

The Deuel County Zoning Board met on Monday February 10, 2014 at 7:00 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Ron Boone, Jerry Durfee, Paul Brandt, and Mike Dahl. Also present were Zoning Officer Jodi Theisen.

- 1) Chariman Dennis Kanengieter called the meeting to order. The minutes from the December 16, 2013 were discussed. Motion by Boone, seconded by Durfee to approve the December 16, 2013 minutes. All voted in favor and motion carried.
- 2) Chairman Kanengieter asked for for nominations for chairman for 2014. Boone motion to reinstated Kanengieter as Chairman and Brandt as Vice and that nominations cease and a unanimous ballot be cast for Kanengieter and Brandt, Dahl seconded the motion. All present voting yes; motion carried.
- 3) Scott Keogh applied for a variance to build a house closer than 5 from the property line, closer than 30 feet from the road, and to build a deck within 50 feet from the high water mark. Also a special exception to alter the shoreline by build two retaining walls within the 35 feet of the high water mark on lots 29A & 29 Agnes Place Addition 5-114-47 Lake Cochrane, Norden Township, Deuel County. Keogh stated that he would like to build a 30 foot wide house on a 40 foot lot with one side lot of 4 feet and other side lot with 6 feet because he would like to place steps there. Keogh also stated that the deck would be 14 feet wide so the deck would be 36 feet from the high water mark. The garage he would like to build 25 feet from the platted road. The board discussed with Keogh about if he could build the house narrower and Keogh stated that this size of house would fit them better. The board also discussed about the steps and the house intruding on the minimum five foot of our ordinance. The board asked Keogh if he had visited with his neighbors and he stated that he had talked with the north neighbors but not the southern neighbors. The board stated that they would like to have Keogh keep the house outside the five foot setback and they would not grant a variance for the steps with the five feet from the property line. They also stated that that would grant a variance for the deck to be 36 from the high water mark and the garage to be closer than 30 feet from the edge of the plat road. Keogh explained the shoreline idea he would like to build with his two retaining walls within the 35 feet of the high watermark. He stated that he would like to remove the the trees that he cut down and left the stumps without letting the zoning board know about and build a retaining wall right along the high water mark and fill in that area and place pavers on top to make a level patio. Then about 25 feet back from the first retaining wall dig out another landing and place a retaining wall for the walk out basement patio this would be about 6 feet drop from the level part of the lot. The board had some questions about the how much dirt is going to be removed and what the elevation of the patios are going to be. They also showed concerns about the lot lines and the distance between the boat houses and the retaining walls and if Keoghs would put up railing because of the drop of elevation of that second retaining wall. Motion by Brandt, seconded by Durfee

to table the variance to build a house closer than 5 from the property line, closer than 30 feet from the road, and to build a deck within 50 feet from the high water mark. Also a special exception to alter the shoreline by build two retaining walls within the 35 feet of the high water mark on lots 29A & 29 Agnes Place Addition 5-114-47 Lake Cochrane, Norden Township, Deuel County until they the board has more information about the shoreline alteration. All voted in favor and motion carried

- 4) Chris Roger representing XCEL Energy & OtterTail Energy applied for Special Exception Permit to allow construction of a new 345 KV Electric Transmission Line thru Antelope Valley, Glenwood, Herrick, Norden & Scandinavia Townships which is an Essential Service in Ag zoning district. Rogers came to the board to talk about the transmission line that is going from Big Stone though Deuel County to the substation in Brookings County. They explained the route, the poles, and the height of the poles to the board. They discussed the easement process and and the road right of way setbacks. They have applied for the PUC permit and they are hoping to start construction late 2015. The board asked some questions about haul roads and Rogers stated they have not identified them specifically yet but would let the board know when the identified.
- 5) Motion by Boone, seconded by Dahl to approve Plat of Mitchell Addition in e1/2ne1/4 329-113-49 Blom Township. All voted in favor and motion carried.
- 6) Kanengieter called the meeting.

---

Jodi Theisen  
Zoning Office

---

Dennis Kanengieter  
Chairman, Zoning Board