

Monday May 22, 2023

The Deuel County Zoning Board met on Monday May 22, 2023 at 7:00 p.m., in the Commissioner's Room at the Courthouse in Clear Lake. Those present were members Paul Brandt, Dennis Kanengieter, Mike Dahl, alternate Steve Rhody, States Attorney Craig Evenson and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order.

The minutes from the May 8, 2023 meeting were discussed. Motion by Dahl, seconded by DeBoer, to approve the May 8, 2023 minutes as corrected. Motion passed unanimously.

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

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

Motion by DeBoer, seconded by Brandt to approve a Conditional Use Permit request by the applicant/owner, Global Dairy LP, to construct employee housing (Accessory Agricultural Housing) – apartment building on their property in the Global Dairy Second Addition in S1/2NW1/4, SW1/4 & SE1/4 of Section 21-113-50, Grange Township, Deuel County, South Dakota. Global Dairy would like to build a 33' x 100' apartment building for their employees on site of the Dairy. This apartment building will consist of 16 rooms, 8 restrooms (toilets, urinals, and sinks), 8 individuals showers with sinks. This apartment building will have two separate kitchens, dining areas and washer/dryer areas. The applicant seeks to build the apartment approximately 365' north of the right-of-way which is on SD Hwy 28, and to have Global Dairy sign a letter of Assurance to be filed in the Zoning Office. Please see Findings of Fact and Conclusions of Law on file with this application. Motion passed unanimously.

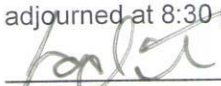
Motion by Dahl, seconded by Kanengieter to approve a Conditional Use Permit request by the applicant, Jeff Boer, to build a garage located on a lot adjacent to a lot with principle structure separated by a public or private road on his property on Lots 13-14 & SE 80' of NW 260' Lot 17 Clear Water Beach in Gov't Lot 6 in NE1/4 of the Section 4-114-47, Norden Township, Deuel County, South Dakota. Jeff Boer has purchased these lots from the Dorothy M Hayek Living Trust. The applicant would like to build a garage on the back side of these lots, which is Lot 17. There is an existing 20' easement that runs between Lots 13-14 and Lot 17. The applicant was granted a variance to build an accessory building that would be located up to the existing easement and no closer than 20' from the edge of the platted road right-of-way (Edgewater Drive) and to meet the other Lake Park setbacks. The board discussed about combining the fees for Conditional Use and the previous Variance fees and they decide yes, one fee for the Conditional Use and the previous Variance. Please see Findings of Fact and Conclusions of Law on file with this application. Motion passed unanimously.

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

Motion by DeBoer, second by Dahl, to recommend approval to the Board of County Commissioners the Plat of Lots 1 And 2 of Landsman Addition in NW1/4 of Section 26, T113N, R49W, Deuel County, SD. Theisen reviewed the staff report and stated the existing pole shed is within the front yard setback and will not require a variance for platting. However, this structure is nonconforming for the front yard setbacks and would require a variance to be replaced or added onto in the future in the Commercial/Industrial District. Motion passed unanimously.

Discussion was held about possible ordinance amendments.

Motion to adjourn made by Rhody, second by Brandt. Motion passed unanimously. Meeting adjourned at 8:30 p.m.



Jodi Theisen
Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board