AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION
REGULAR SCHEDULED MEETINGS

TUESDAY, NOVEMBER 17, 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, James Meyers, Carrie Weisenburger, Paul Johnson, Joel Wiedebush and County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2).

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. A total of ten (10) minutes is set aside for this item if needed.

IV. **Approval of November 17, 2026, Agenda:** Motion: 1st _____ 2nd _____

V. **Approval of October 20, 2026, Minutes:** Motion: 1st _____ 2nd _____

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 a Rural Urban District (RU) described as Lots 6, 8, 10, 12 and 14, "Broadway Peck's Addition to Columbia", Brown County, South Dakota (10 N Broadway Street; Columbia City) for a small wool manufacturing business.

2) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Rossow First Addition" in the NW1/4 of Section 1-T121N-R62W of the 5th P.M., Brown County, South Dakota (39917 142nd Street; East Rondell Twp.) to allow Lot 1 (6.57± acres) to be smaller than 40.0 acres and remain zoned Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.

3) **Conditional Use Petition (CUP)** in a Rural Urban District (RU) described as Lots 10, 12, 14, 16 and 18, Block 12, Stratford, Brown County, South Dakota (365 Rondell Avenue; Stratford City) for an accessory structure.

4) **Variance to Setbacks** in an Agriculture Preservation District (AG-P) described as Lot 1, "Tim Thurston Subdivision" in the NW1/4 of Section 4-T123N-R61W of the 5th P.M., Brown County, South Dakota (40235 130th Street; Henry Twp.) to allow a 60'-0" north Front Yard Setback rather than the 100'-0" required by Brown County Ordinance.

5) **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as The NW1/4 of Section 30-T128N-R61W, except road, of the 5th P.M., Brown County, South Dakota (10428 400th Avenue; Liberty Twp) for a seasonal cabin.

6) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, "Muldoon First Addition" in the N1/2 of Section 36-T124N-R65W of the 5th P.M., Brown County, South Dakota (12965 382nd Avenue; Ravinia Twp.) to allow Lot 1 (2.75± acres) to be smaller than 40.0 acres and remain zoned Agriculture Preservation District (AG-P) per Brown County Ordinance 4.0605.

7) **Variance to Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 2, "North Warner Homestead Addition" in the NW1/4 of Section 35-T122N-R64W of the 5th P.M., Brown County, South Dakota (38623 141st Street; Warner Twp.) to allow a 30'-0" north Front Yard Setback rather than the 100'-0" required by Brown County Ordinance.

VIII. Other Business:

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

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PLANNING COMMISSION

I. Old Business:

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

10) **Rezone Petition** for a (1.64 acre) property described as proposed Lot 1, "A Replat of Outlot A" in the SW1/4 of Section 15-T123N-R63W of the 5th P.M, Brown County, South Dakota (475 391st

Avenue; Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Highway Commercial District (HC).

11) **Rezone Petition** for a (14.82 acre) property and a (1.99 acre) property described proposed Lot 1 & Lot 2, "Ryan and Carla Tracy First Addition" in the NW1/4 of Section 24-T123N-R61W of the 5th P.M, Brown County, South Dakota (509 & approx. 719 N Harrison Street; Groton Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

12) **Rezone Petition** for an (11.35 acre) property described as Proposed Lot 1, "Beitelspacher Second Addition" in the SE1/4 of Section 15-T123N-R65W of the 5th P.M, Brown County, South Dakota (13255 378th Avenue; Mercier Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

13) **Rezone Petition** for a (26.61 acre) property described as Lot 2, "First Subdivision of Bieber's Outlot 1" in the N1/2 of Section 21-T126N-R64W of the 5th P.M, Brown County, South Dakota (38459 115th Street; Oneota Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

14) **Rezone Petition** for a (1.20 acre) property and a (1.41 acre) property described as Proposed Lot 1 and Lot 2, "Salwei First Addition to Richmond Lake" in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5th P.M, Brown County, South Dakota (37832 & 37838 Richmond Drive; Ravinia Twp.) to be rezoned from Lake Front Residential (R-3) / Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3).

15) **Rezone Petition** for a (2.81 acre) property and a (2.55 acre) property described proposed Lot 1 & Lot 2, "Cassandra Monson First Addition" in the SW1/4 of Section 8-T123N-R62W of the 5th P.M, Brown County, South Dakota (39510 & approx. 39502 132nd Street; Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).

16) **Preliminary & Final Plat** for conveyance purposes on a property described as "Beitelspacher Second Addition" in the SE1/4 of Section 15-T123N-R65W of the 5th P.M., Brown County, South Dakota (13255 378th Avenue; Mercier Twp.).

17) **Preliminary & Final Plat** for conveyance purposes on a property described as "K. Ulmer First Addition" in the SE1/4 of Section 4-T123N-R64W of the 5th P.M., Brown County, South Dakota (2713 N 385th Avenue; Aberdeen Twp.).

18) **Preliminary & Final Plat** for conveyance purposes on a property described as "Ryan and Carla Tracy First Addition" in the NW1/4 of Section 24-T123N-R61W of the 5th P.M., Brown County, South Dakota (509 & approx. 719 N Harrison Street; Groton Twp.).

19) **Preliminary & Final Plat** for financial purposes on a property described as "Rossow First Addition" in the NW1/4 of Section 1-T121N-R62W of the 5th P.M., Brown County, South Dakota (39917 142nd Street; East Rondell Twp.).

20) **Preliminary & Final Plat** for conveyance purposes on a property described as "Salwei First Addition to Richmond Lake" in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37832 & 37838 Richmond Drive; Ravinia Twp.).

21) **Preliminary & Final Plat** for financial purposes on a property described as "Muldoon First Addition" in the N1/2 of the SE1/4 of Section 36-T124N-R65W of the 5th P.M., Brown County, South Dakota (12965 382nd Avenue; Ravinia Twp.).

22) **Preliminary & Final Plat** for financial purposes on a property described as "Jark Block 12 First Subdivision of Stratford" in the SW1/4 of Section 4-T121N-R62W of the 5th P.M., Brown County, South Dakota (380 E Nelson Avenue & 365 Rondell Avenue; Stratford).

23) **Preliminary & Final Plat** for financial purposes on a property described as "Hansen First Addition to Elm Lake" in the SE1/4 of Section 17-T128N-R65W of the 5th P.M., Brown County, South Dakota (10262 Flying T Drive; Palmyra Twp.).

24) **Preliminary & Final Plat** for conveyance purposes on a property described as "Cassandra Monson First Addition" in the SW1/4 of Section 8-T123N-R62W of the 5th P.M., Brown County, South Dakota (39510 & approx. 39502 132nd Street; Bath Twp.).

25) **Ordinance Amendment Discussion –Data Centers**

III. **Other Business:**

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

V. **Motion to Adjourn: 1st** _____ **2nd** _____