

Monday April 17, 2023

The Deuel County Zoning Board met on Monday April 17, 2023 at 6:30 p.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were members Paul Brandt, Dennis Kanengieter, Mike Dahl, Jay Grabow, alternate Scott Fieber, States Attorney Craig Evenson and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order.

The minutes from the of March 13, 2023 meeting were discussed. Motion by Brandt, seconded by Grabow, to approve the of March 13, 2023 minutes as corrected. Motion passed unanimously.

Motion by Brandt, seconded by Fieber to approve the agenda. Motion passed unanimously.

Motion by Dahl, seconded by Brandt to recess the Planning Commission and convene only as the Board of Adjustment. Motion passed unanimously.

Motion by Dahl, seconded by Fieber to approve an approximate 11' rear yard setback variance request by Krause Livestock LLC on their property in Lots 1 & 3 Morning View Addition in S1/2 (to be known upon platting as Lot 6 Morning View Addition in SW1/4) of the Section 14-114-49, Brandt Township, Deuel County, South Dakota. Krause Livestock LLC are requesting to retain the existing building (garage) that is approximate 11' from the new adjoining rear property line. This Variance does not apply to any new structures that are built on the property. There were no questions or objections. Please see Findings of Fact and Conclusions of Law on file with this application. Motion passed unanimously.

Motion by Dahl, seconded by Fieber to approve an approximate 66.26' shoreline frontage, approximate 106.85' in depth and existing structure approximate 2.7' and approximately 2.33' from the side lot line variance request by Evan Grong, Tyler Grong & Aron Grong on their property in Lot 28 except W1/2, all Lots 29 & 30 & westerly 8' of the southerly 35' Lot 31 of Shady Beach (to be known upon platting as Lot 29A of Shady Beach in Gov't Lot 7) of the Section 4-114-47, Norden Township, Deuel County, South Dakota. Grongs are requesting to replat existing lots of Shady Beach Addition into one lot having shoreline frontage less than 75' in width, less than 150' in depth and to retain existing structure that is closer to the side lot lines than what the ordinance allows. This Variance does not apply to any new structures that are built on the property. There were no questions or objections. Please see Findings of Fact and Conclusions of Law on file with this application. Motion passed unanimously.

Motion by Brandt, second by Grabow, to recess the Board of Adjustment and reconvene as Planning Commission. Motion passed unanimously.

Motion by Grabow, second by Dahl, to recommend approval to the Board of County Commissioners the Plat of Lot 6 Morning View Addition in SW1/4 of Section 14, T114N, R49W, Deuel County, SD. They were granted a variance for the existing garage previously in the meeting. Motion passed unanimously.

Motion by Fieber, second by Grabow, to recommend approval to the Board of County Commissioners the Plat of Plat of Lot 29A of Shady Beach in Gov't Lot 7 of Section 4, T114N,

R47W, Deuel County, SD. They were granted a variance for the existing garage previously in the meeting. Motion passed unanimously.

Motion by Brandt, second by Fieber, to recommend approval to the Board of County Commissioners the Plat of Lots 1 and 2 of Mamer's Third Addition in NE1/4 of Section 21, T114N, R47W. Motion passed unanimously.

Motion by Fieber, second by Dahl, to recess the Planning Commission and convene only as the Board of Adjustment. Motion passed unanimously.

Motion by Dahl, seconded by Grabow to table the variance request by applicant Jeff Boer and current land owner Dorothy M Hayek Living Trust, to build an accessory building (garage) within the front yard setback from the platted road and the existing easement on their property in Lots 13-14 & SE 80' of NW 260' Lot 17 Clear Water Beach in Gov't Lot 6 in NE1/4 of the Section 4-114-47, Norden Township, Deuel County, South Dakota. Theisen stated that she received a request this morning from Jeff Boer to withdraw his application until the May 8, 2023 meeting, due to the weather and property conditions the surveyor hasn't been able to stake the property lines. There were no questions or objections. Motion passed unanimously.

Discussion was held on I Pads or Service Pros for the Zoning Board members, discussion about possible ordinance amendments : sizes of accessory sheds in LP, private storage in LP and tiny homes.

Motion to adjourn made by Dahl, second by Grabow. Motion passed unanimously.
Meeting adjourned at 8:35 p.m.



Jodi Theisen
Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board