

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, APRIL 21, 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, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2) and Alternate Joel Wiedebush.
- 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.
- IV. **Approval of April 21, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of March 17, 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 Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Elsen First Addition” in the SW1/4 of the SE1/4 of Section 5-T128N-R62W of the 5th P.M., Brown County, South Dakota (approx. 39554 101st Street; Liberty Twp.) to allow Lot 1 (5.00 acres) to be smaller than 40.0 acres and remain zoned as Agriculture Preservation District (AG-P).
 - 2) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Tigh and Adrienne Fliehs First Addition” in the NE1/4 of Section 25-T125N-R61W of the 5th P.M., Brown

County, South Dakota (12247 406th Street; Claremont Twp.) to allow Lot 1 (13.56 acres) to be smaller than 40.0 acres and remain zoned as Agriculture Preservation District (AG-P).

- 3) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the SE1/4 of Section 2-T127N-R62W of the 5th P.M., Brown County, South Dakota (10665 399th Avenue; Greenfield Twp.) for a change of ownership of and existing concentrated animal feeding operation.

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) **Rezoning Petition** for a 2.78+ acre property described as Lot 3, “Jones 2nd Subdivision” the SE1/4 of Section 22-T123N-R62W of the 5th P.M, Brown County, South Dakota (39756 134th Street; Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 11) **Preliminary & Final Plat** for conveyance purposes on a property described as “Elsen First Addition” in the SW1/4 of the SE1/4 of Section 5-T128N-R62W of the 5th P.M., Brown County, South Dakota (approx. 39554 101st Street; Liberty Twp.).
- 12) **Preliminary & Final Plat** for financial purposes on a property described as “Tigh and Adrienne Flihs First Addition” in the NE1/4 of Section 25-T125N-R61W of the 5th P.M., Brown County, South Dakota (12247 406th Avenue; Claremont Twp.).

III. **Other Business:**

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

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