

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JULY 15, 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 July 15, 2025, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of June 17, 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 E1/2 of the NE1/4 of Section 10-T124N-R64W, except land platted, of the 5th P.M., Brown County, South Dakota (approx. 38581 125th Street; Lincoln Twp.).
2. **Conditional Use Petition (CUP)** in a Lake Front Residential District (R-3) described as Lots 1 thru 5, "Prairie Point First Elm Lake Addition" in the S1/2 of the SE1/4 of Section 8-T128N-R65W of the 5th P.M., Brown County, South Dakota (37590, 37592, 37594, 37596 & 37598 Pelkofer Drive, Palmyra Twp.).
3. **Conditional Use Petition (CUP)** in a proposed Highway Commercial District (HC) described the 500' west of the east 700' of the north 658' in the NW1/4 of Section 11-T123N-R64W, except highway R.O.W. and except H-1, of the 5th P.M., Brown County, South Dakota (1421 24th Avenue NW, Aberdeen Twp.).
4. **Conditional Use Petition (CUP)** in a proposed Highway Commercial District (HC) described the 500' west of the east 700' of the north 658' in the NW1/4 of Section 11-T123N-R64W, except highway R.O.W. and except H-1, of the 5th P.M., Brown County, South Dakota (1421 24th Avenue NW, 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.

1. **Rezone Petition** for properties described as the 500' west of the east 700' of the north 658' in the NW1/4 of Section 11-T123N-R64W, except highway R.O.W. and except H-1, and Lot C, Block 12, "Wylie Park Estates 5th Addition" in the N1/2 of Section 11-T123N-R64W of the 5th P.M., Brown

County, South Dakota (1421 24th Avenue NW & 1920 N Hwy 281 ; Aberdeen Twp.) to be rezoned from Residential District (R-1) to Highway Commercial District (HC).

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

- 10. Rezone Petition** for s property described as Lot 1, “Brick Subdivision” in the SE1/4 of Section 31-T122N-R65W of the 5th P.M., Brown County, South Dakota (14177 375th Avenue; Highland Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 11. Rezone Petition** for properties described as proposed Lot 1 thru 4, 6, 8, 9, 10, Block 1; Lot 1, Block 2; Lot 1 thru 6, Block 3, all of “Mina Lake Northeast Addition” in the S1/2 of Section 7-T123N-R65W of the 5th P.M., Brown County, South Dakota (13147, 13151, 13155, 13159, 13163, 13167, 13174, 13178, 13182, 13186 N Sunrise Drive; 37344 & 37345 Dusk Drive; 13135, 13184 & 13193 Feickert Drive; 37344 132nd Street; Mercier Twp.) to be rezoned from Mini-Agriculture District (M-AG) to Lake Front Residential (R-3), Agriculture Preservation District (AG-P) to Mini-Agriculture District (AG-P) and Agriculture Preservation District (AG-P) to Lake Front Residential (R-3).
- 12. Preliminary & Final Plat** for development purposes on a property described as “WW Rentals First Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (22 N James Street; Columbia City).

III. Other Business:

1. Executive Session if requested.

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