

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, FEBRUARY 18, 2025 – 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 February 18, 2025, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of January 21, 2024, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## ZONING BOARD OF ADJUSTMENT

- V. **Old Business:**
  1. **Sign-up sheet:** On the table by the door entrance, there is a Sign-up Sheet. Please legibly sign in and mark YES or NO if you want to speak to the Board on any Agenda Item.
  2. **Permits:** Anyone that has submitted a Variance Petition (VP) or a Conditional Use Petition (CUP) to the Zoning Board of Adjustment (BOA) is still required to get their required PERMITS from the Zoning Office before starting their project if their Petition gets approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Outlot 1, “Aberdeen Twp 20W Outlots” in the E1/2 of Section 20-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38390 US Hwy 12; Aberdeen Twp.).
  2. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 2, “Fulker’s Homestead Subdivision” in the SE1/4 of Section 17-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38390 133rd Street; Aberdeen Twp.).
  3. **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 1, “B.C.P.R.L. Addition” in the NW1/4 of Section 29-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38349 134<sup>th</sup> Street; Aberdeen Twp.).
  4. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as The NW1/4 of Section 29-T121N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14624 401<sup>st</sup> Avenue; Garden Prairie Twp.).

5. **Variance for Lot Size** in a proposed Agriculture Preservation District (AG-P) described as proposed Lot 2, “NWE Generation Addition” in Section 25-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (270 135<sup>th</sup> Street SW; Aberdeen Twp.).

**VII. Other Business:**

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

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## PLANNING COMMISSION

**I. Old Business:**

**II. New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#).*

10. **Rezone Petition** for properties described as Lot 1, “First Replat of Dahme Northview Addition” in the SE1/4 of Section 1-T123N-R64W and the SW1/4 of the SE1/4 of Section 1-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (3015 N Dakota Street & 295 24<sup>th</sup> Avenue NE; Aberdeen Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Municipal District (M).
11. **Rezone Petition** for properties described as proposed Lot 1, Lot 2 & Lot 3, “NWE Generation Addition” in Section 25-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota. Lot 1 (440 135<sup>th</sup> St SW) & Lot 3 (90 135<sup>th</sup> Street SW) to be rezoned from Agriculture Preservation District (AG-P) to Heavy Industrial District (H-I). Lot 2 (270 135<sup>th</sup> Street SW) to be rezoned from Multi-Zone District (MZ) to Agriculture Preservation District (AG-P).
12. **Preliminary & Final Plat** for conveyance purposes on a property described as “NWE Generation Addition” in Section 25-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (90, 270, 440 135<sup>th</sup> Street SW, 505 135<sup>th</sup> Street SE & 2400 Bunker Drive; Aberdeen Twp.).
13. **Preliminary & Final Plat** for conveyance purposes on a property described as “Leikvold-Rath Addition” in the SW1/4 of Section 26-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12896 Laura Lane; Lincoln Twp.).
14. **Other Business:** Executive Session if requested.

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