

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JULY 21, 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, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2) and Alternate Joel Wiedebush.
- 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.
- IV. **Approval of July 21, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of June 16, 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) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as 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.) to allow Lot 1 (11.119± acres) to be smaller than 40 acres and remain zoned Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.

- 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.) for a 100’ x 180’ addition.
- 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.) for a concrete pumping business.
- 4) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as 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.) to allow Lot 1 (12.86± acres) to be smaller than 40 acres and remain zoned Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.
- 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.) for a 12’ x 26’ addition.
- 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.) for 4 new wall signs.
- 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 (4635 Paper Lane; Aberdeen Twp.) for a new shop with living quarters and to operate a landscaping business.

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 (9.36± acre) properties 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).
- 11) **Rezone Petition** for a (4.42± acre) property 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).
- 12) **Preliminary & Final Plat** for conveyance purposes on a property 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 (approx. 40976 120th Street; Claremont Twp.).
- 13) **Preliminary & Final Plat** for conveyance purposes on a property 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.).
- 14) **Preliminary & Final Plat** for conveyance purposes on a property 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 400th Avenue; Henry Twp.).
- 15) **Preliminary & Final Plat** for conveyance purposes on a property described as "Rath Second Addition" in the SW1/4 of Section 26-T124N-R64W of the 5th P.M., Brown County, South Dakota (approx. 12880 Laura Lane; Lincoln Twp.).
- 16) **Preliminary & Final Plat** for conveyance purposes on a property 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.).

III. **Other Business:** Plaque presentation to Dale Kurth for 17 years of service on the Brown County Planning & Zoning Board. Dale is retiring and tonight is his final meeting.

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

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