

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Clear Lake Community Center, 218 3rd Ave S Clear Lake, SD
Monday, August 7, 2023 6:00 p.m.

1. Call to Order the Joint Meeting of the Deuel County Board of Commission and Planning Commission Meeting
2. Approval of Minutes of June 26, 2023 & August 1, 2023 meetings of the Deuel County Board of Adjustment and Planning Commission Meeting
3. Items to be added to the agenda by Board Members or Staff under Matters for Board Discussion
4. Declaration of intent by members of the public to address the board during the Public Comment Session for an item not listed. (5 minutes maximum time)
5. Disclosure of Potential Conflicts of Interest; Relationship(s) to Applicant; or Ex Parte Communication
6. Approval of Agenda
7. Action to recess Planning Commission and convene only as Board of Adjustment
8. Board of Adjustment New Business:
 - a. Jerae Wire - East River Electric Power Coop, (Applicant) & Jeffrey & Christine Watt & Kurt Kaiser & Kay Johnson Trust (Land Owners)– Conditional Use Application, 1101.04.12 Essential Services System in the “A” Agricultural District to construct approximately 1.5 miles of electrical transmission lines from the Toronto Substation to connect to the existing WAPA line on the property as follows: north side of 195th street roughly 1.5 mile west (SE1/4 & SW1/4 of Section 26-113-50 and S1/2 of Section 27-113-50, Grange Township, Deuel County, South Dakota).
 - b. Brad Fairchild (Applicant) & 26 Pines LLC (Land Owner) – Variance Application, Section 1101.05 Area Regulations, to build a lean-to on the existing building with less than 25’ of rear yard, Lot 1 Helmbolt Sub in SW1/4 of the Section 34-115-47 Herrick Township, Deuel County, South Dakota
 - c. Deuel Harvest Wind Energy South LLC (Applicant) – Conditional Use Application, Section 1101.04.22 – Wind Energy System (WES): Section 1215, to construct and operate the up to 260 MW Deuel Harvest Wind Energy South with up to 76 wind turbines. The facilities will also include an operations and maintenance building, a project substation, an up to two aircraft detection lighting system (“ADLS”) towers, collector lines, transmission lines, laydown yard, concrete batch plant and up to three meteorological towers to use certain property situated in Blom, Brandt, Clear Lake, Norden and Scandinavia Townships all in Deuel County in an Agricultural Zoned District.
9. Reconvene Jointly
10. Public Comment Session
11. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published. a. Regular Meeting: Monday, September 11, 2023
12. Staff Report
13. Executive Session (if necessary)
14. Adjourn