

# MINUTES

## REGULAR SCHEDULED MEETING BROWN COUNTY PLANNING/ZONING COMMISSION

TUESDAY MAY 19, 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 Scott Bader and Ron Keller.
- III. **Agenda:** After discussion, Gage moved and Johnson seconded to approve tonight’s **May 19, 2026**, Planning/Zoning Commission Agenda as presented. All members voted aye, motion carried.
- IV. **Minutes:** After discussion, Kurth moved and North seconded to approve last month’s **April 21, 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 NW1/4 of Section 34-T124N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12940 391st Avenue; Ordway Twp.). Submitted by Buell Consulting (Woody Krog). Woody Krog, Jeff Stockert, Tom Teigen and Dave Taffe were in attendance for this item. Following discussion, Meyers moved, Johnson seconded to ***approve the Findings of Fact (FoF)***. Also following discussion, Meyers moved, Johnson seconded to ***approve the Conditional Use Petition (CUP)*** for a new 199’ cell tower 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 NW1/4 of Section 34-T124N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12940 391st Avenue; Ordway Twp.). Submitted by Buell Consulting (Woody Krog). Woody Krog, Jeff Stockert, Tom Teigen and Dave Taffe were in attendance for this item. Following discussion, Kurth moved, Johnson seconded to ***approve the Findings of Fact (FoF)***. Also following discussion, Kurth moved, Johnson seconded to ***approve a Variance to Approach Separation*** to allow to have a 300’ separation from an existing approach for a new approach to access proposed tower site rather than the 500’ required by Brown County Ordinance 4.0608. All members voted aye, motion carried.

- 3) **Variance to Lot Frontage Width** in a Rural Urban District (RU) described as proposed Tract 1, “Columbia Addition to the City of Columbia” in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City.). Submitted by City of Columbia (Cara Dennert). No one was in attendance for this item. Following discussion, Johnson moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Weisenburger seconded to **approve a Variance to Lot Frontage Width** to allow to have a 50’ lot frontage width rather than the 60’ required by Brown County Ordinance. All members voted aye, motion carried.
- 4) **Conditional Use Petition (CUP)** in a Rural Urban District (RU) described as Tract 1, “Columbia Addition to the City of Columbia” in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City). Submitted by City of Columbia (Cara Dennert). No one was in attendance for this item. Following discussion, Weisenburger moved, Johnson seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Weisenburger moved, Johnson seconded to **approve the Conditional Use Petition (CUP)** for a new lagoon in a Rural Urban District (RU). All members voted aye, motion carried.
- 5) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “RS Zastrow Addition” in the SE1/4 of Section 19-T125N-R62W of the 5th P.M., Brown County, South Dakota (39498 122nd Street; Columbia Twp.). Submitted by Sharon Zastrow. No one was in attendance for this item. Following discussion, Johnson moved, North seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, North seconded to **approve a Variance to Lot Size** to allow Lot 1 (33.04 acres) to be smaller than the minimum 40.0 acres in an Agriculture Preservation District (AG-P) per 4.0605 #1A. All members voted aye, motion carried.
- 6) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Goldade Outlot 2 in the NW1/4 of Section 22-T123N-R63W of the 5th P.M., Brown County, South Dakota (5260 East Highway 12; Bath Twp.). Submitted by S&S Rentals (Rod Tobin). Rod Tobin, Bruce Zeller, Dale Boynton and Amber Weismantel were in attendance for this item. Following discussion, Johnson moved, Kurth seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Johnson moved, Kurth seconded to **approve the Conditional Use Petition (CUP)** for a new structure for a small business, dining establishment, laundromat and gaming establishment in a Highway Commercial District (HC). All members voted aye, motion carried.
- 7) **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 2 in the NE1/4 of Section 15-T123N-R64W of the 5th P.M., Brown County, South Dakota (2035 8th Avenue NW; Aberdeen Twp.). Submitted by S&S Rentals (Rod Tobin). Rod Tobin and Sam Schaubman were in attendance for this item. Following discussion, North moved, Meyers seconded to **approve the Findings of Fact (FoF)**. Also following discussion, North moved, Meyers seconded to **approve the Conditional Use Petition (CUP)** for a new structure for a small business, dining establishment, laundromat and gaming establishment in a Highway Commercial District (HC). All members voted aye, motion carried.
- 8) **Variance to Approach Separation** in a Non-County District (NC) described as Lot 4, “Jones Natural Gold Subdivision” in the SE1/4 of Section 16-T123N-R63W of the 5th P.M., Brown County, South Dakota (4740 Railroad Avenue SE; Aberdeen Twp.). Submitted by S&S Rentals (Rod Tobin). Rod Tobin was in attendance for this item. Following discussion, Gage moved, Weisenburger seconded to **approve the Findings of Fact (FoF)**. Also following discussion, Gage moved, Weisenburger seconded to **approve a Variance to Approach Separation** to allow to have a 350’ separation from an existing approach for a new approach rather than the 500’ required by Brown County Ordinance 4.0608. All members voted aye, motion carried.

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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.
- II. **New Business:** *Brown County Planning/Zoning Commission as [Planning Commission](#).*
  - 10) **Rezone Petition** for two 4.015+ acre properties described as proposed Lots 1 & 2, “Arneson Addition” in the NE1/4 of Section 35-T126N-R64W of the 5th P.M., Brown County, South Dakota (11715 387th Avenue; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by James Smith for James Arneson. No one was in attendance for this item. Following discussion, North moved, Weisenburger 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) **Rezone Petition** for a 7.21+ acre property described as “Johnson Outlot 1” in the SW1/4 of Section 15-T123N-R61W of the 5th P.M., Brown County, South Dakota (40310 133rd Street; Henry Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG). Submitted by Eric Olson and Katherine Osterman. No one was 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 noting the ownership of this parcel is no longer tied to the farmland surrounding it. All members voted aye, motion carried.
  - 12) **Rezone Petition** for a 2.75+ acre property described as proposed Lot 2 “Specialty-Wright Addition” in the W1/2 of Section 8-T123N-R62W of the 5th P.M., Brown County, South Dakota (13146 395th Avenue; Bath Twp.) to be rezoned from Heavy Industrial District (H-I) to Mini-Agriculture District (M-AG). Submitted by Todd Wright. Dale Boynton 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) **Preliminary & Final Plat** for financial purposes a 0.40+ acre parcel described as “WW Rentals Third Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (124 West Dakota Street; Columbia City). Submitted by WW Rentals. No one was in attendance for this item. Following discussion, Weisenburger moved, Meyers seconded to ***recommend approval of the Preliminary & Final Plat*** to the Board of Brown County Commissioners. All members voted aye, motion carried.
  - 14) **Preliminary & Final Plat** for conveyance purposes a 14.64+ acre and 33.20 ± acre parcel described as “Columbia Addition to the City of Columbia” in the SW1/4 of Section 21-T125N-R62W of the 5th P.M., Brown County, South Dakota (12152 396th Avenue; Columbia City). Submitted by the City of Columbia (Cara Dennert). No one was in attendance for this item. Following discussion, Gage

moved, Johnson seconded to **recommend approval of the Preliminary & Final Plat** to the Board of Brown County Commissioners. All members voted aye, motion carried.

**15) Preliminary & Final Plat** for financial purposes a 33.04± acre parcel described as “RS Zastrow Addition” in the SE1/4 of Section 19-T125N-R62W of the 5th P.M., Brown County, South Dakota (39498 122nd Street; Columbia Twp.). Submitted by Sharon Zastrow. No one was in attendance for this item. Following discussion, Johnson moved, Kurth seconded to **recommend approval of the Preliminary & Final Plat** using an approved Variance to Lot Size per 4.0605 #2A to the Board of Brown County Commissioners. All members voted aye, motion carried.

**16) Preliminary & Final Plat** for financial purposes a 12.46± acre parcel described as “LM Larsen Addition” in the SE1/4 of Section 9-T124N-R61W of the 5th P.M., Brown County, South Dakota (40286 126th Street; Putney Twp.). Submitted by Lance & Melynda Larsen. No one was in attendance 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 voted aye, motion carried.

**17) Preliminary & Final Plat** for financial purposes two 4.015± acre parcels described as “Arneson Addition” in the NE1/4 of Section 35-T126N-R64W of the 5th P.M., Brown County, South Dakota (11715 387th Avenue; Oneota Twp.). Submitted by James Smith for James Arneson. No one was in attendance for this item. Following discussion, Johnson moved, North 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 financial purposes a 2.75± acre parcel described as “Specialty-Wright Addition” in the W1/2 of Section 8-T123N-R62W of the 5th P.M., Brown County, South Dakota (13146 395th Avenue; Bath Twp.). Submitted by Todd Wright. Dale Boynton was in attendance for this item. Following discussion, North moved, Johnson 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:

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

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

Minutes submitted by: Planning/Zoning Director Scott Bader