

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, AUGUST 18, 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 August 18, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of July 21, 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) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Siebrecht Substation Addition” in the NW1/4 of Section 36-T123N-R64W of the 5th P.M., Brown County, South Dakota (421 135th Street SW; Aberdeen Twp.) for a 40’ x 50’ warehouse.
 - 2) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Ben and Alyssa Gustafson First Addition” in the NE1/4 of the NE1/4 of Section 14-T125N-R60W of the 5th P.M., Brown County, South Dakota (12013 411th Avenue; Claremont Twp.) to allow Lot 1 (9.19±

acres) to be smaller than 40 acres and remain zoned Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.

- 3) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 1, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2520 8th Avenue NE; Aberdeen Twp.) for a new structure for a small business, dining establishment, laundromat and gaming establishment.
- 4) **Conditional Use Petition (CUP)** in a Residential District (R-1) described as Lot 2, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2620 8th Avenue NE; Aberdeen Twp.) for a new structure for a small business, dining establishment, laundromat and gaming establishment.
- 5) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Outlot A” in the NW1/4 of Section 35-T124N-R64W of the 5th P.M., Brown County, South Dakota (12948 386th Avenue; Lincoln Twp.) for a new office roof.

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) **Rezone Petition** for a (27.90± acre) property described as Lot 2, “Ronnie’s Way Addition” in the NW1/4 of Section 17-T123N-R63W of the 5th P.M., Brown County, South Dakota (2620 8th Avenue NE; Aberdeen Twp.) to be rezoned from Residential District (R-1) to Highway Commercial District (HC).
- 11) **Preliminary & Final Plat** for conveyance purposes on a property described as “Locken Estate Addition” in the S1/2 of Section 5-T122N-R62W of the 5th P.M., Brown County, South Dakota (13660 & 13680 395th Avenue; Gem Twp.).

- 12) **Preliminary & Final Plat** for conveyance purposes on a property described as “Ben and Alyssa Gustafson First Addition” in the NE1/4 of the NE1/4 of Section 14-T125N-R60W of the 5th P.M., Brown County, South Dakota (12013 411th Avenue; Claremont Twp.).
- 13) **Ordinance Amendment to Comprehensive Plan** and correct existing page number errors.
- 14) **Ordinance Amendments to Title 4 Zoning Ordinances** in Chapter 4.01 Definitions; Chapter 4.06 Agriculture Preservation District (AG-P); and Chapter 4.22 Administrative Procedures.
- 15) **Discussion on Use and Structures of a parcel**; cost-sharing; bringing into compliance. Johnson’s Outlot 1 of “Johnson’s Outlot 1” in the NE1/4 Section of 22-T122N-R64W of the 5th P.M., Brown County, South Dakota (13945 386th Ave) 3.0 acres in Highway Commercial District (HC).
- 16) **Discussion on monthly packets** on our Brown County Planning/Zoning department website; privacy of customer’s information; privacy of office information; open meeting rules.

III. **Other Business:**

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

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