

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, AUGUST 19, 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 and Alternate Paul Johnson.
- 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 August 19, 2025, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of July 15, 2025, Minutes:** Motion: 1st _____ 2nd _____

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 for 2 Residences** in an Agriculture Preservation District (AG-P) described as Lot 1, “Olson Addition” in the NE1/4 of Section 11-T127N-R63W of the 5th P.M., Brown County, South Dakota (39277 107th Street; Richland Twp.).
2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Frey’s Second Subdivision” in the NE1/4 of Section 24-T126N-R60W of the 5th P.M., Brown County, South Dakota (41169 115th Street, South Detroit Twp.).
3. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as the W1/2 of the SE1/4 & the W1/2 of that portion of the NE1/4 lying South of the Railroad R.O.W., except Highway R.O.W., in Section 18-T123N-R62W of the 5th P.M., Brown County, South Dakota (39456 133rd Street, Bath Twp.).
4. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as “Siebrecht Substation Addition” in the NW1/4 of Section 36-T123N-R64W and Lot 1, “NWE Generation Addition” in the SW1/4 of Section 25-T123N-R64W of the 5th P.M., Brown County, South Dakota (421 & 440 135th Street SW, Aberdeen Twp.).
5. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as Proposed Lot 1, “Lechner First Addition” in the SE1/4 of Section 11-T124N-R64W of the 5th P.M., Brown County, South Dakota (38656 126th Street; Lincoln Twp.).

X. 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 property described as Proposed Lot 1, “Paul Larson First Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue; Warner Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Preliminary & Final Plat** for development purposes on a property described as “Prairie Lake Third Subdivision” in the E1/2 of the W1/2 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37845 Richmond Drive; Ravinia Twp.).
12. **Preliminary Plat** for conveyance purposes on a property described as “Keatts Ninth Subdivision” in the W1/2 of the NW1/4 of Section 23-T124N-R65W of the 5th P.M., Brown County, South Dakota (37805, 37825, 37827 & 37829 Richmond Drive; Ravinia Twp.).
13. **Preliminary & Final Plat** for conveyance purposes on a property described as “Paul Larson First Addition” in the E1/2 of the SE1/4 of Section 6-T122N-R63W of the 5th P.M., Brown County, South Dakota (13653 389th Avenue; Warner Twp.).
14. **Preliminary & Final Plat** for financial purposes on a property described as “Frey’s Second Subdivision” in the NE1/4 of Section 24-T126N-R60W of the 5th P.M., Brown County, South Dakota (41169 115th Street; South Detroit Twp.).
15. **Preliminary & Final Plat** for conveyance purposes on a property described as “Lechner First Addition” in the SE1/4 of Section 11-T124N-R64W of the 5th P.M., Brown County, South Dakota (38656 126th Street; Lincoln Twp.).
16. **Preliminary & Final Plat** for financial purposes on a property described as “Gary and Larry Fliehs First Addition” in the SW1/4 of Section 30-T125N-R60W of the 5th P.M., Brown County, South Dakota (12266 & 12280 406th Avenue; Claremont Twp.).
17. **Brown County Ordinance Amendment & Addition to Title 4** Wind Energy Systems (WES).
(Referred back to Planning Commission from Brown County Commission).
18. **Brown County Ordinance Amendment & Addition to Title 4** Data Centers.
(Referred back to Planning Commission from Brown County Commission).

III. **Other Business:**

1. Executive Session if requested.

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