

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY SEPTEMBER 16, 2025 - 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 Stan Beckler, Chairman.
- II. **Roll Call:** Members of the Brown County Planning/Zoning Commission present for roll call were, James Meyers, Carrie Weisenburger, Dale Kurth, Paul Johnson, Stan Beckler-Chairman, County Commissioner Michael Gage (*who serves on this Board per SDCL 11-2-2*) and David North-Vice Chairman. Also, in attendance was Deputy State's Attorney Ross Aldentaler along with staff members, Scott Bader & Ron Keller. Pat Keatts was absent.
- III. **Agenda:** After discussion, Johnson moved and Gage seconded to approve the September 16, 2025, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, Kurth moved and Johnson seconded to approve the August 19, 2025, Planning/Zoning Commission Minutes, all members voted aye; motion carried.
- V. **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 want to speak to the Board on any Agenda Item.
 - 2) Anyone that has submitted a Variance Petition (VP) or Conditional Use Petition (CUP) to the Zoning Board of Adjustment (BOA) is still required to get PERMITS from the Zoning Office before starting their project if their request is approved. Penalties may be assessed per Ordinance when starting projects without proper permits in place.
- VI. **New Business:** *Planning/Zoning Commission as Zoning Board of Adjustment (BOA)*
 - 1) **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Christianson First Subdivision" in the SW1/4 of Section 15-T126N-R63W of the 5th P.M., Brown County, South Dakota (11476 391st Avenue; Brainard Twp.). Submitted by Mark & Joleen Christianson. No one was in attendance for this item. Following discussion on Findings of Facts (FoF), Meyers moved, Weisenburger seconded to **approve the Finding of Facts (FoF)** as presented. Also following discussion, Meyers moved, Weisenburger seconded to **approve the Variance for Lot Size** to allow proposed Lot 1 (5.59 acre) to be smaller than 40.0 acres and stay zoned as Agriculture Preservation District (AG-P) per Chapter 4.0605 of Brown County Zoning Ordinances. 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, by Ross Aldentaler, Deputy States Attorney.

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

10) Rezone Petition for a proposed 11.0± acre property described as proposed Lot 1, “Sieh Family First Addition” in the SE1/4 of Section 13-T125N-R62W of the 5th P.M., Brown County, South Dakota (39970 121st Street; Columbia Twp.) to be rezoned from Agriculture Preservation District AG-P) to Mini-Agriculture District (M-AG). Submitted by David Sieh. No one was in attendance for this item. Following discussion, North moved, Kurth seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.

11) Preliminary & Final Plat for financial purposes of a 40.00± acre parcel described as “Sumption Outlot” in the SE1/4 of Section 33-T128N-R64W of the 5th P.M., Brown County, South Dakota (10575 385th Avenue, Osceola Twp.). Submitted by Diamond Five Farms -Warren Sumption. No one was in attendance for this item. Following discussion, Johnson moved, Weisenburger seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners, all members voted aye, motion carried.

12) Preliminary & Final Plat for conveyance purposes of a total of 119.83± acre parcels described as “Sieh Family First Addition” in the SE1/4 of Section 13-T125N-R62W of the 5th P.M., Brown County, South Dakota (39970 121st Street, Columbia Twp.). Submitted by David Sieh. 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.

13) Preliminary & Final Plat for conveyance purposes of a 5.59± acre parcel described as “Christianson First Subdivision” in the SW1/4 of Section 15-T126N-R63W of the 5th P.M., Brown County, South Dakota (11476 391st Avenue, Brainard Twp.). Submitted by Mark & Joleen Christianson. No one was in attendance for this item. Following discussion, Gage moved, Kurth 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 financial purposes of a 0.80± acre parcel described as “Mohr First Addition to Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (319 N Broadway Street, City of Columbia). Submitted by Lisa Krage Mohr. No one was in attendance for this item. Following discussion, Meyers moved, North 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 of a total 23.42+ acre parcels described as “Lowary Family First Addition” in the NE1/4 of Section 27-T123N-R64W, except land platted, of the 5th P.M., Brown County, South Dakota (2208 S Highway 281, Aberdeen Twp.). Submitted by Stacey Gross, Trustee. No one was in attendance for this item. Following discussion, Kurth moved, Meyers seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners, all members voted aye, motion carried.

16) Final Plat for conveyance purposes of a total of 8.63+ acre parcels described as “Keatts Ninth Subdivision” in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37805, 37825, 37827, 37829 Richmond Drive, Ravinia Twp.). Submitted by Pat Keatts. No one was in attendance for this item. Following discussion, Weisenburger moved, Kurth seconded to **recommend approval of the Final Plat** to the Board of Brown County Commissioners, all members voted aye, motion carried.

17) Brown County Ordinance Amendment to Title 4 - Wind Energy Systems (WES) discussion.
(This Ordinance was postponed from Brown County Planning Commission August 19, 2025, regular meeting). Dawn Shepard, Charmayne Liebelt, Charlotte Liebelt, Robert Johnson, John Sumption, Michael Iagretti and Scott Sundberg were present for this item. Dawn Shepard, Rob Johnson, John Sumption and Michael Iacopetti spoke about the current draft of the Wind Energy Systems ordinance. Following further discussion, Meyers moved, Weisenburger seconded to **recommend approval of Title 4 Wind Energy Systems (WES)** with recommended changes to the Board of Brown County Commissioners, all members voting aye, motion carried.

18) Brown County Ordinance Amendment to Title 4 - Data Centers (DC) discussion.
(This Ordinance was postponed from Brown County Planning Commission August 19, 2025, regular meeting). Dawn Shepard, Charmayne Liebelt, Charlotte Liebelt, Robert Johnson, Tim Hanigan, Aberdeen Development Corp. CEO, and Scott Sundberg were present for this item. Dawn Shepard, Tim Hanigan, Robert Johnson and Charmayne Liebelt spoke about the current draft of the Data Centers ordinance. Following discussion, Meyers moved, North seconded to **recommend approval of Title 4 Data Centers** with recommended changes to the Board of Brown County Commissioners, all members voting aye, motion carried.

III. Other Business:

- 1.** Discussion on zoning errors on Brown County GIS map. Planning and Zoning will present this item at the October 21, 2025 Planning Commission meeting

IV. Motion to Adjourn: There being no further business before the Planning/Zoning Commission, Weisenburger moved, Kurth seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader