

MINUTES

REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY OCTOBER 21, 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 David North-Vice Chairman. 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*) also in attendance were Deputy State's Attorney Ross Aldentaler along with planning/zoning office staff members Scott Bader & Chris Anderson. Absent from this meeting was P&Z Commissioner Patrick Keatts.
- III. **Agenda:** After discussion, Gage moved and Weisenburger seconded to approve tonight's October 21, 2025, Planning/Zoning Commission Agenda as presented. All members voted aye; motion carried.
- IV. **Minutes:** After discussion, North moved and Kurth seconded to approve last month's September 16, 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 their required PERMITS from the Zoning Office before starting any project if their request has been approved. Penalties may be assessed per Title 4 Ordinance Chapter 4.28 as assigned by the Board of County Commissioners when starting projects without proper permits in place.
- VI. **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 SW1/4 of Section 22-T127N-R64W of the 5th P.M., Brown County, South Dakota (38546 110th Street; Frederick Twp.). Submitted by Eugene Pence. Eugene Pence was in attendance for this item. Following discussion on Findings of Facts (FoF), Johnson moved, Gage seconded to **approve the Finding of Facts (FoF)** as presented. Also following discussion, Johnson moved, Gage seconded to **approve the Conditional Use Petition (CUP)** for a 1,200' private airstrip with the stipulation that he meets all state, federal, and FAA minimum requirements if any, in an Agriculture Preservation District (AG-P). All members voted aye, motion carried.

- 2) **Conditional Use Petition (CUP)** in a proposed Lake Front Residential District (R-3) described as Lot 1, “Jerke’s First Addition” in the SE1/4 of Section 24-T124N-R65W of the 5th P.M., Brown County, South Dakota (379710 North Shore Drive; Ravinia Twp.). Submitted by Michael Carrels. Michael Carrels, Rory (representing the neighbors) and Susan King, Sally Swanson, Brandy Netty, Kent Larosn, Brenda Steiger, Cathy McNeary, Steve Heckenlaible, Robert Teachout, and Doug Eisenbeisz were all in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, Meyers seconded to **approve the Finding of Facts (FoF)** as presented. Also following discussion, Gage moved, Meyers seconded to **approve the Conditional Use Petition (CUP)** to allow a campground and a personal workshop-storage building in a proposed Lake Front Residential District (R-3) Back Lot without a residence, with the following stipulations:
- A. This CUP is approved only if the Rezone is also approved from AG-P to R-3 District.
 - B. This CUP is approved for the current owner and is not to be transferable.
 - C. The current owner can have a maximum of two (2) camper pads with utilities.
 - D. The current owner can have a maximum of four (4) campers on-site regularly.
 - E. The current owner can have an increase of campers for family & friends during any major holiday week (Memorial Day, Fourth of July, Labor Day), but that week only.
 - F. The shop building is for personal use and personal storage only and not rental space used for weddings, reunions, assemblies, etc.
 - G. The current owner may not use this property for any retail business purposes.
 - H. The current owner offered that he will maintain the surface drainage that comes across this property from north to south for other property owners.
- All members voted aye, motion carried.
- 3) **Conditional Use Petition (CUP)** in a proposed Highway Commercial District (HC) described as Lot 1, “Lowary Family First Addition” in the NE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2208 S Highway 281; Aberdeen Twp.). Submitted by Sea Atwood. Sea Atwood, Clarence Habeck, and Lori Habeck were in attendance for this item. Following discussion on Findings of Facts (FoF), Gage moved, North seconded to **approve the Finding of Facts (FoF)** as presented. Also following discussion, Gage moved, North seconded to **approve the Conditional Use Petition (CUP)** to build a 40’ x 50’ main shop to operate a small used vehicle dealership and equipment sales business with the stipulation to allow a maximum of five (5) vehicles on site for sale in a proposed Highway Commercial District (HC). All members voted aye, motion carried.

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

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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 proposed 10.0 acre, 20.00 acre and 5.36 acre properties described as proposed Lot 1 & 2, “Siedschlag First Addition” and Lot 2, “Gehrke 1st Subdivision” in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County, South Dakota (37910, 37926, & approx. 37930 127th Street, Ravinia Twp.) to be rezoned from Agriculture Preservation District AG-P) to Mini-Agriculture District (M-AG). Submitted by Timothy Siedschlag and Gerald and Kathy Goldade. Timothy Siedschlag was in attendance for this item. Following discussion, Meyers moved, Weisenberger seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 11) Rezone Petition** for a proposed 10.63-acre property described as proposed Lot 2, “Greg Hoffman Addition” in the E1/2 of Section 14-T124N-R65W of the 5th P.M., Brown County, South Dakota (126757 W. Shore Drive, Ravinia Twp.) to be rezoned from Agriculture Preservation District AG-P) to Lake Front Residential District (R-3). Submitted by Sub Thirty Ventures, LLC, Brett Deibert. Brett & Gary Deibert were in attendance for this item. Following discussion, Meyers moved, Kurth seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 12) Rezone Petition** for a proposed 3.55-acre property described as proposed Lot 1, “Jerke’s First Addition” in the SE1/4 of Section 24-T124N-R65W of the 5th P.M., Brown County, South Dakota (379710 N. Shore Drive, Ravinia Twp.) to be rezoned from Agriculture Preservation District AG-P) to Lake Front Residential District (R-3). Submitted by Mike Carrels. No one was in attendance 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 voted aye, motion carried.
- 13) Rezone Petition** for a proposed 0.96 acre property described as proposed Lot 5C, “Gederos’ Replat of Lots 5 & 7, Evelo’s Outlot” in the SE1/4 of Section 35-T123N-R64W of the 5th P.M., Brown County, South Dakota (602 Buick Drive SW, Aberdeen Twp.) to be rezoned from Agriculture Preservation District AG-P) to Mini-Agriculture District (M-AG). Submitted by Vision Quest Real Estate, LLC, Brad Meehan. 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.
- 14) Rezone Petition** for a proposed 23.09-acre property described as proposed Lot 1, “Lowary Family First Addition” in the NE1/4 of Section 27-T123N-R64W of the 5th P.M., Brown County, South Dakota (2208 S Highway 281, Aberdeen Twp.) to be rezoned from Agriculture Preservation District AG-P) to Highway Commercial District (H-C). Submitted by Sea Atwood. Sea Atwood and Clarence and Lori Habeck were in attendance for this item. Following discussion, Meyers moved, Weisenburger seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 15) Rezone Petition** for a proposed 10.84-acre property described as proposed Lot 1, “Paul Larson Second Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue, Warner Twp.) to be rezoned from Agriculture Preservation District AG-P) to Mini-Agriculture District (M-AG). Submitted by Paul Larson. No one was in attendance for this item. Following discussion, Kurth moved, Johnson seconded to **recommend approval of the Rezone Petition** to the Board of Brown County Commissioners. All members voted aye, motion carried.
- 16) Preliminary & Final Plat** for conveyance purposes of a total 30.0-acre parcels described as “Siedschlag First Addition” in the SW1/4 of Section 13-T124N-R65W of the 5th P.M., Brown County,

South Dakota (37926 & approx. 37930 127th Street, Ravinia Twp.). Submitted by Tim Siedschlag. Tim Siedschlag 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.

17) Preliminary & Final Plat for conveyance purposes of a total 159.72-acre parcels described as “West Hanson-Mud Creek Addition” in the SW1/4 of Section 11-T122N-R61W of the 5th P.M., Brown County, South Dakota (approx. 404th Avenue & 138th Street, West Hanson Twp.). Submitted by Clinton Jacobson & Jim & Betty Oliver. No one was in attendance for this item. Following discussion, Meyers moved, Johnson seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.

18) Preliminary & Final Plat for conveyance purposes of a total 10.84-acre property described as proposed Lot 1, “Paul Larson Second Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue, Warner Twp.). Submitted by Paul Larson. No one was in attendance for this item. Following discussion, Weisenburger moved, Kurth seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.

19) Preliminary & Final Plat for conveyance purposes of a total 2.75-acre parcel described as “Chris and Sara Allen Second Richmond Lake Subdivision” in the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37843 Richmond Drive, Ravinia Twp.). Submitted by Christopher & Sara Allen. Christopher & Sara Allen were in attendance for this item. 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.

III. Other Business:

1) Discussion on zoning errors on Brown County GIS map for the Birch Drive cul-de-sac in Wylie Park Estates Fourth Addition in the NE1/4 of Section 11-T123N-R64W of the 5th P.M., Brown County, SD. The request is to correct a presumed error of zoning labeling of 11 parcels on Birch Drive from Agriculture Preservation (AG-P) to Residential District (R-1) to correct this error without going through the rezone process. Submitted by Scott Bader, Brown County P & Z Director. Following discussion, Deputy State’s Attorney Ross Aldentaler stated that since this request was to correct a clerical error, there was no need to go through the formal rezoning process. Following discussion, Meyers moved, Gage seconded to approve correction of this labeling error without going through the rezone process. All members voted aye, motion carried.

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

Minutes submitted by: Planning/Zoning Director Scott Bader