

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, MAY 19, 2026 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM
(STAIRWAY AND ELEVATOR ACCESS)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** Stan Beckler, David North, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2) and Alternate Joel Wiedebush.
- III. **Opportunity for Public Comment if any.** Anyone may speak for up to three (3) minutes on any item that is not on this Agenda.
- IV. **Approval of May 19, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of April 21, 2026, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT (BOA)

- VI. **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 by Ordinance when starting projects without proper permits in place.
- VII. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 - 1) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 34-T124N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12940 391st Avenue; Ordway Twp.) for a new 199' cell tower.
 - 2) **Variance to Approach Separation** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 34-T124N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12940 391st Avenue; Ordway Twp.) to have a 300' separation from an existing approach for a new

approach to access proposed tower site rather than the 500' required by Brown County Ordinance 4.0608.

- 3) **Variance to Lot Frontage Width** in a Rural Urban District (RU) described as proposed Tract 1, "Columbia Addition to the City of Columbia" in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City) to have a 50' lot frontage width rather than the 60' required by Brown County Ordinance.
- 4) **Conditional Use Petition (CUP)** in a Rural Urban District (RU) described as proposed Tract 1, "Columbia Addition to the City of Columbia" in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City) for a new lagoon.
- 5) **Variance to Lot Size** an Agriculture Preservation District (AG-P) described as proposed Lot 1, "RS Zastrow Addition" in the SE1/4 of Section 19-T125N-R62W of the 5th P.M., Brown County, South Dakota (39498 122nd Street; Columbia Twp.) to allow Lot 1 (33.04) acres± to be smaller than the minimum 40.0 acres and remain zoned as Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.
- 6) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Goldade Outlot 2 in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5260 East Highway 12; Bath Twp.) for a new structure for a small business, dining establishment, laundromat and gaming establishment.
- 7) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 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.) for a new structure for a small business, dining establishment, laundromat and gaming establishment.
- 8) **Variance to Approach Separation** in a Non-County District (NC) described as the Lot 4, "Jones Natural Gold Subdivision" in the SE1/4 of Section 16-T123N-R63W of the 5th P.M., Brown County, South Dakota (4740 Railroad Avenue SE; Aberdeen Twp.) to have a 350' separation from an existing approach for a new approach rather than the 500' required by Brown County Ordinance 4.0608.

VIII. **Other Business:**

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

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, MAY 19, 2026 – 7:00 PM

*BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM
(STAIRWAY AND ELEVATOR ACCESS)*

PLANNING COMMISSION

I. **Old Business:**

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

- 10) **Rezone Petition** for two 4.015+ acre properties described as proposed Lots 1 & 2, “Arneson Addition” the NE1/4 of Section 35-T126N-R64W of the 5th P.M, Brown County, South Dakota (11715 387th Avenue; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 11) **Rezone Petition** for a 7.21+ acre property described as “Johnson Outlot 1” the SW1/4 of Section 15-T123N-R61W of the 5th P.M, Brown County, South Dakota (40310 133rd Street; Henry Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 12) **Rezone Petition** for a 2.75+ acre property described as proposed Lot 2, “Specialty-Wright Addition” in the W1/2 of Section 8-T123N-R62W of the 5th P.M, Brown County, South Dakota (13146 395th Avenue; Bath Twp.) to be rezoned from Heavy Industrial District (H-I) to Mini-Agriculture District (M-AG).
- 13) **Preliminary & Final Plat** for financial purposes on a property described as “WW Rentals Third Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (124 West Dakota Avenue; Columbia City).
- 14) **Preliminary & Final Plat** for conveyance purposes on a property described as “Columbia Addition to the City of Columbia” in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City).
- 15) **Preliminary & Final Plat** for financial purposes on a property described as “RS Zastrow Addition” in the SE1/4 of Section 19-T125N-R62W of the 5th P.M., Brown County, South Dakota (39498 122nd Street; Columbia Twp.).
- 16) **Preliminary & Final Plat** for financial purposes on a property described as “LM Larsen Addition” in the SE1/4 of Section 9-T124N-R61W of the 5th P.M., Brown County, South Dakota (40286 126th Street; Putney Twp.).
- 17) **Preliminary & Final Plat** for financial purposes on a property described as “Arneson Addition” in the NE1/4 of Section 35-T126N-R64W of the 5th P.M., Brown County, South Dakota (11715 387th Avenue; Oneota Twp.).
- 18) **Preliminary & Final Plat** for financial purposes on a property described as “Specialty-Wright Addition” in the W1/2 of Section 8-T123N-R62W of the 5th P.M., Brown County, South Dakota (13146 395th Avenue; Bath Twp.).

III. **Other Business:**

IV. **Executive Session:** (if requested per SDCL 1-25-2).

V. **Motion to Adjourn:** 1st _____ 2nd _____