

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, JANUARY 20, 2026 – 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. **Elect 2026 Chairman** _____
- III. **Elect 2026 Vice-Chair** _____
- IV. **Roll Call:** David North, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, County Commissioner Mike Gage. Stan Beckler was absent from this meeting.
- V. **Opportunity for Public Comment if any.**
- VI. **Approval of January 20, 2026, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of December 16, 2025, Minutes:** Motion: 1st _____ 2nd _____
- VIII. **Planning/Zoning Commission Reorganization Meeting for 2026:**
 - 1) **Appointment SDCL 11-2-2,** The County Planning Commission is appointed and approved by the Board of Brown County Commissioners January 6, 2026. The County Planning Commission is known as the County Planning/Zoning Commission. The County Zoning Commission serves as the County Zoning Board of Adjustment (BOA).
 - A. **Discussion** on new Planning/Zoning Commission **Alternate**. Joel Wiedebush was approved by the Board of County Commissioners on January 6th, 2026, to be our new Alternate Planning/Zoning Commissioner. Joel is also a Township Supervisor for Warner Township.
 - 2) **Contracts with Municipalities SDCL 11-2-7.** Resolutions to provide planning, zoning, and permitting services to municipalities--Municipal powers exercised by County Board. The governing body of any municipality may contract with the Board of County Commissioners 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 (\$0). Under the provisions of the contract the municipal governing body may authorize the County Planning/Zoning Commission, on behalf of the municipality, to exercise any of the powers otherwise granted to municipal planning and zoning commissions under SDCL Chapter 11-4 and SDCL Chapter 11-6. *Source: SL 1967, ch 20, § 9; SL 1975, ch 113, § 2; SL 1992, ch 60, § 2; SL 1998, ch 76, § 2*
 - A. Town of Stratford: April 6, 1981, by Resolution.
 - B. Town of Claremont: April 6, 1981, by Resolution.
 - C. Town of Verdon: April 17, 1981, by Resolution.
 - D. Town of Columbia: May 5, 1981, by Resolution.

- 3) **Discussion** on official newspapers as approved by the Board of Brown County Commissioners January 6th, 2026. The Board of Brown County Commissioners chose “The Insider” and “Groton Daily Independent” as their two official newspapers for the Auditor’s Office.
- 4) **Discussion** on mileage reimbursement as approved by the Board of Brown County Commissioners January 6th, 2026. The change for mileage per diem was approved from 0.70 cents to 0.725 cents.
- 5) **Discussion** on official planning and zoning office fee tables as approved by the Board of Brown County Commissioners January 6th, 2026. They were “**Table 2026 – Application Fee Schedule**” and “**Table 2026 – Permit Fee Schedule**”.
- 6) Review, acknowledge, and **approve South Dakota Open Meeting Laws** per SDCL 1-25-13.

ZONING BOARD OF ADJUSTMENT

IX. 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.

X. New Business: *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*

- 1) **Conditional Use Petition (CUP)** in a proposed Mini-Agriculture District (M-AG) described as “Long’s Outlot 1” in the NW1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (12848 392nd Avenue; Ordway Twp.).
- 2) **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, “Browning First Addition” in the NW1/4 of Section 22-T123N-R64W of the 5th P.M., Brown County, South Dakota (717 S 385th Avenue; Aberdeen Twp.).

XI. 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.**

- II. **New Business: Brown County Planning/Zoning Commission as [Planning Commission](#).**
 - 10. **Rezone Petition** for a property described as proposed Mini-Agriculture District (M-AG) described as “Long’s Outlot 1” in the NW1/4 of Section 26-T124N-R63W of the 5th P.M., Brown County, South Dakota (12848 392nd Avenue; Ordway Twp.).

 - 11. **Preliminary & Final Plat** for financial purposes on a property described as “Lamont Thirteenth Addition” in the NE1/4 and the SE1/4 and the SW1/4 of Section 20-T123N-R63W of the 5th P.M., Brown County, South Dakota (1020 S Melgaard Road & 2800 13th Avenue SE; Aberdeen Twp.).

- III. **Other Business:**
 - 1. Executive Session if requested.

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