

The Deuel County Zoning Board met on Monday August 11, 2014 at 7:00 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Ron Boone, Paul Brandt, Jerry Durfee, and Mike Dahl. Also present were Attorney John Knight and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order. The minutes from the Monday August 5 & July 21, 2014 were discussed. Motion by Boone, seconded by Durfee to approve the August 5 & July 21, 2014 minutes. All voted in favor and motion carried.

- 1) Motion by Durfee, seconded by Dahl to approve the August 11, 2014 Agenda. All voted in favor and motion carried.
- 2) Justin & Kaleb Steele applied for a Variance to build a shed 30 feet from the section line right-of-way on Lot 5 Mamers's First Addition in W1/2 Section 15-114-47 Norden Township, Deuel County, South Dakota. Justin stated that he would like to place the shed closer to the section line because he would like to place a door to the east and they would have better access for the shed. Steele's stated that the section line would never be developed because their family owns all the land around it. Motion by Brandt, seconded by Dahl to grant variance to build a shed 40 feet from the section line right-of-way on Lot 5 Mamers's First Addition in W1/2 Section 15-114-47 Norden Township, Deuel County, South Dakota. Findings for this variance are that the section line is unimproved and that section line will not be improved any time in the foreseeable future. All voted in favor and motion carried.
- 3) Arlen Klamm applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Lot 20 Lake Alice Shores in SE1/4SW1/4 in 7-116-48 Altamont Township. To alter the shoreline within the 35 feet of the high water mark in a Lake Park zoned district. Klamm stated that he would like to slope the shoreline so they could have an area they could access the water with a wheel chair. Klamm would like a 1 to 12 slope about 30 feet back from the high water mark. Motion by Brandt, seconded by Durfee to table the special exception until they could go and visit the site. Motion by Durfee seconded by Dahl to remove from the table the special exception to alter the shoreline within 35 feet of high water mark in a Lake Park zoned district. The board went and looked at the site that night and discussed the slope and the request from Klamm. Motion by Brandt, seconded by Durfee to allow Klamm to remove about 2 feet of dirt within a 12 foot wide by 30 foot depth that is u shaped which would have about a 1 to 12 slope 4 feet above the high water mark. Klamm would have to stay about 20 feet from the center of the drainage area to the southeast with any dirt work. That they could remove the shrubs and the dead tree tree within 35 feet from the high water mark. They are required to use a silt fence during construction and to place fabric under the rocks that will be in the u shaped area. All voted in favor and motion carried.

- 4) Motion by Dahl seconded by Brandt to remove from the table Dean and Karen Champine Special Exception Permit. All voted in favor and motion carried. The request, if granted, would permit the applicant to use the following property Lots 7 & 7A in Severson Bay Govt. Lot 5 in NE1/4 5-114-47, Lake Cochrane, in the following manner: shoreline stabilization within 35 feet of the high water mark. Dean called the office and stated that they have been trying to find a contractor to work on this project and they have found C & A Excavating. C & A Excavating has done work on Lake Hendricks. Champine stated that they are looking to dump about 20 side dumps of granite rock to place on the hill side. Champine also stated that they would install a basin on the top of the hill for the runoff and the water from the eaves. They would install a pipe from that basin toward the lake under the granite for the runoff. Champine also stated that they would like to install steps going to the lake within 35 feet from the high water mark. Motion by Brandt, seconded by Durfee to approve the Special Exception Permit to use the following property Lots 7 & 7A in Severson Bay Govt. Lot 5 in NE1/4 5-114-47, Lake Cochrane, in the following manner: shoreline stabilization with granite rock to place on the hill side. To install a basin on the top of the hill for the runoff and the water from the eaves and to install a pipe from that basin toward the lake under the granite for the runoff. To install steps going to the lake with the 35 feet from the high water mark. During construction install a silt fence or something of similar to help stop erosion during the construction. All voted in favor and motion carried.
- 5) Motion by Durfee seconded by Brandt to remove from the table Kelly and Kathi Nordgaard application for a Special Exception Permit. All voted in favor and motion carried. The request, if granted, would permit the applicant to use the following property Lots 8 & 8A, 9, 9A, 10, 10A, 11, 11A in Severson Bay Govt. Lot 5 in NE1/4 5-114-47, Lake Cochrane, in the following manner: shoreline stabilization within 35 feet of the high water mark. Motion by Brandt, seconded by Durfee to approve the Special Exception Permit to use the following property Lots 8 & 8A, 9, 9A, 10, 10A, 11, 11A in Severson Bay Govt. Lot 5 in NE1/4 5-114-47, Lake Cochrane, in the following manner: shoreline stabilization with granite rock to place on the hill side. To install a basin on the top of the hill for the runoff and the water from the eaves and to install a pipe from that basin toward the lake under the granite for the runoff. To remove and try to replant the trees that have been displaced during the erosion. During construction install a silt fence or something of similar to help stop erosion during the construction. All voted in favor and motion carried.
- 6) Motion by Dahl, seconded by Boone to approve Plat of Anderson Addition in SE1/4 of section 13-113-50 Grange Township. All voted in favor and motion carried. Also Jeff Anderson came to talk to the board about building his new house on the Anderson Addition 17 feet from the north property line because of the existing driveway. The board suggested that Anderson should apply for a variance to be placed on the September meeting agenda.
- 7) Darwin Mack came to talk to the board about building a shed closer than 150 feet from the road-right-of-way on the the Darwin & Mary Mack Addition in the SW1/4 20-116-50 Goodwin Township. He would like to build the shed 100 feet from the road right-way and to plant trees

along on the north side of the shed but closer than 150 from the adjoining property line. The board suggested that Mack should apply for a variance for his shed to be placed on the September meeting agenda and that he get Kranz's permission for the trees to be planted closer than 150 feet from the property line.

- 8) The board suggested that the Zoning office send a letter to Joseph Bothun about his shoreline alteration at Lake Alice.
- 9) Kanengieter adjourned the meeting.

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Jodi Theisen  
Zoning Office

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Dennis Kanengieter  
Chairman, Zoning Board