

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, SEPTEMBER 15, 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, James Meyers, Carrie Weisenburger, Paul Johnson, Joel Wiedebush and County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2).
- 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. A total of ten (10) minutes is set aside for this item if needed.
- IV. **Approval of September 15, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of August 18, 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) **Appeal of Ordinance** in an Agriculture Preservation District (AG-P) described as the S 1,249' of the W 725' in the NW1/4 of Section 24-T123N-R61W of the 5th P.M., Brown County, South Dakota (509 N Harrison Street; Groton Twp.) to appeal Administrator decision.
 - 2) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, "Hub City Livestock Third Subdivision" in the E1/2 of Section 26-T123N-R64W of the 5th P.M., Brown County, South Dakota (2502 S 5th Street; Aberdeen Twp.) for a kitchen expansion.

- 3) **Variance to Lot Frontage Width** in an Agriculture Preservation District (AG-P) described as proposed Lots 1 & 2, “Ryan and Carla Tracy First Addition in the NW1/4 of Section 24-T123N-R61W of the 5th P.M., Brown County, South Dakota (approx. 690 & 705 N Harrison Street; Groton Twp.) to allow proposed Lots 1 & 2 to have a 180’-0” frontage width rather than the 200’-0” required.
- 4) **Variance to Approach Separation** in a Mini-Agriculture District (M-AG) described as the E1/2 of the W1/2 of the E1/2 of the NW1/4 of the NE1/4 of Section 33-T124N-R64W of the 5th P.M., Brown County, South Dakota (approx. 38467 129th Street; Lincoln Twp.) to have an approach separation of 160’-0” rather than the 500’-0” required.

VIII. **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 a (5.28+ acre) property described as proposed Lot 1, “JN Development First Addition” in the SW1/4 of Section 35-T125N-R64W of the 5th P.M, Brown County, South Dakota (approx. 38614 124th Street; Lincoln Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 11) **Rezone Petition** for a (10.00+ acre) property described as proposed “Bunke’s Inventory Addition” in the SE1/4 of Section 18-T126N-R65W of the 5th P.M, Brown County, South Dakota (37390 115th Street; Franklyn Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 12) **Preliminary & Final Plat** for conveyance purposes on a property described as “JN Development First Addition” in SW1/4 of Section 35-T125N-R64W of the 5th P.M., Brown County, South Dakota (approx. 38614 124th Street; Lincoln Twp.).
- 13) **Preliminary & Final Plat** for conveyance purposes on a property described as “Ryan and Carla First Addition” in NW1/4 of Section 24-T123N-R61W of the 5th P.M., Brown County, South Dakota (approx. 690 & 705 N Harrison Street; Groton Twp.).

14) Discussion on Ordinance Chapter 4.38-Data Centers

III. Other Business:

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

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