

Tuesday September 21, 2021

The Deuel County Zoning Board met on Tuesday September 21, 2021 at 9:00 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Judith Homan, Kevin DeBoer, Mike Dahl and Dennis Kanengieter. Also, present was Zoning Officer Jodi Theisen and States Attorney Jared Gass.

A joint public hearing with the Deuel County Commissioners and the Zoning Board was held upon the request the petitioner, Brian Cotten and owners, Dennis Korbel, Ashley Korbel and Margaret Korbel to issue a change in zoning classification for property that is described as East 660' +/- of the North 760' +/- of Gov Lot 1 in E1/2 NE1/4 of Section Five (5), Township One Hundred Sixteen (116) North, Range Fifty (50) West of the 5th P.M., Deuel County, South Dakota which upon platting will be known as the Plat of Cotten Addition located in Gov Lot 1 in the E1/2 NE1/4 of Section Five (5), Township One Hundred Sixteen (116) North, Range Fifty (50) West of the 5th P.M., Deuel County, South Dakota from Agricultural to Commercial/Industrial District. The Deuel County Zoning Board stated the property meets all the requirements of the ordinance. Cotten stated that this property will be purchased by him and he would like to have a seed sale and grain storage, fertilizer and chemical storage and sales facility. Cotten stated that he had previously applied for this business in Bemis and that deal fell through. Zoning Board member Dahl motioned, seconded by Homan, to rezone the above described property from "AG" Agricultural to "CI" Commercial/Industrial District. Upon a roll call vote all Zoning Board members voted yes and the motion carried. The Deuel County Board Planning Commission then recommended to the Commissioners that the above described property be rezoned to "CI" Commercial/Industrial District. Upon the recommendation of the Zoning Board, the Commissioners then held the first reading of Ordinance B2004-01-38A 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.

Motion by Dahl, seconded by DeBoer, to remove from the table the Plat of Cotten Addition in Gov Lot 1 in the E1/2 of the NE1/4 of Section 5-T116N-R50W, Goodwin Township, Deuel County, South Dakota. All voted in favor and motion carried.

Motion by DeBoer, seconded by Homan, to approve the Plat of Cotten Addition in Gov Lot 1 in the E1/2 of the NE1/4 of Section 5-T116N-R50W, Goodwin Township, Deuel County, South Dakota. All voted in favor and motion carried.

Paul Brandt was present after the voting and was present for the executive session.

The Commissioners continued the public hearing for questions on the rezoning classification. No public was present for comments or questions.

The Commissioners then held the first reading of Ordinance B2004-01-38A. The second reading will be held at the October 5th regular Commission meeting at 10:00 a.m.

Motion to adjourn by Dahl, second by DeBoer. Motion passed unanimously.

Executive Session per SDCL 1-25-2(3) for the Purpose of Consulting with Legal Counsel

2) Jaeger moved, seconded by Kreutner to move into executive session per SDCL 1-25-2(1) for the purpose of consulting with legal counsel. All voted yes and motion carried.

3) Jaeger moved, seconded by DeJong to have Chairman DeJong declare the meeting out of executive session at 12:43 p.m. All voted yes and motion carried.



Jodi Theisen
Deuel County Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board