



Hub City Energy Park

Aberdeen, South Dakota

Application for an Energy Conversion Facility Permit

Docket EL26-XXX

Appendix E – Zoning

October 2026

REZONE PETITION

BROWN COUNTY COMMISSION
25 MARKET ST
ABERDEEN, SD 57401

Petition No: 291
Date: 4/29/2025 (Effective Date)
Receipt: 822203
Filing Fee: \$350
(non-refundable) CSB

BOARD OF BROWN COUNTY COMMISSION:

I/We the undersigned, do hereby petition the Board of Brown County Commissioner's to rezone the following proposed parcels as follows:

LEGAL DESCRIPTIONS of parcels to be rezoned:

PLAT NAME: Proposed Lot 1, Lot 2, and Lot 3, of "NWE Generation Addition" in Section 25- T123N- R64W of the 5th P.M., Brown County, South Dakota.

LOT 1 STREET ADDRESS: 440 SW 135th Street, Aberdeen Twp, Aberdeen, SD 57401

REZONE: Lot 1 from Agriculture Preservation District (AG-P) to Heavy Industrial District (H-I)

PURPOSE: Lot 1 is proposed to have an electricity generating station

ACREAGE: Lot 1 = 63.08+ acres

LOT 2 STREET ADDRESS: 270 SW 135th Street, Aberdeen Twp, Aberdeen, SD 57401

REZONE Lot 2 from Multi-Zoning District (M-Z) to Agriculture Preservation District (AG-P)

PURPOSE: Lot 2 has existing utilities on this old railroad grade (natural gas, electricity, water main).

ACREAGE: Lot 2 = 10.21+ acres

LOT 3 STREET ADDRESS: 90 SW 135th Street, Aberdeen Twp, Aberdeen, SD 57401

REZONE Lot 3 from Agriculture Preservation District (AG-P) to Heavy Industrial District (H-I)

PURPOSE: Lot 3 is proposed to have a liquefied natural gas plant

ACREAGE: Lot 3 = 103.01+ acres

EXISTING LAND USE: Lot 1, Lot 2, & Lot 3 are currently Agriculture Preservation District (AG-P) use.

Petitioner: NorthWestern Energy - Robert Gehm

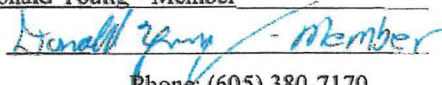
Signature: 

Date: 2/5/2025 Phone: (605) 760-7402

Address: 3010 W 69th Street

Aberdeen SD 57401
City State Zip

Owner: Donald Young - Member

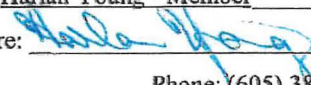
Signature: 

Date: _____ Phone: (605) 380-7170

Address: 2924 S. 5th Street

Aberdeen SD 57401
City State Zip

Owner: Harlan Young - Member

Signature: 

Date: _____ Phone: (605) 380-7130

Address: 2904 S. 5th Street

Aberdeen SD 57401
City State Zip

ORDINANCE #291

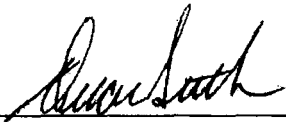
AN ORDINANCE AMENDING TITLE 4, SECOND REVISION
BROWN COUNTY ORDINANCES AS AMENDED
TO REZONE CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Brown County Commission, Brown County, South Dakota, that the Petition to Amend Title 4, Second Revision Brown County Ordinances, as amended, to rezone the following described property filed by petitioner North Western Energy – Robert Gehm/Owners Donald Young and Harlan Young is hereby granted and Title 4, Second Revision Brown County Ordinances is hereby amended to change the zoning on the following described properties: Rezone Lot 1 and Lot 3 from Agriculture Preservation District (AG-P) to Heavy Industrial District (H-I); Rezone Lot 2 from Multi-Zone District (M-Z) to Agriculture Preservation District (AG-P). The rezones are to bring these three parcels into compliance for a future electric generating station on Lot 1, leaving public utilities on Lot 2, and a future liquefied natural gas plant on Lot 3.

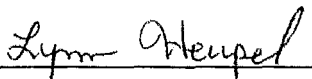
Description of property: *Proposed* Lot 1, Lot 2, and Lot 3, “NWE Generation Addition” in Section 25-T123N-R64W of the 5th P.M., Brown County, South Dakota.
(Lot 1 = 440 SW 135th St; Lot 2 = 270 SW 135th St; Lot 3 = 90 SW 135th St; Aberdeen Twp.).

BE IT FURTHER ORDAINED by the Brown County Commission, Brown County, South Dakota that the zoning official for the County of Brown is hereby authorized to change the official zoning map for Brown County to reflect this Ordinance.

Notice of Hearing: March 5, 2025
Passed First Reading: March 18, 2025
Passed Second Reading: April 1, 2025
Adopted: April 1, 2025
Published: April 9, 2025
Effective Date: April 29, 2025



Duane Sutton, Chairman
Brown County Commission

ATTEST: 

Brown County Auditor

Published once at that total approximate cost of \$_____.

