

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, APRIL 15, 2025 – 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. **Roll Call:** Stan Beckler - Chairman, David North - Vice Chair, Patrick Keatts, Dale Kurth, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage. Alternate Paul Johnson was also present in the audience.
- III. **Appointment SDCL 11-2-2,** The County Planning Commission is appointed and approved by the Board of Brown County Commissioners. The county planning commission is known as the County Planning/Zoning Commission. The County Zoning Commission also serves as the County Zoning Board of Adjustment.
- IV. **Contracts with municipalities SDCL 11-2-7.** Contracts to provide planning and zoning services to municipalities--Municipal powers exercised by county board. The governing body of any municipality may contract with the board 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. Under the provisions of the contract the municipal governing body may authorize the county planning and zoning commission, on behalf of the municipality, to exercise any of the powers otherwise granted to municipal planning and zoning commissions under chapters [11-4](#) and [11-6](#).  
*Source: SL 1967, ch 20, § 9; SL 1975, ch 113, § 2; SL 1992, ch 60, § 2; SL 1998, ch 76, § 2*
  - 1. Columbia: May 5, 1981, by Resolution.
  - 2. Verdon Village: April 17, 1981, by Resolution.
  - 3. Town of Claremont: April 6, 1981, by Resolution.
  - 4. Town of Stratford: April 6, 1981, by Resolution.
- V. **Opportunity for Public Comment if any.**
- VI. **Approval of April 15, 2025, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- VII. **Approval of March 18, 2025, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## ZONING BOARD OF ADJUSTMENT

- VIII. **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.

**IX. New Business:** *Brown County Planning/Zoning Commission as [Zoning Board of Adjustment \(BOA\)](#).*

1. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) described as Lot 27, Block 1, "Pleasant Valley Estates" in the SE1/4 of Section 30-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (12874 Pleasant Valley Drive East).
2. **Variance to Building Setbacks** in a Rural Urban District (RU) described as Lots 5 – 10, Block 3, "Original Plat of Columbia" in the SE1/4 of Section 29-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (107 Lake Blvd S).
3. **Variance to Building Setbacks** in a Mini-Agriculture District (M-AG) described as "Ellingson's Outlot 1" in the SW1/4 of Section 33-T121N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14788 402nd Avenue).
4. **Variance to Building Setbacks** in a Highway Commercial District (HC) described as "U.P.C. First Addition" in the SW1/4 of Section 15-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (5225 E Highway 12).

**X. Other Business:**

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

---

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, APRIL 15, 2025 – 7:00 PM*

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

## 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. **Rezoning Petition** for a property described as Lot 5, “Keatts Third Subdivision” in the NE1/4 of Section 22-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127160 West Bridge Road; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezoning Petition** for a property described as “Ellingson’s Outlot 1” in the SW1/4 of Section 33-T121N-R61W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14788 402<sup>nd</sup> Avenue; Garden Prairie Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
12. **Rezoning Petition** for a property described as “Meyer’s Outlot 1 to Millers Richmond Lake Subdivision” in the SW1/4 of Section 19-T124N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (382228 Spillway Drive; Lincoln Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Lake Front Residential District (R-3).
13. **Rezoning Petition** for a property described as Lot 2, “Keatts Third Subdivision” in the NE1/4 of Section 22-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (127070 West Bridge Road; Ravinia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
14. **Rezoning Petition** for a property described as Proposed Lots 1 thru 5, “Johnson Airport Subdivision” in the SW1/4 of Section 22-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (5010, 5025, 5030, 5120 & 5210 Anthony Lane; Bath Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
15. **Preliminary & Final Plat** for conveyance purposes on a property described as “Johnson Airport Subdivision” in the SW1/4 of Section 22-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (5010, 5025, 5030, 5120 & 5210 Anthony Lane; Bath Twp.).
16. **Brown County Ordinance Amendment & Addition to Title 4** Wind Energy Systems (WES).
17. **Brown County Ordinance Amendment & Addition to Title 4** Data Centers.

III. **Other Business:**

1. Executive Session if requested.

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