

Tuesday August 16, 2022

The Deuel County Zoning Board met on Tuesday August 16, 2022 at 10:30 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Judith Homan, Kevin DeBoer, Paul Brandt and Mike Dahl. Also, present was States Attorney Teree Nesvold, Zoning Officer Jodi Theisen, Craig Evenson, Joyce Grong, Jay Grabow and Scott Fieber.

DeBoer called the Zoning Board meeting to order.

Brandt moved, seconded by Dahl to convene with the Commissioners for the purpose of holding a public hearing Easement for East two-third (2/3) Lot 28 and all of Lots 29 and 30 in Shady Beach Addition in Gov 7 of Section 4, Township 114 North, Range 47 West of the 5th P.M., Lake Cochrane, Norden Township, Deuel County, South Dakota. All voted yes and motion carried.

Theisen stated at the prior meeting on August 2, 2022 the easement that was presented to the Planning Commission was incorrect, there was some deeds that transferred part of the legal.

Craig Evenson, attorney for the Grong's, stated information about the Easement for the East two-third (2/3) Lot 28 and all of Lots 29 and 30 in Shady Beach Addition in Gov 7 of Section 4, Township 114 North, Range 47 West of the 5th P.M., Lake Cochrane, Norden Township, Deuel County, South Dakota. Evenson stated this property has existing garage and propane tank encroaching in the platted road right-of-way which is a county road.

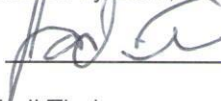
Evenson stated that his clients are asking for this easement so they are able to sell their property at a time in the future and avoid undue delay. That the owners, their heirs, successors and assigns, shall have the right and authority to use, maintain and enjoy the garage and propane tanks located in the platted public right of way adjacent to the above real property.

Dahl had a question about if this garage was removed, Evenson and Nesvold stated that they would have reapply for a building permit and it would have to go before the Zoning Board. Commissioner DeJong asked about Lot 31 and per the survey that the house and garage are locate on it. Joyce Grong stated that they are aware of that and John Knight is working on transferring the land and the neighbor is aware of it also.


Nesvold stated that she has been in contact with Mitchell Peterson, a lawyer, about the information Dennis Evenson brought to the board about these lots in Shady Beach which will be discussed at the next zoning meeting. That there is a domino effect on structures and property lines issues in the Shady Beach Addition.

Motion by Dahl, seconded by Brandt, to recommend the approve of the Easement East two-third (2/3) Lot 28 and all of Lots 29 and 30 in Shady Beach Addition in Gov 7 of Section 4, Township 114 North, Range 47 West of the 5th P.M., Lake Cochrane, Norden Township, Deuel County, South Dakota to the Deuel County Commissioners. All the members were present and voted in favor and motion carried

Motion by Dahl, seconded by Brandt to adjourn the meeting. All voted in favor and motion carried.



Jodi Theisen
Deuel County Zoning Officer



Kevin DeBoer
Vice Chairman, Zoning Board