

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, OCTOBER 20, 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 October 20, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of September 15, 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) **Variance to Setbacks** in a Lake Front Residential District (R-3) described as Lot 11, “Lutgen’s West Addition” in the NE1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (127370 W Shore Drive; Ravinia Twp.) to Have a 7’-0” west rear yard setback rather than the 30’-0” required & a 4’-0” north side yard setback rather than the 7’-0” required by Brown County Ordinance.
 - 2) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Lien Outlot A” in the SW1/4 of the SW1/4 of Section 14 & the SE1/4 of the SE1/4 of Section 15-T123N-R64W, except H-1,

of the 5th P.M., Brown County, South Dakota (2204 W Hwy 12; Aberdeen Twp.) to replace existing metal roof.

- 3) **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 5, “Replat of Borden’s Subdivision” in the S1/2 of the SE1/4 of the SE1/4 of Section 3-T127N-R64W of the 5th P.M., Brown County, South Dakota (38590 107th Street; Frederick Twp.) to allow a 60’-0” south front Yard setback rather than the 100’-0” required by Brown County Ordinance.
- 4) **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, “Hanson Addition” in the SW1/4 of Section 9-T121N-R62W of the 5th P.M., Brown County, South Dakota (14354 396th Avenue; East Rondell Twp.) to have a 15’-0” west front yard setback rather than the 100’-0” required by Brown County Ordinance.
- 5) **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 3, “Jody and Stacy Linsey Subdivision” in the NE1/4 of Section 35-T123-R64W of the 5th P.M., Brown County, South Dakota (807 135th Street SW; Aberdeen Twp) to have a north shelterbelt setback of 75’-0” rather than the 150’-0” required from the section line for 5 new rows of trees.
- 6) **Conditional Use Petition** (CUP) in a proposed Mini-Agriculture District (M-AG) described as Lots 1-7, “Replat of Borden’s Subdivision” in the S1/2 of the SE1/4 of the SE1/4 of Section 3-T127N-R64W of the 5th P.M., Brown County, South Dakota (10695 386th Avenue; Frederick Twp.) to continue selling fireworks in a proposed Mini-Agriculture District (M-AG).

VIII. Other Business:

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

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(STAIRWAY AND ELEVATOR ACCESS)*

PLANNING COMMISSION

I. Old Business:

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

- 10) **Rezone Petition** for (Lot 1 = 31.51 acre & Lot 2 = 8.73 acre; Lot 1, Pence First = 5.45 acre) properties described as proposed Lots 1 & 2, “Pence Second Subdivision” in the S1/2 of the S1/2 of Section 9 & Lot 1, “Pence First Subdivision” in the SE1/4 of Section 9, all in T125N-R64W of the

5th P.M, Brown County, South Dakota (38444 & 38474 120th Street & 11995 385th Avenue; Westport Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

- 11) **Rezone Petition** for a (9.75 acre) property described as the 330' next South of the North 766' of the West 1320' & the S1/2 of vacated Derian Drive of the NW1/4 of Section 27-T123N-R64W of the 5th P.M, Brown County, South Dakota (1913 S 385th Avenue; Aberdeen Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 12) **Rezone Petition** for a (4.55 total acre) properties described as Lots 1-7, "Replat of Borden's Subdivision" in the S1/2 of the SE1/4 of the SE1/4 of Section 3-T127N-R64W of the 5th P.M, Brown County, South Dakota (10695 386th Avenue; Frederick Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 13) **Preliminary & Final Plat** for financial purposes on a property described as "Waage First Addition" in NW1/4 of the SW1/4 of Section 23-T124N-R64W of the 5th P.M., Brown County, South Dakota (12760 386th Avenue; Lincoln Twp.).
- 14) **Preliminary & Final Plat** for financial purposes on a property described as "Pond View First Addition" in NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4270 & 4390 Paper Lane; Aberdeen Twp.).
- 15) **Preliminary & Final Plat** for conveyance purposes on a property described as "Pence Second Subdivision" in the S1/2 of the S1/2 of Section 9-T125N-R64W of the 5th P.M., Brown County, South Dakota (38444 120th Street; Westport Twp.)
- 16) **Preliminary & Final Plat** for conveyance purposes on a property described as "A Plat of a Replat of Outlot A" in the SW1/4 of Section 15-T123N-R63W of the 5th P.M., Brown County, South Dakota (approx. 477 S 391st Avenue; Bath Twp.)
- 17) **Discussion – Clark Thares on Data Centers**
- 18) **Discussion on Fliehs Property**

III. **Other Business:**

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

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