

**AGENDA**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, July 8, 2024 6:30 p.m.**

1. Call to Order the Joint Meeting of the Deuel County Planning Commission and Board of Adjustment Meeting
2. Approval of Minutes of June 10, 2024 meeting of the Deuel County Board of Adjustment and Planning Commission Meeting
3. Items to be added to the agenda by Board Members or Staff under Matters for Board Discussion
4. Declaration of intent by members of the public to address the board during the Public Comment Session for an item not listed. (5 minutes maximum time)
5. Disclosure of Potential Conflicts of Interest; Relationship(s) to Applicant; or Ex Parte Communication
6. Approval of Agenda
7. Action to recess Planning Commission and convene only as Board of Adjustment
8. Board of Adjustment New Business:
  - Conditional Uses Permit Pursuant to Section 1101.04.12 – Essential Services. The applicant, NorthWestern Energy (NWE) and landowner, Estate of Jeffrey & Christine Watt, are requesting to construct a 40' by 40' valve site as a part of a recycled natural gas (RNG) interconnection system from Brookings Biogas LLC network for biogas from anaerobic digesters at Global Dairy and two other RNG sites. Said valve site is to be located in the NE corner of the NE1/4 of Section 27-113-50, Grange Township, Deuel County, South Dakota.
  - Variance request to Section 1101.05 Area Regulations. The applicant, NorthWestern Energy (NWE) and landowner, Estate of Jeffrey & Christine Watt are requesting a variance to build a security fence closer than 65 feet from front yard which is closer than the ordinance allows in a AG District. Property is described as 40' x 40' tract of land "Gas Value Site" located in part of the NE1/4 of Section 27-113-50, Grange Township, Deuel County, South Dakota.
  - Conditional Uses Permit Pursuant to Section 1101.04.02 – Churches or Cemetery. The applicants/owners Shirely V Weber, Antony Weber, William T Weber and Mary Spartz are requesting to plat out a cemetery lot on the property described as E1/2SE1/4 Less E375' S560' & less Weber Addition (to be known upon platting as Roe Cemetery Subdivision in the SE1/4) of Section 22-117-49, Portland Township, Deuel County, South Dakota
  - Conditional Uses Permit Pursuant to Section 1103.05.08 – Accessory structures located on a lot adjacent to lot with a principle structure which is separated by a public or private road in the "LP" Lake Park District. The applicants/owners Charles & Ronni Vlaminc are requesting to move in a storage shed (Accessory structure) on the property described as Lot 11 Block 2 Dakota Bluffs Addition of Section 8-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - Plat of Roe Cemetery Subdivision in the SE1/4 of Section 22, Township 117 North, Range 49 West of the 5th P.M., Deuel County, South Dakota
  - Plat of Block 1 Buyert Second Addition in SW1/4 of Section 8, Township 115 North, Range 50 West of the 5th P.M., Deuel County, South Dakota
  - Plat of Gabrielson Third Addition in SE1/4 of Section 28, Township 115 North, Range 47 West of the 5th P.M., Deuel County, South Dakota
  - Plat of Lot 1 Thompson's Second Addition in the SW1/4 of Section 21, Township 115 North, Range 47 West of the 5th P.M., Deuel County, South Dakota
  - Plat of Lot 1 Thompson's Third Addition in the SW1/4SE1/4 of Section 16, Township 115 North, Range 47 West of the 5th P.M., Deuel County, South Dakota
10. Reconvene Jointly
11. Public Comment Session
  - Daniel Scott -BlackFork LLC & Ommen Family LLP
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
  - Regular Meeting: Monday, August 12, 2024
  - Discussion on amending the ordinance for Setbacks on CAFOS
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn