

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY MARCH 18, 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 Stan Beckler Chairman, David North Vice-Chairman, Pat Keatts, Dale Kurth, James Meyers, Carrie Weisenburger, County Commissioner Michael Gage (*who serves on this Board per SDCL 11-2-2*), and Deputy State's Attorney Ross Aldentaler. Paul Johnson (*Alternate P&Z Commissioner*) was also in attendance along with staff members, Scott Bader & Ron Keller.
- III. **Agenda:** After discussion, Keatts moved and North seconded to approve the March 18, 2025, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, Meyers moved and Gage seconded to approve the February 18, 2025, Planning/Zoning Commission Minutes, all members voted aye; motion carried.
- V. **Old Business:**
 - 1) **Sign-up Sheet:** at door entrance on the table for anyone to speak on an Agenda Item.
 - 2) **Permits:** Anyone present that has submitted Zoning Board of Adjustment (BOA) Agenda items such as a Variance Petition (VP) or Conditional Use Petition (CUP) that get approved, are still required to follow up with their PERMITS from the Zoning Office before starting their project.
 - 3) **Postponed Item from February 18, 2025, Meeting:**
Conditional Use Petition (CUP) in a Mini-Agriculture District (M-AG) described as Lot 2, "Fulker's Homestead Subdivision" in the SE1/4 of Section 17-T123N-R64W of the 5th P.M., Brown County, South Dakota (38390 133rd Street; Aberdeen Twp.). Submitted by Keith Wipf-Ringneck LLC. Keith Wipf, Wayne Kleinsasser, Sandra Tople, Margo Price, Sam Schaunaman were all in attendance for this item. Keith Wipf, Wayne Kleinsasser, Sandra Tople, & Sam Schaunaman spoke. Following discussion and going through the Findings of Facts (FoF) with Deputy States Attorney – Ross Aldentaler, North moved, and Gage seconded to ***approve the Finding of Facts (FoF) as adjusted***. Also following discussion, North moved, and Gage seconded to ***deny the Conditional Use Petition (CUP)*** noting: 1) adding a public mechanic's repair shop, 2) adding a vehicle sales lot with up to 10 vehicles sitting for sale on south side of property at road frontage, 3) adding both businesses #1 & #2 to the existing and approved Ringneck Construction Company business that may also have necessary construction equipment and vehicles sitting outside when not in use or out of season, 4) all three businesses would change the character of this location that is currently zoned for Mini Agricultural District (M-AG) which is for rural residential use, all members voting aye, motion carried.

VI. New Business: Planning/Zoning Commission as Zoning Board of Adjustment (BOA)

- 1) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 2, “Don and Eunice Weismantel First Addition” in the NE1/4 of Section 19-T123N-R62W of the 5th P.M., Brown County, South Dakota (13305 395th Avenue; Bath Twp.). Submitted by Todd Wright for Brandon Efraimson of Efraimson Electric. There was not anyone in attendance for this item. Mr. Bader commented that this lot has been rezoned to Highway Commercial District (HC) and platted in 2010 and currently has existing access from the east side of the lot. Following discussion on Findings of Facts (FoF), Gage moved, and Kurth seconded to ***approve the Finding of Facts (FoF)*** as presented. Also following discussion, Gage moved, and Kurth seconded to ***approve a Conditional Use Petition (CUP)*** to build a proposed garage/shop/office building for an electrical contracting business in a Highway Commercial District (HC), all members voting aye, motion carried.
- 2) **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Young Family First Addition” in the NE1/4 of Section 34-T121N-R63W of the 5th P.M., Brown County, South Dakota (14715 392nd Avenue; West Rondell Twp.). Submitted by Wade Young. There was not anyone in attendance for this item. Following discussion on Findings of Facts (FoF), Meyers moved, and Weisenburger seconded to ***approve the Finding of Facts (FoF)*** as presented. Also following discussion, Meyers moved, and Weisenburger seconded to ***approve the Variance for Lot Size*** to allow proposed Lot 1 (3.976 acres) 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 voting aye, motion carried.
- 3) **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Young Family Second Addition” in the SW1/4 of Section 26-T121N-R63W of the 5th P.M., Brown County, South Dakota (39240 147th Street; West Rondell Twp.). Submitted by Wade Young. There was not anyone in attendance for this item. Following discussion on Findings of Facts (FoF), Meyers moved, and North seconded to ***approve the Finding of Facts (FoF)*** as presented. Also following discussion, Meyers moved, and North seconded to ***approve the Variance for Lot Size*** to allow proposed Lot 1 (3.976 acres) 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 voting 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, FEBRUARY 18, 2025 - 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, by Ross Aldentaler, Deputy States Attorney.

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

- 10) Rezone Petition** for a property described as Lot 6, “Greg Hoffman Addition” in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126979 West Shore Drive; Ravinia Twp.) to be rezoned from Mini-Agriculture District (M-AG) to Lake Front Residential District (R-3) as a “back lot”. Submitted by Don Bonn. Don Bonn was in attendance for this item. Following discussion, North moved, Gage seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voting aye, motion carried.
- 11) Rezone Petition** for a property described as the East 42.5 rods of the South 77.75 rods of the NE1/4 of Section 4-T125N-R60W of the 5th P.M., Brown County, South Dakota (11831 409th Avenue; Claremont Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Donald & Becky Wegleitner. There was not anyone present for this item. Following discussion, Gage moved, North seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voting aye, motion carried.
- 12) Preliminary & Final Plat** for conveyance purposes on a property described as “Young Family First Addition” in the NE1/4 of Section 34-T121N-R63W of the 5th P.M., Brown County, South Dakota (14715 392nd Avenue; West Rondell Twp.). Submitted by Wade Young. There was not anyone present for this item. Following discussion, Weisenburger moved, Keatts seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voting aye, motion carried.
- 13) Preliminary & Final Plat** for conveyance purposes on a property described as “Young Family Second Addition” in the SW1/4 of Section 26-T121N-R63W of the 5th P.M., Brown County, South Dakota (39240 147th Street; West Rondell Twp.). Submitted by Wade Young. There was not anyone present 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 voting aye, motion carried.

III. Other Business: Gage motioned, North seconded to go into Executive Session to discuss legal matters, per SDCL 1-25-2 (3), with all members present voting aye, motion carried. The chair declared the executive session closed with no action taken.

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

Submitted by: Planning/Zoning Director Scott Bader.