

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, June 17, 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 June 17, 2025, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- VII. **Approval of May 20, 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.

3. **Preliminary & Final Plat** for conveyance purposes on a property described as “Pigors Third Addition” in the SE1/4 of Section 27-T122N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14053 410th Avenue; East Hanson Twp.).

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

1. **Conditional Use Petition** in a proposed Highway Commercial District (HC) described as the 500’ west of the east 700’ of the north 658’ in the NW1/4 of Section 11-T123N-R64W, except highway R.O.W. and except H-1 of the 5<sup>th</sup> P.M., Brown County, South Dakota (1421 24<sup>th</sup> Avenue NW; Aberdeen Twp.).
2. **Variance to Setbacks** in a proposed Mini-Agriculture District (M-AG) described as Lot 2B, “Lockheed Replat of Lot 2 of 2nd Subdivision of O’Dea’s Outlot 1” in the SW1/4 of Section 34-T122N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38534 142nd Street, Warner Twp.).
3. **Conditional Use Petition** in a Commercial District (C) described as Lot 4, “Todd Rosebrock First Addition” in the NW1/4 of Section 9-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (4365 Paper Lane, Aberdeen Twp.).
4. **Conditional Use Petition** in a Heavy Industrial District (H-I) described as Lot 1 “TAC First Addition” in the NW1/4 of the NW1/4 of Section 9-T123N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (1820 Brown County 19, Aberdeen Twp.).
5. **Conditional Use Petition** in an Agriculture Preservation District (AG-P) described as the SW1/4 of Section 3-T123N-R63W, except land platted, in the 5<sup>th</sup> P.M., Brown County, South Dakota (39150 107<sup>th</sup> Street, Richland Twp.).
6. **Variance to Approach Separation** in a Heavy Industrial District (H-I) described as Young’s Lot 1, “Hub City Livestock Second Addition” in the E1/2 of Section 26-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (2410 S 5<sup>th</sup> Street, Aberdeen Twp.).

**X. Other Business:**

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

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# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, JUNE 17, 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. **Rezone Petition** for properties described as the 500' west of the east 700' of the north 658' in the NW1/4 of Section 11-T123N-R64W, except highway R.O.W. and except H-1; Lot C, Block 12, "Wylie Park Estates 5<sup>th</sup> Addition" in the N1/2 of Section 11-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (1421 24<sup>th</sup> Avenue NW & 1920 N Hwy 281 ; Aberdeen Twp.) to be rezoned from Residential District (R-1) to Highway Commercial District (HC).
  11. **Rezone Petition** for properties described as proposed Lots 1 & 2, "Weismantel Farm First Addition" in the E1/2 of the NE1/4 of Section 33-T126N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11747 397<sup>th</sup> Avenue; Shelby Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
  12. **Rezone Petition** for a property described as proposed Lot 1, "Maier's First Addition" in the SW1/4 of Section 17-T126N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11450 389<sup>th</sup> Avenue; Brainard Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
  13. **Rezone Petition** for properties described as Lots 2A & 2B, "Lockheed Replat of Lot 2 of 2<sup>nd</sup> Subdivision of O'Dea's Outlot 1" in the SW1/4 of Section 34-T122N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38518 & 38534 142<sup>nd</sup> Street; Warner Twp.).
  15. **Preliminary & Final Plat** for conveyance purposes on a property described as "Weismantel Farm First Addition" in the E1/2 of the NE1/4 of Section 33-T126N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11747 397<sup>th</sup> Avenue; Shelby Twp.).
  16. **Preliminary & Final Plat** for conveyance purposes on a property described as "Mina Lake Northeast Addition" in the S1/2 of Section 7-T123N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (37360 132<sup>nd</sup> Street; Mercier Twp.).

17. **Preliminary & Final Plat** for conveyance purposes on a property described as “Maier’s First Addition” in the SW1/4 of Section 17-T126N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11450 389<sup>th</sup> Avenue; Brainard Twp.).
18. **Preliminary & Final Plat** for conveyance purposes on a property described as “TC Wright Addition” in the NW1/4 of Section 20-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39505 133rd Street; Bath Twp.).
19. **Preliminary & Final Plat** for financial purposes on a property described as “CWE Addition” in the N1/2 of Section 29-T123N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (134<sup>th</sup> Street & 407<sup>th</sup> Avenue; Groton Twp.).

**III. Other Business:**

1. Executive Session if requested.

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