

# AGENDA

## BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, MARCH 18, 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:** David North - Vice Chair, Dale Kurth, Patrick Keatts, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, Alternate Paul Johnson, and Stan Beckler-Chairman.
- III. **Approval of March 18, 2025, Agenda:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_
- IV. **Approval of February 18, 2025, Minutes:** Motion: 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

## ZONING BOARD OF ADJUSTMENT

- V. **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. **Postponed Item from February 18, 2025 Meeting:**  
**Conditional Use Petition (CUP)** in a Mini-Agriculture District (M-AG) described as Lot 2, “Fulker’s Homestead Subdivision” in the SE1/4 of Section 17-T123N-R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota (38390 133rd Street; Aberdeen Twp.).
- VI. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
  1. **Conditional Use Petition (CUP)** in a Highway Commercial District (HC) described as Lot 2, “Don and Eunice Weismantel First Addition” in the NE1/4 of Section 19-T123N-R62W of the 5<sup>th</sup> P.M., Brown County, South Dakota (13305 395<sup>th</sup> Avenue; Bath Twp.).
  2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Young Family First Addition” in the NE1/4 of Section 34-T121N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14715 392<sup>nd</sup> Avenue; West Rondell Twp.).
  3. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Young Family Second Addition” in the SW1/4 of Section 26-T121N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39240 147<sup>th</sup> Street; West Rondell Twp.).

VII. 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 property described as Lot 6, “Greg Hoffman Addition” in the E1/2 of Section 14-T124N-R65W of the 5<sup>th</sup> P.M., Brown County, South Dakota (126979 West Shore Drive; Ravinia Twp.) to be rezoned from Mini-Agriculture District (M-AG) to Lake Front Residential District (R-3).
11. **Rezone Petition** for a property described as the East 42.5 rods of the South 77.75 rods of the NE1/4 of Section 4-T125N-R60W of the 5<sup>th</sup> P.M., Brown County, South Dakota (11831 409<sup>th</sup> Avenue; Claremont Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
12. **Preliminary & Final Plat** for conveyance purposes on a property described as “Young Family First Addition” in the NE1/4 of Section 34-T121N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (14715 392<sup>nd</sup> Avenue; West Rondell Twp.).
13. **Preliminary & Final Plat** for conveyance purposes on a property described as “Young Family Second Addition” in the SW1/4 of Section 26-T121N-R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota (39240 147<sup>th</sup> Street; West Rondell Twp.).
14. **Other Business:** Executive Session if requested.

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