

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY SEPTEMBER 15, 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 and Joel Wiedebush. Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*) was absent. Also in attendance were Deputy State’s Attorney Ross Aldentaler and planning/zoning office staff Scott Bader and Ron Keller.
- III. **Agenda:** After discussion, Johnson moved and Wiedebush seconded to approve the September 15, 2026, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, North moved and Johnson seconded to approve last month’s August 18, 2026, Planning/Zoning Commission Minutes. 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) **Appeal of Ordinance** in an Agriculture Preservation District (AG-P) described as the S 1,249’ of the W725’ in the NW1/4 of Section 24-T123N-R61W, except Lot 1, “Finnesand 1st Subdivision”, of the 5th P.M., Brown County, South Dakota (509 N Harrison Street; Groton Twp.). Submitted by Ryan Tracy. Ryan Tracy and Mike Dunbar were in attendance for this item. Following discussion, Meyers moved, Wiedebush seconded to **Deny an Appeal of Ordinance** 4.0605 **Minimum Lot Requirements**. The minimum lot frontage width shall be two hundred (200) feet. The petitioner is also appealing the Zoning Administrators’ decision not to allow a variance request to be smaller than the 200’ frontage width. The petitioner is wanting to plat 2 lots with a 180’-0” frontage width and can plat these 2 lots in other ways on this parcel that would meet the required frontage width. All members voted aye, motion carried.
 - 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.). Submitted by Hub City Livestock. Kendel Simon was in attendance for this item. Following discussion, Johnson moved, North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, North seconded to **approve a Conditional Use Petition (CUP)** for a kitchen expansion. All members voted aye, motion carried.

- 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 (635 & 675 N Harrison Street; Groton Twp.). Submitted by Ryan Tracy. No one was in attendance for this item. Following discussion, Weisenburger moved, Meyers seconded to **withdraw this Variance**. All members voted aye, motion carried.
- 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.). Submitted by Joe Gross for owner Dean Waldner. Richard Hagmann was in attendance for this item. Following discussion, Meyers moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Weisenburger seconded to **approve a Variance to Approach Separation** with a stipulation that the required culvert be the same size as the culvert under Richmond Road / 129th Street for a new approach to be 160’-0” from existing approaches rather than the 500’-0” required by Brown County Ordinance 4.0708. 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 5.28+ acre parcel 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 (38616 124th Street; Lincoln Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Neil Bellikka of JN Development. Neil and Joan Bellikka were in attendance for this item. Following discussion, Weisenburger moved, Johnson seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 11) **Rezone Petition** for a 10.00+ acre parcel 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). Submitted by Matthew Arrowsmith. No one was in attendance for this item. Following discussion, North moved, Johnson seconded to **postpone the Rezone Petition** indefinitely. All members voted aye, motion carried.

12) Preliminary & Final Plat for conveyance purposes of a 5.28± acre parcel described as “JN Development First Addition” in the SW1/4 of Section 35-T125N-R64W of the 5th P.M., Brown County, South Dakota (38616 124th Street; Lincoln Twp.). Submitted by Neil Bellikka of JN Development. Neil and Joan Bellikka were in attendance for this item. Following discussion, Johnson moved, Weisenburger seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.

13) Preliminary & Final Plat for conveyance purposes of two 1.79± acre parcels and one 13.23± acre parcel described as “Ryan and Carla Tracy First Addition” in the NW1/4 of Section 24-T123N-R61W of the 5th P.M., Brown County, South Dakota (509, 635 and 675 N Harrison Street; Groton Twp.). Submitted by Ryan Tracy. No one was in attendance for this item. Following discussion, Johnson moved, Meyers seconded to **withdraw the Preliminary & Final Plat**. All members voted aye, motion carried.

14) Discussion on Ordinance Chapter 4.38-Data Centers

After a discussion on data centers, no action was taken.

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

Minutes submitted by: Planning/Zoning Director Scott Bader