

Monday March 7, 2022

The Deuel County Zoning Board met on Monday March 7, 2022 at 6:30 p.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Judith Homan, Paul Brandt, Kevin DeBoer, Mike Dahl and Zoning Officer Jodi Theisen. Also present were First District Association of Local Governments staff Todd Kays, Jeff & Darlene Abraham and Susan Norgaard.

Theisen stated that the Special Exception Permit Pursuant to Section 1103.4.8 – Accessory structures located on a lot adjacent to a lot with principle structure which is separated by a public or private road by Mark & Beth Jessen is not going to be heard.

Chairman Dennis Kanengieter called the meeting to order.

The minutes from the February 14, 2022 meeting were discussed. Motion by DeBoer, seconded by Dahl, to approve the February 14, 2022 minutes. Brandt and Homan were not present for the vote, Kanengieter, DeBoer and Dahl all voted in favor and motion carried.

Motion by Dahl, seconded by Kanengieter, to approve the March 7, 2022, Agenda. Brandt and Homan were not present for the vote, Kanengieter, DeBoer and Dahl all voted in favor and motion carried.

#### ITEM ONE

Lon Clemensen, applicant/owner, applied for a Special Exception Permit Pursuant to Section 1103.4.9 - Storage. The request, if granted, would permit the applicant to use Lots 66,67 & 68 Less N15' Lot 68 Thokola Beach in Gov Lot 2 of Section 8-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota, to build a storage shed for storage in Lake Park District.

Theisen stated she visited Lake Cochrane on a property concern and noticed a storage shed built on Lon Clemensen's property without a Special Exception and building permit. Clemensen stated that he didn't realize he needed a permit for the 6' x 10' storage shed on his property. The shed meets all the setback requirements.

Motion by DeBoer seconded by Dahl, to grant the Special Exception to have an approximately 6' x 10' storage shed which meets the setbacks in the Lake Park District. Homan was not present for the vote, Brandt, Kanengieter, DeBoer and Dahl all voted in favor and motion carried. Please see Findings of Fact and Conclusions of Law on file with this application.

Motion by DeBoer seconded by Dahl to adjourn as the Deuel County Board of Adjustment and convene as the Deuel County Planning Commission. Chairman Dennis Kanengieter called the meeting to order.

#### ITEM TWO

Motion by Dahl, seconded by Brandt, to approve the Plat of Joan's Addition in NW1/4 of Section 12, Township 116 North, Range 48 West of the 5th P.M., Deuel County, South Dakota. Subject to the Zoning Officer finding out if the driveway is part of the plat. If the driveway is part of the plat, then the property owner would need an access easement. All voted in favor and motion carried.

ITEM THREE

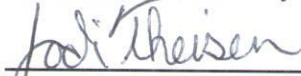
First District Association of Local Governments staff reviewed and discussed portions of an updated draft ordinance with members of the Board in attendance. No final decisions were made.

ITEM FOUR


Theisen stated that she will send a letter to the Hamans and Tatanka Ridge Wind Farm to state the turbine is in compliance.

Theisen stated that she has sent a violation letter to a property owner stating that they were in violation of the shelterbelt setback requirements in December 2021. She also stated the Zoning Office did not get a response back from the property owner and she will contact the States Attorney Teree Nesvold in order to proceed.

The board had discussion about the upcoming meetings with the next regular meeting scheduled for Monday April 4, 2022.



Jodi Theisen  
Zoning Officer



Dennis Kanengieter  
Chairman, Zoning Board