

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, October 16, 2023 6:30 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 September 11, 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. Brad Fairchild (Applicant) & 26 Pines LLC (Land Owner & Fireworks City Inc -CFD holder) – 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
 - b. Wildrose Dairy LLC (Jochum Andringa) ((Applicant/Owner)) – • A Conditional Uses Permit Pursuant to Section 1101.04.30 Accessory Agricultural Housing (Section 1244 to continue to have existing employee housing – three manufactured homes on their property, Gov Lot 1 & SE1/1NE1/4 of Section 2-113-49, Blom Township, Deuel County, South Dakota
 - c. Barbara McCarty (Applicant) & Mona Kelley, Gus Van Steenberg, Monica Koeppen, Rita Dwinell & Barbara McCarty (Land Owners) – Variance Application, Section 1101.05 Area Regulations, to replace a garage that was destroyed by May 2022 storm with a new garage less than 65' of front yard, Gov Lots 2-3-4-5-6-7 & SE1/4 NE1/4 Less OL 1 Gov Lot 4 of the Section 6-116-48, Altamont Township, Deuel County, South Dakota
 - d. David & Kim Overby (Applicant/Owner) – Variance Application, of Section 1103.06 Minimum Lot Area and Yard, to build a deck less than 50' from the rear lot line on a permitted house/garage, Lot 3 Block 2 Dakota Bluffs of the Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota
 - e. Appeal of the decision of the Zoning Officer, to consider appeals in accordance with Section 502 thru Section 503 of the Deuel County Zoning Ordinance, by Matt Wagner relating to the ability of the zoning officer to issue building permits for structures associated with the building permits for a fence (Permit No. 23-090) and shed (Permit No. 23-097) granted to Joe & Lori Entenman
9. Action to recess Board of Adjustment and convene only as Planning Commission
10. Reconvene Jointly
11. Public Comment Session
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
 - a. Regular Meeting: Monday, November 13, 2023
 - b. Discussion about possible ordinance amendments
 - c. Inform the Board about dirt work permit for Hollywood Feeders (Plainview Dairy)
 - d. Inform board about 2 DENR letters (Sunrise Dairy & Global Dairy), and playhouse permit
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn