

Tuesday March 15, 2011

The Deuel County Zoning Board met on Tuesday March 15, 2011 at 1:30 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were board members Dennis Kanengieter, Paul Brandt, Gary Jaeger, Jay Gislason, and Mike Dahl. Also present was Attorney John Knight and Zoning Officer Jodi Theisen.

Combined Hearing to Rezone

A combined public hearing of the Zoning Board and the County Commissioners was held upon their quest of Rock Ridge Properties, Phil Monson to rezone Outlot 1 containing 5.3 acres in Deuel County Outlot Addition location in Government Lot 1 in the SE1/4 of section 32, township 115 Range 47 West of the 5th p.m. in Deuel County to LP Lake Park District from AG Agricultural. Dennis Kanengieter called the Zoning Board meeting to order. Phil Monson, representing Rock Ridge Properties stated that the usage will be before building of homes on the lots. Average size will be 1.25 acres and they plan on keeping two of the lots for themselves and possibly selling two lots. Discussion was held on septic and sewer system and Monson stated they would like to hook into the Lake Cochrane sewer system. Dave Bartling representing the SD Game Fish and Parks said the land on the southwest corner near their property is open to public hunting. Deputy State's Attorney Knight stated there are more restrictions on usage in the Lake Park District but the LP district will accommodate these lot sizes. Zoning Board member Paul Brandt moved, seconded by Jay Gislason to rezone the above described property from AG to LP District. All Zoning Board members voted yes and the motion carried. The Planning & Zoning Board then recommended to the Commissioners that the above described property be rezoned to "LP" Lake Park District. Upon the recommendation of the Zoning Board, the Commissioners then held the first reading of Ordinance B2004-01-14A An Ordinance Entitled, An Ordinance to Amend Article III Section 302 Adopted by Ordinance B2004-01, July 6th, 2004, as amended, of the Zoning Ordinance of Deuel County. The second reading will be held on the 5th day of April at 11:00 a.m. in the Commission room of the Courthouse.

Plat of J & D Enterprise in SE1/4 6-116-50

The Zoning Board also acted upon the presentation of a Plat of J and D Enterprise Addition Located in SE1/4 of Section 6, Township 116 North, Range 50 West of the 5th P.M., Deuel County South Dakota. After discussion on the plat Dahl moved, seconded by Brandt to approve the above described plat. All voted yes. The Zoning Board adjourned and the Commission meeting reconvened.

Jodi Theisen
Deuel County Zoning Office

Dennis Kanengieter
Chairman, Zoning Board