

# MINUTES

## REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY JANUARY 20, 2026 - 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 David North, Vice-Chairman.
- II. **Election of 2026 Chairman:** Weisenburger moved and Johnson seconded to elect Stan Beckler as Chairman. All members voting aye, motion carried.
- III. **Election of 2026 Vice-Chair:** Johnson moved and Gage seconded to elect David North as Vice-Chair, All members voting aye, motion carried.
- IV. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were David North-Vice Chairman, James Meyers, Carrie Weisenburger, Dale Kurth, Paul Johnson, County Commissioner Michael Gage (*who serves on this Board per SDCL 11-2-2*). Also in attendance were planning/zoning office staff members. Absent was Stan Beckler, Chairman.
- V. **Agenda:** After discussion, Johnson moved and Weisenburger seconded to approve tonight's January 20, 2026, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- VI. **Minutes:** After discussion, Kurth moved and Johnson seconded to approve last month's December 16, 2025, Planning/Zoning Commission Minutes. All members voted aye; motion carried.
- VII. **Public Comment:** Open to any public comment with a maximum of five (5) minutes time allowed per person for any item. None. Johnson moved and Kurth seconded to keep 5 minutes as the time allowed to speak, All members voting aye, motion carried.
- VIII. **Planning/Zoning Commission Reorganization Meeting for 2026**
  - 1) **Discussion of new Planning/Zoning Commission Alternate.** Joel Wiedebush was approved by the County Commissioners on January 6, 2026, to be the new Alternate Planning/Zoning Commissioner.
  - 2) **Discussion of official newspapers.** The Board of Brown County Commissioners chose "The Aberdeen Insider" and "The Groton Independent" as their two official newspapers on January 6, 2026.
  - 3) **Discussion on mileage reimbursement.** The Board of Brown County Commissioners increased the mileage per diem from 0.70 cents to 0.725 cents on January 6, 2026.
  - 4) **Discussion on Planning/Zoning Office fee tables.** The Board of Brown County Commissioners approved "Table 2026 – Application Fee Schedule" and "Table 2026 – Permit Fee Schedule" on January 6, 2026. A copy was placed in each packet for reference.
  - 5) **Discussion on South Dakota Open Meeting Laws per SDCL 1-25-13.** The Planning/Zoning Commission has reviewed and approved the South Dakota Open Meeting Laws that were placed in each packet for reference. Weisenburger moved and Johnson seconded to acknowledge the South Dakota Open Meeting Laws. All members voted aye, motion carried.
- IX. **Old Business:**

- 1) Sign-up Sheet: On the table by the door entrance, there is a Sign-up Sheet. Please print legibly and mark YES or NO if you are on an Agenda Item or if you want to speak to the Planning/Zoning Commission about an Agenda Item that is listed.
- 2) Anyone that has submitted a Variance Petition (VP) or 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 any project if their request has been approved. Penalties may be assessed per Title 4 Ordinance Chapter 4.28 as assigned by the Board of County Commissioners when starting projects without proper permits in place.

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

- 1) **Conditional Use Petition (CUP)** in a proposed Mini-Agriculture District (M-AG) described as "Long's Outlot 1" in the NW1/4 of Section 26-T124N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12848 392nd Avenue; Ordway Twp.). Submitted by Kyler Dinger. Kyler Dinger was in attendance for this item. Following discussion, Johnson moved, Meyers seconded to approve the Findings of Fact (FoF). Also following discussion, Johnson moved, Meyers seconded to approve the Conditional Use Petition (CUP) to sell motorcycles, boats, trailers, vehicles, off-road vehicles, snowmobiles and install a sign as required by the dealers' license in a proposed Mini-Agriculture District (M-AG). All members voted aye, motion carried.
- 2) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, "Browning First Addition" in the NW1/4 of Section 22-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (717 385th Avenue; Aberdeen Twp.). Submitted by Comstock Construction-Corey Sauerwein. Corey Sauerwein was in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to approve the Findings of Fact (FoF). Also following discussion, Gage moved, Weisenburger seconded to approve the Conditional Use Petition (CUP) to remodel a vacant space in an existing building for offices in a Heavy Industrial District (H-I). All members voted aye, motion carried.

---

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

---

# **MINUTES**

## **REGULAR SCHEDULED MEETING**

### **BROWN COUNTY PLANNING/ZONING COMMISSION**

**TUESDAY, JANUARY 20, 2026 - 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.*
  - 10) **Rezone Petition** for a 6.34± acre property described as "Long's Outlot 1" in the NW1/4 of Section 26-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12848 392nd Avenue; Ordway Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by

Kyler Dinger. Kyler Dinger was in attendance for this item. Following discussion, Johnson moved, Kurth seconded to recommend approval of the Rezone Petition to the Board of Brown County Commissioners. All members voted aye, motion carried.

**11) Preliminary & Final Plat** for conveyance purposes a total 54.69-acre parcels described as “Lamont Thirteenth Addition” in the NE1/4 and the SE1/4 and the SW1/4 of Section 20-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (1020 S Melgaard Road & 2800 13<sup>th</sup> Avenue SE; Aberdeen Twp.). Submitted by Lamont Enterprises & Lamont Development II. No one was in attendance for this item. Following discussion, Meyers moved, Gage seconded to recommend approval of the Preliminary & Final Plat to the Board of Brown County Commissioners. All members voted aye, motion carried.

**III. Other Business:**

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

Minutes submitted by: Planning/Zoning Director Scott Bader