

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

*TUESDAY, DECEMBER 16, 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, Dale Kurth, James Meyers, Carrie Weisenburger, County Commissioner Mike Gage, 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 December 16, 2025, Agenda:** Motion: 1st _____ 2nd _____
- VII. **Approval of November 18, 2025, Minutes:** Motion: 1st _____ 2nd _____
- VIII. **Plaque Presentation** to Donna Keatts in memory of Pat Keatts' 17 years of service on the Brown County Planning & Zoning Board.

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.
3. **Conditional Use Petition (CUP)** in a Heavy Industrial District (H-I) described as Lot 1, “NWE Generation Addition” in Section 25-T123N-R64W of the 5th P.M., Brown County, South Dakota (440 135th Street; Aberdeen Twp.). Submitted by Northwestern Energy. Postponed from the November 18, 2025 meeting. Northwestern Energy has rescinded this Conditional Use Petition.

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

1. **Conditional Use Petition (CUP)** in an Agriculture Preservation District (AG-P) described as the NW1/4 of Section 3-T121N-R62W, except Tract A1, of the 5th P.M., Brown County, South Dakota (approx. 14236 397th Avenue; East Rondell Twp.).
2. **Variance for Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lot 1, “Schile Second Subdivision” in the SE1/4 of Section 19-T125N-R65W of the 5th P.M., Brown County, South Dakota (37388 122nd Street; Carlisle 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 Lot 1, "Hitchcock First Addition" in the NW1/4NE1/4 and the NE1/4NW1/4 of Section 17-T121N-R60W of the 5th P.M., Brown County, South Dakota (40751 144th Street; Bates Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
11. **Rezone Petition** for a property described as proposed Lot 3, "Larson-Wockenfuss Addition" in the S1/2 of Section 29 and the N1/2 of Section 32-T125N-R62W of the 5th P.M., Brown County, South Dakota (approx. 39518 123rd Street; Columbia 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, "MB Bellikka Addition" in the SE1/4 of Section 30-T124N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12851 389th Avenue; Ordway Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
13. **Preliminary & Final Plat** for conveyance purposes on a property described as "Hitchcock First Addition" in the NW1/4NE1/4 and the NE1/4NW1/4 of Section 17-T121N-R60W of the 5th P.M., Brown County, South Dakota (40751 144th Street; Bates Twp.).
14. **Preliminary & Final Plat** for financial purposes on a property described as "D. Munger Estate Addition" in the N1/2 and E1/2 of the SW1/4 of Section 5-T121N-R63W of the 5th P.M., Brown County, South Dakota (approx. 38975 142nd Street & approx. 38928 143rd Street; West Rondell Twp.).
15. **Preliminary & Final Plat** for conveyance purposes on a property described as "Larson-Wockenfuss Addition" in the S1/2 of Section 29 and the N1/2 of Section 32-T125N-R62W of the 5th P.M., Brown County, South Dakota (approx. 39518 & 39552 123rd Street; Columbia Twp.).
16. **Preliminary & Final Plat** for financial purposes on a property described as "Schile Second Subdivision" in the SE1/4 of Section 19-T125N-R65W of the 5th P.M., Brown County, South Dakota (approx. 37388 122nd Street; Carlisle Twp.).
17. **Corrective Plat** for conveyance purposes on a property described as "Corrective Plat of West Hanson-Mud Creek Addition" in the SW1/4 of Section 11-T122N-R61W of the 5th P.M., Brown County, South Dakota (13760 & 13780 404th Avenue; West Hanson Twp.).
18. **Preliminary & Final Plat** for conveyance purposes on a property described as "MB Bellikka Addition" in the SE1/4 of Section 30-T123N-R63W of the 5th P.M., Brown County, South Dakota (approx. 12851 389th Avenue; Ordway Twp.).

III. Other Business:

1. Executive Session if requested.

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