

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY FEBRUARY 17, 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 Chairman Stan Beckler.
- 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, Paul Johnson, Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*), and Joel Wiedebush - Alternate. Also in attendance were planning/zoning office staff members. Absent was Ross Aldentaler - deputy states attorney.
- III. **Agenda:** After discussion, Gage moved and Kurth seconded to approve tonight’s **February 17, 2026**, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Meyers moved and Johnson seconded to approve last month’s **January 20, 2026**, Planning/Zoning Commission Minutes. All members voted aye, motion carried.
- V. **Opportunity for Public Comment:** Public comment will be limited to five (5) minutes or at the P&Z Commissions discretion. Presentations will be limited to three (3) minutes.
- VI. **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.
- VII. **New Business:** *Planning/Zoning Commission as [Zoning Board of Adjustment \(BOA\)](#)*
 - 1) **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 1, “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 (12705 Camdon Court; Ravinia Twp.). Submitted by Anders Sarkinen. No one was in attendance for this item. Following discussion, Meyers moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Weisenburger seconded to **approve a Variance to Setbacks** to have the north Front Yard setback of 80’-0” rather than a minimum 100’-0” required for a 20’ x 40’ addition to the residence in a Mini-Agriculture District (M-AG). All members voted aye, motion carried.
 - 2) **Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 1, “Beving-Webb Addition” in the SE1/4 of Section 13-T123N-R65W of the 5th P.M., Brown County, South Dakota (13291 382nd Avenue; Mercier Twp.). Submitted by Morgan Beving. Morgan Beving was in attendance for this item. Following discussion, Gage moved, Kurth seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Gage moved, Kurth seconded to **approve the Conditional Use Petition (CUP)** to sell & repair motorcycles, trailers, off-road vehicles snowmobiles, personal watercraft and to install a sign as required by the dealers’ license in a Mini-Agriculture District (M-AG). All members voted aye, motion carried.

- 3) **Conditional Use Petition (CUP)** in a Municipal District (M) described as the SW1/4 of Section 1-T123N-R64W and highway plat B and Lot A & AB railroad R.O.W., except “Fairgrounds Outlot 1” of the 5th P.M., Brown County, South Dakota (400 24th Avenue NW; Aberdeen Twp.). Submitted by AMS Wireless (Charlie Mischel). Charlie Mischel was in attendance for this item. Following discussion, Kurth moved, North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Kurth moved, North seconded to **approve the Conditional Use Petition (CUP)** for a new 75’-0” tall monopole cell tower in a Municipal, State and County Use District (M). All members voted aye, motion carried.

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

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- I. **Old Business:** Discussion on Amendments to Brown County Ordinance Title 4 for Chapters 4.22 through Chapter 4.29 on Administrative Rules and Enforcement are still postponed until further notice.
- II. **New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#).*
- 10) **Rezone Petition** for a 1.29± acre property described as proposed Lot 1, “Keatts Tenth 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 (37838 Richmond Drive; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Donna Keatts. No one was in attendance for this item. Following discussion, Johnson moved, Gage 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 1.29± acre parcel described as “Keatts Tenth 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 (37838 Richmond Drive; Ravinia Twp.). Submitted by Donna Keatts. No one was in attendance for this item. Following discussion, Johnson moved, Weisenburger 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. **Executive Session** (if requested per SDCL 1-25-2).
- V. **Motion to Adjourn:** There being no further business before the Planning/Zoning Commission, North moved, Weisenburger seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader