

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY JULY 21, 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, and Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*). Absent was Joel Wiedebush (Alternate). Also in attendance were Deputy State’s Attorney Ross Aldentaler and planning/zoning office staff Scott Bader and Ron Keller.
- III. **Agenda:** After discussion, North moved and Kurth seconded to approve the July 21, 2026, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Gage moved and Weisenburger seconded to approve last month’s June 16, 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) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) for a proposed Lot 1, “Mark Erickson’s Third Subdivision” in the SW1/4 of Section 20-T122N-R62W of the 5th P.M., Brown County, South Dakota (13966 395th Avenue; Gem Twp.). Submitted by Mark Erickson. In attendance for this item were Mark Erickson and Chris Erickson. Following discussion, Weisenburger moved, Gage seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Weisenburger moved, Gage seconded to **approve a Variance to Lot Size** to allow Lot 1 (11.12 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605. All members voted aye, motion carried.
 - 2) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, “South Dakota Wheat Growers Bath-Grebner Terminal Addition” in the S1/2 of Section 14-T123N-R63W of the 5th P.M., Brown County, South Dakota (105 S 392nd Avenue; Bath Twp.). Submitted by Sam Nilsson for Agtegra. Tracy Hutson, Sam Nilsson, Dan & Traci Fiala were in attendance for this item. Following discussion, Johnson moved, Kurth seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Kurth seconded to **approve a Conditional Use Petition (CUP)** to build a 100’ x 180’ chemical storage addition in a Heavy Industrial District (H-I) per Brown County Ordinance 4.1604. All members voted aye, motion carried.

- 3) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the SW1/4 of Section 15-T122N-R61W of the 5th P.M., Brown County, South Dakota (13852 403rd Avenue; West Hanson Twp.). Submitted by William Waldner for Hutterville. Matt Menzia, William Waldner and Richard Taylor were in attendance for this item. Following discussion, Meyers moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Johnson seconded to **approve a Conditional Use Petition (CUP)** to allow Great Plains Concrete Pumping, LLC to lease this property and operate their business per Brown County Ordinance 4.0604 providing they continue to help maintain roads in the area for their heavy trucks to travel on and if they stop their assistance for improving the roads, this Conditional Use may be put on hold. Matt Menzia with Great Plains Concrete Pumping LLC agreed with the discussion and all members voted aye, motion carried.
- 4) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) for a proposed Lot 1, "Reints First Addition" in the E1/2 of the SE1/4 of Section 10-T125N-R60W of the 5th P.M., Brown County, South Dakota (approx. 40976 120th Street; Claremont Twp.). Submitted by Carter Reints. No one was in attendance for this item. Following discussion, Kurth moved, Gage seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Kurth moved, Gage seconded to **approve the Variance to Lot Size** to allow Lot 1 (12.86 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605. All members voted aye, motion carried.
- 5) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as the N1/2 of the NW1/4 of Section 28-T124N-R63W of the 5th P.M., Brown County, South Dakota (12810 390th Avenue; Ordway Twp.). Submitted by Spencer Dunlavy. Spencer Dunlavy and Vern Meyers were in attendance for this item. Following discussion, North moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, North moved, Weisenburger seconded to **approve a Conditional Use Petition (CUP)** to build a 12' x 26' addition onto an existing trailer house in a Heavy Industrial District (H-I) per Brown County Ordinance 4.1604. All members voted aye, motion carried.
- 6) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 1, "Artz Equipment Subdivision" in the SE1/4 of Section 20-T123N-R64W of the 5th P.M., Brown County, South Dakota (38399 West Highway 12; Aberdeen Twp.). Submitted by Ashlee Gruby for Stein Sign Display. No one was in attendance for this item. Following discussion, Meyers moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Johnson seconded to **approve a Conditional Use Petition (CUP)** for four (4) new wall signs in a Highway Commercial District (HC) per Brown County Ordinance 4.2008. All members voted aye, motion carried.
- 7) **Conditional Use Petition (CUP)** in a Commercial District (C) described as Lot 4, "Todd Rosebrock First Subdivision" in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4365 Paper Lane; Aberdeen Twp.). Submitted by Henry Pretorius for Dakota Scape. Henry Pretorius was in attendance for this item. Following discussion, Gage moved, North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Gage moved, North seconded to **approve a Conditional Use Petition (CUP)** for a new shop with living quarters and to operate a landscaping business in a Commercial District (C) per Brown County Ordinance 4.1304.3. All members voted aye, motion carried.

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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 two, 9.36± acre parcels described as Lots 7 & 8, in the SW1/4 of Section 17-T123N-R64W of the 5th P.M., Brown County, South Dakota (38310 133rd Street; Aberdeen Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Michael & Caroline Sommers. No one was in attendance for this item. Following discussion, Gage moved, Meyers seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners noting that the ownership of these two (2) parcels are no longer tied to the farmland surrounding it. All members voted aye, motion carried.
 - 11) **Rezone Petition** for a 4.42± acre parcel described as Thomas' Outlot 1 in the SE1/4 of Section 23-T126N-R64W of the 5th P.M., Brown County, South Dakota (38696 116th Street; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Wayne & Janeen Haas. No one was 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.
 - 12) **Preliminary & Final Plat** for conveyance purposes of a 12.86± acre parcel described as "Reints First Addition" in the E1/2 of the SE1/4 of Section 10-T125N-R60W of the 5th P.M., Brown County, South Dakota (40976 120th Street; Claremont Twp.). Submitted by Carter Reints. No one was in attendance for this item. Following discussion, Kurth moved, Johnson 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 an 11.119± acre parcel described as "Mark Erickson's Third Subdivision" in the SW1/4 of Section 20-T122N-R62W of the 5th P.M., Brown County, South Dakota (13966 395th Avenue; Gem Twp.). Submitted by Mark Erickson. Mark Erickson and Chris Erickson were in attendance for this item. Following discussion, Johnson moved, North seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.
 - 14) **Preliminary & Final Plat** for conveyance purposes described as "Zeck Family First Addition" in the E1/2 of the SW1/4 and the SE1/4 of Section 25-T123N-R62W of the 5th P.M., Brown County, South Dakota (13451, 13469 & 13485 400th Avenue; Henry Twp.). Submitted by Trevor Zeck. No one was in attendance for this item. Following discussion, Weisenburger moved, Johnson seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.

15) Preliminary & Final Plat for conveyance purposes described as “Rath Second Addition” in the SW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (12876, 12882 & 12886 Laura Lane; Lincoln Twp.). Submitted by Keith Rath. No one was in attendance for this item. Following discussion, Johnson moved, Kurth seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners with a stipulation that the owner submit a letter that access to these lots will be provided by the developer. All members voted aye, motion carried.

16) Preliminary & Final Plat for conveyance purposes described as “McNeil-Randall First Addition to Elm Lake” in the SE1/4 of the SE1/4 of Section 20-T128N-R65W of the 5th P.M., Brown County, South Dakota (37584 & 37588 104th Street; Palmyra Twp.). Submitted by Richard Randall. Richard Randall was in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown 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, Weisenburger moved and Johnson seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader