

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY AUGUST 18, 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, James Meyers, Carrie Weisenburger, Paul Johnson, Joel Wiedebush, and Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*). Also in attendance were Deputy State’s Attorney Ross Aldentaler and planning/zoning office staff Scott Bader and Chris Anderson.
- III. **Agenda:** After discussion, Johnson moved and North seconded to approve the August 18, 2026, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Johnson moved and Weisenburger seconded to approve last month’s July 21, 2026, Planning/Zoning Commission Minutes with one correction that James Meyers abstained from voting on item number five (5). All members voted aye, motion carried.
- V. **Opportunity for Public Comment:** Public comments will be limited to three (3) minutes or at the P&Z Commissions discretion. Presentations will be limited to five (5) 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) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Siebrecht Substation Addition” in the NW1/4 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (421 135th Street SW; Aberdeen Twp.). Submitted by Northwestern Energy-Robert Gehm. Blaine Snyder 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 Conditional Use Petition (CUP) to build a 40’ x 50’ warehouse in a Heavy Industrial District (H-I) per Brown County Ordinance 4.1604. All members voted aye, motion carried.
 - 2) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) for a proposed Lot 1, “Ben and Alyssa Gustafson First Addition” in the NE1/4 of the NE1/4 of Section 14-T125N-R60W of the 5th P.M., Brown County, South Dakota (12013 411th Avenue; Claremont Twp.). Submitted by Steven Cutler. Ben Gustafson and Joe Gustafson were 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 a Variance to Lot Size to allow Lot 1 (9.19 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605. All members voted aye, motion carried.

- 3) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 1, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2520 8th Avenue NE; Aberdeen Twp.). Submitted by Rod Tobin for County Line Developers. Rod Tobin, Jennifer Perkins (Pit Stops) and Brenda Habeck (Pit Stops) were in attendance for this item. Mr. Tobin stated that his small business structure would be built on either Lot 1 or Lot 2, “Ronnie’s Way Addition”, not a structure on each lot. Following discussion, Meyers moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Weisenburger seconded to **approve a Conditional Use Petition (CUP)** for a new 72’ x 100’ structure for a small business, food/dining establishment without fryers, grills, or vent hoods, laundromat and gaming establishment. All members voted aye, motion carried.
- 4) **Conditional Use Petition (CUP)** in a Residential District (R-1) described as Lot 2, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2620 8th Avenue NE; Aberdeen Twp.). Submitted by Rod Tobin for County Line Developers. Rod Tobin, Jennifer Perkins (Pit Stops) and Brenda Habeck (Pit Stops) were in attendance for this item. Mr. Tobin stated that his small business structure would be built on either Lot 1 or Lot 2, “Ronnie’s Way Addition”, not a structure on each lot. Following discussion, North moved, Meyers seconded to **approve the Findings of Fact (FoF)**. Also following discussion, North moved, Meyers seconded to **approve a Conditional Use Petition (CUP)** for a new 72’ x 100’ structure for a small business, food/dining establishment without fryers, grills, or vent hoods, laundromat and gaming establishment. All members voted aye, motion carried.
- 5) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Outlot A” in the NW1/4 of Section 35-T124N-R64W of the 5th P.M., Brown County, South Dakota (12948 386th Avenue; Lincoln Twp.). Submitted by Kaneb Pipeline Operating Partnership. No one was in attendance for this item. Following discussion, Johnson moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Weisenburger seconded to **approve a Conditional Use Petition (CUP)** to replace the office roof in a Heavy Industrial District (H-I) per Brown County Ordinance 4.1604. All members voted aye, motion carried.

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

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TUESDAY, AUGUST 18, 2026 - 7:00 P.M.

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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 27.90+ acre parcel described as Lot 2, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2620 8th Avenue NE; Aberdeen Twp.) to be rezoned from Residential District (R-1) to Highway Commercial District (HC).

Submitted by Rod Tobin for County Line Developers. Rod Tobin, Jennifer Perkins (Pit Stops) and Brenda Habeck (Pit Stops) were in attendance for this item. Following discussion, Gage moved, Meyers 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 described as “Locken Estate Addition” in the S1/2 of Section 5-T122N-R62W of the 5th P.M., Brown County, South Dakota (13660 & 13680 395th Avenue; Gem Twp.). Submitted by Chad Locken. No one was in attendance for this item. Following discussion, Meyers moved, North seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 12) **Preliminary & Final Plat** for conveyance purposes of a 9.19+ acre parcel described as “Ben and Alyssa Gustafson First Addition” in the NE1/4 of the NE1/4 of Section 14-T125N-R60W of the 5th P.M., Brown County, South Dakota (12013 411th Avenue; Claremont Twp.). Submitted by Steven Cutler. Ben Gustafson and Joe Gustafson were in attendance for this item. Following discussion, Weisenburger moved, Johnson seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 13) **Ordinance Amendment to Comprehensive Plan** No one was in attendance for this item. Following discussion, Weisenburger moved, Wiedebush seconded to **recommend approval of the Amendment to the Comprehensive Plan** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 14) **Ordinance Amendment to Title 4 Zoning** No one was in attendance for this item. Following discussion, Wiedebush moved, Gage seconded to **recommend approval of the Title 4 Zoning Amendments** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 15) **Discussion on Existing Use and Existing Structures of a parcel**; non-compliance; cost-sharing; bringing into compliance. Johnson’s Outlot 1 of “Johnson’s Outlot 1” in the NE1/4 Section of 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13945 386th Ave) 3.0 acres in Highway Commercial District (HC). Following discussion, North moved, Weisenburger seconded for **approval on cost sharing to bring this parcel into compliance since the non-compliance was done when the previous Planning/Zoning Administrator permitted both Residential Use and Commercial Storage Unit Use on the same parcel.** The current owner shall be required to cover the surveyor’s fees for subdividing the parcel by platting, doing an elevation certificate, and submitting a LOMA to FEMA with the surveyor. The owner is also responsible for the fees to record the preliminary & final plat in the Register of Deeds office. The fees may be waived for preliminary & final plat application fee, variance to minimum lot frontage width fee, rezone one parcel from HC District to M-AG District fee. All members voted aye, motion carried.
- 16) **Discussion on monthly packets** for our Brown County Planning/Zoning department website; privacy of customer’s information; privacy of office information; open meeting rules.

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, Weisenburger moved and Wiedebush seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader