

Deuel County Zoning
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Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, May 16, 2022 6:30 p.m.□

Call meeting to order.

Approve minutes of April 4, 2022 & April 26, 2022

6:30 p.m. Special Exception Permit Pursuant to Section 1103.4.5 - Shoreline Alterations. The applicant, Shane Mack and owners David & Kimberly Overby, are requesting to alter the shoreline within 35 feet of the high-water-mark by redoing their retaining wall on their property described as Lot 38 Thokola Beach in Gov Lot 2 of Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.

6:45 p.m. Special Exception Permit Pursuant to Section 1103.4.5 - Shoreline Alterations. The applicant, Shane Mack and owner, Charlotte Oie Living Trust, are requesting to alter the shoreline within 35 feet of the high-water-mark by redoing their retaining wall on their property described as Lot 37 Thokola Beach in Gov Lot 2 of Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.

7:00 p.m. Special Exception Permit Pursuant to Section 1103.4.9 - Storage. The applicants/owners, Josh & Amanda Sanow moved in a storage shed on their property described as Lot 22 Lake Alice Shores in SW1/4 of Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

- Special Exception Permit Pursuant to Section 1103.4.5 - Shoreline Alterations. The applicant/owners Josh & Amanda Sanow, are requesting to alter the shoreline within 35 feet of the high-water-mark by adding dirt to the shoreline and leveling on their property described as Lot 22 Lake Alice Shores in SW1/4 of Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

7:15 p.m. Variance request to Section 1208 Shelterbelt Setback Requirements. The applicants/owners, John & Andrea Van Dyke Living Trust, are requesting a variance to plant a shelterbelt that is closer to the road right-of-way than what the ordinance allows. Property is located in E1231.5' N1070' in Gov Lot 1 Less Van Dyke in NE1/4NE1/4 of Section 4, Township 114 North, Range 48 West of the 5th P.M., Deuel County, South Dakota.

7:30 p.m. Variance request to Section 1103.5 Area Regulations. The applicants, Wayne & Gwen Pederson and owner, Pederson Living Trust are requesting to build a new garage with less than 30' from road right-of-way. The property is Lots 8,9,10 & 10A Thokola Beach in Gov Lot 1 of Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.

7:45 p.m. Variance request to Section 1101.04 Area Regulations. The applicant, Joshua Hoeke and owner, Vida Hoeke are requesting a variance to plat a parcel of land, to retain existing structure that is closer to the road right-of-way than what the ordinance allows. Property is located in W1/2 (to be known upon platting as Josh Hoeke Addition in NW1/4) of the Section 13-117-49, Portland Township, Deuel County, South Dakota.

7:50 p.m. Variance request to Section 1101.04 Area Regulations. The applicant, Levi Lunden and owner, DK Overby LLP are requesting a variance to plat a parcel of land, to retain existing structure that is closer to the road right-of-way than what the ordinance allows. Property is located on Block 2 Overby Subdivision in N1/2 (to be known upon platting as Lot 1 of Block 2 Overby Subdivision in N1/2) of the Section 23-113-48, Scandinavia Township, Deuel County, South Dakota.

Convene as Deuel County Planning Commission

8:00 p.m. Plats

- Lot 1 of Block 2 Overby Subdivision in N1/2 of the Section 23, Township 113 North, Range 48 West of the 5th P.M., Deuel County, South Dakota.
- Josh Hoeke Addition in NW1/4 of Section 13, Township 117 North, Range 49 West of the 5th P.M., Deuel County, South Dakota.
- Magedanz Addition in SW1/4 of Section 11, Township 117 North, Range 48 West of the 5th P.M., Deuel County, South Dakota.
- Cory Quail Addition in SW1/4 of Section 26, Township 114 North, Range 49 West of the 5th P.M., Deuel County, South Dakota.
- BA Engelstad Addition in NE1/4 of Section 36, Township 113 North, Range 48 West of the 5th P.M., Deuel County, South Dakota.
- Pieper First Addition in Gov Lots 1 and 2 in NE1/4 of Section 4, Township 115 North, Range 47 West of the 5th P.M., Deuel County, South Dakota.
- Pieper Second Addition in the S1/2NE1/4 and the SE1/4 of Section 4, Township 115 North, Range 47 West of the 5th P.M., Deuel County, South Dakota.

Adjourn as Deuel County Planning Commission

Convene as Deuel County Board of Adjustment

8:15 p.m. Special Exception Permit Pursuant to Section 1101.03 – Concentrated Animal Feeding Operations. The applicant, Wild Rose Dairy LLC, and land owners, Wild Rose Dairy LLC & Lucky Hills LLP, are requesting to expand their Class "A" Concentrated Animal Feeding Operation (CAFO from 3,100 animal units – up to 6,520 animal unites which is 4,000 mature cows, 300 heifers and 500 calves) which is a diary facility in an Ag District on the property described as Gov Lot 1 & SE1/4NE1/4 & Gov Lot 2 SW1/4NE1/4 of Section 2-113-49, Blom Township, Deuel County, South Dakota.

- Variance request to Section 1304.06 CAFO Requirements Setback and Separation Distance. The applicant, Wild Rose Dairy LLC, and land owners, Wild Rose Dairy LLC & Lucky Hills LLP, are requesting to expand their Class "A" Concentrated Animal Feeding Operation with less than 2,640' from an established residence. The property previously described as Gov Lot 1 & SE1/4NE1/4 & Gov Lot 2 SW1/4NE1/4 of Section 2-113-49, Blom Township, Deuel County, South Dakota.

Other business: that may come before the board

Next meeting: regular meeting – Monday, June 6, 2022, Special Meeting for a CAFO Expansion Thursday, May 19, 2022 & Special Meeting with 1st District to discuss about updating the Ordinance B-2004-01 the Zoning Regulations for Deuel County – May 24, 2022.

It is the policy of Deuel County not to discriminate against the disabled. If you plan to attend, please let us know in advance if special accommodations are needed.