

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, OCTOBER 21, 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, Carrie Weisenburger, County Commissioner Mike Gage and Alternate Paul Johnson.
- 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 October 21, 2025, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of September 16, 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.

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

1. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the SW1/4 of Section 22-T127N-R64W of the 5th P.M., Brown County, South Dakota (38546 110th Street; Frederick Twp.).
2. **Conditional Use Petition (CUP)** in a proposed Lake Front Residential District (R-3) described as Lot 1, “Jerke’s First Addition” in the SE1/4 of Section 24-T124N-R65W of the 5th P.M., Brown County, South Dakota (379710 North Shore Drive; Ravinia Twp.).
3. **Conditional Use Petition (CUP)** in a proposed Highway Commercial District (HC) described as Lot 1, “Lowary Family First Addition” in the NE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2208 S Highway 281; Aberdeen Twp.).

X. Other Business:

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

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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.*

10. **Rezone Petition** for properties described as Proposed Lot 1 & Lot 2, “Siedschlag First Addition” and Lot 2, “Gehrke 1st Subdivision” in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (37910, 37926 & approx. 37930 127th Street; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as Lot 2, “Greg Hoffman Addition” in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126757 W Shore Drive; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3) Backlot without a Residence.
12. **Rezone Petition** for a property described as Lot 1, “Jerke’s First Addition” in the SE1/4 of Section 24-T124N-R65W of the 5th P.M., Brown County, South Dakota (379710 N Shore Drive; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3) Backlot without a Residence.
13. **Rezone Petition** for a property described as Lot 5C, “Gederos’ Replat of Lots 5 & 7, Evelo’s Outlot” in the SWE1/4 of Section 35-T123N-R64W of the 5th P.M., Brown County, South Dakota (602 Buick Drive; Aberdeen Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
14. **Rezone Petition** for a property described as Lot 1, “Lowary Family First Addition” in the NE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2208 S Highway 281; Aberdeen Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Highway Commercial District (HC).
15. **Rezone Petition** for a property described as proposed Lot 1, “Paul Larson Second Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
16. **Preliminary & Final Plat** for conveyance purposes on a property described as “Siedschlag First Addition” in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (37910, 37926 & approx. 37930 127th Street; Ravinia Twp.).
17. **Preliminary & Final Plat** for conveyance purposes on a property described as “West Hanson-Mud Creek Addition” in the SW1/4 of Section 11-T122N-R61W of the 5th P.M., Brown County, South Dakota (approx. 404th Avenue & 138th Street; West Hanson Twp.).
18. **Preliminary & Final Plat** for conveyance purposes on a property described as “Paul Larson Second Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue; Warner Twp.).
19. **Preliminary & Final Plat** for conveyance purposes on a property described as “Chris and Sara Allen Second Richmond Lake Subdivision” in the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37843 Richmond Drive; Ravinia Twp.).
20. **Zoning Map Discussion** for Birch Drive zoning.

III. Other Business:

1. Executive Session if requested.

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