

October 14, 2008

The Deuel County Zoning Board met on Tuesday, October 14, 2008 at the Deuel County Courthouse in Clear Lake. Present were Board members: Jaeger, Kanengieter, Mack and VanLiere. Absent: Brandt. Also present: Zoning Officer Mary Nosbush, Attorney John Knight and several members of the public.

Chairman Kanengieter called the meeting to order at 7:08 p.m.

1. Motion Mack, seconded by VanLiere to approve the minutes of the September 8, 2008 meeting. All present voting yes and the motion carried.
2. Motion Jaeger, seconded by Mack to approve the plat of Lot 4A in Lot 4 of Tobin's Thokola Beach a replat of Lots 49-60 Thokola Beach in Lots 1 and 2 and NE1/4NW1/4 Section 8-114-47 in Norden Township. All present voting yes and the motion carried.
3. Motion VanLiere, seconded by Mack to approve the plat of Lots 1 & 2 Western Trust Addition in NE1/4 Section 24-114-50 and to approve the plat of Lots 1 & 2 Western Trust Addition in E1/2 Section 13-114-50 in Hidewood Township. All present voting yes and the motion carried.

Board member Paul Brandt now entered the meeting.

A hearing was conducted on the request of Iberdrola Renewables for two met towers. Tim Seck, representing Iberdrola Renewables, a wind energy developer, described his company's plans to develop a series of wind farms in Deuel County in the next four to five years. Construction is expected to begin in fall 2009.

4. Motion Mack, seconded by Jaeger to approve two Special Exception Permits for Iberdrola Renewables to set up meteorological towers at the following locations: NW1/4 less Overby Addition in Section 22-113-49 in Blom Township and N1/2NW1/4 Section 17-113-48 in Scandinavia Township. All present voting yes and the motion carried.

A hearing was conducted on the request of The Nature Conservancy to operate a caretaker's residence for a private enterprise on an existing building site south of Clear Lake. Joe Blastick represented The Nature Conservancy.

5. Motion Brandt, seconded by VanLiere to approve a Special Exception Permit for the Nature Conservancy to operate a caretaker's residence for a private enterprise on an existing farm building site at Block 1 Nelson Addition in NE1/4SE1/4 and SE1/4NE1/4 of Section 34-115-49. All present voting yes and the motion carried.
6. Motion Mack, seconded by VanLiere to approve the plat of Block 1 Niemann Addition in the E1/2NW1/4 Section 13-115-49 in Clear Lake Township. All present voting yes and the motion carried.
7. Motion VanLiere, seconded by Jaeger to approve the plat of Block 1 and Block 2 Hunt Addition in the NE1/4 Section 12-115-48 in Herrick Township. Four voting yes and one voting no, the motion carried.

The Board discussed a copy of a letter from the SD Department of Environment and Natural Resources about the leak detection system at the Goodwin Heritage feedlot. Zoning Officer is to follow up with DENR regarding local requirement of test wells.

A hearing was conducted at the request of Mike and Karen Zahnow for a variance to build a safety railing on an existing retaining wall located 20 feet from the High Water Mark.

8. Motion Mack, seconded by Jaeger to allow the Zahnows a variance to build a safety railing at 20 feet from the High Water Mark on their property located at Lots 19, 20, 21 and 22 Shady Beach Addition in Govt. Lot 7 in the SE1/4 Section 4-114-47. All voting yes and the motion carried.

The Board discussed projects pending at Lake Cochrane; philosophy on enforcement of unpermitted mobile homes; trees in violation of the zoning ordinance and debris. Also discussed signs and billboards.

Motion Mack, seconded by Jaeger to adjourn at 9:53 p.m. All voting yes and the motion carried.

The next meeting of the Deuel County Zoning Board is scheduled for Wednesday, November 12 at 7:30 p.m. at the Courthouse.

Attest:

Mary E. Nosbush
Deuel County Zoning Officer

Dennis Kanengieter, Chairman
Planning & Zoning Commission