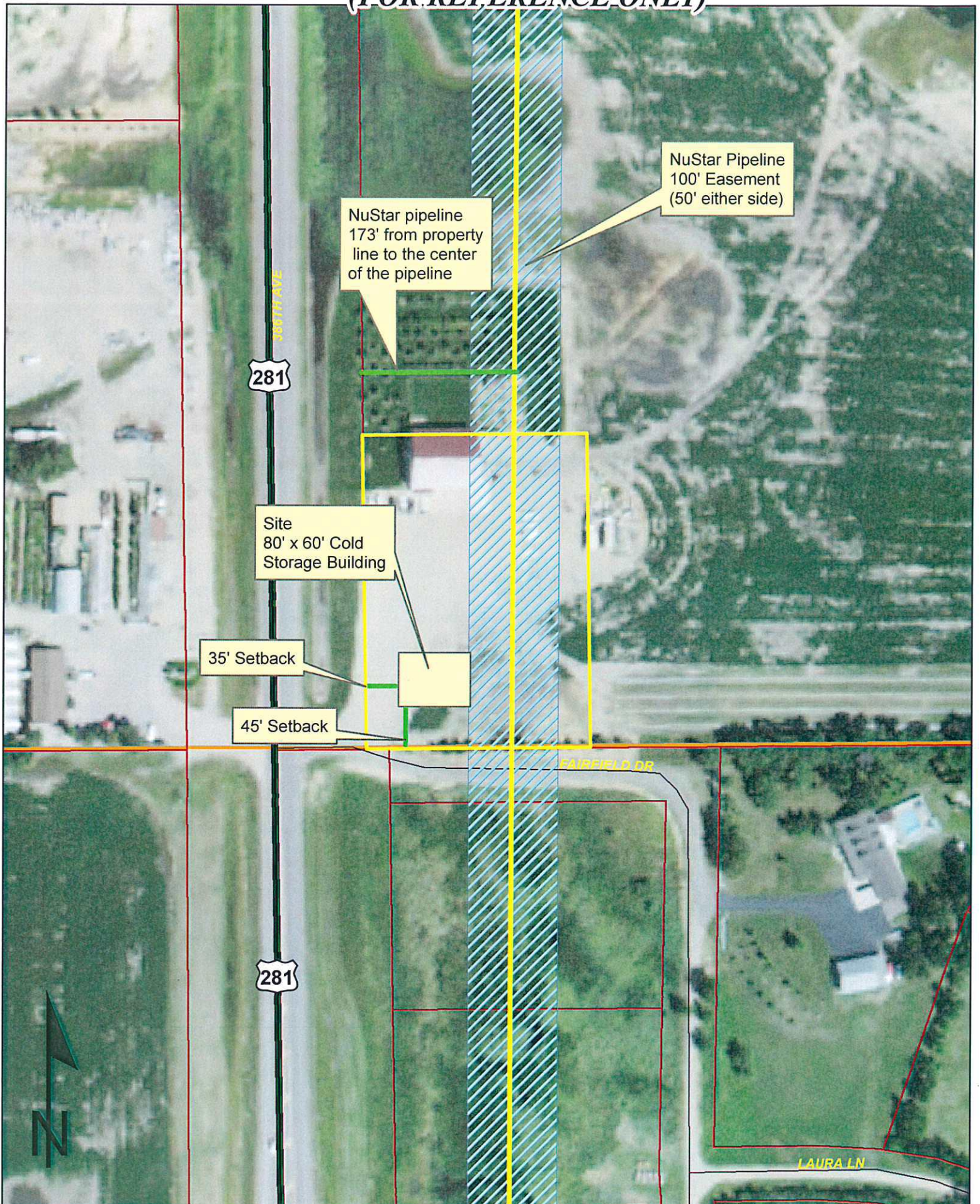
BROWN COUNTY GIS MAP

(FOR REFERENCE ONLY)



BROWN COUNTY GIS MAP

(FOR REFERENCE ONLY)



Michael Beadle
12850 386th Avenue
Aberdeen SD 57401

Lincoln Township
C/O Bruce Schumacher
12884 384th Avenue
Aberdeen SD 57401

Peru, LLC
115 South Shore Drive
Mina SD 57541

Brian & Michelle Bellikka
12852 Fairfield Drive
Aberdeen SD 57401

Lois Hettich
38590 129th Street
Aberdeen SD 57401



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

Proof of Publication

This is not an invoice.

Chris Anderson
Brown County Planning & Zoning
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**:

November 7, 2024 – Brown Co. Planning and Zoning – Notice of Variance Petition for Michael Beadle

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: \$12.88

Publisher: Troy McQuillen

Notary

Sworn to and subscribed before on **November 7, 2024**

Tracy Vogel
Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030



This is not an invoice.

LEGALS
Continued from Page 4D

support initiatives, student participation in NASA, and upcoming community and cultural events.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to approve the Second Reading of the School Improvement Plans. All voted Aye.

It was moved by Mr. Brian Sharp and seconded by Mr. Duane Alm to approve the Second Reading Policy Review/Revision, Policy IHODA, IHODA-R, IHODA-E. All voted Aye.

It was moved by Mr. Kevin Burkhard and seconded by Dr. Gayle Bortnem to approve the Second Reading Policy Review/Revision, Policy DKC-R. All voted Aye.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to adjourn the meeting at 5:58 PM. All voted Aye.

General Fund
Auto Value Parts Stores Repairs & Maintenance 77.73 Black Hills Special Services Coop Instructional Supplies 3,000.00 Borns Group Office Supplies 1,056.00 Career Safe Llc Instructional Supplies 448.00 Cole Papers Warehouse Supplies 1,539.20 DCI Background Checks 1,038.00 Dakota Pottery Supply Instructional Supplies 346.41 Don's Builders Hardware Keys 36.00 Eide Bailly Up Professional Repairs & Maintenance 26,250.00 Fastenal Repairs & Maintenance 302.53 Inman & McDowell Inc Repairs & Maintenance 358.56 Innovative Office Solutions Instructional Supplies 1,373.04 Insurance Plus Policy Change 324.00 Interstate All Battery Center Repairs & Maintenance 341.90 Jason's Truck & Auto Body Inc 2018 Ford F-250 Truck 6,105.55 Jw Pepper & Son Inc Instructional Supplies 530.73 Marco Inc Copier Supplies 1,294.86 Menards Repairs & Maintenance 380.64 Midstates Printing Inc Office Supplies 45.00 Northeastern Mental Health Center Student Services 652.92 Northwestern Electric Utilities 4,529.38 Popplers Music Inc Instructional Supplies 194.95 Premier Auto Vehicle Repairs & 446.49 Runnings Supply Inc Repairs & Maintenance 437.30 School Mate Instructional Supplies 95.25 Sd Teacher Placement Center Membership Enrollment Fee 600.00 Secret Stories Instructional Supplies 242.00 Shar Products Company Instructional Supplies 757.92 Sherwin-Williams Repairs & Maintenance 1,027.98 Southern New Hampshire University Alternative Certification 1,094.00 Verizon Wireless Cell Phone Services 568.40 Vestis Laundry Services/Mops 237.04 Woodman Refrigeration Inc Repairs & Maintenance 1,717.24
Fund Total: \$7,519.02
Capital Outlay Fund
Dakota Structured Cabling Tech Supplies 8,662.00 Electro Watchman Inc Tech Supplies 54,307.71 Innovative Office Solutions Chs Furniture 19,548.15 Lang's Tv & Appliance Hms Facs Room 23,219.55 Lock N Charge Tech Supplies 1,512.00 Marco Inc Copier Maintenance 2,238.75 Menards Tech Supplies 434.34 Midstates Printing Inc Scoreboard Sponsor Logo's 1,705.11 Taylor Music Inc Instructional Supplies 6,155.00 Verizon Wireless Tech Supplies 400.12
Fund Total: 118,182.73
Special Education Fund
Children's Home Society Student Services 5,765.76 Innovative Office Solutions Instructional Supplies 464.04 Oriental Trading Co Instructional Supplies 43.45 Pro Ed Inc Instructional Supplies 211.20 Quality Inn Brandon Lodging 264.00 Schwab Audiology Student Services 240.00 Teachwell Solutions Student Services 70,200.00
Fund Total: 77,188.45
Food Service Fund
Drain Monkey Repairs & Maintenance 300.00 Grainger Food Service Supplies 67.80 Sewer Duck Inc Repairs & Maintenance 225.00 Uline Supplies 370.79
Fund Total: 963.59
Checking Account Total: 253,853.79
Weekly Checks Written 10-

11-2024
General Fund
ASBSD Registration Fee 149.00 Aberdeen School District Reimbursement 500.00 Alm Duane Internet Reimbursement 15.00 Auch Jo Volleyball Official 151.12 Briesse Justin Reimbursement 29.95 Carlson Grant Soccer Official 229.36 Degroot Brock Football Official 190.00 Duncan Seth Soccer Official 70.00 Flakus Jake Football Official 190.00 Hansen Kent Football Official 90.00 Heinert Will Football Official 190.00 Huss Jeanette Volleyball Line Judge 50.00 Jondahl Tanner Donald Football Official 100.00 Ketterling Elizabeth Sept-Oct 2024 Mileage 23.70 Kranz Sir Reimbursement 110.00 Kusler Megan Volleyball Official/Line 150.00 Leidholt Erin Volleyball Line Judge 50.00 McQuillen Creative Group Inc Subscription Renewal 75.00 Millard West High School Music Lives Competition 575.00 Near Cassidy Volleyball Line Judge 50.00 Neugebauer Sandy Volleyball Official 244.84 Rook Kevin Football Official 100.00 Rose Josh Soccer Official 65.00 Rostad Melody Reimbursement 35.92 Roth Madison Volleyball Line Judge 50.00 Sadler Karen Volleyball Official 120.00 Sahli Jeffrey Football Official 160.00 Schriver Lisa Volleyball Official 150.00 Speer Todd Uniform Allowance 132.75 Teacher Innovations Instructional Supplies 406.00 Thompson Amy Volleyball Official 120.00 Web Water Co Water 162.75
Fund Total: 4,726.40
Capital Outlay Fund
Midstates Printing Inc Coke Athletic Program Ads 425.00
Fund Total: 425.00
Special Education Fund
Burkett Jennifer Reimbursement 528.90 Dannen Brian Reimbursement 421.00 Language Line Services Inc Interpreter Services 524.55
Fund Total: 1,474.45
Food Service Fund
Voorhees Alissa Lunchbox Refund 24.90
Fund Total: 24.90
Checking Account Total: 6,550.75
Weekly Checks Written 10-18-2024
General Fund
ASBSD Webinar Fee 175.00 Adkins Ashley Oral Interp Judge 60.00 Aguirre Madison Mileage Reimbursement 128.16 Burkhard Patricia Reimbursement 70.00 Cantrell Greg Football Official 159.56 Cantine Kevin Football Official 159.56 Decatoh Bank Supplies 17,930.33 Degroot Brock Football Official 140.00 Ellingson Haley Reimbursement 140.82 Flakus Jake Football Official 74.95 Guffin Dr Becky Reimbursement 14.00 Hansen Kent Football Official 50.00 Haugen Jessica Oral Interp Judge 60.00 Heinert Will Football Official 140.00 Hollis Nevaeh Oral Interp Judge 60.00 Jondahl Tanner Donald Football Official 140.00 Kaan Elizabeth Reimbursement 12.45 Kessler Isaac Certificate Courses 135.00 Krage Kevin Uniform Allowance 101.18 Kusler Megan Ms Volleyball Official 60.00 Leidholt Erin Ms Volleyball Official 60.00 Mack Jason Football Official 194.88 Menken Jordan Ms Volleyball Official 60.00 Milbrink High School Oral Interp Entry Fees 137.00 Murley Gregory Mileage Reimbursement 120.60 Near Cassidy Ms Volleyball Official 60.00 Nygaard Calvin Volleyball Official Check 120.00 Quality Inn Brandon Boys Golf Lodging 264.00 Rostan Monte Football Official 253.64 Rook Kevin Football Official 50.00 Sadler Karen Ms Volleyball Official 60.00 Sahli Jeffrey Football Official 90.00 Seiler Dawn Mileage Reimbursement 282.67 Shortt Chelsea Volleyball Official Check 180.00 Sutton Jordan Football Official 163.16 Thompson Amy Ms Volleyball Official 60.00 Walks Tabitha Ms Volleyball Official 60.00 White Tanner Football Official 90.00
Fund Total: 22,296.99
Capital Outlay Fund
Dacotah Bank Supplies 1,078.46
Fund Total: 1,078.46
Special Education Fund
Dacotah Bank Supplies 2,632.81 Jones Mendy Reimbursement 139.92 Luft Robyn Mileage Reimbursement 268.00 Pirtet Gina Reimbursement 106.20 Scholastic Magazine Renewal 219.78 Sheraton Hotel & Conv Cntr Lodging 139.00

Fund Total: 3,505.71
Food Service Fund
Dacotah Bank Supplies 1,932.11 Lucidike Kaley Uniform Allowance 33.98
Fund Total: 1,966.09
Checking Account Total: 28,847.25
Weekly Checks Written 10-11-2024
Custodial Funds
Aberdeen Community Theatre Matinee Entry Fee 330.00 C-Express Convenience Stores Pizza 149.83 Coca Cola Bottling Co High Country Concessions 773.00 Goehring Brennan Reimbursement Reissue 30.21 Inner Depth Llc Speaker Fee 1,500.00 Ken's Superfair Foods Football Groceries 751.70 Lily's Floral & Gifts Flower Arrangement 208.00 Midstates Printing Inc Clothing 697.74 Millstone Caramel Rolls 139.60 Norman Jessica Reimbursement 58.15 Pbs Sports Esd Shirts 640.00 Sysco North Dakota Inc Concessions 1,061.04 Vogel John Reimbursement 385.64 Wilkinson Mariah Reimbursement 14.25
Fund Total: 6,740.16
Checking Account Total: 6,740.16
Weekly Checks Written 10-18-2024
Custodial Funds
Aberdeen School District Reimbursement 5,888.90 Appl Susan Reimbursement 432.51 Coca Cola Bottling Co High Country Concessions 1,065.00 Driven Coffee Roasters Fundraiser 5,255.63 Ken's Superfair Foods Concessions 559.36 Moment To Moment Photography Debate Pictures 997.50 Northwestern Music Festival Student Fees 180.00
Fund Total: 15,478.90
Checking Account Total: 15,478.90
Published once on October 31, 2024, at the total approximate cost of \$90.22 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA COUNTY OF BROWN IN CIRCUIT COURT FIFTH JUDICIAL CIRCUIT 06PRO24-000086
In the Matter of the Estate of LENORA R. NITSCHKE, Deceased.
NOTICE TO CREDITORS
Notice is given that on October 18, 2024, Joel Troy Nitschke, of 1303 Norwood Drive, Aberdeen, South Dakota 57401, was appointed as personal representative of the Estate of Lenora R. Nitschke. Creditors of decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred. Claims may be filed with the personal representative or may be filed with the clerk, and a copy of the claim mailed to the personal representative. Dates 18th day of October, 2024.
/s/ Joel Troy Nitschke
1303 Norwood Drive
Aberdeen, South Dakota 57401
Maria R. Zastrow
Clerk of Courts
101 First Avenue SE
Aberdeen, South Dakota 57401
(605) 626-2451
Robert M. Ronayne
Attorney at Law
24 Fifth Avenue SW
P.O. Box 759
Aberdeen, South Dakota 57402-0759
(605) 225-0100
Published once on November 7, November 14, and November 21, 2024, at the total approximate cost of 36.40 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA COUNTY OF BROWN IN CIRCUIT COURT FIFTH JUDICIAL CIRCUIT A&N 24-63
NOTICE OF REVIEW HEARING THE PEOPLE OF THE STATE OF SOUTH DAKOTA IN THE INTEREST OF C.J., MINOR CHILD, AND CONCERNING TAYLOR NICOLE JORGENSEN AND MICHAEL BIG EAGLE, RESPONDENTS.

TO: Michael Big Eagle
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Continued Advisory Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.
/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA IN CIRCUIT COURT COUNTY OF BROWN FIFTH JUDICIAL CIRCUIT A&N 24-63
NOTICE OF REVIEW HEARING THE PEOPLE OF THE STATE OF SOUTH DAKOTA IN THE INTEREST OF C.J., MINOR CHILD, AND CONCERNING TAYLOR NICOLE JORGENSEN AND MICHAEL BIG EAGLE, RESPONDENTS.
TO: Taylor Jorgensen
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Review Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.
/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Roderick Tobin for Kevin Braun
Description of property: Lot 1, "Evelo Second Subdivision" in the SW1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).
Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini-Agriculture District (M-AG).
The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances. Dated this 7th day of November 2024.
Planning/Zoning Commission and Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on November 7, 2024, at the total approximate cost of \$12.60 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.
Petitioner: Pat & Donna Keatts
Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court,

Ravinia 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 rezoning 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 November 2024.
Planning/Zoning Commission and Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on November 7, 2024, at the total approximate cost of \$14.84 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

BROWN COUNTY PLANNING & ZONING NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Michael Beadle
Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).
Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District. The public is invited to attend the hearing to present comments and testimony regarding the proposed Variance to Setbacks request.
Dated this 7th day of November 2024.
Planning/Zoning Commission & Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on November 7, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.
Petitioner: Stacy Gossman
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).
Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 November 2024.
Planning/Zoning Commission and Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144

Published once on November 7, 2024, at the total approximate cost of \$14.00 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

BROWN COUNTY COMMISSION NOTICE OF ADOPTION ORDINANCE #279
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #279, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by West Lake, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 28th of November 2024.
BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Mini-Agriculture District (M-AG) to Highway Commercial District (HC) to bring these parcels into compliance for a future liquor and video lottery establishment: Lots 1 and 2 in the NE1/4 of Section 15-T123N-R64W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (2035 8th Avenue NW, Aberdeen Twp.).
BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.
Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor
Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 29, 2024
Published: November 6, 2024
Effective Date: November 26, 2024
Published once on November 7, 2024, at the total approximate cost of \$20.72 and may be viewed free of charge at www.sdpublishnotices.com and www.aberdeensinsider.com

BROWN COUNTY COMMISSION NOTICE OF ADOPTION ORDINANCE #280
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #280, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by T.W., LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 28th of November 2024.
BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their current use: Lot 1 and Lot 2, "Wollman
See LEGALS on Page 6D

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
Beadle Variance
Published November 6, 2024 for \$13.49
Invoice No. 23924

Tina Kosel

Newspaper Representative's Signature

Subscribed and sworn to before me this the

11th Day of November 2024

to certify which witness my hand and seal of office.

Paul I. Kosel

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

Answer

3	4	7	2	6	8	1	5	9
2	9	6	5	1	4	3	8	7
8	5	1	3	9	7	6	4	2
6	1	4	7	2	5	8	9	3
5	2	9	1	8	3	7	6	4
7	8	3	9	4	6	2	1	5
9	7	2	8	5	1	4	3	6
4	3	8	6	7	9	5	2	1
1	6	5	4	3	2	9	7	8

Solution time: 24 mins.

Answers

PERK BAH CRAG
ALAI EGO LAGE
RANGETOP ANAY
6 1 4 7 2 5 8 9 3
ALTAR SAUDIS
5 2 9 1 8 3 7 6 4
LGHT USQ
SARI RAID MMM
UMA CELLI LEE
BAN UTIL CYN
COB ASE
SCHLEP ELLIS
OPED RANKLING
MARE EMU EDIT
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The Groton Independent
21 N Main, Groton 605/397-NEWS (6397)
Paul Irvin Kosel, Publisher paperaul@grotonsd.net
Tina Kosel, Office Manager office@grotonsd.net
Notices: legals@grotonsd.net
News Items: news@grotonsd.net
Deadline to submit items: Noon Monday
Yearly Subscription Rates are listed below.
The Groton Independent (USPS# 230-440) is published weekly with its periodicals postage paid at Groton, SD.
Postmaster: Send address changes to Groton Independent, PO Box 34, Groton, SD 57445
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Printed & Mailed Weekly Edition

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E-mail: _____

Password: _____

Mail Completed Form to:
Groton Independent
P.O. Box 34
Groton, SD 57445-0034
or scan and email to paperaul@grotonsd.net

Stratford Town Snow Removal Bid Notice

Town of Stratford
Accepting Snow Removal Bids
Written bids to be received to later than:
5:00 PM, November 11th, 2024
Submit to the Town of Stratford, via:
Mail:
Town of Stratford
Attn: Snow Removal
293 Rondell Ave
Stratford, SD 57474
Email: stratford1906@gmail.com
Drop Box: Community Center
Bids will be opened on November 12th, 2024 at 6:00 PM at the Community Center.
Anna Kwak, Finance Officer
605-622-0166
Published October 23, 30 and November 6, 2024, at the total approximate cost of \$22.32 and may be viewed free of charge at www.sdpublicnotices.com. 23865

Brown County Ord. 282 New Angus Rezone

NOTICE OF ADOPTION ORDINANCE #282
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #282, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by City of Aberdeen & New Angus, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.

BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Heavy Industrial District (H-I) to Municipal State and County Use District (M) as requested by the City of Aberdeen:
Proposed Lot 2, "New Angus Second Subdivision" in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (Approximately 498 135th Street SE; Aberdeen Township).
BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.
Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor
Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 29, 2024
Published: November 6, 2024
Effective Date: November 26, 2024
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

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

Brown County Hay Cutting Bid Notice

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - EAST OF BROWN COUNTY FAIRGROUNDS
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 22 acres at East of Brown County Fairgrounds, Lot 1 1st Replat of Dahme Northview Addn - SE 1/4 Sec 1-T123N-R64W; approximately 16 acres at SW 1/4 SE 1/4 Sec 1-T123-R64W with the minimum bid of \$50.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
All hay bales are to be removed no later than the two weeks preceding the Brown County Fair, which start date changes yearly.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at East of Brown County Fairgrounds" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Hay Cutting Bid Notice

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

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ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Beer Gardens Notice

REQUEST FOR PROPOSALS FOR BROWN COUNTY FAIR CLUBHOUSE (BEER GARDENS) CONCESSIONS DURING THE FAIR
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for the operation of the Brown County Fair Clubhouse, aka Beer Gardens during the week of the Brown County Fair for years 2025, 2026 and 2027.
Contact either the Brown County Auditor's Office, 25 Market Street, Suite 1, Aberdeen, SD 57401; 605-626-7110 or the Brown County Fair Office, 400 24th Ave. NW, Aberdeen, SD 57401; 605-626-7110 for copy of the details to include in the proposal.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Operation of the Brown County Fair Clubhouse, aka Beer Gardens" and received by 8:45am on Tuesday, December 3, 2024.
Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

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Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION to REZONE a portion of the property located in the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia 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 rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Beer Gardens Notice

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 November 19, 2024, at 7:00 P.M.
Petitioner: Stacy Gossman
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).
Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Beadle Variance

NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Michael Beadle
Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).
Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.
The public is invited to attend the hearing to present comments and testimony regarding the proposed Variance to Setbacks request.
Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

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 November 19, 2024, at 7:00 P.M.
Petitioner: Pat & Donna Keatts
Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia 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 rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Keatts Rezoning

NOTICE OF HEARING
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Petitioner: Pat & Donna Keatts
Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).
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Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
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Brown County Keatts Rezoning

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Petitioner: Pat & Donna Keatts
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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 rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
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Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Keatts Rezoning

NOTICE OF HEARING
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Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).
Reason: Rezone parcels from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

REZONE PARCELS FROM:

ITEM #10

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

GENERAL INFORMATION:

OWNER: Pat & Donna Keatts

PETITIONER: Pat & Donna Keatts

REQUEST: Rezone Parcels from Agriculture
Preservation District (AG-P) to Mini-
Agriculture District (M-AG)

LEGAL DESCRIPTION: Proposed Lots 1 & 2, "Keatts Eighth
Subdivision to Richmond Lake" in the W1/2
of Section 23-T124N-R65W of the 5th P.M.,
Brown County, South Dakota

ADDRESS: 12704 & 12705 Camdon Court

CITY/TOWNSHIP: Ravinia 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) /
Mini-Agriculture District (M-AG)
East: Agriculture Preservation District (AG-P)

PUBLIC UTILITIES: WEB Water

REPORTED BY: Ron Keller

GENERAL COMMENT: The petitioner is requesting this Rezone to bring these
parcels into compliance for their future
use.

GENERAL REVIEW: Staff has reviewed this request.

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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia 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 7th day of November 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 \$15.02.

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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).

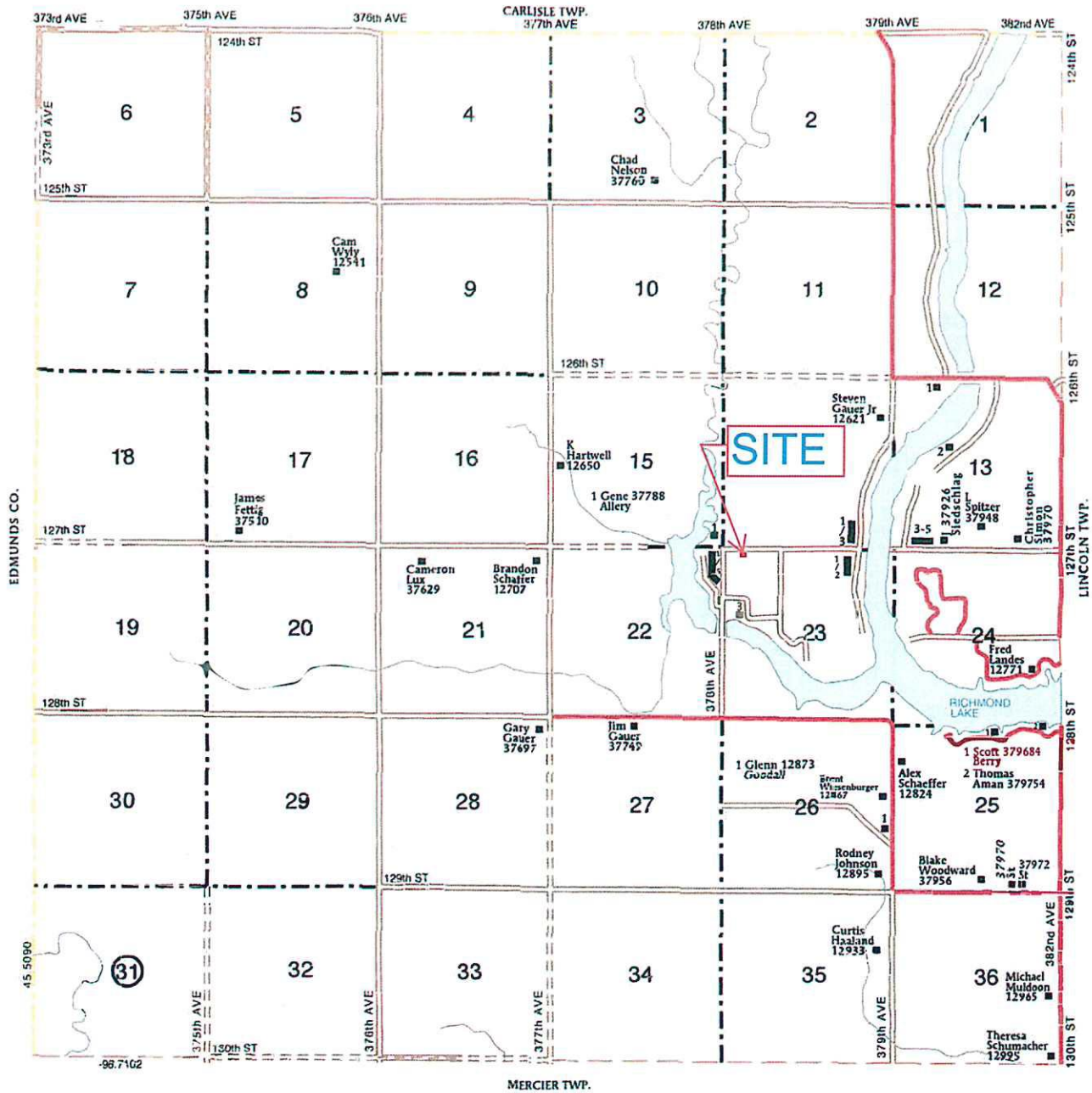
Reason: Rezone parcels from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their current use.

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 6th day of November 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 \$14.⁸⁴.

**RAVINIA TOWNSHIP****SECTION 13**

- 1 Kirchgastler, Jim 37935
- 2 Bahr, Justin 126401
- 3 Peterson, L. 37902
- 4 Wiest, Brandon 37908
- 5 Goldado, Gerald 37910

SECTION 14

- 1 Mishaw, Mark 126928
- 2 Lutz, Douglas 126966
- 3 126974

SECTION 22

- 1 Myhre, Gary 127093
- 2 Huber, S 127131
- 3 Millett, Craig 127151
- 4 Theyer, Dan 127257
- 5 Wahl, Lanny 127395

SECTION 23

- 1 127148
- 2 127216
- 3 Koatts, Pal 12746

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: _____
Receipt: 822155
Filing Fee: \$350
(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:

Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 12704 & 12705 Camdon Court
From the Agriculture Preservation (AG-P) District
To the Mini-Agriculture (M-AG) District

Purpose: To Bring into Compliance for future use
Size of Parcel: Proposed Lot 1 = +/- 1.67 acres, Proposed Lot 2 = +/- 1.21 acres
Existing Land Use: Mini-Agriculture

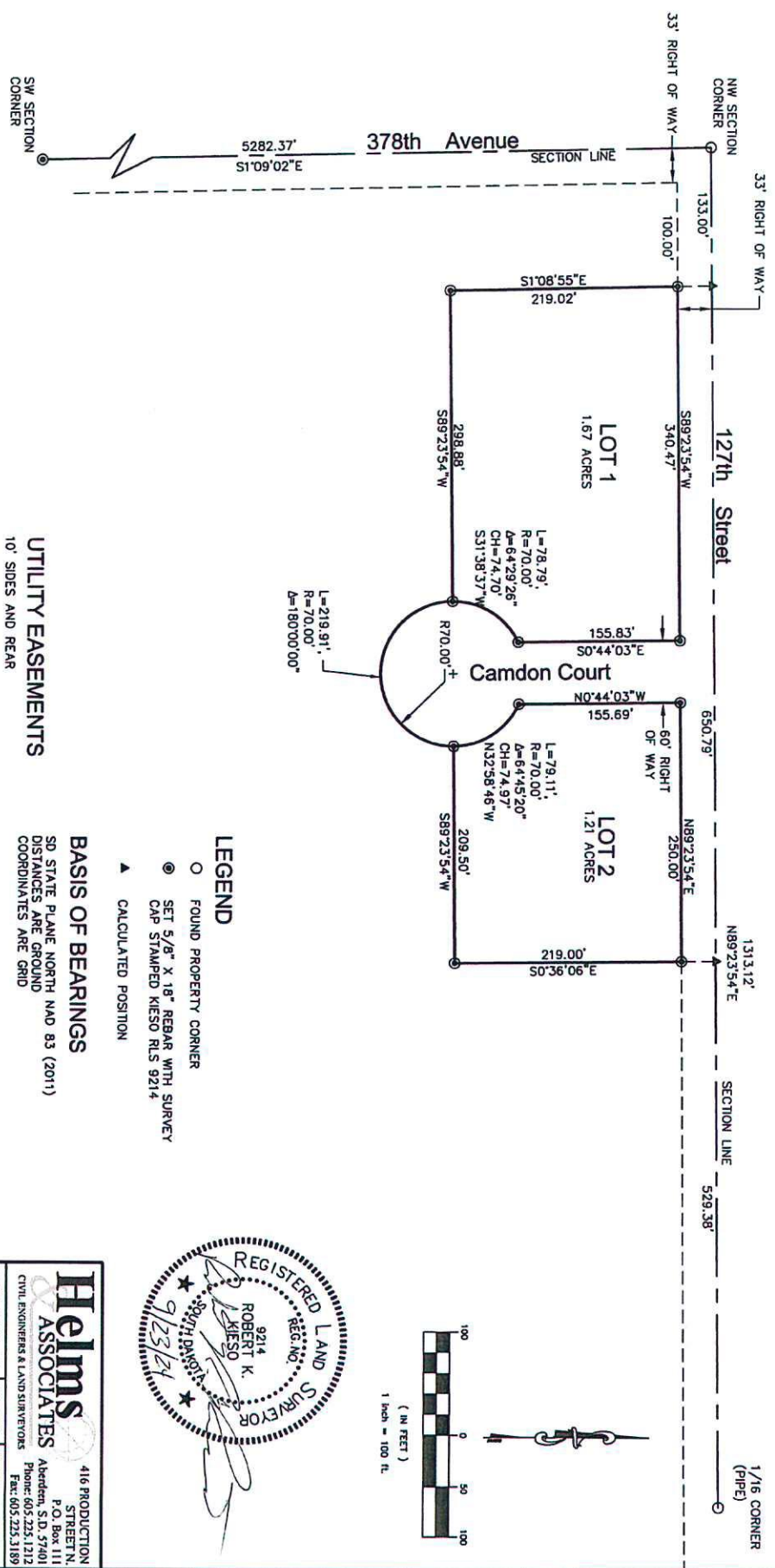
Petitioner: (Print) Pat Keatts
Signature: [Signature]
Date: 11/4/24 Phone: 605-290-2492
Address: 12746 378th Avenue
Aberdeen SD 57401
City State Zip

Owner: (Print) Pat Keatts
Signature: [Signature]
Date: 11/4/24 Phone: 605-290-2492
Address: 12746 378th Avenue
Aberdeen SD 57401
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT OF KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

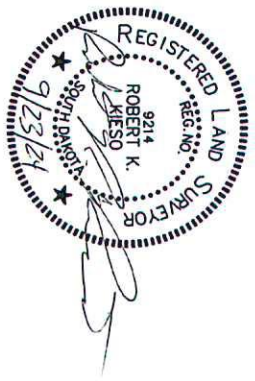
A-9794



UTILITY EASEMENTS
10' SIDES AND REAR

LEGEND
 ○ FOUND PROPERTY CORNER
 ● SET 5/8" X 18" REBAR WITH SURVEY
 CAP STAMPED KIESO RLS 9214
 ▲ CALCULATED POSITION

BASIS OF BEARINGS
 SD STATE PLANE NORTH NAD 83 (2011)
 DISTANCES ARE GROUND
 COORDINATES ARE GRID



Helm
 ASSOCIATES
 416 PRODUCTION
 STREET N,
 P.O. Box 111
 Aberdeen, S.D. 57401
 Phone: 605.225.1212
 Fax: 605.225.1189

DWG. 9794-LS BY: BKK SHEET 1 OF 3

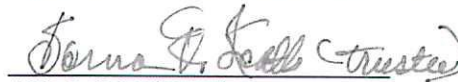
PLAT OF
KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE
IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

WE, PATRICK E. KEATTS AND DONNA F. KEATTS, OR THEIR SUCCESSORS, AS TRUSTEES OF THE PATRICK E. KEATTS AND DONNA F. KEATTS REVOCABLE GRANTOR TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE W 1/2 NW 1/4 OF SECTION 23 T124N R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, EXCEPT LOTS 1, 2, 3, 4, AND 5 KEATTS FOURTH SUBDIVISION, AND LOT 1, KEATTS SIXTH SUBDIVISION, LOTS 1 AND 2 KEATTS SEVENTH SUBDIVISION, LOT 1 CHRIS AND SARA ALLEN FIRST RICHMOND LAKE SUBDIVISION 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: KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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.

 (TRUSTEE)
PATRICK E. KEATTS (TRUSTEE)

Signed this 23 day of SEPT, 2024

 (TRUSTEE)
DONNA F. KEATTS (TRUSTEE)


Signed this 23 day of Sept., 2024

ACKNOWLEDGMENT

STATE OF South Dakota
COUNTY OF Brown)SS

ON THIS THE 23rd DAY OF September, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PATRICK E. KEATTS AND DONNA F. KEATTS KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: 11-02-2027

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(S), I HAVE SURVEYED AND PLATTED "KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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 23rd DAY OF September, 2024


ROBERT K. KIESO RLS #9214

PLAT OF
KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE
IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

COUNTY PLANNING COMMISSION CERTIFICATION

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 HELD ON THE ____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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 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, THAT THE PLAT SHOWING KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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."

COUNTY AUDITOR, 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: _____
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____.

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

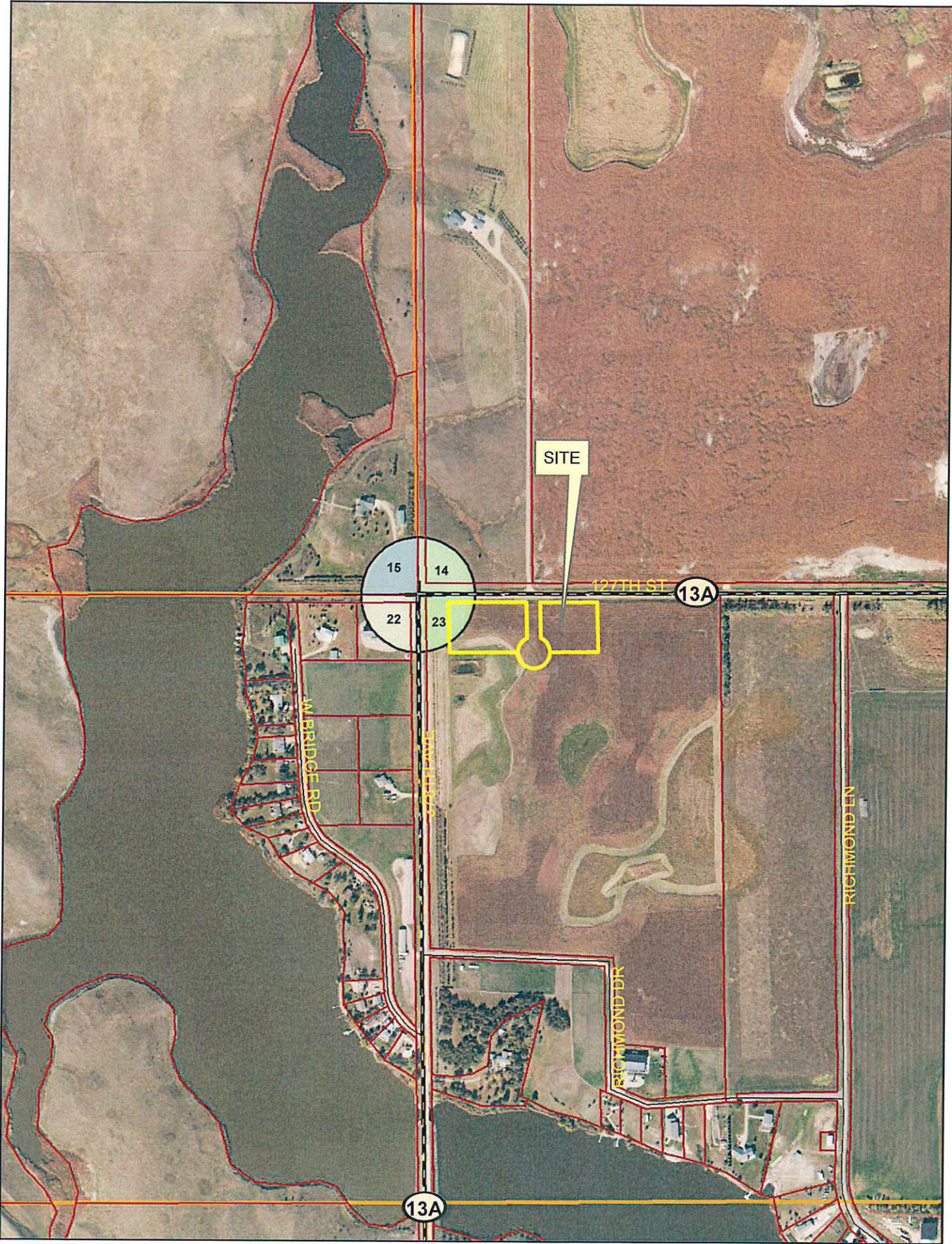
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____.

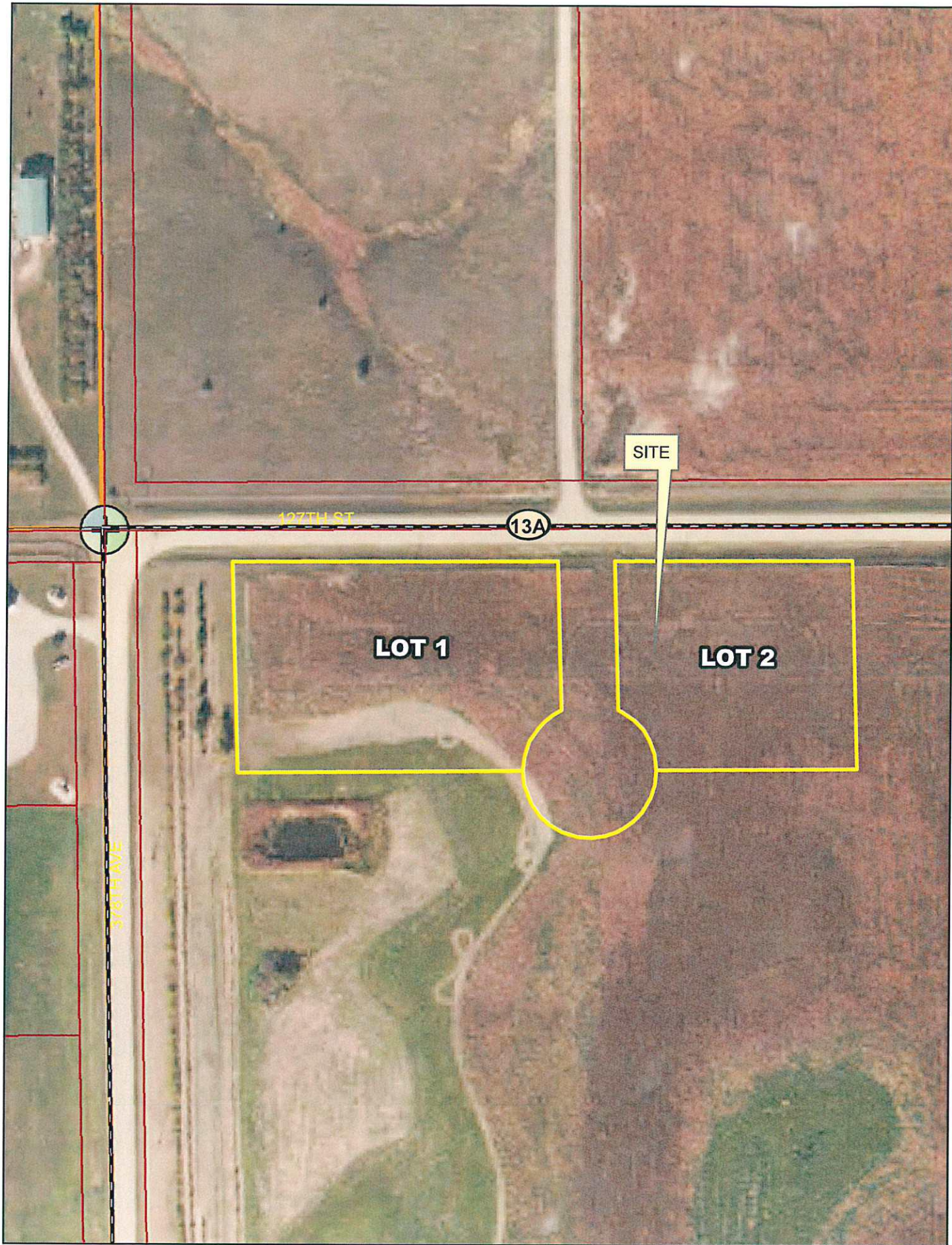
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK _____, AND DULY RECORDED IN HANGING PLATS NO. _____.

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





Pat & Donna Keatts
12746 378th Avenue
Aberdeen, SD 57401

Ravinia Township
Attn: Cam Wyly
12541 376th Avenue
Aberdeen, SD 57401

Shane & Tonya Reich
127375 W Bridge Road
Aberdeen, SD 57401

Gene & Rene Allery
37788 127th Street
Aberdeen, SD 57401

Weeres Family Trust
37804 127th Street
Aberdeen, SD 57401

Thomas & Susan Karlen
8133 N Star Road
Rapid City, SD 57702

B & B Real Estate LLC
723 Commerce Street
Aberdeen, SD 57401

Proof of Publication

This is not an invoice.

Chris Anderson
Brown County Planning & Zoning
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**:

November 7, 2024 – *Brown Co. Planning and Zoning – Notice of Petition to Rezone - Keatts*

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: \$14.84

Publisher: *Troy McQuillen*

Notary

Sworn to and subscribed before on **November 7, 2024**

Tracy Vogel
Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030



This is not an invoice.

LEGALS *Continued from Page 4D*

support initiatives, student participation in NASA, and upcoming community and cultural events.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to approve the Second Reading of the School Improvement Plans. All voted Aye.

It was moved by Mr. Brian Sharp and seconded by Mr. Duane Alm to approve the Second Reading Policy Review/Revision, Policy IKCDA, IKCDA-R, IKCDA-E. All voted Aye.

It was moved by Mr. Kevin Burchard and seconded by Dr. Gayle Bortner to approve the Second Reading Policy Review/Revision, Policy DKC-R. All voted Aye.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to adjourn the meeting at 5:58 P.M. All voted Aye.

General Fund
Auto Value Parts Stores Repairs & Maintenance 77.73 Black Hills Special Services Coop Instructional Supplies 3,000.00 Borns Group Office Supplies 1,056.00 Career Safe Lc Instructional Supplies 448.00 Cole Papers Warehouse Supplies 1,539.20 DC Background Checks 1,038.00 Dakota Pottery Supply Instructional Supplies 346.41 Don's Builders Hardware Keys 36.00 Eide Bailly Up Professional Services 26,250.00 Fastenal Repairs & Maintenance 382.53 Inman & McDowell Inc Repairs & Maintenance 358.55 Innovative Office Solutions Instructional Supplies 1,373.04 Insurance Plus Policy Change 324.00 Interstate All Battery Center Repairs & Maintenance 341.90 Jason's Truck & Auto Body Inc 2016 Ford F-250 Truck 6,105.55 Jw Pepper & Son Inc Instructional Supplies 530.73 Marco Inc Copier Supplies 1,294.86 Menards Repairs & Maintenance 380.64 Midstates Printing Inc Office Supplies 45.00 Northeastern Mental Health Center Student Services 652.92 Northwestern Energy Utilities 4,529.38 Popplers Music Inc Instructional Supplies 194.95 Premier Auto Vehicle Repairs & 446.49 Runnings Supply Inc Repairs & Maintenance 437.30 School Mate Instructional Supplies 85.25 Sd Teacher Placement Center Membership Enrollment Fee 600.00 Secret Stories Instructional Supplies 242.00 Shar Products Company Instructional Supplies 757.92 Sherwin-Williams Repairs & Maintenance 1,027.93 Southern New Hampshire University Alternative Certification 1,094.00 Verizon Wireless Cell Phone Services 568.40 Vestis Laundry Services/Mops 237.04 Woodman Refrigeration Inc Repairs & Maintenance 1,717.24
Fund Total: \$7,519.02
Capital Outlay Fund
Dakota Structured Cabling Tech Supplies 8,662.00 Electro Watchman Inc Tech Supplies 54,307.71 Innovative Office Solutions Chs Furniture 19,548.15 Lang's Tv & Appliance Hms Facs Room 23,219.55 Lock N Charge Tech Supplies 1,512.00 Marco Inc Copier Maintenance 2,238.75 Menards Tech Supplies 434.34 Midstates Printing Inc Scoreboard Sponsor Logos 1,705.11 Taylor Music Inc Instructional Supplies 6,155.00 Verizon Wireless Tech Supplies 400.12
Fund Total: 118,182.73
Special Education Fund
Children's Home Society Student Services 5,765.76 Innovative Office Solutions Instructional Supplies 464.04 Oriental Trading Co Instructional Supplies 43.45 Pro Ed Inc Instructional Supplies 211.20 Quality Inn Brandon Lodge 264.00 Schwab Audiology Student Services 240.00 Teachwell Solutions Student Services 70,200.00
Fund Total: 77,188.45
Food Service Fund
Drain Monkey Repairs & Maintenance 300.00 Grainger Food Service Supplies 67.80 Sewer Duck Inc Repairs & Maintenance 225.00 Ulline Supplies 370.79
Fund Total: 963.59
Checking Account Total: 253,853.79
Weekly Checks Written 10-

11-2024
General Fund
ASBSD Registration Fee 140.00 Aberdeen School District Reimbursement 500.00 Alm Duane Internet Reimbursement 15.00 Auch Jo Volleyball Official 151.12 Briesse Justin Reimbursement 29.96 Carlson Grant Soccer Official 229.36 Degroot Brock Football Official 190.00 Duncan Seth Soccer Official 70.00 Flakus Jake Football Official 190.00 Hansen Kent Football Official 90.00 Heintz Will Football Official 190.00 Huss Jeanette Volleyball Line Judge 50.00 Jondahl Tanner Donald Football Official 100.00 Ketterling Elizabeth Sept-Oct 2024 Mileage 23.70 Kranz Siri Reimbursement 110.00 Kuster Megan Volleyball Official/Line Judge 50.00 McQuillen Creative Group Inc Subscription Renewal 75.00 Millard West High School Music Lives Competition 575.00 Near Cassidy Volleyball Line Judge 50.00 Neugebauer Sandy Volleyball Official 244.84 Rook Kevin Football Official 100.00 Rose Josh Soccer Official 65.00 Rostad Melley Reimbursement 35.92 Roth Madison Volleyball Line Judge 50.00 Sadler Karen Volleyball Official 120.00 Sahli Jeffrey Football Official 160.00 Schriver Lisa Volleyball Official Line 150.00 Susan Todd Uniform Allowance 132.75 Teacher Innovations Instructional Supplies 406.00 Thompson Amy Volleyball Official 120.00 Web Water Co Water 162.75
Fund Total: 4,726.40
Capital Outlay Fund
Midstates Printing Inc Coke Athletic Program Ads 425.00
Fund Total: 425.00
Special Education Fund
Burkert Jennifer Reimbursement 528.90 Danner Brian Reimbursement 421.00 Language Line Services Inc Interpreter Services 524.55
Fund Total: 1,474.45
Food Service Fund
Voorhees Alissa Lunchbox Refund 24.90
Fund Total: 24.90
Checking Account Total: 6,650.75
Weekly Checks Written 10-

11-2024
General Fund
ASBSD Webinar Fee 175.00 Adkins Ashley Oral Interp Judge 60.00 Aguirre Madison Mileage Reimbursement 128.16 Burkhard Palton Reimbursement 70.00 Cantline Greg Football Official 18.00 Carline Kevin Football Official 58.56 Decatoh Bank Supplies 17,930.33 Degroot Brock Football Official 140.00 Ellingson Haley Reimbursement 140.82 Flakus Jake Football Official 74.95 Guffin Dr Becky Reimbursement 34.00 Hansen Kent Football Official 50.00 Haugen Jessica Oral Interp Judge 60.00 Heintz Will Football Official 140.00 Hollis Nevah Oral Interp Judge 60.00 Jondahl Tanner Donald Football Official 140.00 Kaan Elizabeth Reimbursement 172.48 Kaiser Isaac Certificate Courses 135.00 Krage Kevin Football Allowance 101.18 Kusler Megan Ms Volleyball Official 60.00 Leidholt Erin Ms Volleyball Official 60.00 Mack Jason Football Official 194.88 Menken Jordan Ms Volleyball Official 60.00 Milbank High School Oral Interp Entry Fees 137.00 Murley Gregory Mileage Reimbursement 120.60 Near Cassidy Ms Volleyball Official 60.00 Nygaard Calvin Volleyball Official Check 120.00 Quality Inn Brandon Boys Golf Lodging 264.00 Robinson Monte Football Official 253.84 Rook Kevin Football Official 50.00 Sadler Karen Ms Volleyball Official 60.00 Sahli Jeffrey Football Official 90.00 Seiler Dawn Mileage Reimbursement 282.67 Short Chelsea Volleyball Official Check 180.00 Sutton Jordan Football Official 163.16 Thompson Amy Ms Volleyball Official 60.00 Walke Tabitha Ms Volleyball Official 60.00 White Tanner Football Official 90.00
Fund Total: 22,296.99
Capital Outlay Fund
Dacotah Bank Supplies 1,078.46
Fund Total: 1,078.46
Special Education Fund
Dacotah Bank Supplies 2,632.81 Jones Mendy Reimbursement 139.92 Luft Robyn Mileage Reimbursement 268.00 Pirieta Gina Reimbursement 106.20 Scholastic Magazine Renewal 219.78 Sheraton Hotel & Conv Cntr Lodging 139.00
Fund Total: 15,478.90
Checking Account Total: 15,478.90
Published once on October 31, 2024, at the total approximate cost of \$90.22 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

Fund Total: 3,505.71
Food Service Fund
Dacotah Bank Supplies 1,932.11 Luedtke Kaley Uniform Allowance 33.98
Fund Total: 1,966.09
Checking Account Total: 28,847.25
Weekly Checks Written 10-

11-2024
Custodial Funds
Aberdeen Community Theatre Matinee Entry Fee 330.00 C-Express Convenience Stores Pizza 149.83 Coca Cola Bottling Co High County Concessions 773.00 Goehring Brennan Reimbursement Reissue 30.21 Inner Depth Lc Speaker Fee 1,500.00 Ken's Superfast Foods Football Groceries 751.70 Lily's Floral & Gifts Flower Arrangement 208.00 Midstates Printing Inc Clothing 697.74 Milestone Rolls 139.60 Norman Jessica Reimbursement 58.15 Pb Sports Esd Shirts 640.00 Sysco North Dakota Inc Concessions 1,061.04 Vogel John Reimbursement 386.64 Wilkinson Mariah Reimbursement 14.25
Fund Total: 6,740.16
Checking Account Total: 6,740.16
Weekly Checks Written 10-

11-2024
Custodial Funds
Aberdeen School District Reimbursement 6,989.90 Appl Susan Todd Uniform Allowance 132.75 Coca Cola Bottling Co High County Concessions 1,065.00 Driven Coffee Roasters Fundraiser 5,255.63 Ken's Superfast Foods Concessions 559.36 Moment To Moment Photography Debate Pictures 997.50 Northwestern Music Festival Student Fees 180.00
Fund Total: 15,478.90
Checking Account Total: 15,478.90
Published once on October 31, 2024, at the total approximate cost of \$90.22 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

TO: Michael Big Eagle
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Continued Advisory Hearing on December 5th, 2024 at the hour of 9:00 a.m. before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.

/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA
IN CIRCUIT COURT
COUNTY OF BROWN
FIFTH JUDICIAL CIRCUIT
A&N 24-63
NOTICE OF REVIEW HEARING
THE PEOPLE OF THE STATE OF SOUTH DAKOTA IN THE INTEREST OF C.J., MINOR CHILD, AND CONCERNING TAYLOR NICOLE JORGENSEN AND MICHAEL BIG EAGLE, RESPONDENTS.
Karla Jorgensen
Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Review Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.

/s/ Karla Nelson
Karla Nelson, Deputy
Brown County States Attorney
Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

BROWN COUNTY
PLANNING & ZONING
NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Michael Beadle
Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 388th Avenue, Lincoln Twp.).
Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District. The public is invited to attend the hearing to present comments and testimony regarding the proposed Variance to Setbacks request. Dated this 7th day of November 2024.

Planning/Zoning Commission & Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on November 7, 2024, at the total approximate cost of \$12.88 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.
Petitioner: Roderick Tobin for Kevin Braun
Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).
Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG). The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances. Dated this 7th day of November 2024.

Planning/Zoning Commission and Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published once on November 7, 2024, at the total approximate cost of \$12.60 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.
Petitioner: Stacy Gossman
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).
Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use. The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 November 2024.

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

Published once on November 7, 2024, at the total approximate cost of \$14.00 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

BROWN COUNTY
COMMISSION
NOTICE OF ADOPTION
ORDINANCE #279
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED
TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #279, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by West Lake, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.
BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Mini-Agriculture District (M-AG) to Highway Commercial District (HC) to bring these parcels into compliance for a future liquor and video lottery establishment: Lots 1 and 2 in the NE1/4 of Section 15-T123N-R64W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (2035 8th Avenue NW; Aberdeen Twp.).
BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance. Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor
Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 29, 2024
Published: November 6, 2024
Effective Date: November 26, 2024
Published once on November 7, 2024, at the total approximate cost of \$20.72 and may be viewed free of charge at www.sdpublishonices.com and www.aberdeensinsider.com

BROWN COUNTY
COMMISSION
NOTICE OF ADOPTION
ORDINANCE #280
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED
TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #280, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by T.W., LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.
BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) to bring these parcels into compliance for their current use: Lot 1 and Lot 2, "Wollman See LEGALS on Page 6D"

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
Keatts Rezoning
Published November 6, 2024 for \$15.02
Invoice No. 23925**

Tina Kosel

Newspaper Representative's Signature

Subscribed and sworn to before me this the

11th Day of November 2024

to certify which witness my hand and seal of office.

Paul I. Kosel

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

Answer

3	4	7	2	6	8	1	5	9
2	9	6	5	1	4	3	8	7
8	5	1	3	9	7	6	4	2
6	1	4	7	2	5	8	9	3
5	2	9	1	8	3	7	6	4
7	8	3	9	4	6	2	1	5
9	7	2	8	5	1	4	3	6
4	3	8	6	7	9	5	2	1
1	6	5	4	3	2	9	7	8

Solution time: 24 mins.

PERK	BAH	CRA	G
ALAI	EGG	LAC	E
RANGETOP	ANAT		
ALTAR	SADIS		
LGBT	USO		
SARI	RAID	MM	
UMA	CELLI	LEE	
BAN	UTIL	CYAN	
COB	ASEA		
CHLEP	ELLIS		
OPED	RANKLING		
MARE	EMU	EDIT	
ASSN	PIT	DOTS	

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The Groton Independent
21 N Main, Groton 605/397-NEWS (6397)
Paul Irvin Kosel, Publisher papierpaul@grotonsd.net
Tina Kosel, Office Manager office@grotonsd.net
Notices: legals@grotonsd.net
News Items: news@grotonsd.net
Deadline to submit items: Noon Monday)
Yearly Subscription Rates are listed below.
The Groton Independent (USPS# 230-440) is published weekly with its periodicals postage paid at Groton, SD.
Postmaster: Send address changes to Groton Independent, PO Box 34, Groton, SD 57445
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The Groton Independent
Printed & Mailed Weekly Edition

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Password: _____

Mail Completed Form to:
Groton Independent
P.O. Box 34
Groton, SD 57445-0034
or scan and email to papierpaul@grotonsd.net

Stratford Town Snow Removal Bid Notice

Town of Stratford
Accepting Snow Removal Bids
Written bids to be received to later than:
5:00 PM, November 11th, 2024
Submit to the Town of Stratford, via:
Mail:
Town of Stratford
Attn: Snow Removal
293 Rondell Ave
Stratford, SD 57474
Email: stratford1906@gmail.com
Drop Box: Community Center
Bids will be opened on November 12th, 2024 at 6:00 PM at the Community Center.
Anna Kwak, Finance Officer
605-622-0166
Published October 23, 30 and November 6, 2024, at the total approximate cost of \$22.32 and may be viewed free of charge at www.sdpublicnotices.com. 23865

Brown County Ord. 282 New Angus Rezone

NOTICE OF ADOPTION ORDINANCE #282
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY
Notice is hereby given that Ordinance #282, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by City of Aberdeen & New Angus, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.
BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Heavy Industrial District (H-I) to Municipal State and County Use District (M) as re-requested by the City of Aberdeen:
Proposed Lot 2, "New Angus Second Subdivision" in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (Approximately 498 135th Street SE; Aberdeen Township).
BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.
Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor
Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 23, 2024
Published: November 6, 2024
Effective Date: November 26, 2024
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Hay Cutting Bid Notice

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - EAST OF BROWN COUNTY FAIRGROUNDS
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 22 acres at East of Brown County Fairgrounds, Lot 1 1st Replat of Dahme Northview Addn - SE 1/4 Sec 1-T123N-R64W; approximately 16 acres at SW 1/4 SE 1/4 Sec 1-T123-R64W with the minimum bid of \$60.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
All hay bales are to be removed no later than the two weeks preceding the Brown County Fair, which start date changes yearly.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for the Operation of the Brown County Fair Clubhouse, aka Beer Gardens" and received by 8:45am on Tuesday, December 3, 2024.
Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Hay Cutting Bid Notice

REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Beer Gardens Notice

REQUEST FOR PROPOSALS FOR BROWN COUNTY FAIR CLUBHOUSE (BEER GARDENS) CONCESSIONS DURING THE FAIR
Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for the operation of the Brown County Fair Clubhouse, aka Beer Gardens during the week of the Brown County Fair for years 2025, 2026 and 2027.
Contact either the Brown County Auditor's Office, 25 Market Street, Suite 1, Aberdeen, SD 57401; 605-626-7110 or the Brown County Fair Office, 400 24th Ave. NW, Aberdeen, SD 57401; 605-626-7110 for copy of the details to include in the proposal.
Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for the Operation of the Brown County Fair Clubhouse, aka Beer Gardens" and received by 8:45am on Tuesday, December 3, 2024.
Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.
ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Braun Appeal

NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Roderick Tobin for Kevin Braun
Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).
Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).
The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances.
Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Gossman Rezoning

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 November 19, 2024, at 7:00 P.M.
Petitioner: Stacy Gossman
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).
Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Beadle Variance

NOTICE OF HEARING
Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.
Petitioner / Owner: Michael Beadle
Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).
Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.
The public is invited to attend the hearing to present comments and testimony regarding the proposed Variance to Setbacks request.
Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

Brown County Keatts Rezoning

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 November 19, 2024, at 7:00 P.M.
Petitioner: Pat & Donna Keatts
Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia 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 rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$_____ and may be viewed free of charge at www.sdpublicnotices.com.

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

STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

REZONE PARCEL FROM:

ITEM #11

Commercial District (C) to Residential District (R-1)

GENERAL INFORMATION:

OWNER:

Stacy Gossman

PETITIONER:

Stacy Gossman

REQUEST:

Rezone Parcel from Commercial District (C) to Residential District (R-1)

LEGAL DESCRIPTION:

Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota

ADDRESS:

765 Ole Crow Lane

CITY/TOWNSHIP:

Aberdeen Twp.

EXISTING ZONING

Residential District (R-1) / Commercial District (C)

SURROUNDING ZONING:

North:

Non-County (NC)

South:

Residential District (R-1)

West:

Residential District (R-1)

East:

Non-County (NC)

PUBLIC UTILITIES:

Unknown

REPORTED BY:

Ron Keller

GENERAL COMMENT: The petitioner is requesting this Rezone to bring this parcel into compliance for its future use.

GENERAL REVIEW: Staff has reviewed this request.

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 November 19, 2024, at 7:00 P.M.

Petitioner: Stacy Gossman

Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).

Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its 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 November 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 \$14.⁷².

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 November 19, 2024, at 7:00 P.M.

Petitioner: Stacy Gossman

Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).

Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.

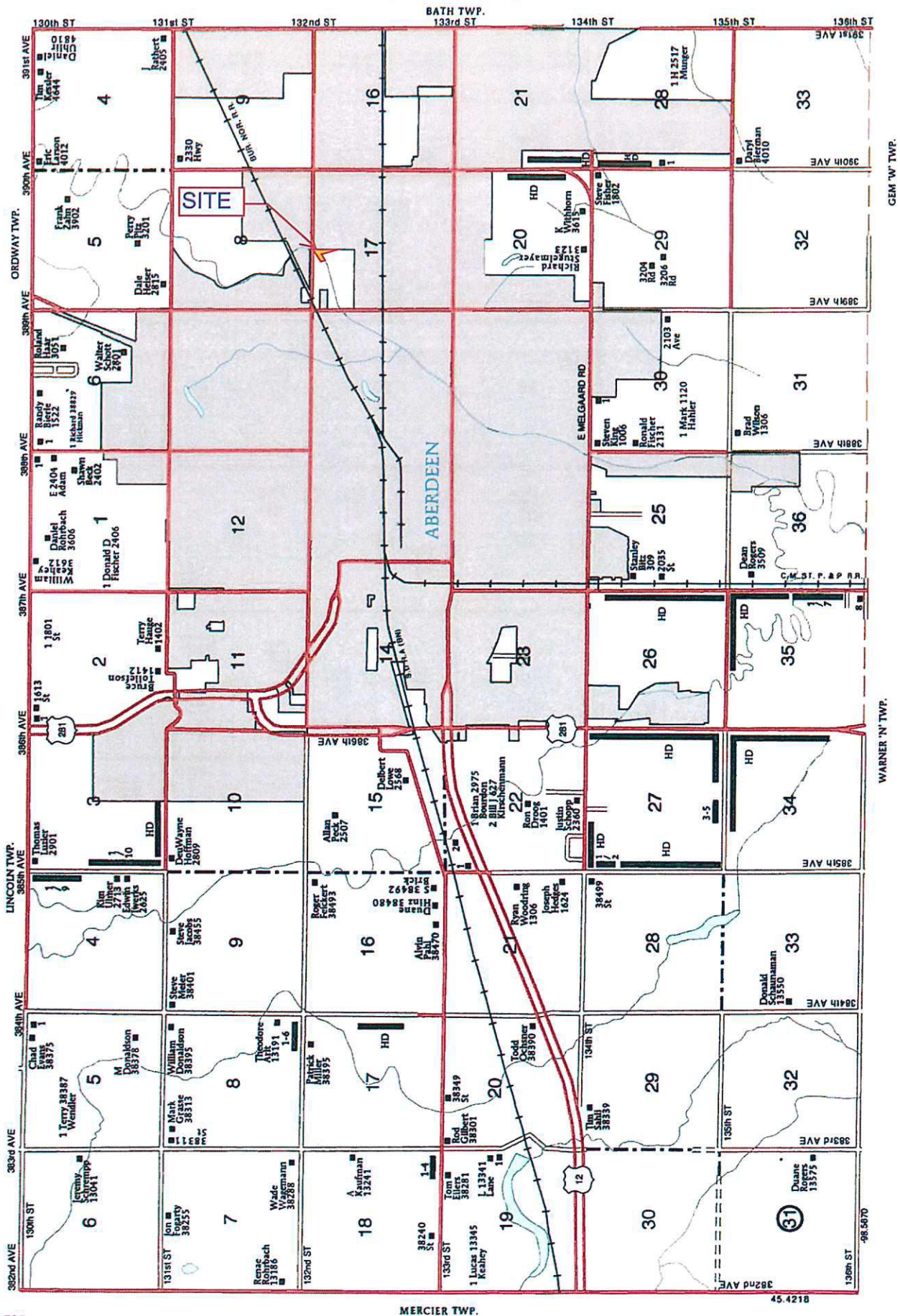
The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezone petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioner's with a future meeting date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

Dated this 6th day of November 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 \$14.⁰⁰.

(Residents - Owners or Renters)



SEE PAGE 21 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

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MERCER TWP.

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: _____
Date: _____
Receipt: 822/50
Filing Fee: \$350
(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:

Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 765 Ole Crow Lane
From the Commercial (C) **District**
To the Residential (R-1) **District**

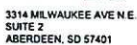
Purpose: To Bring into Compliance for future use
Size of Parcel: Proposed Former Lot 1 = +/- 2.69 acres
Existing Land Use: Mini-Agriculture

Petitioner: (Print) Stacy Gossman
Signature: [Signature]
Date: 11-12-24 Phone: 605-380-2203
Address: PO Box 939
Aberdeen SD 57402-0939
City State Zip

Owner: (Print) Stacy Gossman
Signature: [Signature]
Date: 11-12-24 Phone: 605-380-2203
Address: PO Box 939
Aberdeen SD 57402-0939
City State Zip

Additional Signatures may be submitted on a separate page.

PLAT SHOWING
OLE CROW ADDITION
IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH,
RANGE 63 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA



PH: 605.225.3494
www.imeqcorp.com

BASIS OF BEARINGS
State Plane Grid
South Dakota North Zone (4001)
NAD '83 (2011) US Survey Feet
Distances are GROUND

21001749.01 Ole Crow Addition
SHEET 1 of 2

PLAT SHOWING
OLE CROW ADDITION
IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH,
RANGE 63 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA


OWNER'S CERTIFICATE

I, Stacy J. Gossman, do hereby certify that I am the owner of Lot Three (3), Ronnie's Way Addition, in the Northwest Quarter (NW1/4) of Section Seventeen (17), Township One Hundred Twenty-Three (123) North, Range Sixty-Three (63) 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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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, Stacy J. Gossman, do hereby dedicate to the public forever, with private maintenance, "Ole Crow Lane" for street purposes as shown on the attached plat. An HOA will provide street maintenance upon construction of residences/buildings on site.

By this plat, I, Stacy J. Gossman, do hereby vacate Lot 3, Ronnie's Way Addition, in the NW1/4 of Section 17, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota, as file for record on July 15, 2021, at 11:41 A.M., and duly recorded as Hanging Plat 3745 therein.

Owner: Stacy J. Gossman


Signature

Signed this 4th day of October, 2022.

COUNTY OF Brown)
STATE OF South Dakota) SS

On this the 4th day of October, 2022, before me, the undersigned officer, personally appeared Stacy J. Gossman, 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: 11-2-2027


Notary Public

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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 30th day of SEPTEMBER, 2022.



INSTRUMENT NO. 202205733
BOOK: 2 PLAT
PAGE: 3857

Pages: 2

2022/10/31 10:04:36 AM

REGISTER OF DEEDS, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 60.00
Return To: FILED



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 11 day of OCT, 2022.

David Feickert Chr.

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 held on the 18th day of October, 2022.

David North
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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 amendments.

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 25th day of October, 2022.

Lynn Neupel
County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 17 day of October, 2022.

Cynthia Mayes Treasurer
County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this 17 day of October, 2022.

Stephanie Mogen
Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this 31st day of October, 2022, at

10:04 O'clock A M., and duly recorded as Hanging Plat No. 3857.

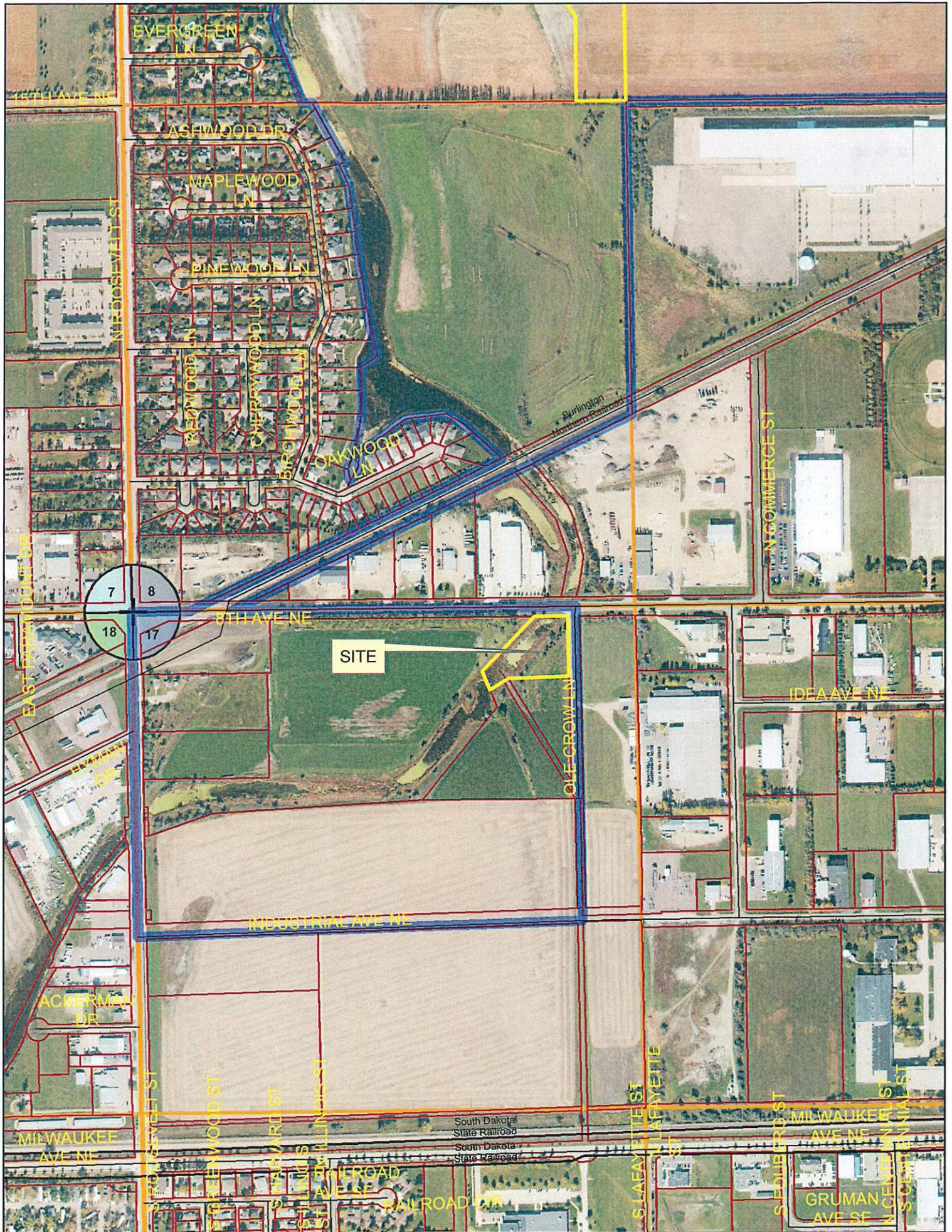
Cindy Woodford Deputy
Register of Deeds, Brown County, South Dakota

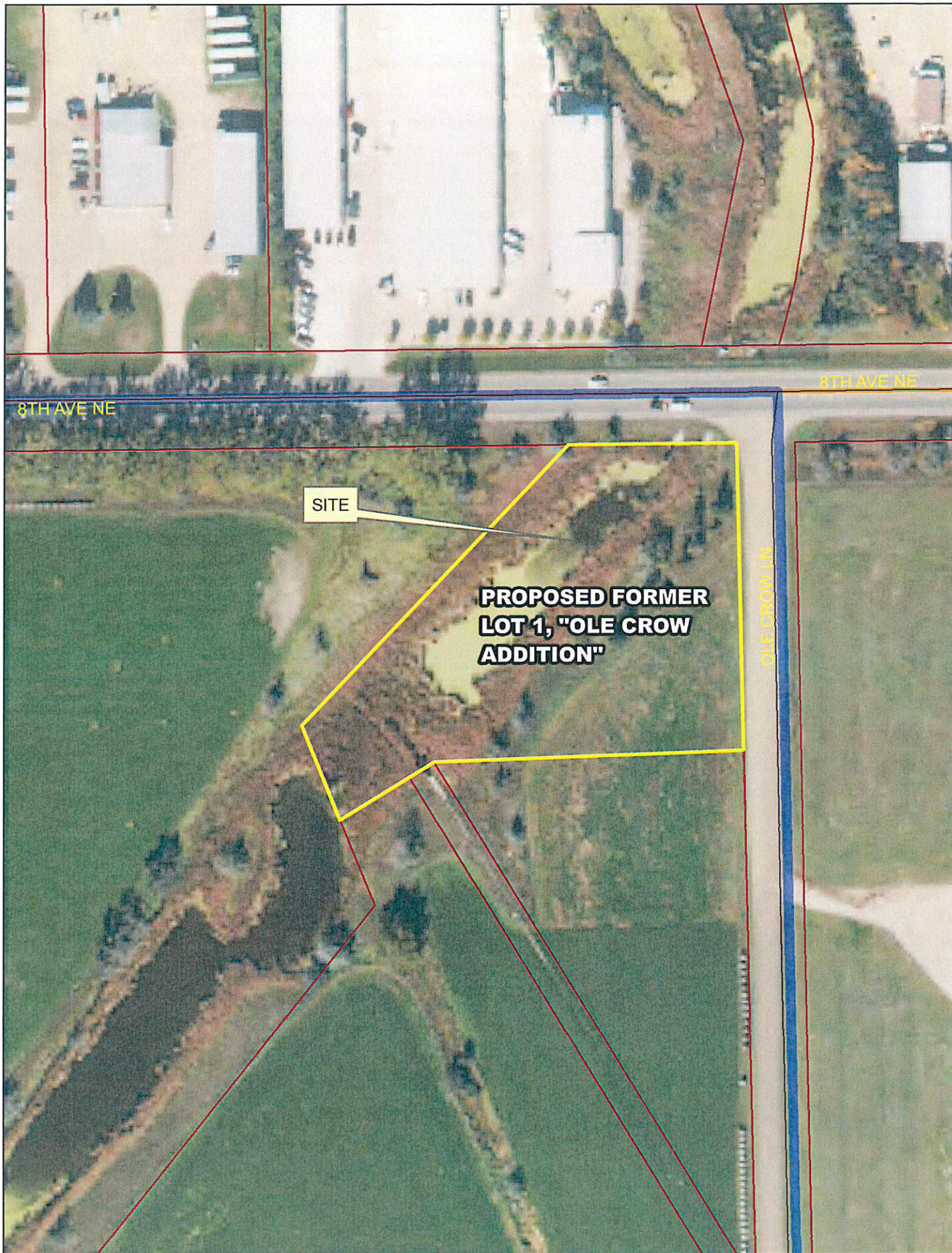
21001749.01 Ole Crow Addition
SHEET 2 of 2



3314 MILWAUKEE AVE N.E.
SUITE 2
ABERDEEN, SD 57401

PH: 605.225.3494
www.imegcorp.com





8TH AVE NE

8TH AVE NE

SITE

**PROPOSED FORMER
LOT 1, "OLE CROW
ADDITION"**

OLE CROW LN

Stacy Gossman
PO Box 939
Aberdeen, SD 57402-0939

Aberdeen Township
Attn: Bob Ross
2208 135th Street
Aberdeen, SD 57401

Midwest Business Condo, LLC
1156 S Lake Drive
Watertown, SD 57201

Jack Hollinsworth
1401 N Penn Street
Aberdeen, SD 57401

DAK Investments, LLC
2301 8th Avenue NE; Ste 120
Aberdeen, SD 57401

**Brown County Highway
Department**
3133 8th Avenue NE
Aberdeen, SD 57401

Lomar Development Co.
5959 Trenton Lane N
Minneapolis, MN 55442-3237

Thomas & Joyce Hinz
38895 137th Street
Aberdeen, SD 57401

Triple E Properties LLC
PO Box 38
Bryant SD 57221



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

Proof of Publication

This is not an invoice.

Chris Anderson
Brown County Planning & Zoning
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**:

November 7, 2024 – *Brown Co. Planning and Zoning – Notice of Petition to Rezone – Stacy Gossman*

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: \$14.00

Publisher:

A handwritten signature of Troy McQuillen in black ink.

Notary

Sworn to and subscribed before on **November 7, 2024**

A handwritten signature of Tracy Vogel in black ink.

Notary, State of SD, County of Brown

My Commission Expires: 4/12/2030



This is not an invoice.

LEGALS

Continued from Page 4D

support initiatives, student participation in NASA, and upcoming community and cultural events.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to approve the Second Reading of the School Improvement Plans. All voted Aye.

It was moved by Mr. Brian Sharp and seconded by Mr. Duane Alm to approve the Second Reading of Policy Review/Revision, Policy IHODA, IHODA-R, IHODA-E. All voted Aye.

It was moved by Mr. Kevin Burkhard and seconded by Dr. Gayle Bortnem to approve the Second Reading Policy Review/Revision, Policy DKC-R. All voted Aye.

It was moved by Mr. Brad Olson and seconded by Mr. Brian Sharp to adjourn the meeting at 5:58 PM. All voted Aye.

General Fund

Auto Value Parts Stores Repairs & Maintenance 77.73 Black Hills Special Services Coop Instructional Supplies 3,000.00 Borns Group Office Supplies 1,056.00 Career Safe Llc Instructional Supplies 448.00 Cole Papers Warehouse Supplies 1,539.20 DCI Background Checks 1,038.00 Dakota Pottery Supply Instructional Supplies 346.41 Don's Builders Hardware Keys 36.00 Eide Bailly Lp Professional Services 26,250.00 Fastenal Repairs & Maintenance 382.53 Inman & McDowell Inc Repairs & Maintenance 358.56 Innovative Office Solutions Instructional Supplies 1,373.04 Insurance Plus Policy Change 324.00 Interstate All Battery Center Repairs & Maintenance 341.90 Jason's Truck & Auto Body Inc 2016 Ford F-250 Truck 6,105.55 Jw Pepper & Son Inc Instructional Supplies 530.73 Marco Inc Copier Supplies 1,294.86 Menards Repairs & Maintenance 380.64 Midstates Printing Inc Office Supplies 45.00 Northeastern Mental Health Center Student Services 62.92 Northwestern Energy Utilities 4,529.38 Poppers Music Inc Instructional Supplies 194.95 Premier Auto Vehicle Repairs & 446.49 Running Supplies Inc Repairs & Maintenance 437.30 School Mate Instructional Supplies 85.25 Sd Teacher Placement Center Membership Enrollment Fee 600.00 Secret Stories Instructional Supplies 242.00 Shar Products Company Instructional Supplies 757.92 Sherwin-Williams Repairs & Maintenance 1,027.98 Southern New Hampshire University Alternative Certification 1,094.00 Verizon Wireless Cell Phone Services 588.40 Vestis Laundry Services/Mops 237.04 Woodman Refrigeration Inc Repairs & Maintenance 1,717.24 Fund Total: 57,519.02

Capital Outlay Fund

Dakota Structured Cabling Tech Supplies 8,662.00 Electro Watchman Inc Tech Supplies 54,307.71 Innovative Office Solutions Chs Furniture 15,548.15 Lang's Tv & Appliance Hms Facs Room 23,219.55 Lock N Charge Tech Supplies 1,512.00 Marco Inc Copier Maintenance 2,238.75 Menards Tech Supplies 434.34 Midstates Printing Inc Scoreboard Sponsor Logos 1,705.11 Taylor Music Inc Instructional Supplies 6,155.00 Verizon Wireless Tech Supplies 400.12 Fund Total: 118,182.73

Special Education Fund

Children's Home Society Student Services 5,765.76 Innovative Office Solutions Instructional Supplies 464.04 Oriental Trading Co Instructional Supplies 43.45 Pro Ed Inc Instructional Supplies 211.20 Quality Inn Brandon Lodging 264.00 Schwab Audiology Student Services 240.00 Teachwell Solutions Student Services 70,200.00 Fund Total: 77,188.45

Food Service Fund

Drain Monkey Repairs & Maintenance 300.00 Grainger Food Service Supplies 67.80 Sewer Duck Inc Repairs & Maintenance 225.00 Uline Supplies 370.79 Fund Total: 963.59

Checking Account Total:

253,853.79

Weekly Checks Written 10-

11-2024

General Fund

ASSSD Registration Fee 140.00 Aberdeen School District Reimbursement 500.00 Alm Duane Internet Reimbursement 15.00 Auch Jo Volleyball Official 151.12 Briesse Justin Reimbursement 29.96 Carlson Grant Soccer Official 229.36 Degroot Brock Football Official 190.00 Duncan Seth Soccer Official 70.00 Flakus Jake Football Official 190.00 Hansen Kent Football Official 90.00 Heinert Will Football Official 190.00 Huss Jeanette Volleyball Line Judge 50.00 Jondahl Tanner Donald Football Official 100.00 Ketterling Elizabeth Sept-Oct 2024 Mileage 23.70 Kranz Siri Reimbursement 110.00 Kusler Megan Volleyball Official/Line 150.00 Leidholt Erin Volleyball Line Judge 50.00 McQuillen Creative Group Inc Subscription Renewal 75.00 Millard West High School Music Lives Competition 575.00 Neer Cassidy Volleyball Line Judge 50.00 Neugebauer Sandy Volleyball Official 244.84 Rook Kevin Football Official 100.00 Rose Josh Soccer Official 65.00 Rostad Melody Reimbursement 35.92 Roth Madison Volleyball Line Judge 50.00 Sadler Karen Volleyball Official 120.00 Sahli Jeffrey Football Official 160.00 Schnier Lisa Volleyball Official 150.00 Spear Todd Uniform Allowance 132.75 Teacher Innovations Instructional Supplies 406.00 Thompson Amy Volleyball Official 120.00 Web Water Co Water 162.75 Fund Total: 4,726.40

Capital Outlay Fund

Midstates Printing Inc Coke Athletic Program Ads 425.00 Fund Total: 425.00

Special Education Fund

Burkert Jennifer Reimbursement 528.90 Danner Brian Reimbursement 421.00 Language Line Services Inc Interpreter Services 524.55 Fund Total: 1,474.45

Food Service Fund

Voorhees Alissa Lunchbox Refund 24.90 Fund Total: 24.90

Checking Account Total:

6,550.75

Weekly Checks Written 10-

18-2024

General Fund

ASSSD Webinar Fee 175.00 Adkins Ashley Oral Interp Judge 60.00 Aguirre Madison Mileage Reimbursement 128.16 Burkhard R. Reimbursement 70.00 Cantline Greg Football Official 159.56 Cantline Kevin Football Official 159.56 Decatol Bank Supplies 17,930.33 Degroot Brock Football Official 140.00 Ellingson Haley Reimbursement 140.82 Flakus Jake Football Official 74.95 Guffin Dr Becky Reimbursement 34.00 Hansen Kent Football Official 50.00 Haugen Jessica Oral Interp Judge 60.00 Heinert Will Football Official 140.00 Hollis Nevaeh Oral Interp Judge 60.00 Jondahl Tanner Donald Football Official 140.00 Kaan Elizabeth Reimbursement 172.48 Kasper Isaac Certificate Courses 135.00 Kragge Kevin Uniform Allowance 101.18 Kusler Megan Ms Volleyball Official 60.00 Leidholt Erin Ms Volleyball Official 60.00 Mack Jason Football Official 194.88 Menken Jordan Ms Volleyball Official 60.00 Milbank High School Oral Interp Entry Fees 137.00 Murley Gregory Mileage Reimbursement 120.60 Neer Cassidy Ms Volleyball Official 60.00 Nygaard Calvin Volleyball Official Check 120.00 Quality Inn Brandon Boys Golf Lodging 264.00 Robinson Monte Football Official 253.64 Rook Kevin Football Official 50.00 Sadler Karen Ms Volleyball Official 60.00 Sahli Jeffrey Football Official 90.00 Seiler Dawn Mileage Reimbursement 282.67 Shortt Chelsea Volleyball Official Check 180.00 Sutton Jordan Football Official 163.16 Thompson Amy Ms Volleyball Official 60.00 Walks Tabitha Ms Volleyball Official 60.00 White Tanner Football Official 90.00 Fund Total: 22,296.99

Capital Outlay Fund

Dacotah Bank Supplies 1,078.46 Fund Total: 1,078.46

Special Education Fund

Dacotah Bank Supplies 2,632.81 Jones Mandy Reimbursement 139.92 Luft Robyn Mileage Reimbursement 268.00 Pirlot Gina Reimbursement 106.20 Scholastic Magazine Renewal 219.78 Sheraton Hotel & Conv Cntr Lodging 139.00

Fund Total: 3,505.71

Food Service Fund

Dacotah Bank Supplies 1,932.11 Luedtke Kaisy Uniform Allowance 33.98 Fund Total: 1,966.09

Checking Account Total:

28,847.25

Weekly Checks Written 10-

11-2024

Custodial Funds

Aberdeen Community Theatre Mainline Entry Fee 330.00 C-Express Convenience Stores Pizza 149.83 Coca Cola Bottling Co High Country Concessions 773.00 Goehring Brennan Reimbursement Reissue 30.21 Inner Depth Llc Speaker Fee 1,500.00 Ken's Superfast Foods Football Groceries 751.70 Lily's Floral & Gifts Flower Arrangement 208.00 Midstates Printing Inc Clothing 697.74 Mileone Caramel Rolls 139.60 Norman Jessica Reimbursement 58.15 Pb Sports Esd Shirts 640.00 Sysco North Dakota Inc Concessions 1,061.04 Vogel John Reimbursement 386.64 Wilkinson Mariah Reimbursement 14.25 Fund Total: 6,740.16

Checking Account Total:

6,740.16

Weekly Checks Written 10-

18-2024

Custodial Funds

Aberdeen School District Reimbursement 5,888.90 Appl Susan Reimbursement 432.51 Coca Cola Bottling Co High Country Concessions 1,065.00 Driven Coffee Roasters Fundraiser 5,255.63 Ken's Superfast Foods Concessions 559.36 Moment To Moment Photography Debate Pictures 997.50 Northwestern Music Festival Student Fees 180.00 Fund Total: 15,478.90

Checking Account Total:

15,478.90

Published once on October 31,

2024, at the total approximate cost of \$90.22 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA

COUNTY OF BROWN

IN CIRCUIT COURT

FIFTH JUDICIAL CIRCUIT

06PR024-000086

In the Matter of the Estate of LENORA R. NITSCHKE, Deceased

NOTICE TO CREDITORS

Notice is given that on October 18, 2024, Joel Troy Nitschke, of 1303 Norwood Drive, Aberdeen, South Dakota 57401, was appointed as personal representative of the Estate of Lenora R. Nitschke. Creditors of decedent must file their claims within four months after the date of the first publication of this notice or their claims may be barred. Claims may be filed with the personal representative or may be filed with the clerk, and a copy of the claim mailed to the personal representative.

Dated this 18th day of October, 2024.

/s/ Joel Troy Nitschke

1303 Norwood Drive

Aberdeen, South Dakota 57401

Marla R. Zastrow

Clerk of Courts

101 First Avenue SE

Aberdeen, South Dakota 57401

(605) 626-2451

Robert M. Ronayne

Attorney at Law

24 Fifth Avenue SW

P.O. Box 759

Aberdeen, South Dakota

57402-0765

(605) 225-0100

Published once on November 7,

November 14, and November 21,

2024, at the total approximate cost of 36.40 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA

IN CIRCUIT COURT

COUNTY OF BROWN

FIFTH JUDICIAL CIRCUIT

AN 24-63

NOTICE OF REVIEW HEARING

THE PEOPLE OF THE STATE OF SOUTH DAKOTA IN THE INTEREST OF

C.J., MINOR CHILD, AND CONCERNING

TAYLOR NICOLE JORGENSEN AND MICHAEL BIG EAGLE, RESPONDENTS.

TO: Michael Big Eagle

Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Continued Advisory Hearing on December 5th, 2024 at the hour of 9:00 a.m. before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.

/s/ Karla Nelson

Karla Nelson, Deputy

Brown County States Attorney

Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

STATE OF SOUTH DAKOTA

IN CIRCUIT COURT

COUNTY OF BROWN

FIFTH JUDICIAL CIRCUIT

AN 24-63

NOTICE OF REVIEW HEARING

THE PEOPLE OF THE STATE OF SOUTH DAKOTA IN THE INTEREST OF

C.J., MINOR CHILD, AND CONCERNING

TAYLOR NICOLE JORGENSEN AND MICHAEL BIG EAGLE, RESPONDENTS.

TO: Taylor Jorgensen

Please take notice and be advised that the above-entitled matter has been scheduled for a Notice of Review Hearing on December 5th, 2024 at the hour of 9:00 a.m., before the Honorable Circuit Court Judge Julie Dvorak, at the Brown County Courthouse, Aberdeen, South Dakota. Dated this 30th day of October, 2024.

/s/ Karla Nelson

Karla Nelson, Deputy

Brown County States Attorney

Published once on November 7, 2024, at the total approximate cost of \$10.08 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

BROWN COUNTY

PLANNING & ZONING

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Meeting Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Michael Beadle

Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).

Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District. The public is invited to attend the hearing to present comments and testimony regarding the proposed Variance to Setbacks request. Dated this 7th day of November 2024.

Planning/Zoning Commission & Scott Bader - P&Z Director

25 Market Street

Aberdeen, SD 57401

Office: (605) 626-7144

Published once on November 7, 2024, at the total approximate cost of \$12.60 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

BROWN COUNTY

PLANNING & ZONING

NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Roderick Tobin for Kevin Braun

Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).

Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).

The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances. Dated this 7th day of November 2024.

Planning/Zoning Commission and Scott Bader - P&Z Director

25 Market Street

Aberdeen, SD 57401

Office: (605) 626-7144

Published once on November 7, 2024, at the total approximate cost of \$12.60 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.

Petitioner: Stacy Gossman

Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).

Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.

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

Planning/Zoning Commission and Scott Bader - P&Z Director

25 Market Street

Aberdeen, SD 57401

Office: (605) 626-7144

Published once on November 7, 2024, at the total approximate cost of \$14.84 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts

Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (1270A & 1270S Camdon Court,

Ravinia 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 rezoning petition. At the conclusion of the hearing, the Brown County Planning/Zoning Commission will forward a recommendation to the Board of Brown County Commissioners with a future meeting date in the Commission Chambers. Verify the meeting dates with the Brown County Auditor. Dated this 7th day of November 2024.

Planning/Zoning Commission and Scott Bader - P&Z Director

25 Market Street

Aberdeen, SD 57401

Office: (605) 626-7144

Published once on November 7, 2024, at the total approximate cost of \$14.84 and may be viewed free of charge at www.sdpblcnotices.com and www.aberdeensinsider.com

BROWN COUNTY

COMMISSION

NOTICE OF ADOPTION

ORDINANCE #279

AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED

TO REZONE CERTAIN DESCRIBED PROPERTY

Notice is hereby given that Ordinance #279, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by West Lake, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.

BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Mini-Agriculture District (M-AG) to Highway Commercial District (HC) to bring these parcels into compliance for a future liquor and video lottery establishment: Lots 1 and 2 in the NE1/4 of Section 15-T123N-R64W, Except Highway R.O.W., of the 5th P.M., Brown County, South Dakota (2035 8th Avenue NW, Aberdeen Twp.).

BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.

Passed and adopted this 29th day of October

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
Gossman Rezoning
Published November 6, 2024 for \$14.72
Invoice No. 23926**

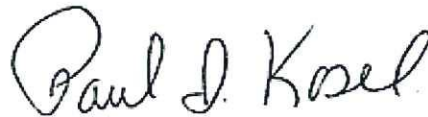


Newspaper Representative's Signature

Subscribed and sworn to before me this the

11th Day of November 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

Answer										Answers									
3	4	7	2	6	8	1	5	9		PERK	BAH	CRA	G						
2	9	6	5	1	4	3	8	7		ALAI	EGO	LACE							
8	5	1	3	9	7	6	4	2		RAN	GET	OP	ANAT						
6	1	4	7	2	5	8	9	3		ALTAR	SAUDIS								
5	2	9	1	8	3	7	6	4		LGBT	USO								
7	8	3	9	4	6	2	1	5		SARI	RAID	MMM							
9	7	2	8	5	1	4	3	6		UMA	GELLI	LEE							
4	3	8	6	7	9	5	2	1		BAN	UTIL	CYAN							
1	6	5	4	3	2	9	7	8		COB	ASEA								
										SCHLEP	ELLIS								
										OPED	RANK	KLING							
										MAIRE	EMU	EDIT							
										ASSN	PIT	DOTS							

Solution time: 24 mins.



HARR Motors

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The Groton Independent
21 N Main, Groton 605/397-NEWS (6397)
Paul Irvin Kosel, Publisher paparpaul@grotonsd.net
Tina Kosel, Office Manager office@grotonsd.net
Notices: legals@grotonsd.net
News Items: news@grotonsd.net
Deadline to submit items: Noon Monday
Yearly Subscription Rates are listed below.
The Groton Independent (USPS# 230-440) is published weekly with its periodicals postage paid at Groton, SD.
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The Groton Independent

Printed & Mailed Weekly Edition
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Groton Daily Independent

www.397news.com
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Phone Number: _____
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E-mail: _____
Password: _____

Mail Completed Form to:

Groton Independent
P.O. Box 34
Groton, SD 57445-0034
or scan and email to paparpaul@grotonsd.net



Stratford Town Snow Removal Bids
Written bids to be received to later than:
5:00 PM, November 11th, 2024
Submit to the Town of Stratford, via:
Mail:
Town of Stratford
Attn: Snow Removal
293 Rondell Ave
Stratford, SD 57474
Email: stratford1906@gmail.com

Drop Box: Community Center payment box.
Bids will be opened on November 12th, 2024 at 6:00 PM at the Community Center.
Anna Kwak, Finance Officer
605-622-0166
Published October 23, 30 and November 6, 2024, at the total approximate cost of \$22.32 and may be viewed free of charge at www.sdpublicnotices.com. 23865



NOTICE OF ADOPTION ORDINANCE #282
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION BROWN COUNTY ORDINANCES AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY.

Notice is hereby given that Ordinance #282, An Ordinance Amending Title 4, Second Revision Brown County Ordinances, as amended to rezone the following described property filed by City of Aberdeen & New Angus, LLC was duly adopted by the Board of Brown County Commissioners on the 29th day of October 2024 and will become effective on the 26th of November 2024.

BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by Brown County Planning & Zoning is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties from Heavy Industrial District (H-I) to Municipal State and County Use District (M) as re-requested by the City of Aberdeen:

Proposed Lot 2, "New Angus Second Subdivision" in the N1/2 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (Approximately 498 135th Street SE; Aberdeen Township).

BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.

Passed and adopted this 29th day of October 2024.
Duane Sutton, Brown County Commission Chairman
ATTEST: Lynn Heupel, Brown County Auditor
Notice of Hearing: October 2, 2024
First Reading: October 15, 2024
Second Reading/Adoption: October 29, 2024
Published: November 6, 2024
Effective Date: November 26, 2024
Published November 6, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - EAST OF BROWN COUNTY FAIRGROUNDS

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 22 acres at East of Brown County Fairgrounds, Lot 1 1st Replat of Dahme Northview Addn - SE 1/4 Sec 1-T123N-R64W; approximately 16 acres at SW 1/4 SE 1/4 Sec 1-T123-R64W with the minimum bid of \$60.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.

All hay bales are to be removed no later than the two weeks preceding the Brown County Fair, which start date changes yearly.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at East of Brown County Fairgrounds" and received by 8:45am on Tuesday, December 3, 2024.

ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



REQUEST FOR PROPOSALS HAY CUTTING ON COUNTYLAND - RICHMOND YOUTH CAMP

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for hay cutting on County Land - approximately 21 acres at Richmond Youth Camp, Sec 24-T124N-R65W; with the minimum bid of \$30.00 per acre. Two additional one-year (1-year) options (2026 & 2027) may be exercised at the discretion of the Brown County Commission, provided written notification is received in the Brown County Auditor's Office by November 1st of the year preceding the option.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for Hay Cutting at Richmond Youth Camp" and received by 8:45am on Tuesday, December 3, 2024.

ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



REQUEST FOR PROPOSALS FOR BROWN COUNTY FAIR CLUBHOUSE (BEER GARDENS) CONCESSIONS DURING THE FAIR

Notice is hereby given that sealed proposals will be opened for consideration at 8:45am on Tuesday, December 3, 2024 in the Brown County Commissioner's Chambers, Courthouse Annex, Brown County, SD for the operation of the Brown County Fair Clubhouse, aka Beer Gardens during the week of the Brown County Fair for years 2025, 2026 and 2027.

Contact either the Brown County Auditor's Office, 25 Market Street, Suite 1, Aberdeen, SD 57401; 605-626-7110 or the Brown County Auditor, 400 24th Ave. NW, Aberdeen, SD 57401; 605-626-7110 for copy of the details to include in the proposal.

Envelopes containing proposals shall be addressed to the Brown County Auditor, 25 Market Street, Suite 1, Aberdeen, SD 57401 and are to be clearly marked on the outside of the envelope "Proposal for the Operation of the Brown County Fair Clubhouse, aka Beer Gardens" and received by 8:45am on Tuesday, December 3, 2024.

Brown County reserves the right to accept or reject any or all proposals and to waive any irregularities therein.

ATTEST: Lynn Heupel, Brown County Auditor
Published November 6 and 20, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



NOTICE OF HEARING

A petition has been made to the Brown County Planning/Zoning Commission for an APPEAL to BROWN COUNTY ORDINANCES. A hearing will be held in the Courthouse Annex, basement Community Meeting Room, on November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Roderick Tobin for Kevin Braun
Description of property: Lot 1, "Evelo Second Subdivision" in the S1/2 of Section 29-T123N-R63W of the 5th P.M., Brown County, South Dakota (3202 E Melgaard Road).

Reason: Requesting to subdivide one parcel into two parcels without having either parcel meeting a required minimum parcel frontage width. Both lots would not be abutting a public right-of-way in an existing Mini Agriculture District (M-AG).

The public is invited to attend the hearing and to present comments and testimony regarding the appeal to county ordinances.

Dated this 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



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 November 19, 2024, at 7:00 P.M.

Petitioner: Stacy Gossman
Description of property: Proposed Former Lot 1, "Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (765 Ole Crow Lane, Aberdeen Twp.).

Reason: Rezone parcel from Commercial District (C) to Residential District (R-1) to bring this parcel into compliance for its future use.

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



NOTICE OF HEARING

Application has been made to the Brown County Planning/Zoning Commission for a VARIANCE PETITION. Hearing will be held in the Basement Community Room, Brown County Courthouse Annex on Tuesday, November 19, 2024, at 7:00 P.M.

Petitioner / Owner: Michael Beadle
Description of property: Lot 1, "Beadle First Subdivision" in the SW1/4 of the NW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12850 386th Avenue, Lincoln Twp.).

Reason: Variance to Setbacks to have a 35' West, Front Yard Setback rather than the required 100' Setback and a 30' South, Side Road Setback rather than the 45' Setback required by Brown County Ordinance in a Highway Commercial District.

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

Dated this 6th day of November 2024.

Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.



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 November 19, 2024, at 7:00 P.M.

Petitioner: Pat & Donna Keatts
Description of property: Proposed Lots 1 & 2, "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court, Ravinia Twp.).

Reason: Rezone parcels from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG) by bringing 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 rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.

dential District (R-1) to bring this parcel into compliance for its future use.

The public is invited to attend the hearing and to present comments and testimony regarding the proposed rezoning 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 6th day of November 2024.
Planning/Zoning Commission and
Scott Bader - P&Z Director
25 Market Street
Aberdeen, SD 57401
Office: (605) 626-7144
Published November 6, 2024, at the total approximate cost of \$ and may be viewed free of charge at www.sdpublicnotices.com.

Groton Chiropractic Clinic

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

STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

PLAT VACATION

ITEM #12

GENERAL INFORMATION:

OWNER:	Stacy Gossman
PETITIONER:	Stacy Gossman
REQUEST:	PLAT VACATION
LEGAL DESCRIPTION:	"Ole Crow Addition" in the NW1/4 of Section 17-T123N-R63W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	585, 705 & 765 Ole Crow Lane
CITY/TOWNSHIP:	Aberdeen Twp
EXISTING ZONING	Residential District (R-1) / Commercial District (C)
SURROUNDING ZONING:	
North:	Non-County (NC)
South:	Residential District (R-1)
West:	Residential District (R-1)
East:	Non-County (NC)
PUBLIC UTILITIES:	Unknown
REPORTED BY:	Ron Keller

GENERAL COMMENT: The petitioner is requesting this Plat Vacation for financial purposes.

GENERAL REVIEW: Staff has reviewed this plat vacation.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT VACATION

DATE: October 25, 2024
RECEIPT # 822150
TOWNSHIP: Aberdeen Twp.

FEES: \$100.00
PAID: YES/NO CHK/CASH
DATE: 4/1/2024

OWNERS SIGNATURE: Stacy Gossman
OWNERS ADDRESS: PO Box 939
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57402-0939
OWNERS PHONE: 605-380-2203

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Vacation of an existing plat.

LEGAL DESCRIPTION: "Ole Crown Addition" in the NW1/4 of Section 17-
T123N-R63W of the 5th P.M., Brown County, South Dakota
(585, 705 & 765 Ole Crow Lane)

Planning Commission Action: Approved / Denied _____

By: _____ **Date:** _____

HEARING DATE: November 19, 2024 **TIME:** 7:00 pm

MEETING: located in the Basement Community Room of the Court House Annex

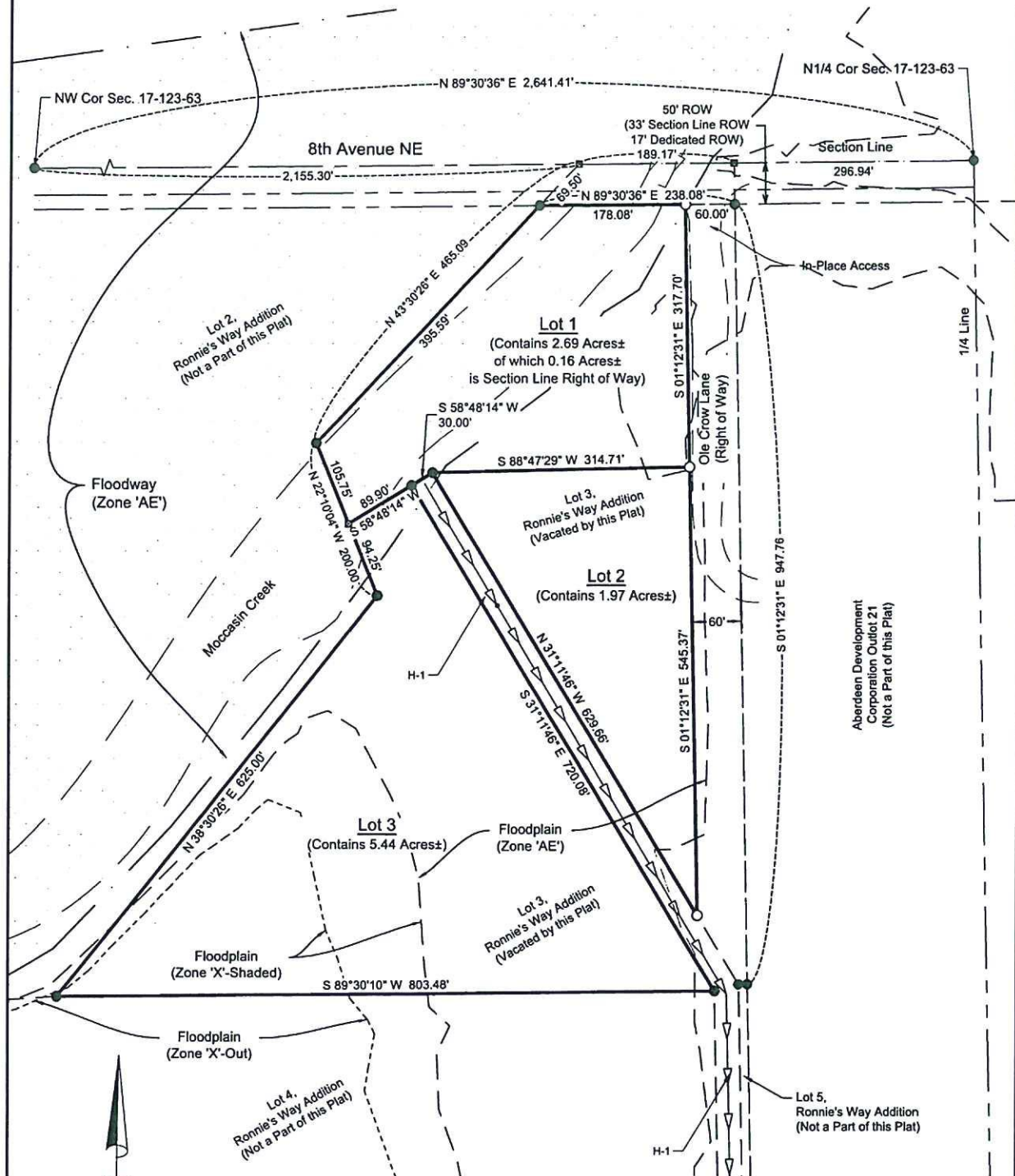
25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov



BROWN CO., SD

PLAT SHOWING
OLE CROW ADDITION
 IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH,
 RANGE 63 WEST OF THE 5th P.M.,
 BROWN COUNTY, SOUTH DAKOTA



0 120'
 SCALE IN FEET

LEGEND
 ● PROPERTY PIN FOUND
 ○ PIN SET w/CAP LS 15575
 ☒ CALCULATED CORNER

FLOODPLAIN
 BASE FLOOD ELEVATION = 1299.0
 [] ZONE AE FLOODWAY
 [] ZONE AE FLOODPLAIN
 [] ZONE X-SHADED



3314 MILWAUKEE AVE N.E.
 SUITE 2
 ABERDEEN, SD 57401

PH: 605.225.3494
 www.imegcorp.com

BASIS OF BEARINGS
 State Plane Grid
 South Dakota North Zone (4001)
 NAD '83 (2011) US Survey Feet
 Distances are GROUND



PLAT SHOWING
OLE CROW ADDITION
IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH,
RANGE 63 WEST OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, Stacy J. Gossman, do hereby certify that I am the owner of Lot Three (3), Ronnie's Way Addition, in the Northwest Quarter (NW1/4) of Section Seventeen (17), Township One Hundred Twenty-Three (123) North, Range Sixty-Three (63) 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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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, Stacy J. Gossman, do hereby dedicate to the public forever, with private maintenance, "Ole Crow Lane" for street purposes as shown on the attached plat. An HOA will provide street maintenance upon construction of residences/buildings on site.

By this plat, I, Stacy J. Gossman, do hereby vacate Lot 3, Ronnie's Way Addition, in the NW1/4 of Section 17, Township 123 North, Range 63 West of the 5th P.M., Brown County, South Dakota, as file for record on July 15, 2021, at 11:41 A.M., and duly recorded as Hanging Plat 3745 therein.

Owner: Stacy J. Gossman


Signature

Signed this 4th day of October, 2022.

COUNTY OF Brown)
STATE OF South Dakota) SS

On this the 4th day of October, 2022, before me, the undersigned officer, personally appeared Stacy J. Gossman, 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: 11-2-2027

Notary Public

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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 30th day of SEPTEMBER, 2022.



INSTRUMENT NO. 202205733
BOOK: 2 PLAT
PAGE: 3857

2022/10/31 10:04:36 AM

REGISTER OF DEEDS, REGISTER OF DEEDS
BROWN COUNTY, SOUTH DAKOTA

Recording Fee: \$ 60.00
Return To: FILED

Pages: 2



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 11 day of OCT, 2022.

David Feickert Ch.

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 held on the 18th day of October, 2022.

David North
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 "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 amendments.

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 25th day of October, 2022.

Lynn Hensel
County Auditor, Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing "OLE CROW ADDITION IN THE NW1/4 OF SECTION 17, TOWNSHIP 123 NORTH, RANGE 63 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 17 day of October, 2022.

Cynthia May, County Treasurer
County Treasurer, Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE

I hereby certify that I have received a copy of this plat this 17 day of October, 2022.

Stephanie Mogen
Director of Equalization, Brown County, South Dakota

REGISTER OF DEEDS' CERTIFICATE

Filed for record this 31st day of October, 2022, at

10:04 O'clock A M., and duly recorded as Hanging Plat No. 3857.

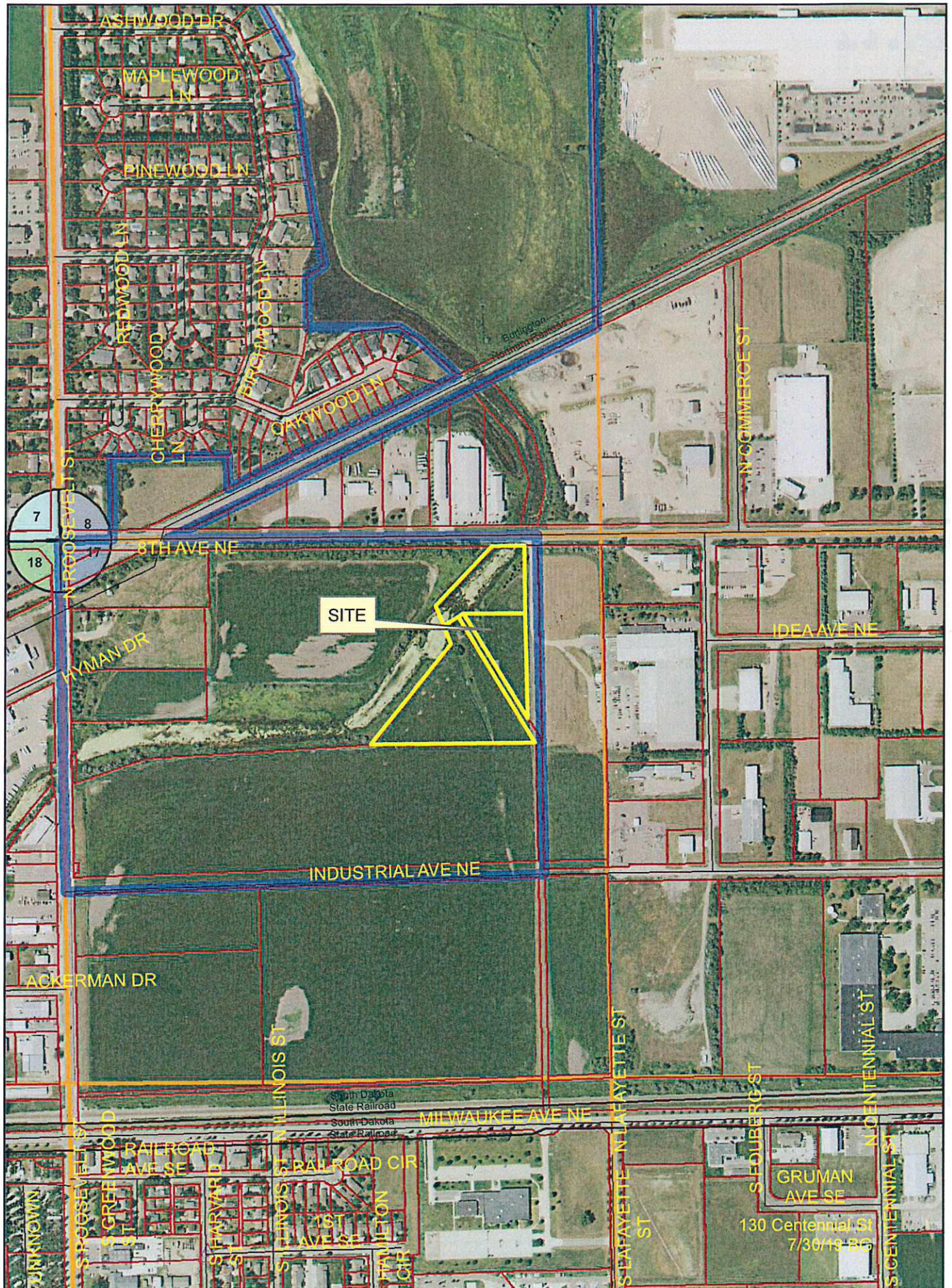
Cindy Woodford, Deputy
Register of Deeds, Brown County, South Dakota

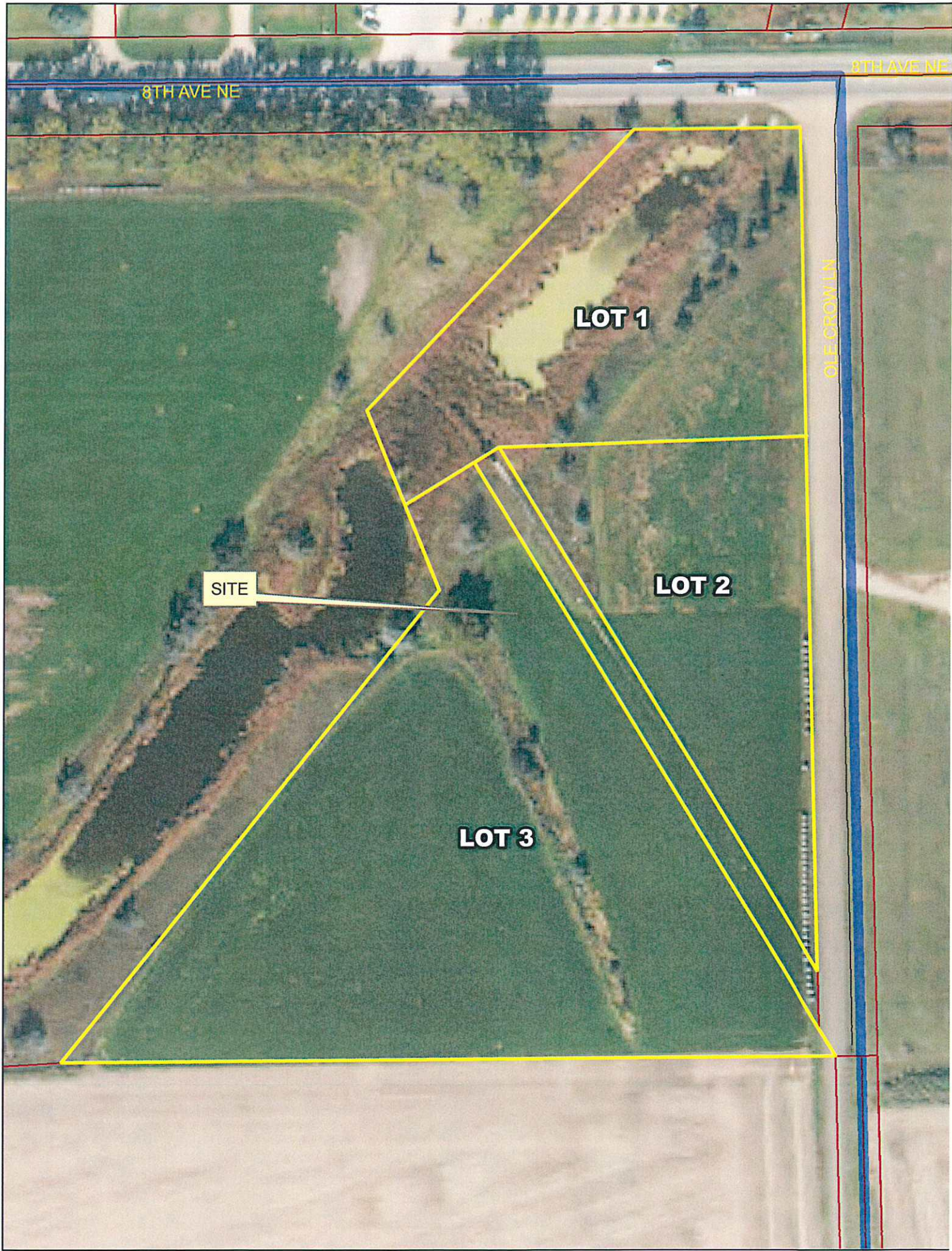
21001749.01 Ole Crow Addition
SHEET 2 of 2



3314 MILWAUKEE AVE N.E.
SUITE 2
ABERDEEN, SD 57401

PH: 605.225.3494
www.imegcorp.com





STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

FINAL PLAT

ITEM #13

GENERAL INFORMATION:

OWNER:	Pat & Donna Keatts
PETITIONER:	Pat & Donna Keatts
REQUEST:	FINAL PLAT
LEGAL DESCRIPTION:	"Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	12704 & 12705 Camdon Road
CITY/TOWNSHIP:	Ravinia 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) / Mini-Agriculture District (M-AG)
East:	Agriculture Preservation District (AG-P)
PUBLIC UTILITIES:	WEB Water
REPORTED BY:	Ron Keller

GENERAL COMMENT: The petitioner is requesting this Final Plat for conveyance purposes.

GENERAL REVIEW: Staff has reviewed this plat.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Keatts Eighth Subdivision to Richmond Lake

LEGAL SECTION: QUARTER: W1/2NW1/4 SECTION: 23 TOWNSHIP: 124 RANGE: 65

MANDATORY LOTS: 1-2 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

SCHOOL DISTRICT: Aberdeen

UTILITIES: WEB Water

OWNERS NAMES: Pat & Donna Keatts

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Robert Kieso (Helms & Associates)

TYPE: PRELIMINARY _____ FINAL X BOTH _____ (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$ 150.00 DATE PAID: 11 / 04 / 2024

RECEIVED BY PLANNING DEPARTMENT: 11 / 04 / 2024 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT X 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: X

EXISTING ACCESS SHOWN ON PLAT: X ACCESS PERMISSION NEEDED BY: SD _____ BC X TWP _____

FULLY DIMENSIONED FROM SECTION CORNER: X OR QUARTER CORNER: _____ 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: October 25, 2024
RECEIPT # 822155
TOWNSHIP: Ravinia Twp

FEE: \$150.00
PAID: YES/NO CHK/CASH
DATE: 11/4/2024

OWNERS NAME (print): Pat Keatts
OWNERS SIGNATURE: [Signature]
OWNERS ADDRESS: 12746 378th Avenue
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-229-2823 / 605-290-2492
OWNERS EMAIL: _____

AGENTS NAME (print): _____
AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____
AGENTS EMAIL: _____

REQUEST: Final Plat

LEGAL DESCRIPTION: "Keatts Eighth Subdivision to Richmond Lake" in the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (12704 & 12705 Camdon Court; Ravinia Twp.)

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 19, 2024 TIME: 7:00 pm

MEETING: located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

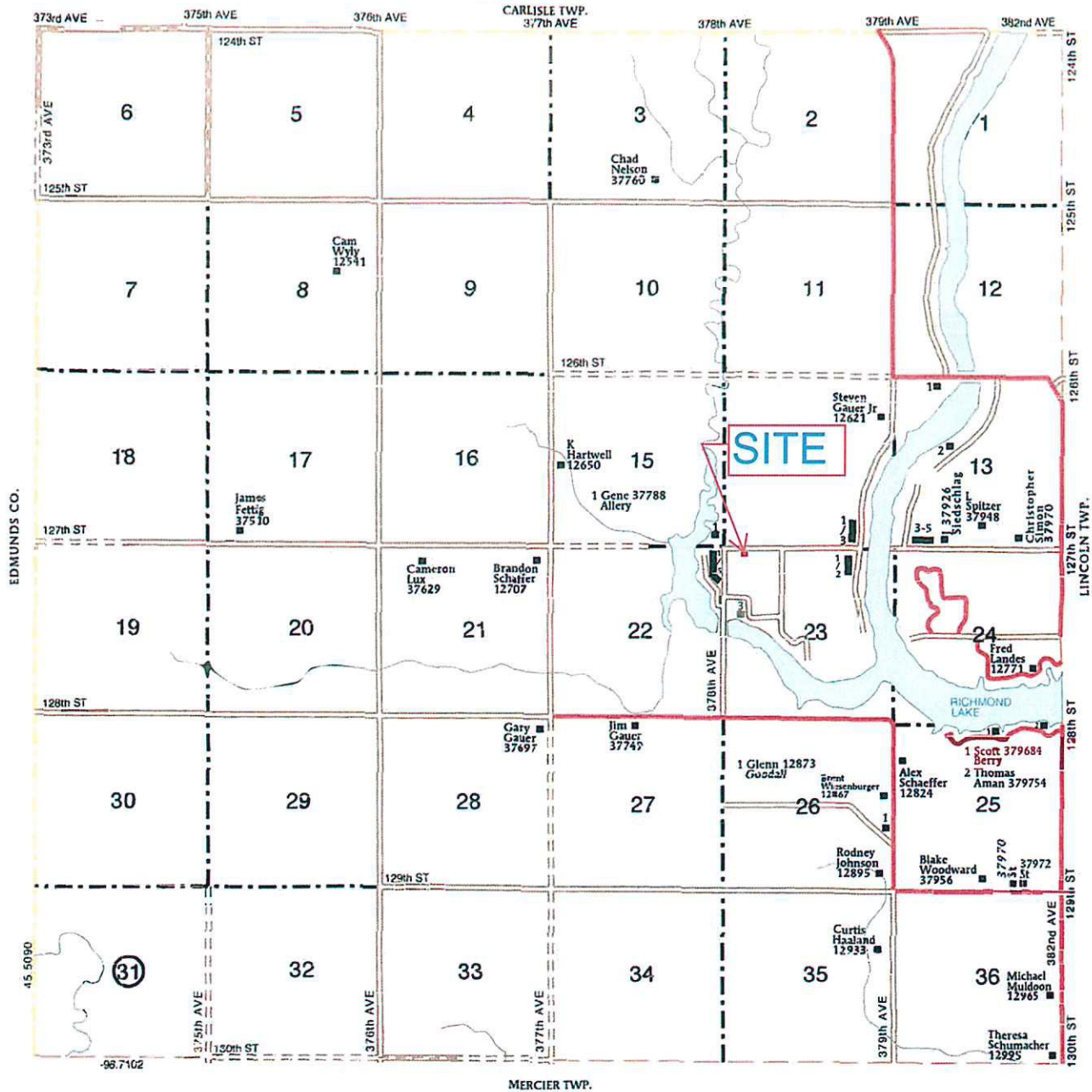
Phone: 605-626-7144 • www.brown.sd.us • email: Scott.Bader@browncounty.sd.gov

T-124-N

RAVINIA DIRECTORY

(Residents - Owners or Renters)

R-65-W



RAVINIA TOWNSHIP

SECTION 13

- 1 Kirchengesler, Jim 37935
- 2 Bahr, Justin 126401
- 3 Peterson, L 37902
- 4 Wiest, Brandon 37908
- 5 Goldado, Gerald 37910

SECTION 14

- 1 Mishaw, Mark 126926
- 2 Lutz, Douglas 126986
- 3 126974

SECTION 22

- 1 Myhre, Gary 127093
- 2 Huber, S 127131
- 3 Millett, Craig 127151
- 4 Theyer, Dan 127257
- 5 Wahl, Lanny 127395

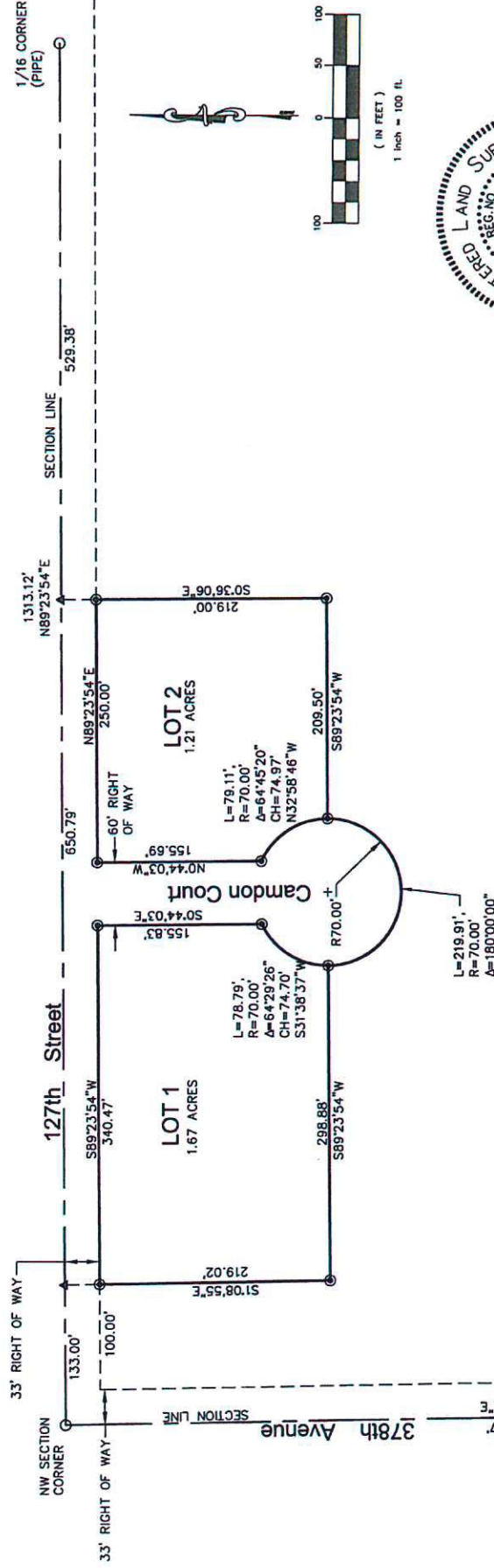
SECTION 23

- 1 127148
- 2 127216
- 3 Keatts, Pat 12746

PLAT OF

KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE
IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

A-9794



LEGEND

- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

SD STATE PLANE NORTH MAD 83 (2011)
DISTANCES ARE GROUND
COORDINATES ARE GRID

UTILITY EASEMENTS

10' SIDES AND REAR



Helm Associates
416 PRODUCTION STREET N.
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

DWG. 9794-LS BT:BKK SHEET 1 OF 3

PLAT OF
KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE
IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

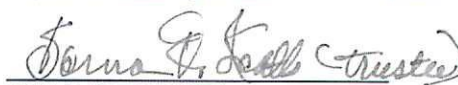
OWNER'S CERTIFICATE

WE, PATRICK E. KEATTS AND DONNA F. KEATTS, OR THEIR SUCCESSORS, AS TRUSTEES OF THE PATRICK E. KEATTS AND DONNA F. KEATTS REVOCABLE GRANTOR TRUST, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE W 1/2 NW 1/4 OF SECTION 23 T124N R65W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA, EXCEPT LOTS 1, 2, 3, 4, AND 5 KEATTS FOURTH SUBDIVISION, AND LOT 1, KEATTS SIXTH SUBDIVISION, LOTS 1 AND 2 KEATTS SEVENTH SUBDIVISION, LOT 1 CHRIS AND SARA ALLEN FIRST RICHMOND LAKE SUBDIVISION 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; KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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.

 (TRUSTEE)

PATRICK E. KEATTS (TRUSTEE)

Signed this 23 day of SEPT, 2024

 (TRUSTEE)

DONNA F. KEATTS (TRUSTEE)

Signed this 23 day of Sept., 2024


ACKNOWLEDGMENT

STATE OF South Dakota
COUNTY OF Brown)SS

ON THIS THE 23rd DAY OF September, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PATRICK E. KEATTS AND DONNA F. KEATTS KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: 11-02-2027


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(S), I HAVE SURVEYED AND PLATTED "KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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 23rd DAY OF September, 2024


ROBERT K. KIESO RLS #9214

PLAT OF
KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE
IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

COUNTY PLANNING COMMISSION CERTIFICATION

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 HELD ON THE ____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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 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, THAT THE PLAT SHOWING KEATTS EIGHTH SUBDIVISION TO RICHMOND LAKE IN THE W 1/2 NW 1/4 OF SECTION 23-T124N-R65W 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."

COUNTY AUDITOR, 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: _____
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____.

DIRECTOR OF EQUALIZATION, BROWN COUNTY, SOUTH DAKOTA

TREASURER'S CERTIFICATE

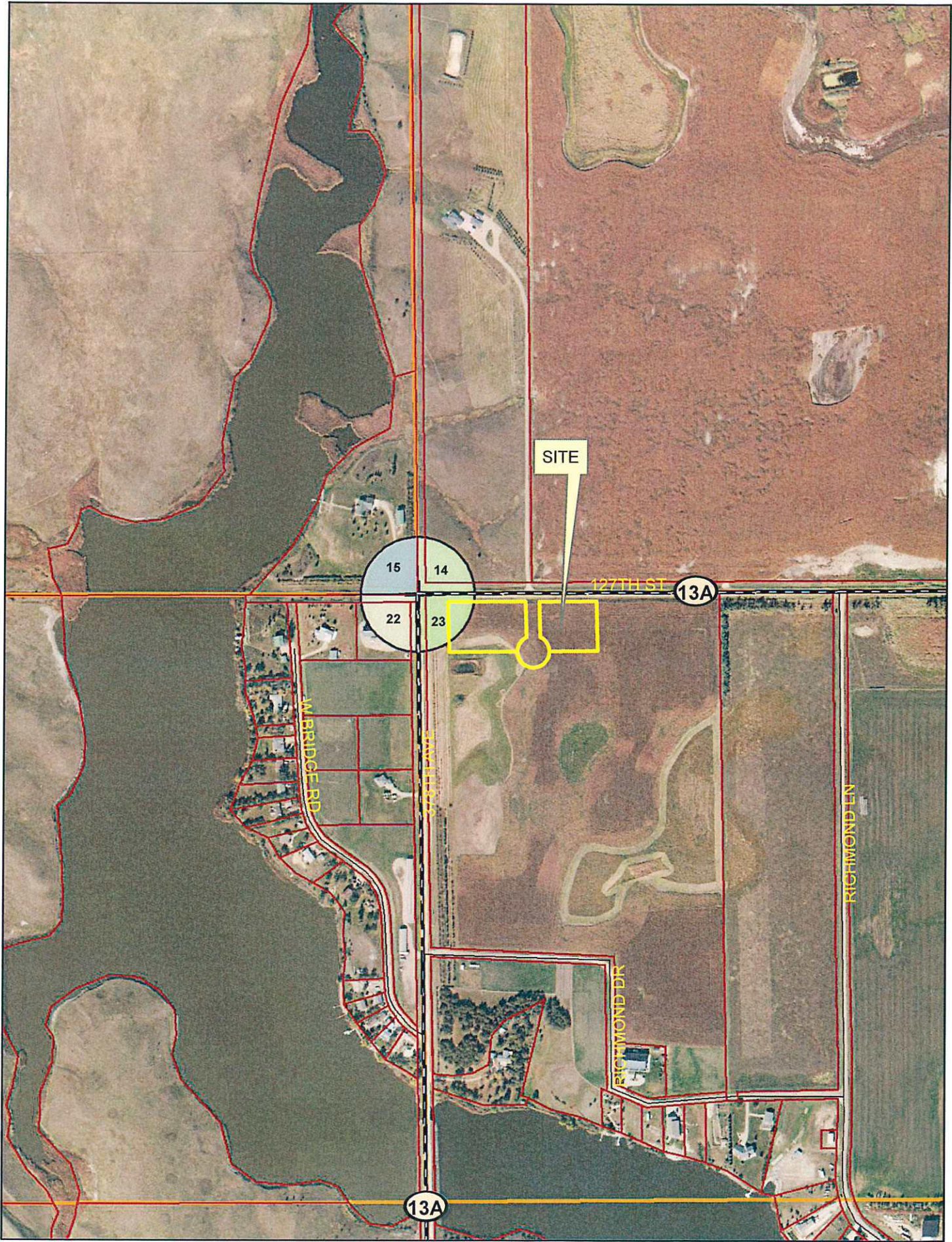
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____.

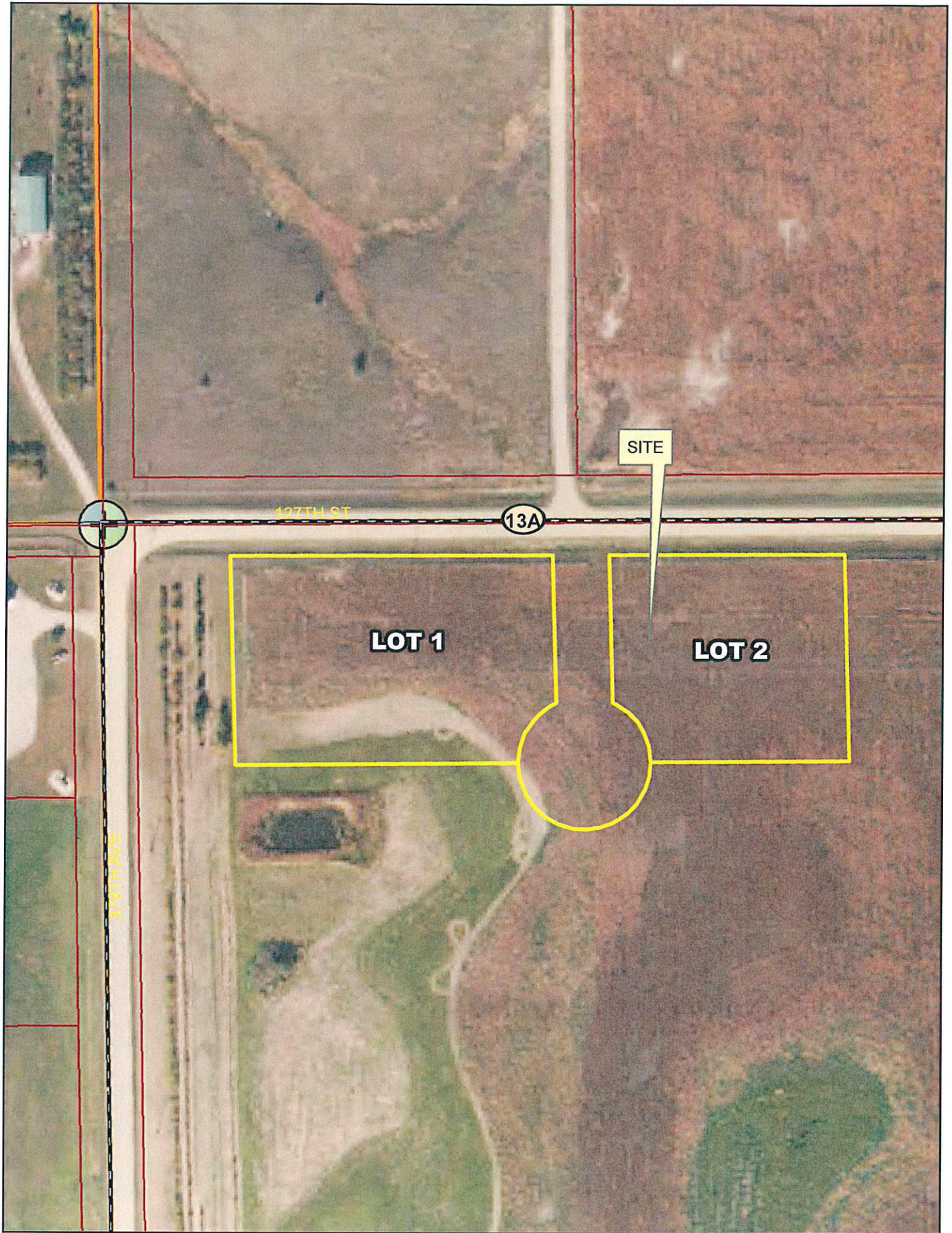
COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK _____, AND DULY RECORDED IN HANGING PLATS NO. _____.

REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA





STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

PLAT VACATION

ITEM #14

GENERAL INFORMATION:

OWNER:	Treeby LLC – Hal Treeby
PETITIONER:	Treeby LLC – Hal Treeby
REQUEST:	PLAT VACATION
LEGAL DESCRIPTION:	Lot 1, “Reece Treeby Addition” in the NW1/4 of Section 15-T128N-R61W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	40343 102 nd Street
CITY/TOWNSHIP:	Hecla 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:	Unknown
REPORTED BY:	Chris Anderson

GENERAL COMMENT: The petitioner is requesting this Plat Vacation for financial purposes.

GENERAL REVIEW: Staff has reviewed this plat vacation.

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT VACATION

DATE: October 2, 2024
RECEIPT # 822/52
TOWNSHIP: Hecla Twp.

FEES: \$ 100.00
PAID: YES/NO CHK/CASH
DATE: November 1, 2024

OWNERS SIGNATURE: Treeby, LLC - (Hal Treeby) Hal Treeby
OWNERS ADDRESS: PO Box 97 11-1-2024
OWNERS CITY, STATE, ZIP: Hecla, SD 57446
OWNERS PHONE: 605-216-7026

AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____

REQUEST: Vacation of an existing plat.

LEGAL DESCRIPTION: Lot 1, "Reece Treeby Addition" in the NW1/4 of Section 15-
T128N-R61W of the 5th P.M., Brown County, South Dakota
(40343 102nd Street, Hecla Twp.)

Planning Commission Action: Approved / Denied

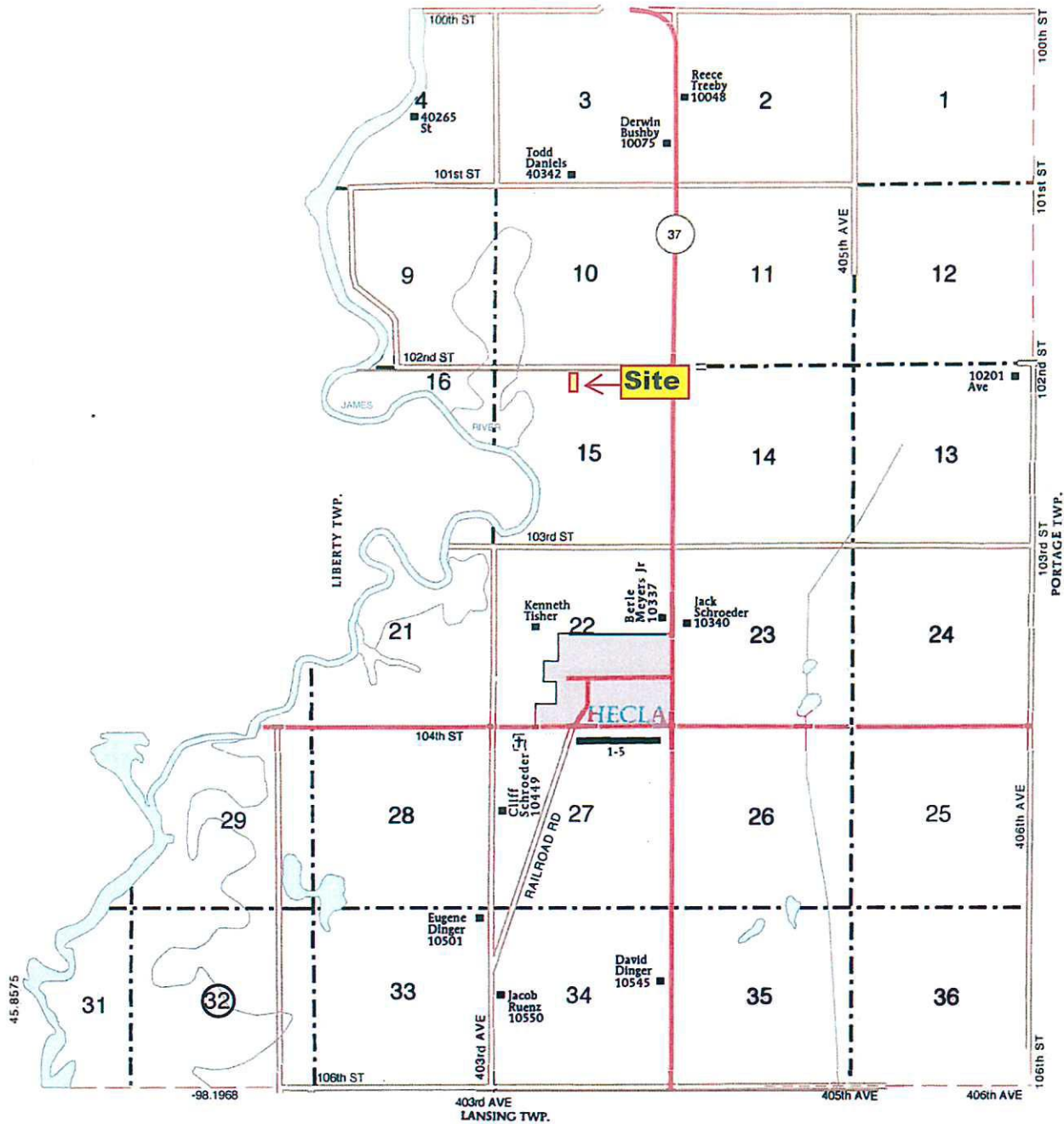
By: _____ Date: _____

HEARING DATE: November 19, 2024 TIME: 7:00 P.M.

MEETING: located in the Basement Community Room of the Court House Annex

25 Market Street • Aberdeen, South Dakota 57401-4203

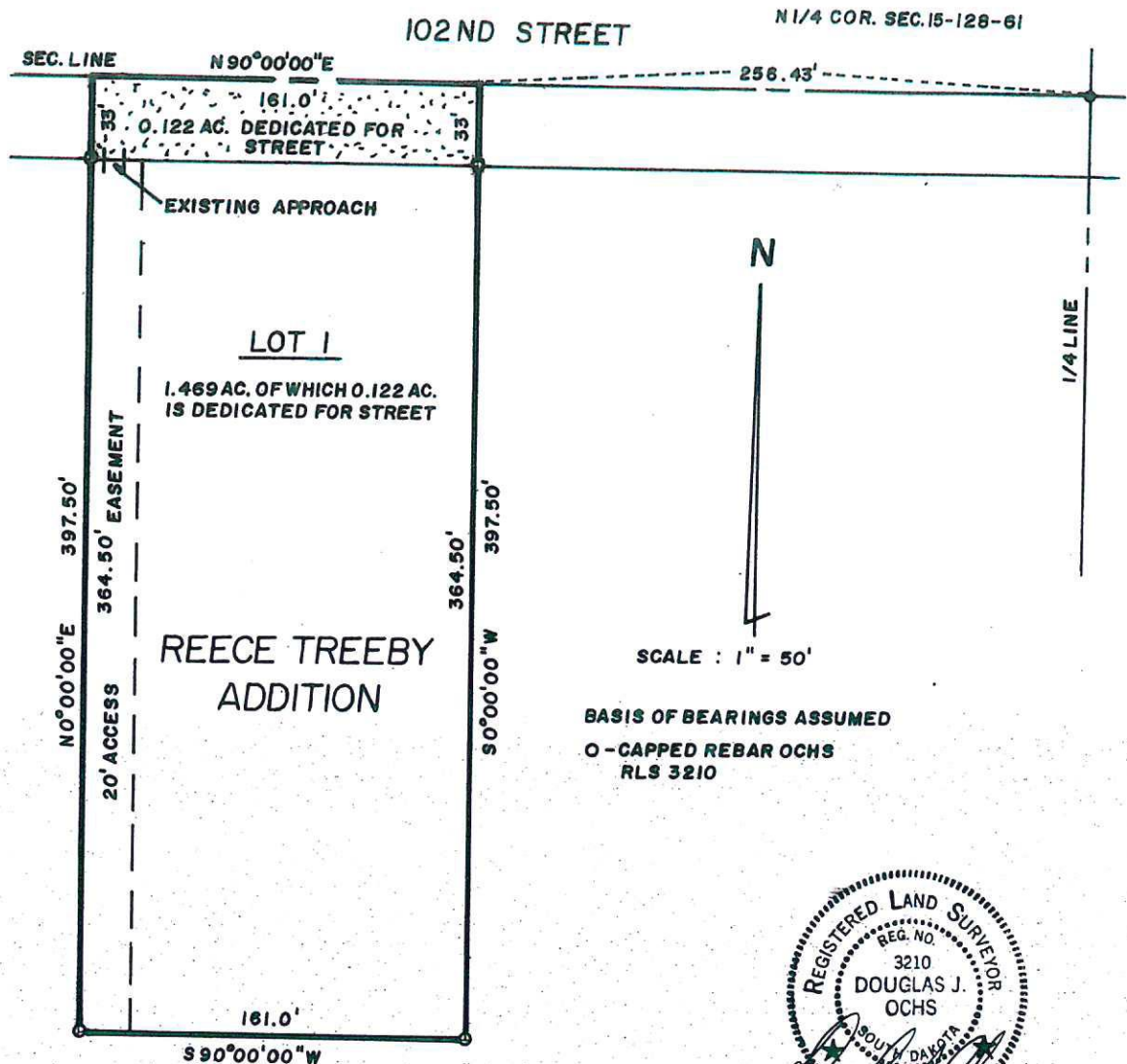
Phone: 605-626-7144 • FAX: 605-626-4010 • email: Scott.Bader@browncounty.sd.gov

(Residents - Owners or Renters)
DICKEY CO., ND**HECLA TOWNSHIP**
SECTION 27

- 1 Lloyd, Daryl 40347
- 2 Osterloh, Jay
- 3 Edwards, John 40355
- 4 Rosendahl, Dale 40357
- 5 Hyatt, Harley 40361

PLAT SHOWING

REECE TREEBY ADDITION IN THE NW1/4 OF SEC. 15, T. 128 N.,
R. 61 W. OF THE 5TH P. M., BROWN COUNTY, SOUTH DAKOTA



HIGHWAY AUTHORITY CERTIFICATE

THE LOCATION OF THE EXISTING APPROACH IS HEREBY APPROVED. ANY CHANGES IN LOCATION OR ADDITIONAL APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL AND PERMITS.

SIGNED THIS _____ DAY OF _____, 2011.

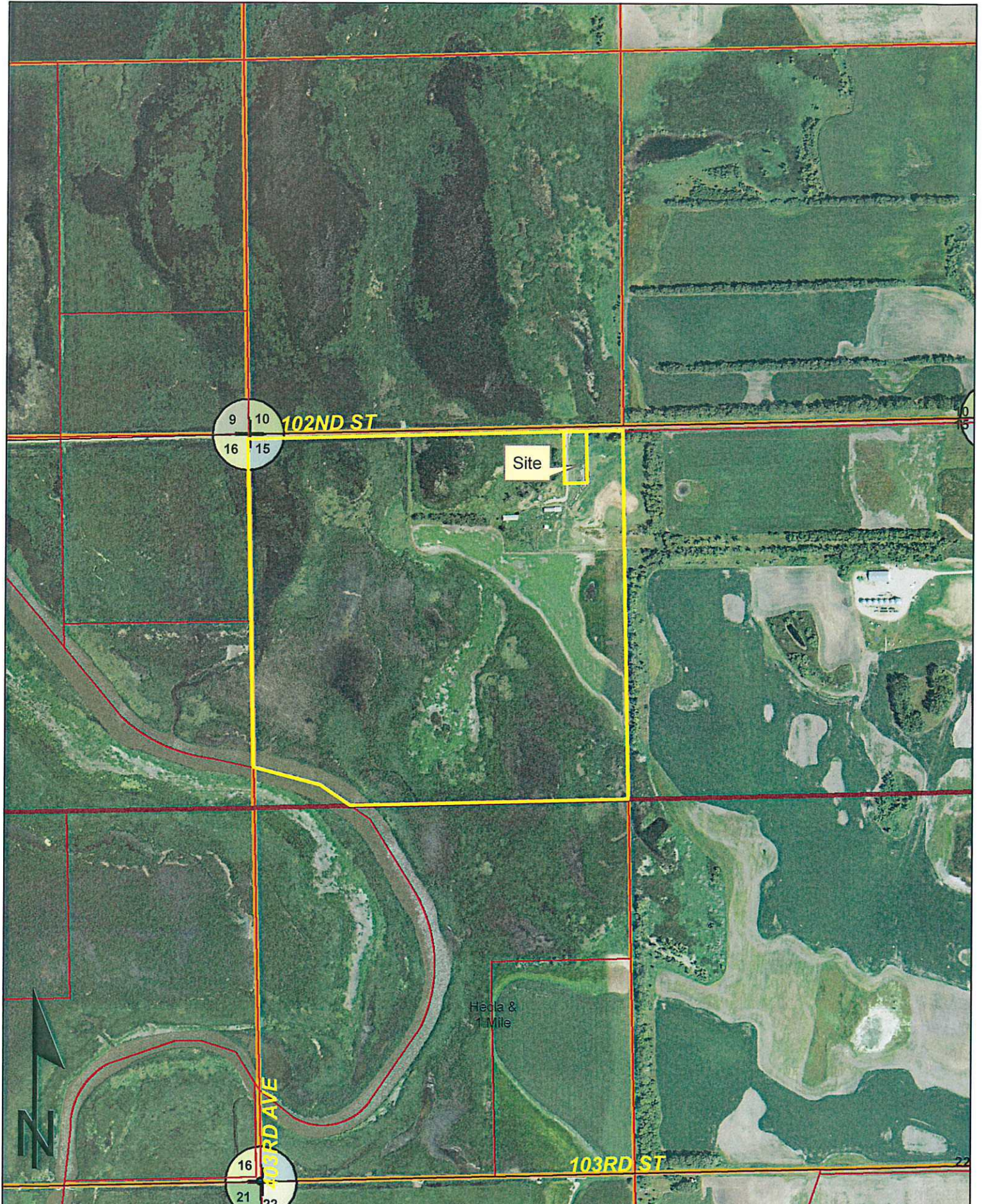
TOWNSHIP HIGHWAY OFFICIAL

PREPARED BY:

STELLNER ENGINEERING CO.
P.O. BOX 921
ABERDEEN, SD 57402-0921
605-225-0583

BROWN COUNTY GIS MAP

(FOR REFERENCE ONLY)



BROWN COUNTY GIS MAP

(FOR REFERENCE ONLY)



STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #15

GENERAL INFORMATION:

OWNER:	Brock Olson
PETITIONER:	Brock Olson
REQUEST:	PRELIMINARY & FINAL PLAT
LEGAL DESCRIPTION:	"B. Olson Addition to the Town of Claremont" in the NW1/4 of Section 2-T125N-R60W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	604 4 th Avenue
CITY/TOWNSHIP:	Claremont Villa
EXISTING ZONING	Rural Urban District (RU)
SURROUNDING ZONING:	
North:	Rural Urban District (RU)
South:	Rural Urban District (RU)
West:	Rural Urban District (RU)
East:	Rural Urban District (RU)
PUBLIC UTILITIES:	BDM Water
REPORTED BY:	Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary & Final Plat for financial purposes.

GENERAL REVIEW: Staff has reviewed this plat.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: B. Olson Addition to the Town of Claremont

LEGAL SECTION: QUARTER: NW1/4 SECTION: 2 TOWNSHIP: 125 RANGE: 60

MANDATORY LOTS: 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

SCHOOL DISTRICT: Langford

UTILITIES: BDM Water

OWNERS NAMES: Brock Olson

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Zachary Remily (Assurance Land Surveying)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$150.00 DATE PAID: 10 / 11 / 20 24

RECEIVED BY PLANNING DEPARTMENT: 10 / 11 / 20 24 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ 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 _____ 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) 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: October 25, 2024
RECEIPT # 822133
TOWNSHIP: Claremont Villa

FEE: \$150.00
PAID: YES/NO CHK/CASH
DATE: October 11, 2024

OWNERS NAME (print): Brock Olson
OWNERS SIGNATURE: Brock Olson October 11th
OWNERS ADDRESS: 604 4th Avenue
OWNERS CITY, STATE, ZIP: Claremont, SD 57432
OWNERS PHONE: 605- 294-7381
OWNERS EMAIL: _____

AGENTS NAME (print): _____
AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____
AGENTS EMAIL: _____

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: "B. Olson Addition to the Town of Claremont" in the NW1/4
of Section 2-T125N-R60W of the 5th P.M., Brown County, South Dakota
(604 4th Avenue; Claremont Villa)

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: November 19, 2024 TIME: 7:00 pm

MEETING: located in the Basement Community Room of the Court House Annex

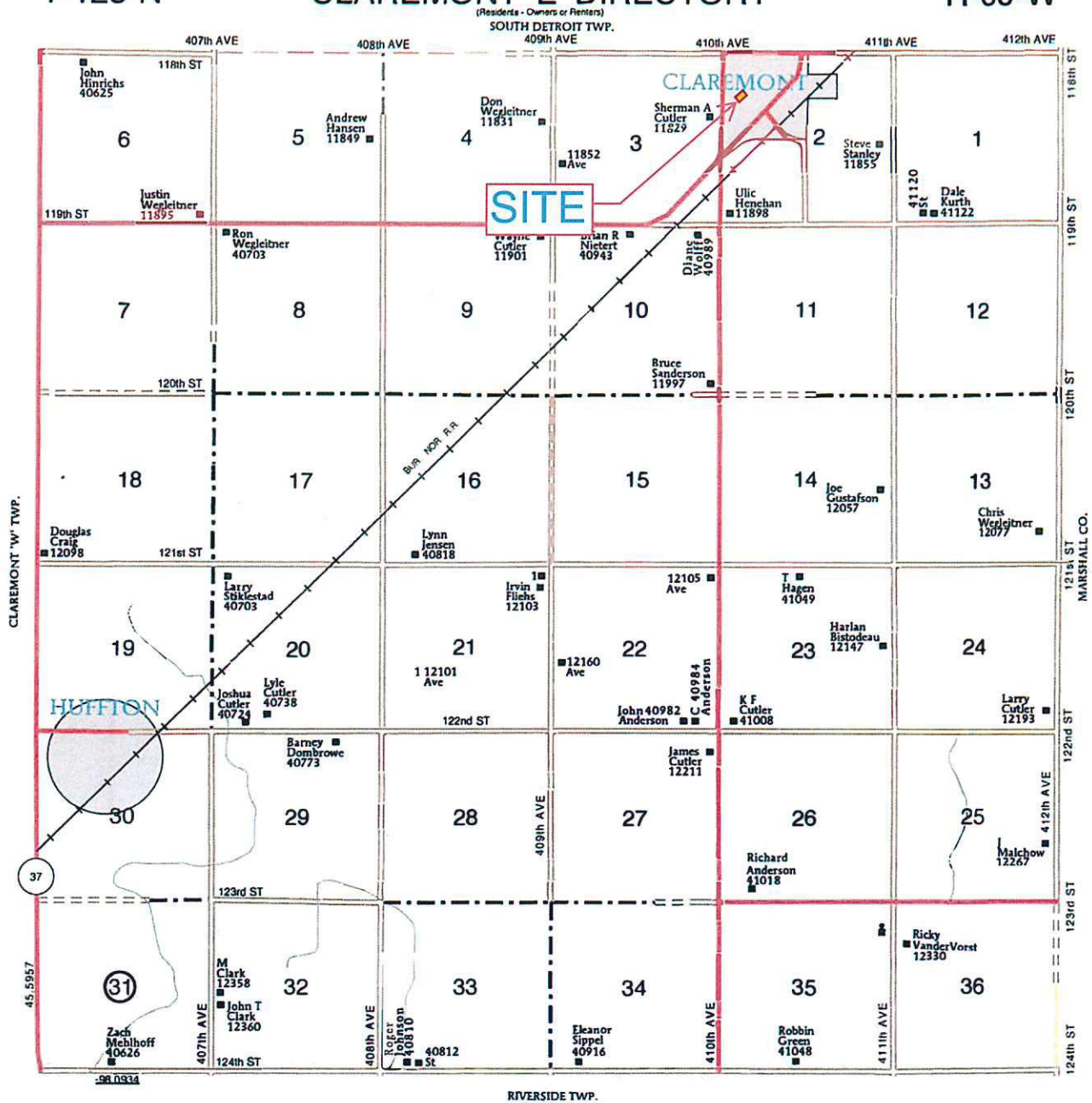
25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • www.brown.sd.us • email: Scott.Bader@browncounty.sd.gov

T-125-N

CLAREMONT 'E' DIRECTORY

R-60-W

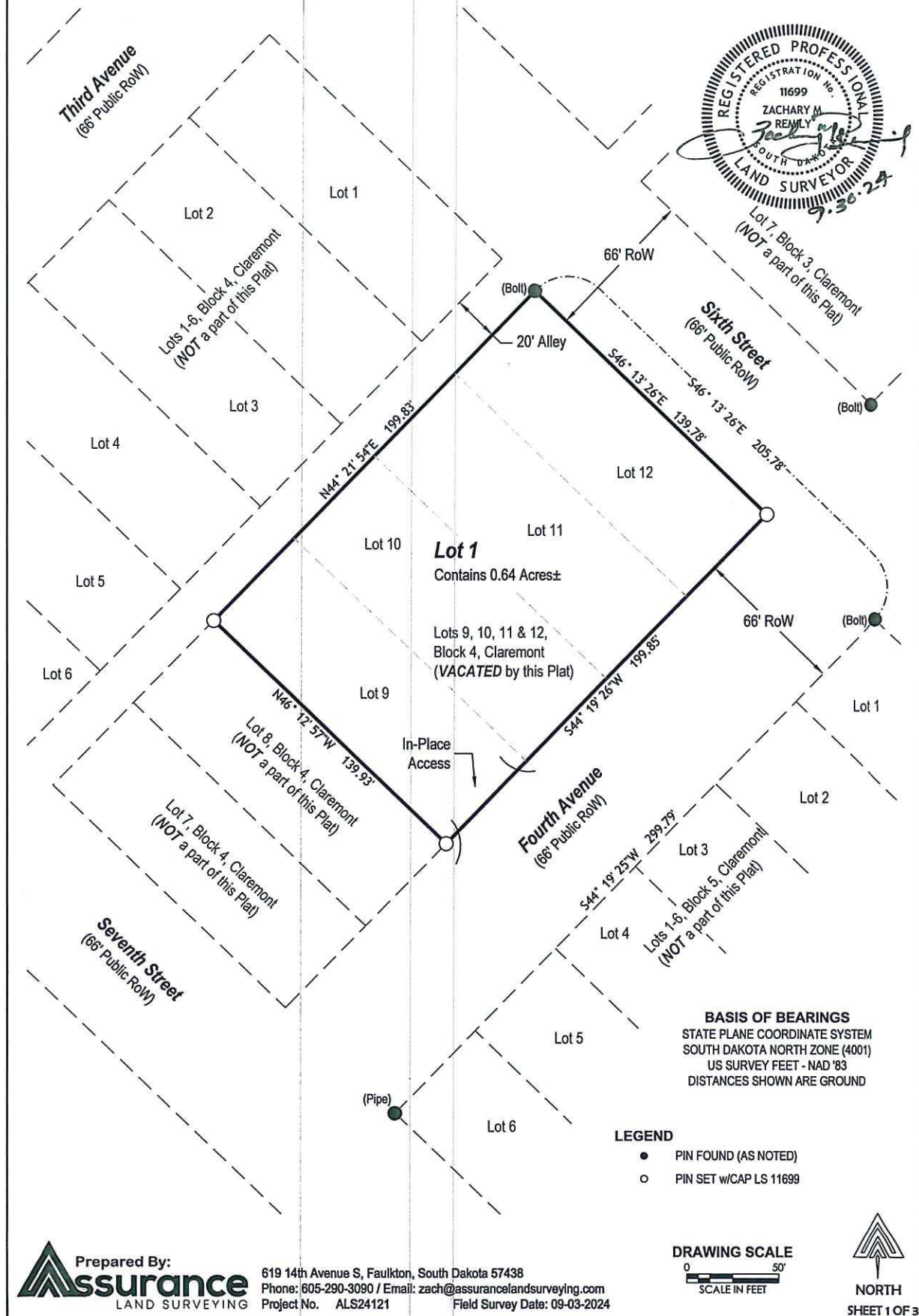


TITLES of DAKOTA

ABSTRACTS OF TITLE • CLOSINGS & ESCROWS • TITLE INSURANCE

104 S. Lincoln St. • Aberdeen, SD 57401 | Escrow & Closing: 605-225-4903 | Title Insurance: 605-225-1330 | www.titlesofdakota.com

TO THE TOWN OF CLAREMONT, IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA



Prepared By:
Assurance
LAND SURVEYING

619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS24121 Field Survey Date: 09-03-2024

DRAWING SCALE
0 50'
SCALE IN FEET



NORTH
SHEET 1 OF 3

B. OLSON ADDITION

TO THE TOWN OF CLAREMONT, IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE:

I, Brock Olson, do hereby certify that I am the owner of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Claremont, 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:

**"B. OLSON ADDITION TO THE TOWN OF CLAREMONT, IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 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, Brock Olson, do hereby VACATE Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Four (4), Claremont, Brown County, South Dakota as filed for record on December 20, 1886 at 8:00 A.M., and duly recorded in Plat Book 1, Page 52, or Hanging Plat No. 43.

Owner: Brock Olson

Brock Olson
Signature

Signed this 11th day of October, 2024

COUNTY OF Brown)
STATE OF South Dakota) SS

On this the 11th day of October, 2024, before me, D. Chris Anderson the undersigned officer, personally appeared Brock Olson known to me or satisfactorily proven to be the person who, subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: 11-02-2027

D. Chris Anderson
Notary Public

SURVEYOR'S CERTIFICATE:

I, Zachary M. Remily, Registered Land Surveyor, in the State of South Dakota, do hereby certify that, at the request of the owner, I have surveyed and platted:

**"B. OLSON ADDITION TO THE TOWN OF CLAREMONT, IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 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.

Zachary M. Remily
ZACHARY M. REMILY, LS 11699

Signed this 30th day of September, 2024.

B. OLSON ADDITION

TO THE TOWN OF CLAREMONT, IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 WEST OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA

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.

Meeting held on the _____ day of _____, 20____.

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:

**"B. OLSON ADDITION TO THE TOWN OF CLAREMONT,
IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 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 amendments.

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.

Meeting held on the _____ day of _____, 20____.

County Auditor
Brown County, South Dakota

"Be it resolved by the County Commission of Brown County, South Dakota, that the plat showing:

**"B. OLSON ADDITION TO THE TOWN OF CLAREMONT,
IN THE NW1/4 OF SECTION 2,
TOWNSHIP 125 NORTH, RANGE 60 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 records of my office to be fully paid.

Signed this _____ day of _____, 20____.

County Treasurer
Brown County, South Dakota

DIRECTOR OF EQUALIZATION CERTIFICATE:

I hereby certify that I have received a copy of this plat.

Dated this _____ day of _____, 20____.

Director of Equalization
Brown County, South Dakota

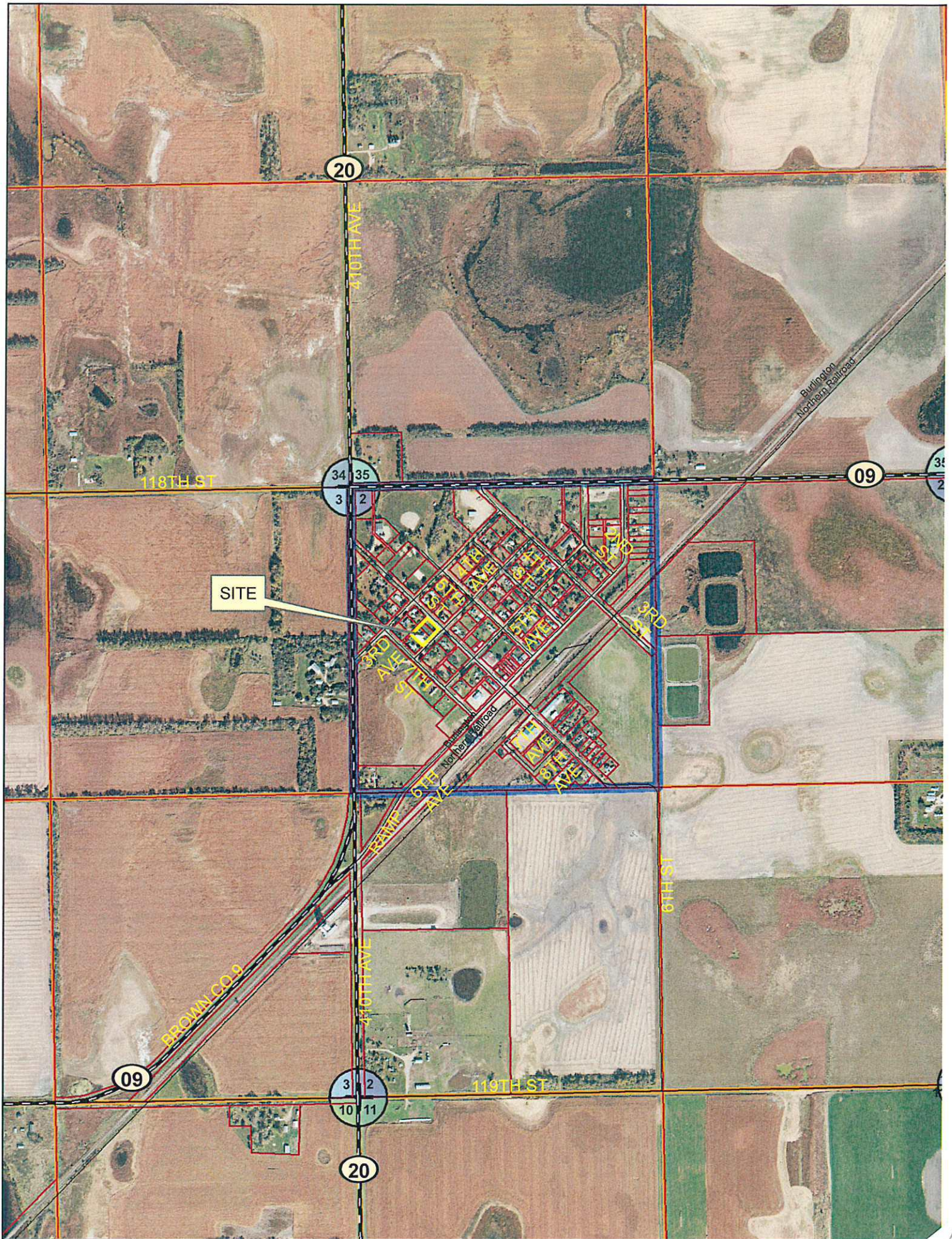
REGISTER OF DEEDS' CERTIFICATE:

Filed for record this _____ day of _____, 20____,

at _____ O'clock ____ M., and duly recorded as Hanging

Plat No. _____.

Register of Deeds
Brown County, South Dakota





STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #16

GENERAL INFORMATION:

OWNER:	Adam Holcomb
PETITIONER:	Adam & Brittany Holcomb
REQUEST:	PRELIMINARY & FINAL PLAT
LEGAL DESCRIPTION:	"Adam and Brittany Holcomb First Addition" in the SE1/4 of Section 18-T123N-R62W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	13275 Country Drive
CITY/TOWNSHIP:	Bath Twp
EXISTING ZONING	Rural Urban District (RU)
SURROUNDING ZONING:	
North:	Rural Urban District (RU)
South:	Rural Urban District (RU)
West:	Rural Urban District (RU)
East:	Rural Urban District (RU)
PUBLIC UTILITIES:	WEB Water
REPORTED BY:	Ron Keller

GENERAL COMMENT: The petitioner is requesting this Preliminary & Final Plat for financial purposes.

GENERAL REVIEW: Staff has reviewed this plat.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: Adam and Brittany Holcomb First Addition

LEGAL SECTION: QUARTER: SE1/4 SECTION: 18 TOWNSHIP: 123 RANGE: 62

MANDATORY LOTS: 1 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

SCHOOL DISTRICT: Aberdeen

UTILITIES: WEB Water

OWNERS NAMES: Adam Holcomb

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Grant Kurkowski (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: 09 / 27 / 20 24

RECEIVED BY PLANNING DEPARTMENT: 09 / 27 / 20 24 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE _____ 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 _____ 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) 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:

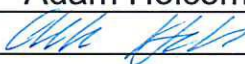
RECOMMENDATION: _____ APPROVE _____ DENY _____ RE-SUBMIT ON _____

BROWN COUNTY PLANNING & ZONING COMMISSION

APPLICATION FOR PLAT APPROVAL

DATE: September 20, 2024
RECEIPT # 822124
TOWNSHIP: Bath Twp

FEE: \$150.00
PAID: (YES)NO (CHK)CASH
DATE: September 27, 2024

OWNERS NAME (print): Adam Holcomb
OWNERS SIGNATURE:  9-27-24
OWNERS ADDRESS: 13273 Country Drive
OWNERS CITY, STATE, ZIP: Bath, SD 57427
OWNERS PHONE: 605-290-4315 (Brittany)
OWNERS EMAIL: countrygirl1379x@live.com

AGENTS NAME (print): _____
AGENTS SIGNATURE: _____
AGENTS ADDRESS: _____
AGENTS CITY, STATE, ZIP: _____
AGENTS PHONE: _____
AGENTS EMAIL: _____

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: "Adam and Brittany Holcomb First Addition" in the SE 1/4 of Section 18-T123N-R62W of the 5th P.M., Brown County, South Dakota (13273 Country Drive; Bath Twp.)

Planning Commission Action: Approved / Denied

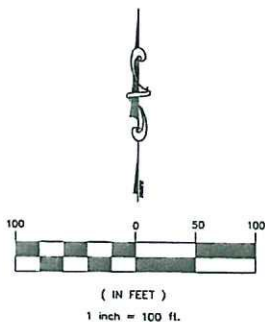
By: _____ Date: _____

HEARING DATE: November 19, 2024 TIME: 7:00 pm



© Farm & Home Publishers, Ltd.

PLAT OF ADAM AND BRITTANY HOLCOMB FIRST ADDITION IN THE SE 1/4 OF SECTION 18-T123N-R62W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

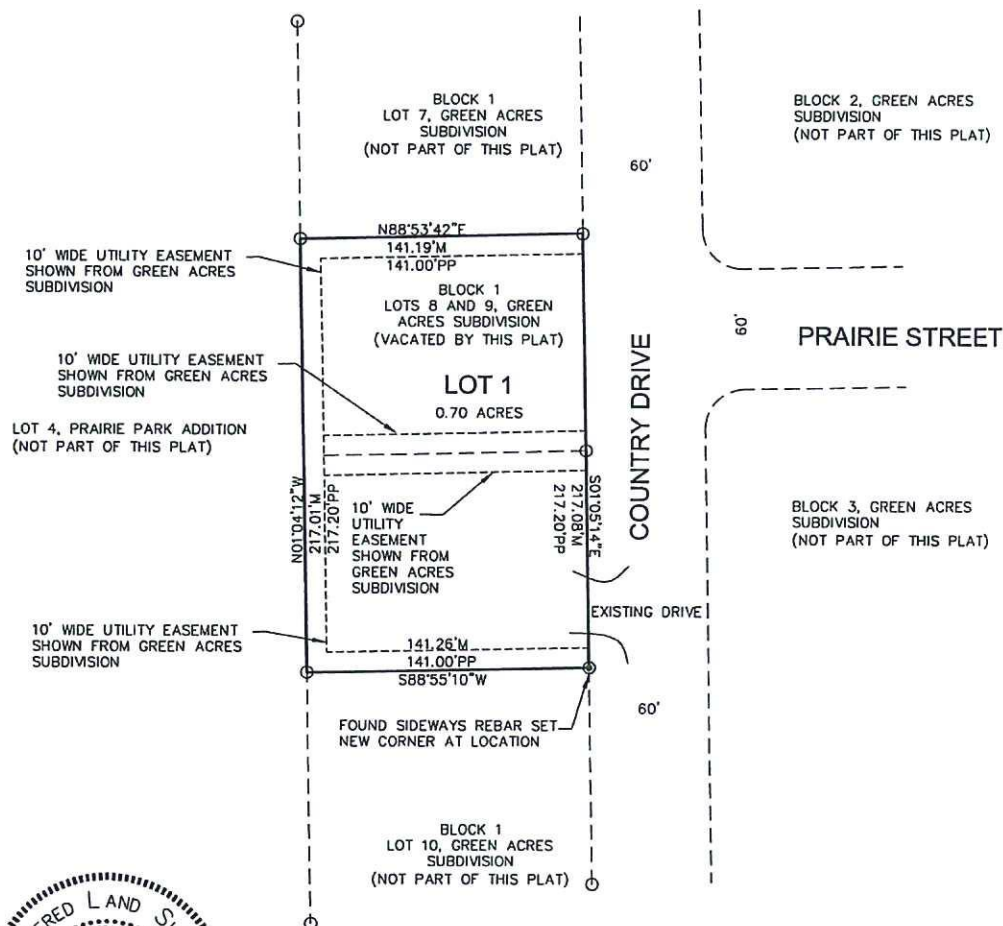


LEGEND

- FOUND PROPERTY CORNER
- ⊙ SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KURKOWSKI RLS 17051
- SET 3" SPIKE W/ WASHER STAMPED KURKOWSKI RLS 17051
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

SD STATE PLANE NORTH ZONE
NAD 83 (2011) US SURVEY FEET
DISTANCES ARE GROUND



Grant S. Kurkowski 9-16-24

SPN Helms
CIVIL ENGINEERS & LAND SURVEYORS

416 PRODUCTION STREET N.
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189


DWG. 9806-LS BY: GSK SHEET 1 OF 3

PLAT OF
ADAM AND BRITTANY HOLCOMB
FIRST ADDITION
IN THE SE 1/4 OF SECTION 18-T123N-R62W OF THE 5th P.M.,
BROWN COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, ADAM L. HOLCOMB DO HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 8 AND 9, BLOCK 1, GREEN ACRES SUBDIVISION IN THE SE 1/4 OF SECTION 18 T123N R62W 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: ADAM AND BRITTANY HOLCOMB FIRST ADDITION IN THE SE 1/4 OF SECTION 19 T123N R62W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA AS SHOWN BY THIS PLAT, AND I 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.

BY THIS PLAT, I ADAM L. HOLCOMB DO HEREBY VACATE LOTS 8 AND 9, BLOCK 1, GREEN ACRES SUBDIVISION IN THE SE 1/4 OF SECTION 18 T123N R62W OF THE 5TH P.M., BROWN COUNTY, SOUTH DAKOTA
 AS FILED FOR RECORD ON JULY 16, 1979 AND DULY RECORDED AS PLAT NO. 445 IN THE BROWN COUNTY REGISTER OF DEEDS OFFICE


 ADAM L. HOLCOMB

Signed this 27th day of September, 2024

ACKNOWLEDGEMENT

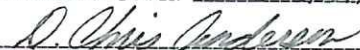
STATE OF South Dakota

COUNTY OF Brown)SS

ON THIS THE 27th DAY OF September, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ADAM HOLCOMB KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT 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: 11-02-2027


 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GRANT S. KURKOWSKI, A REGISTERED LAND SURVEYOR OF ABERDEEN, SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "ADAM AND BRITTANY HOLCOMB FIRST ADDITION IN THE SE 1/4 OF SECTION 19 T123N R62W 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 16 DAY OF September, 2024

 9-16-24
 GRANT S. KURKOWSKI RLS #17051

COUNTY PLANNING COMMISSION CERTIFICATION

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 HELD ON THE ____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING ADAM AND BRITTANY HOLCOMB FIRST ADDITION IN THE SE 1/4 OF SECTION 19 T123N R62W 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

PLAT OF
ADAM AND BRITTANY HOLCOMB
FIRST ADDITION
IN THE SE 1/4 OF SECTION 18-T123N-R62W OF THE 5th P.M.,
BROWN COUNTY, 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 ____ DAY OF _____, 20____.

"BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWN COUNTY, SOUTH DAKOTA, THAT THE PLAT SHOWING ADAM AND BRITTANY HOLCOMB FIRST ADDITION IN THE SE 1/4 OF SECTION 19 T123N R62W 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."

 COUNTY AUDITOR, 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

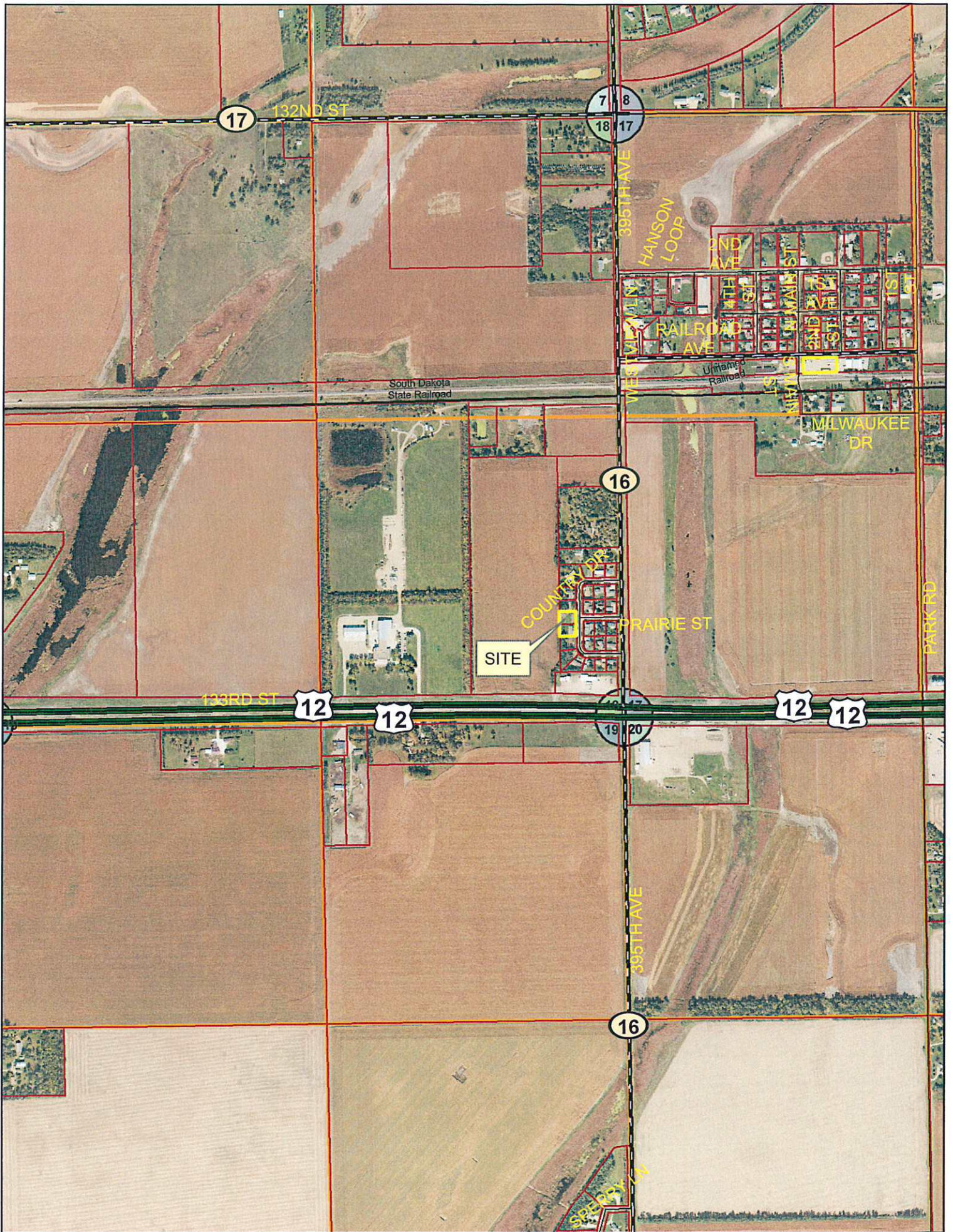
I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LANDS INCLUDED IN THE ABOVE PLAT ARE SHOWN BY THE RECORDS OF MY OFFICE TO BE FULLY PAID. SIGNED THIS ____ DAY OF _____, 20____.

 COUNTY TREASURER, BROWN COUNTY, SOUTH DAKOTA

REGISTER OF DEED'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK _____, AND DULY RECORDED IN HANGING PLATS NO. _____

 REGISTER OF DEEDS, BROWN COUNTY, SOUTH DAKOTA



SITE

COUNTRY DR

PRAIRIE ST



STAFF REPORT

Meeting: November 19, 2024

BROWN COUNTY PLANNING COMMISSION

PRELIMINARY & FINAL PLAT

ITEM #17

GENERAL INFORMATION:

OWNER:	Thomas Johnson
PETITIONER:	James Smith for owner Thomas Johnson
REQUEST:	PRELIMINARY & FINAL PLAT
LEGAL DESCRIPTION:	"North Warner Homestead Addition" in the NW1/4 of Section 35-T122N-R64W of the 5 th P.M., Brown County, South Dakota
ADDRESS:	38623 & 38629 141st Street
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 & Final Plat for conveyance purposes.

GENERAL REVIEW: Staff has reviewed this plat.

PLAT APPROVAL CHECKLIST

SUBDIVISION NAME: North Warner Homestead Addition

LEGAL SECTION: QUARTER: NW1/4 SECTION: 35 TOWNSHIP: 122 RANGE: 64

MANDATORY LOTS: 1,2,3 TRACTS _____ PARCELS _____ OUTLOTS _____ OTHER _____

SCHOOL DISTRICT: Warner

UTILITIES: WEB Water

OWNERS NAMES: Thomas Johnson

OWNERS NAMES: _____

ENGINEER OR SURVEYOR: Brandon Huppler (Brinkman Land Surveying)

TYPE: PRELIMINARY _____ FINAL _____ BOTH X (both is allowed if there is not a new road needed)

PLAT FEE PER PLAT: \$150.00 DATE PAID: 11 / 14 / 20 24

RECEIVED BY PLANNING DEPARTMENT: 11 / 14 / 20 24 BY: Ron Keller

REASON FOR PLAT: DEVELOPMENT _____ CONVEYANCE X FINANCIAL PURPOSES _____ OTHER _____

ORIGINAL PLAT DRAWN ON: 11 x 17 MYLAR _____ 11 x 17 PHOTO PAPER _____ OTHER 8 1/2 x 14 Mylar

STREETS/ROADS NAMED PROPERLY: X NEW STREETS/ROADS REQUIRE PRELIMINARY PLAT: _____

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) 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: November 22, 2024
RECEIPT # 822164
TOWNSHIP: Warner Twp

FEE: \$150.00
PAID: YES/NO CHEK/CASH
DATE: 11/14/2024

OWNERS NAME (print): Thomas Johnson
OWNERS SIGNATURE: _____
OWNERS ADDRESS: 38623 141st Street
OWNERS CITY, STATE, ZIP: Aberdeen, SD 57401
OWNERS PHONE: 605-
OWNERS EMAIL: _____

AGENTS NAME (print): Jamel Smith
AGENTS SIGNATURE: Jam Smith
AGENTS ADDRESS: 18 N. 4th St
AGENTS CITY, STATE, ZIP: Hazel SD 57242
AGENTS PHONE: (605) 882-4769
AGENTS EMAIL: jcsmith1953@gmail.com

REQUEST: Preliminary & Final Plat

LEGAL DESCRIPTION: "North Warner Homestead Addition" in the NW1/4 of
Section 35-T122N-R64W of the 5th P.M., Brown County, South Dakota
(38623 & 38629 141st Street; Warner Twp.)

Planning Commission Action: Approved / Denied

By: _____ Date: _____

HEARING DATE: NOVEMBER 19
December 17, 2024 TIME: 7:00 pm

MEETING: located in the Basement Community Room of the Court House Annex

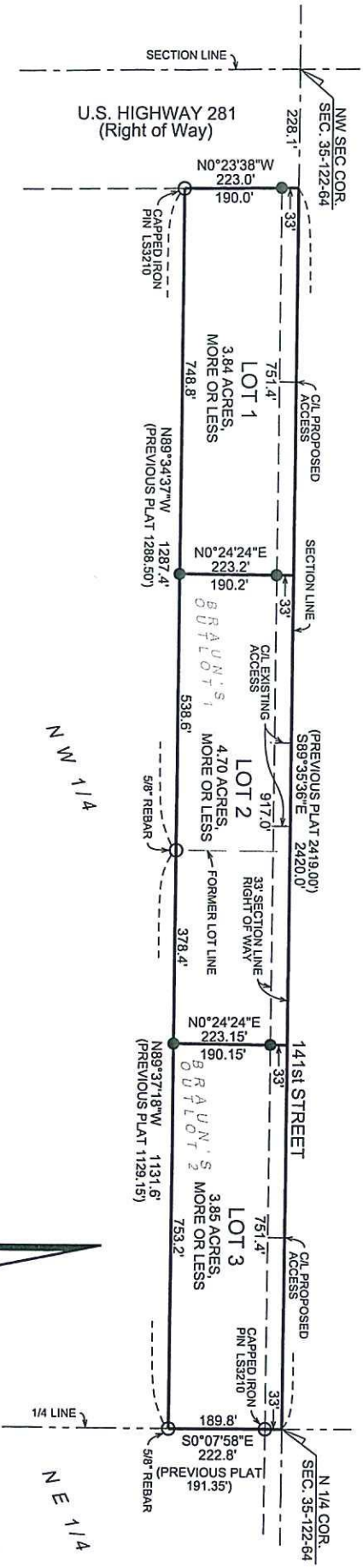
25 Market Street • Aberdeen, South Dakota 57401-4203

Phone: 605-626-7144 • www.brown.sd.us • email: Scott.Bader@browncounty.sd.gov

GEM 'W' TWP.



PLAT OF: NORTH WARNER HOMESTEAD ADDITION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, T122N, R64W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA Sheet 1 of 3



NOTES:
 - THIS PLAT IS A REPLAT OF AND IS TO HEREBY VACATE THE PLAT OF BRAUN'S OUTLOTS 1 AND 2 IN THE NW1/4 OF SECTION 35, T122N, R64W, BROWN COUNTY, SOUTH DAKOTA, RECORDED ON APRIL 21, 1992 AT 3:28 P.M., IN BOOK OF PLATS NO. 9 ON PAGE 807E THEREIN.
 - LOT 1 CONTAINS 3.84 ACRES, MORE OR LESS, OF WHICH 0.57 ACRE IS SECTION LINE RIGHT OF WAY.
 - LOT 2 CONTAINS 4.70 ACRES, MORE OR LESS, OF WHICH 0.69 ACRE IS SECTION LINE RIGHT OF WAY.
 - LOT 3 CONTAINS 3.85 ACRES, MORE OR LESS, OF WHICH 0.57 ACRE IS SECTION LINE RIGHT OF WAY.
 - SUBJECT TO EASEMENTS OF RECORD



SCALE 1"=250'
 SEPTEMBER 2024
 ● CAPPED IRON PIN SET LS 12755
 ○ EXISTING MONUMENT AS NOTED

BRINKMAN
 LAND SURVEYING

17775 44th Ave.
 Waterton, S.D. 57201
 Brandon Huppert
 Cell: (605) 520-5526
 Email: Brandon.Huppert@outlook.com
 Project Number: 24-517 Date: 9/10/2024

Owners Certificate

I, Thomas Johnson, do hereby certify that I am the owner of Braun's Outlots 1 & 2 in the Northwest Quarter of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota and that I have caused the above described property to be surveyed and platted as shown on the attached plat which shall be hereinafter known and described as, North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W 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.

Signed this 22 Day of Oct, 2024

Owner:

Thomas Johnson

State of South Dakota

) ss

County of Brown

On this the 22 day of October, 2024, before me, the undersigned officer, personally appeared Thomas Johnson, owner of the above described property, known to me of satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Brittany Egeland
Notary Public, South Dakota
My Commission Expires: 5-27-2026

Surveyor's Certificate

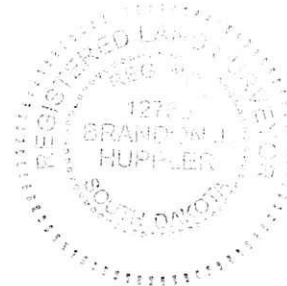
I, Brandon J. Huppler, a Registered Land Surveyor in the State of South Dakota, do hereby certify that at the instance and request of Thomas Johnson, owner of the above-described property, did on or before September 18, 2024, survey the parcel of land as shown on the accompanying plat.

I further certify that the said plat is a true and correct representation of the said parcel as surveyed and platted by me into:

North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota.

I hereby set my hand this 22 day of October, 2024.

Brandon J. Huppler
Registered Land Surveyor

Approval by City

I hereby certify that the following is a correct copy of the resolution duly passed by the City Council of Warner, South Dakota at a meeting held on the 13 day of November, 2024

"Be it resolved by the City Council of Warner, South Dakota, that the plat showing North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota having being examined is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof"

Nicholas Townsend
Finance Officer Warner, South Dakota

City Planning Commission Certificate

I hereby certify that the following is a correct copy of the resolution duly passed by the City Planning Commission of Warner, South Dakota at a meeting held on the _____ day of _____, 20____.

"Be it resolved by the City Planning Commission of Warner, South Dakota, that the plat showing North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota having being examined is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof"

Linda Johnson
Planning Commission Secretary, Warner, South Dakota

**BRINKMAN
LAND SURVEYING**

17275 449th Ave.
Watertown, S.D. 57201
Brandon Huppler

Cell: (605) 520-5526

Email: Brandon.Huppler@outlook.com

Project Number: 24-517 Date: 9/18/2024

Approval of Planning/Zoning Commission Certificate

We, the members of the Planning and Zoning Commission of Brown County, South Dakota, do hereby certify that we have examined the plat of: North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota, and hereby give our approval for the instrument to be recorded.

Dated this _____ day of _____, 20____.

Chairman, Planning and Zoning,
Brown County, South Dakota

Resolution

BE IT RESOLVED by the Board of County Commissioners of Brown County, South Dakota, that the plat entitled: North Warner Homestead Addition in the Northwest Quarter (NW1/4) of Section 35, T122N, R64W of the 5th P.M., Brown County, South Dakota, which has been submitted for examination pursuant to law, and it appearing that all taxes and special assessments have been paid and that such plat and the survey thereof have been made and executed according to law, the plat is hereby approved, and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 20____.

Chairman, Board of County Commissioners
Brown County, South Dakota

ATTEST:

County Auditor,
Brown County, South Dakota

Highway Authority Certificate

The location of the proposed property lines abutting the township road as shown hereon, is hereby approved. Any change in location of the existing access or any new access shall require additional approval.

Signed this _____ day of _____, 20____.

By: _____
Highway Authority

Title: _____

Highway Authority Certificate

The location of the proposed property lines abutting the state highway as shown hereon, is hereby approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02."

Signed this _____ day of _____, 20____.

By: _____
Highway Authority

Title: _____

County Treasurer's Certificate

I, _____ Treasurer of Brown County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above (and the foregoing) plats, as shown by the records of my office, have been fully paid.

Dated this _____ day of _____, 20____.

Treasurer, Brown County, South Dakota

Director of Equalization Certificate

I, Director of Equalization of Brown County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization, Brown County,
South Dakota

Register of Deeds Certificate

Filed for record this _____ day of _____, 20____, at _____ o'clock _____ m., and recorded in Book _____ of
Plats on page _____.

Register of Deeds, Brown County, South Dakota

**BRINKMAN
LAND SURVEYING**

17275 449th Ave.
Watertown, S.D. 57201
Brandon Huppler

Cell: (605) 520-5526

Email: Brandon.Huppler@outlook.com

Project Number: 24-517 Date: 8/18/2024

Brown County Planning/Zoning Office

GIS MAP
(for reference only)



