

AGENDA

BROWN COUNTY PLANNING/ZONING COMMISSION REGULAR SCHEDULED MEETINGS

TUESDAY, MARCH 17, 2026 – 7:00 PM

BROWN COUNTY COURTHOUSE ANNEX in the BASEMENT COMMUNITY ROOM
(STAIRWAY AND ELEVATOR ACCESS)

- I. **Call to Order:** for Brown County Planning/Zoning Commission
- II. **Roll Call:** Stan Beckler, David North, Dale Kurth, James Meyers, Carrie Weisenburger, Paul Johnson, and County Commissioner Mike Gage (who serves on this Board per SDCL 11-2-2).
- III. **Opportunity for Public Comment if any.** Anyone may speak for up to three (3) minutes on any item that is not on this Agenda.
- IV. **Approval of March 17, 2026, Agenda:** Motion: 1st _____ 2nd _____
- V. **Approval of February 17, 2026, Minutes:** Motion: 1st _____ 2nd _____

ZONING BOARD OF ADJUSTMENT (BOA)

- VI. **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 by Ordinance when starting projects without proper permits in place.
- VII. **New Business:** *Brown County Planning/Zoning Commission as Zoning Board of Adjustment (BOA).*
 - 1) **Variance to Lot Size** in an Agriculture Preservation District (AG-P) described as proposed Lots 1 & 2, “Roettele First Addition” in the NW1/4 of Section 30-T125N-R62W of the 5th P.M., Brown County, South Dakota (39449 122nd Street; Columbia Twp.) to allow Lot 1 (2.35 acres) and Lot 2 (3.65 acres) to be smaller than 40.0 acres and remain zoned as Agriculture Preservation District (AG-P).

- 2) **Conditional Use Petition (CUP)** in a Commercial District (C) described as Lot 1, “Todd Rosebrock First Subdivision” in the NW1/4 of Section 9-T123N-R63W of the 5th P.M., Brown County, South Dakota (4095 Paper Lane; Aberdeen Twp.) to replace existing sign with a new sign sized 5’-4” x 8’-0”.

VIII. **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 an 18.13+ acre property described as the west 720’ of the south 1,097’ in the NE1/4 of Section 30-T125N-R61W of the 5th P.M., except that portion deeded for highway purposes, Brown County, South Dakota (40058 Larson Road; Columbia Twp.) to be rezoned from Agriculture Preservation District (AG-P) to Mini-Agriculture District (M-AG).
- 11) **Preliminary & Final Plat** for financial purposes on a property described as “WW Rentals Second Addition to the City of Columbia” in the NE1/4 of Section 29-T125N-R62W of the 5th P.M., Brown County, South Dakota (12 N James Street; Columbia City).
- 12) **Preliminary & Final Plat** for conveyance purposes on a property described as “Roettele First Addition” in the NW1/4 of Section 30-T125N-R62W of the 5th P.M., Brown County, South Dakota (39449 122nd Street; Columbia Twp.).

III. **Other Business:**

IV. **Executive Session:** (if requested per SDCL 1-25-2).

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