

Tuesday, November 16, 2021

The Deuel County Zoning/Planning Commission met on Tuesday, November 16, 2021 at 10:30 a.m., in the Courtroom of the Courthouse in Clear Lake. Those present were board members Judith Homan, Kevin DeBoer, Mike Dahl, Paul Brandt and Dennis Kanengieter. Also, present was Zoning Officer Jodi Theisen, States Attorney Jared Gass and Deuel County property owners.

A joint public hearing with the Zoning Board was held upon the request/petition of Eric Engelbrecht and Ordinance B2004-01-41A to Rezone from Agricultural District to Commercial District for the following described property: E1/2E1/2 of the SW1/4 less Lot H-1 and W1/2W1/2 of the SE1/4 less Lot H-1 of 19-115-50, Havana Township, Deuel County. The following were present for the hearing: Matt Hotzler, Deb Engelbrecht, Eric Engelbrecht, David Coburn, Paul Tschetter, Todd Boyd, Teree Nesvold, Sheila Monnier, Tammy Krein, Craig Evenson, Lana Smunk, Bob Smunk, Ron Niemann, Dana Niemann, Merle and Myron Buyert, William Shepherd, David Strait, Tanya Svec, LP Svec, Kelly Sieh, Todd Moritz, Michelle Swenson, Reece Almond, Ilea Krshak and Lance, Logan, Landon, Charles and Mary Greenfield.

State's Attorney Jared Gass began the public hearing stating comments need to be confined to the purpose of the rezone to commercial from agricultural only and that there will be time limitations.

Proponents for the reclassification were present and spoke. Attorney Todd Boyd representing Eric and Deb Engelbrecht spoke in favor of the rezone. There was much discussion between the Zoning Board and Mr. Boyd. Matt Hotzler of H-D Electric and Craig Evenson also spoke in favor of the rezone.

Opponents for the reclassification were present and spoke. Speaking against the rezone were Lana and Bob Smunk, Michelle Swenson on behalf of her mother and aunt, Lance, Logan, Landon, Charles and Mary Greenfield and Ilea Krshak, Myron Buyert, Jon Lundgren and Attorney Reece Almond. Many comments and concerns were directed the Zoning Board with much discussion.

After a ten minute recess, the meeting reconvened at 12:30 p.m. The Zoning Board then discussed the rezone at length. The largest concern was permitting 80 acres for this petition. A lesser amount would be more favorable.

Zoning Board member Dahl motioned, seconded by DeBoer, to recommend approval of the Ordinance B2004-01-41A to the County Commissioners to be Rezone from Agricultural District to Commercial/Industrial District the following described property: E1/2E1/2 of the SW1/4 less Lot H-1 and W1/2W1/2 of the SE1/4 less Lot H-1 of 19-115-50, Havana Township, Deuel County. Kanengieter called for a roll call vote; DeBoer-yes, Brandt-no, Homan-no, Dahl-yes, and Kanengieter-yes and the motion carried.

The Planning and Zoning Commission adjourned.

The Commissioners then held the first reading of Ordinance B2004-01-41A. The second reading will be held at the December 7th regular Commission meeting at 10:30 a.m. After much discussion



Jodi Theisen
Deuel County Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board