

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, May 20, 2025 – 7:00 PM
BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
(STAIRWAY AND ELEVATOR ACCESS TO BASEMENT)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** Stan Beckler - Chairman, David North - Vice Chair, Patrick Keatts, Dale Kurth, James Meyers, Alternate Paul Johnson, & County Commissioner Mike Gage. Carrie Weisenburger was absent.
- III. **Appointment SDCL 11-2-2,** The County Planning Commission is appointed and approved by the Board of Brown County Commissioners. The county planning commission is known as the County Planning/Zoning Commission. The County Zoning Commission also serves as the County Zoning Board of Adjustment.
- IV. **Contracts with municipalities SDCL 11-2-7.** Contracts to provide planning and zoning services to municipalities--Municipal powers exercised by county board. The governing body of any municipality may contract with the board for planning and zoning services to be provided by the county, and the contract may provide that the municipality shall pay such fees as are agreed for the services performed. Under the provisions of the contract the municipal governing body may authorize the county planning and zoning commission, on behalf of the municipality, to exercise any of the powers otherwise granted to municipal planning and zoning commissions under chapters [11-4](#) and [11-6](#).
Source: SL 1967, ch 20, § 9; SL 1975, ch 113, § 2; SL 1992, ch 60, § 2; SL 1998, ch 76, § 2
 1. Columbia: May 5, 1981, by Resolution.
 2. Verdon Village: April 17, 1981, by Resolution.
 3. Town of Claremont: April 6, 1981, by Resolution.
 4. Town of Stratford: April 6, 1981, by Resolution.
- V. **Opportunity for Public Comment if any.**
- VI. **Approval of May 20, 2025, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of April 15, 2025, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT

- VIII. **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 per Ordinance when starting projects without proper permits in place.

3. **Brown County Ordinance Amendment & Addition to Title 4** Wind Energy Systems (WES).
4. **Brown County Ordinance Amendment & Addition to Title 4** Data Centers.

IX. **New Business:** *Brown County Planning/Zoning Commission as [Zoning Board of Adjustment \(BOA\)](#).*

1. **Variance to Approach Separation** in a Mini-Agriculture District (M-AG) described as Proposed Lot 1, "Leikvold Second Addition" in the SW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (38632 129th Street, Lincoln Twp.).
2. **Conditional Use Petition** in a Heavy Industrial District (H-I) described as Lot 2, "Wheat Grower's West Subdivision" in the N1/2 of Section 21-T123N-R64W of the 5th P.M., Brown County, South Dakota (38435 133rd Street, Aberdeen Twp.).
3. **Conditional Use Petition** in an Agriculture-Preservation District (AG-P) described as Lot 1A, "Sombke Second Subdivision" in the S1/2 of Section 8-T121N-R60W of the 5th P.M., Brown County, South Dakota (40752 144th Street, Bates Twp.).
4. **Variance to Setbacks** in a Highway Commercial District (HC) described as "Goldade Outlot 2" in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5260 E Highway 12, Aberdeen Twp.).
5. **Conditional Use Petition** in a Proposed Commercial District (C) described as Lot 3, "Todd Rosebrock First Subdivision" in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4275 Paper Lane, Aberdeen Twp.).
6. **Conditional Use Petition** in a Proposed Commercial District (C) described as Lot 9, "Todd Rosebrock First Subdivision" in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4180 Paper Lane, Aberdeen Twp.).
7. **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, "Scarborough Second Addition" in the NW1/4 of Section 22-T121N-R65W of the 5th P.M., Brown County, South Dakota (14520 377th Avenue, New Hope Twp.).
8. **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as The SW1/4 of Section 21-T121N-R63W, except "Criddle's Outlot 1", of the 5th P.M., Brown County, South Dakota (14580 390th Avenue, West Rondell Twp.).
9. **Conditional Use Petition** in a Heavy Industrial District (H-I) described as "Inman Irrigation Addition" in the SW1/4 of Section 14-T123N-R63W of the 5th P.M., Brown County, South Dakota (421 392nd Avenue S, Bath Twp.).
10. **Variance to Setbacks** in a Rural Urban District (RU) described as Lot 7, Block 2, "Original Plat of Stratford" in the SW1/4 of Section 4-T121N-R62W of the 5th P.M., Brown County, South Dakota (315 Campbell Avenue, Stratford City).
11. **Conditional Use Petition** in an Agriculture Preservation District (AG-P) described as the S1/2 of the SE1/4 of Section 5-T128N-R62W of the 5th P.M., Brown County, South Dakota (Approximately 29552 101st Street; Liberty Twp.).

X. Other Business:

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

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*BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT
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PLANNING COMMISSION

- 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, by Ross Aldentaler, Deputy States Attorney. We are not continuing to put this on the Agenda or Minutes until something is presented to the Planning/Zoning Commission for proposed changes.**
- II. **New Business: Brown County Planning/Zoning Commission as [Planning Commission](#).**
15. **Rezone Petition** for a property described as Lots 1 thru 10, “Todd Rosebrock First Subdivision” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4095, 4185, 4275, 4365, 4395, 4390, 4360, 4270, 4180, 4090 Paper Lane; Aberdeen Twp.) to be rezoned from Highway Commercial District (HC) to Commercial District (C).
16. **Rezone Petition** for a property described as Lot 1, “Browning First Subdivision” in the SW1/4 of Section 35-T122N-R65W of the 5th P.M., Brown County, South Dakota (14172 378th Avenue; Highland Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
17. **Rezone Petition** for a property described as Proposed Lot 1, “E. Price Addition” in the NW1/4 of the NW1/4 of Section 23-T121N-R63W of the 5th P.M., Brown County, South Dakota (14510 392nd Avenue; West Rondell Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
18. **Preliminary Plat** for conveyance purposes on a property described as “Mina Lake Northeast Addition” in the S1/2 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (37360 132nd Street; Mercier Twp.).
19. **Preliminary & Final Plat** for financial purposes on a property described as “DM Smith Addition” in the SE1/4 of Section 12-T122N-R65W of the 5th P.M., Brown County, South Dakota (13761 382nd Avenue; Highland Twp.).
20. **Preliminary & Final Plat** for conveyance purposes on a property described as “Hubert Outlot” in the SW1/4 of Section 19-T128N-R61W of the 5th P.M., Brown County, South Dakota (10374 400th Avenue; Liberty Twp.).

21. **Preliminary & Final Plat** for conveyance purposes on a property described as “Leikvold Second Addition” in the SW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (38632 129th Street; Lincoln Twp.).
22. **Preliminary & Final Plat** for conveyance purposes on a property described as “E. Price Addition” in the NW1/4 of the NW1/4 of Section 23-T121N-R63W of the 5th P.M., Brown County, South Dakota (14510 392nd Avenue; West Rondell Twp.).
23. **Preliminary & Final Plat** for development purposes on a property described as “Scarborough Second Addition” in the NW1/4 of Section 22-T121N-R65W of the 5th P.M., Brown County, South Dakota (14536 377th Avenue; New Hope Twp.).
24. **Preliminary & Final Plat** for development purposes on a property described as “Pigors Third Addition” in the SE1/4 of Section 27-T122N-R60W of the 5th P.M., Brown County, South Dakota (14053 410th Avenue; East Hanson Twp.).

III. Other Business:

1. Executive Session if requested.

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