

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY JUNE 16, 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, Michael Gage (*County Commissioner who serves on this Board per SDCL 11-2-2*), and Joel Wiedebush - Alternate. Also in attendance were Deputy State’s Attorney Ross Aldentaler and planning/zoning office staff members Ron Keller and Chris Anderson.
- III. **Agenda:** After discussion, Johnson moved and Meyers seconded to approve tonight’s **June 16, 2026**, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Johnson moved and Kurth seconded to approve last month’s **May 19, 2026**, Planning/Zoning Commission Minutes. All members voted aye, motion carried.
- V. **Opportunity for Public Comment:** Public comment will be limited to five (5) minutes or at the P&Z Commissions discretion. Presentations will be limited to three (3) 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) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NE1/4 of Section 10-T125N-R64W of the 5th P.M., Brown County, South Dakota (approx. 38595 119th Street; Westport Twp.). Submitted by Ledcor (LTS Telecommunications – Jamie Hartig). Jamie Hartig and Jeff Schaunaman were in attendance for this item. Jamie Hartig gave a brief presentation. Following discussion, Meyers moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Weisenburger seconded to **approve the Conditional Use Petition (CUP)** for construction of two utility equipment shelters and fencing in an Agriculture Preservation District (AG-P). All members voted aye, motion carried.
 - 2) **Variance to Approach Separation** in an Agriculture Preservation District (AG-P) described as the S1/2 of the NW1/4 of Section 2-T121N-R64W of the 5th P.M., Brown County, South Dakota (38645 142nd Street; Warner Twp.). Submitted by Stacy Braun. No one was in attendance for this item. Following discussion, North moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, North moved, Johnson seconded to **approve a Variance to Approach Separation** to allow to have a 100’ separation from an existing approach for a new approach to access a new residence rather than the 500’ required by Brown County Ordinance 4.0608. All members voted aye, motion carried.

- 3) **Variance to Shelterbelt Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, “Scott Bierman Addition” in the W1/2 of the SW1/4 of Section 33-T122N-R64W of the 5th P.M., Brown County, South Dakota (38404 142nd Street; Warner Twp.). Submitted by Matthew & Kris Pearson. Matthew & Kris Pearson were in attendance for this item. Following discussion, Meyers moved, Gage seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Meyers moved, Gage seconded to **approve a Variance to Shelterbelt Setbacks** to allow a current shelterbelt setback of 55’-0” from the section line and future shelterbelts to the north to be less than the 150’-0” rather than the 150’-0” required by Brown County Ordinance 4.0607. All members voted aye, motion carried.
- 4) **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 1, “L and J Fliehs First Addition” in the NE1/4 of the NE1/4 of Section 22-T125N-R60W of the 5th P.M., Brown County, South Dakota (12105 410th Avenue; Claremont Twp.). Submitted by Nathan Wright. No one was in attendance for this item. Following discussion, Kurth moved, North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Kurth moved, North seconded to **approve the Variance to Setbacks** to have an (East) Front Yard Setback of 40’-0” rather than the 100’-0” setback required by Brown County Ordinance 4.0706 to build a new house. All members voted aye, motion carried.
- 5) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, “Whitney’s First Addition” in the SE1/4 of Section 16-T123N-R64W of the 5th P.M., Brown County, South Dakota (38466 133rd Street; Aberdeen Twp.). Submitted by Kevin Larson. Kevin Larson was in attendance for this item. Following discussion, Johnson moved, Gage seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Gage seconded to **approve a Conditional Use Petition (CUP)** to build a 130’ x 80’ equipment shop in a Heavy Industrial District (H-I) per Brown County Ordinance 4.1604. All members voted aye, motion carried.
- 6) **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Schaunaman’s Outlot 3, “Miller’s Richmond Lake Subdivision” in the SW1/4 of Section 19-T124N-R64W of the 5th P.M., Brown County, South Dakota (approx. 382642 N Shore Drive; Lincoln Twp.). Submitted by Patricia & Kelly Tracy. Patricia & Kelly Tracy, Jeff Schaunaman, & Mike Frohling were in attendance for this item. Mike Frohling spoke against the Variance. Following discussion, Gage moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Gage moved, Johnson seconded to **approve the Conditional Use Petition (CUP)** with the stipulations that the Road R.O.W. setback be no less than 7’ and Commissioner Gage emphasized that no one is responsible for damages should storm damage occur. All members voted aye, motion carried.

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

MINUTES

REGULAR SCHEDULED MEETING

BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY, JUNE 16, 2026 - 7:00 P.M.

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM

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 one, 10.59± acre parcel described as proposed Lot 1, “Zemlicka Addition” in the NE1/4 of Section 12-T124N-R64W of the 5th P.M., Brown County, South Dakota (12541 388th Avenue; Lincoln Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Stanley & Carol Gage. No one was in attendance for this item. Commissioner Mike Gage abstained from voting. Following discussion, Weisenburger moved, North seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners noting the ownership of this parcel is no longer tied to the farmland surrounding it. All members voted aye, motion carried.
- 11) **Preliminary & Final Plat** for conveyance purposes a 10.59± acre parcel described as “Zemlicka Outlot” in the NE1/4 of Section 12-T124N-R64W of the 5th P.M., Brown County, South Dakota (12541 388th Avenue; Lincoln Twp.). Submitted by Stanley & Carol Gage. No one was in attendance for this item. Commissioner Mike Gage abstained from voting. Following discussion, North 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 a 50.30± acre parcel described as “Shirley Larson First Addition” in the SE1/4 of Section 23-T123N-R61W of the 5th P.M., Brown County, South Dakota (48 S Harrison Street; Groton Twp.). Submitted by Eric Larson. 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) **Brown County Ordinance Amendment to Title 4 - Jurisdiction** No one was in attendance for this item. Following discussion, Meyers moved, North seconded to **recommend approval of the Title 4 - Jurisdiction** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 14) **Brown County Ordinance Amendment to Title 5 - Jurisdiction** No one was in attendance for this item. Following discussion, Meyers moved, North seconded to **recommend approval of the Title 5 - Jurisdiction** 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, Johnson moved and Kurth seconded to adjourn the meeting, all members voting aye, motion carried.

Minutes submitted by: Planning/Zoning Director Scott Bader