

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY APRIL 21, 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 Deputy State’s Attorney Ross Aldentaler and planning/zoning office staff members Scott Bader and Ron Keller.
- III. **Agenda:** After discussion, North moved and Weisenburger seconded to approve tonight’s **April 21, 2026**, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Gage moved and Johnson seconded to approve last month’s **March 17, 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 Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Elsen First Addition” in the SW1/4 of the SE1/4 of Section 5-T128N-R62W of the 5th P.M., Brown County, South Dakota (39554 101st Street; Liberty Twp.). Submitted by Michael Elsen. Julie Elsen and Mitch Truebenbach were in attendance for this item. Following discussion, Johnson moved, Kurth seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Kurth seconded to **approve a Variance to Lot Size** to allow Lot 1 (5.00 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per 4.0605 #1A. All members voted aye, motion carried.
 - 2) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Tigh and Adrienne Flihs First Addition” in the NE1/4 of Section 25-T125N-R61W of the 5th P.M., Brown County, South Dakota (12247 406th Avenue; Claremont Twp.). Submitted by Tigh Flihs. No one was in attendance for this item. Following discussion, Gage moved, and North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Gage moved, North seconded to **approve a Variance to Lot Size** to allow Lot 1 (13.56 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per 4.0605 #2A. All members voted aye, motion carried.

- 3) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the SE1/4 of Section 2-T127N-R62W of the 5th P.M., except land platted, Brown County, South Dakota (10665 399th Avenue; Greenfield Twp.). Submitted by John Dietrich for Cesilia Perez. John Dietrich and Cesilia Perez were in attendance for this item. Following discussion, Kurth moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Kurth moved, Johnson seconded to **approve the Conditional Use Petition (CUP)** for a change of ownership of an existing Class 'C' (maximum 999 head) Concentrated Animal Feeding Operation (CAFO) in an Agriculture Preservation District (AG-P). 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 2.78± acre property described as Lot 3, “Jones 2nd Subdivision” in the SE1/4 of Section 22-T123N-R62W of the 5th P.M., Brown County, South Dakota (39756 134th Street; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Shawn & Melissa Schultz. No one was 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 noting the ownership of this parcel is no longer tied to the farmland surrounding it. All members voted aye, motion carried. James Meyers abstained from voting as he is related to the petitioner.
- 11) **Preliminary & Final Plat** for conveyance purposes a 5.00± acre parcel described as “Elsen First Addition” in the SW1/4 of the SE1/4 of Section 5-T128N-R62W of the 5th P.M., Brown County, South Dakota (39554 101st Street; Liberty Twp.). Submitted by Michael Elsen. Julie Elsen and Mitch Truebenbach were in attendance for this item. Following discussion, Meyers moved, Johnson seconded to **recommend approval of the Preliminary & Final Plat** using an approved Variance to Lot Size per 4.0605 #1A, to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 12) **Preliminary & Final Plat** for financial purposes a 13.56± acre parcel described as “Tigh and Adrienne Flihs First Addition” in the NE1/4 of Section 25-T125N-R61W of the 5th P.M., Brown County, South Dakota (12247 406th Avenue; Claremont Twp.). Submitted by Tigh Flihs. No one was in attendance for this item. Following discussion, North moved, Kurth seconded to **recommend approval of the Preliminary & Final Plat** using an approved Variance to Lot Size per 4.0605 #2A 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). Gage moved and Johnson seconded to go into executive session. No action was taken.

V. Motion to Adjourn: There being no further business before the Planning/Zoning Commission, Gage moved and Johnson seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader