

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, April 13, 2026 - 6:30 p.m.

1. Call to Order the Joint Meeting of the Deuel County Board of Commissioners and Planning Commission
2. Approval of minutes from the following meeting of the Deuel County Board of Adjustment and Planning Commission: March 17, 2026
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:
 - a. Jim Clark Discussion – Bemis
 - b. Conditional Use Permit Pursuant to Section 1101.04.16 – Extended Home Occupation: Section 1210 & Conditional Use Permit Pursuant to Section 1101.04-23 On premise and Off-premise Sign provided they meet requirements of Section 1214. The applicant, Jordan Monnier, property owners Jordan & Kelsey Monnier, would like to operate an Extended Home Occupation (sales of livestock handling equipment fabricated on-site, welding and fabrication, and automotive/implement repair) within an existing accessory building located on the property described as Monnier Addition in SW1/4 Section 5-113-48, Scandinavia Township, Deuel County, South Dakota.
 - c. Variance request to Section 1103.06 Minimum Lot Area and Yard. The applicants/owners, Richard Dean Bartz is requesting a Variance from the side yard and front yard setback requirements to allow construction of a residential addition above an existing basement storage area. Property is located Lot 17 Bostic Beach in Gov Lot 5 in the NW ¼ of Section 4-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.
 - d. Variance request to Section 1101.05.02 & 1101.05.3 Area Regulations (Side & Front Yard). The applicants/owners, Rebecca Baker & Joshuah Amland, are requesting a Variance to construct a 28' x 28' garage addition and replace a shed, which will encroach on required front and side yard setbacks. Property is located at Lot 3, Westside Acres Addition in the SE ¼ of the SE ¼ of Section 21-115-49, Clear Lake Township, Deuel County, South Dakota.
 - e. Conditional Use Permit pursuant to Section 1102.04.07 – Public and private utilities, provided they meet the requirements of Section 1247. The applicant, Missouri River Energy Services, and property owner, James Peterson, propose to construct a 145 MW dual-fuel (natural gas/diesel) combustion turbine power plant and 345 kV substation on the property described as: E1/2SE1/4 Except the West 9 Rods Thereof of Section Seven (7), Township One Hundred Thirteen (113) North, Range Forty-Eight (48) West of the 5th P.M., Scandinavia Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Plat of Lots 22A and 23A Grabow Second Addition in Gov't Lot 2 in the NE1/4 of the Section 5-114-47, Norden Township, Deuel County, South Dakota.
10. Reconvene Jointly
11. Public Comment Session
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
 - a. Discussion about the Fireworks Licenses
 - b. Regular Meeting: Monday, May 11, 2026
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn