

The Deuel County Zoning Board met on Monday July 21, 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 May 12, 2014 were discussed. Motion by Boone, seconded by Dahl to approve the June 17 and June 23, 2014 minutes. All voted in favor and motion carried.

- 1) Motion by Durfee, seconded by Dahl to approve the July 21, 2014 Agenda. All voted in favor and motion carried.
- 2) Sherman Dairy, Michael Crinion, Valley View Dairy, Global Dairy and Shannon Houselog, applied for a Variance. The request, if granted, would permit the applicant to use the following property: the S1/2SW1/4 including the Shannon Addition & the SW1/4SE1/4 including the Arieian & Sherman Addition in section 21-113-50 Grange Township to plant trees closer than 150 feet from the road right of way in an AG zoned district. Michael Crinion talked about how they wanted to plant trees in the area between the dairy and Shannon's house and that they didn't know that Deuel County had a tree planning permit. Crinion stated that they spaded these trees in this spring. The board had discussion about how far from the rights of way these trees were planted. The board also had a discussion about the definition about shelterbelts and the controlled area around the farm sites and buildings. Through the discussion of the definitions the conclusion was that some of these trees were not considered a shelterbelt. The board and Crinion talked about the set back of these trees and the effect of them being 60 and 58 feet from the road right of way. Motion by Brandt, seconded by Durfee to have Sherman Dairy and Shannon Houselog to move the front tree that is in the group of six located 58 feet from the road right of way away from that group and place somewhere else on the property further back than 58 feet from the road right of way. Also to move the three front trees that are in the group of 12 that are 60 feet from the road right of way away from that group and place somewhere else on the property further back than 60 feet from the road right of way. The tree that is located along the drive way for Shannon's house must be greater than 50 feet from the township road right of way. All voted in favor and motion carried.
- 3) Tyler Broksieck applied for a extension for his Variance to build a shed 76 feet from the road right of way on Outlot 2 & N'LY 50' RR Row in NW1/4 28-116-50 Goodwin Township, Deuel County, South Dakota. Tyler stated that he would like to make the shed longer and that he would build the shed this fall. Motion by Bonne, seconded by Brandt to grant a one year extension on the Variance to build a shed 76 feet from the road right of way on Outlot 2 & N'LY 50' RR Row in NW1/4 28-116-50 Goodwin Township, Deuel County, South Dakota. All voted in favor and motion carried.

- 4) Dean and Karen Champine applied for a Special Exception Permit. 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 but they have not found someone yet. Motion by Brandt, seconded by Durfee to table 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 within 35 feet of the high water mark until they have a plan. All voted in favor and motion carried.
- 5) Kelly and Kathi Nordgaard applied for a Special Exception Permit. 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. Kelly called the office and stated that they have been trying to find a contractor to work on this project but they have not found someone yet. Motion by Brandt, seconded by Durfee to table 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 within 35 feet of the high water mark until they have a plan. All voted in favor and motion carried.
- 6) Joan Sacrison came and talked to the board about Deuel Area Development and Deuel Area Development role in agriculture development. On Friday August 1 at 9:00 a.m. there will be a tour of Global Dairy. Sacrison stated that this will help her and the community in learning about the bigger dairies and the impact of these businesses.
- 7) Kanengieter adjourned the meeting.

Jodi Theisen
Zoning Office

Dennis Kanengieter
Chairman, Zoning Board