

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JUNE 16, 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 June 16, 2026, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- V. **Approval of May 19, 2026, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## 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) **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.) to construct 2 utility equipment shelters.
  - 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., except land deeded, Brown County, South Dakota (38645 142nd Street; Warner Twp.) to have a 100' separation from an existing

approach for a new approach to access a future condo site rather than the 500' required by Brown County Ordinance 4.0608.

- 3) **Variance to Shelterbelt Setbacks** in a 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.) to have a 55'-0" shelterbelt setback rather than the 150'-0" required by Brown County Ordinance.
- 4) **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as proposed Lot 1, "L and J Flihs 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.) for a new residence.
- 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 (38458 133rd Street; Aberdeen Twp.) for a new 130' x 80' shop.
- 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.) for a new 40' x 48' storage building.

VIII. **Other Business:**

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

---

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, JUNE 16, 2026 – 7:00 PM*

*BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM  
(STAIRWAY AND ELEVATOR ACCESS)*

## PLANNING COMMISSION

I. **Old Business:**

II. **New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#).*

- 10) **Rezone Petition** for a 10.59+ acre property described as proposed Lot 1, "Zemlicka Addition" 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).

- 11) **Preliminary & Final Plat** for conveyance purposes on a property described as “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.).
- 12) **Preliminary & Final Plat** for conveyance purposes on a property 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.).
- 13) **Ordinance Amendments to Title 4 Zoning Ordinances-Jurisdiction**
- 14) **Ordinance Amendments to Title 5 Subdivision Regulations-Jurisdiction**

III. **Other Business:**

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

V. **Motion to Adjourn:** 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_