

# MINUTES

## REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY MARCH 17, 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, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*), and Joel Wiedebush – Alternate. Ross Aldentaler - Deputy States Attorney was not in attendance. Planning/Zoning Office staff members Chris and Scott were in attendance.
- III. **Agenda:** After discussion, Johnson moved and Weisenburger seconded to approve March 17, 2026, Planning/Zoning Commission Agenda for tonight as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Kurth moved and Johnson seconded to approve February 17, 2026, Planning/Zoning Commission Minutes for last month. All members voted aye, motion carried.
- V. **Opportunity for Public Comment:** Public comment will be limited to five (5) minutes or at the P&Z Commissions discretion. Presentations will be limited to three (3) 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) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as Lots 1 & 2, “Roettele First Addition” in the NW1/4 of Section 30-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39449 122nd Street; Columbia Twp.). Submitted by Sheila Roettele. No one was 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 (2.35 acres) and Lot 2 (3.65 acres) to be smaller than 40.0 acres and remain zoned as AG-P District:
    - A. These two parcels are adjacent to the main farm across the road (122<sup>nd</sup> Street) in the SW1/4 of Section 19-T125N-R62W.
    - B. Lot 1 - Meets Chapter 4.0605 #2A as a Member of a Farm Unit for the residence.
    - C. Lot 2 - Meets Brown County Ordinance Chapter 4.0605 #1 for agricultural purposes and the building is confined to shelter of grain, livestock, or agriculture equipment.All members voted aye, motion carried.
  - 2) **Conditional Use Petition (CUP)** in a Commercial District (C) described as Lot 1, “Todd Rosebrock First Subdivision” in the NW1/4 of Section 9-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South

Dakota (4095 Paper Lane; Aberdeen Twp.). Submitted by Zach Humphries. No one 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 the Conditional Use Petition (CUP) to replace existing sign and fix structure that was damaged by wind with a new 5'-4' x 8'-0" sign as submitted in a Commercial District (C). All members voted aye, motion carried.

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

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### BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, MARCH 17, 2026 - 7:00 P.M.

**BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM**

**I. Old Business:**

**II. New Business:** *Brown County Planning/Zoning Commission as Planning Commission.*

**10) Rezone Petition** for an 18.13+ acre property described as “the west 720’ of the south 1,097’ in the NE1/4 of Section 30-T125N-R61W of the 5<sup>th</sup> P.M., except that portion deeded for highway purposes, Brown County, South Dakota” (40058 Larson Road; Columbia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Darin & Sarah Lowe. Darin Lowe was in attendance for this item. Following discussion, Kurth moved, Gage seconded to recommend approval of the Rezone Petition to Brown County Board of County Commissioners. All members voted aye, motion carried.

**11) Preliminary & Final Plat** for insurance purposes to split the property having garage rentals on Lot 1 and a future house on Lot 2 for a property described as “WW Rentals Second Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12 N James Street; Columbia City). Submitted by WW Rentals LLC. No one was in attendance for this item. Following discussion, Weisenburger moved, North seconded to recommend approval of the Preliminary & Final Plat to Brown County Board of County Commissioners. All members voted aye, motion carried.

**12) Preliminary & Final Plat** for conveyance purposes on a property described as “Roettele First Addition” in the NW1/4 of Section 30-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39449 122nd Street; Columbia Twp). Submitted by Sheila Roettele. No one was in attendance for this item. Following discussion, Johnson moved, Weisenburger seconded to recommend approval of the Preliminary & Final Plat with the Variance to Lot Sizes approved, to Brown County Board of County Commissioners. All members voted aye, motion carried.

**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, Meyers seconded to adjourn the meeting, all members voting aye, motion carried.

**VI. Minutes submitted by:** Planning/Zoning Director Scott Bader