

**AGENDA**  
**JOINT MEETING**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, September 14, 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 meetings of the Deuel County Board of Adjustment and Planning Commission: August 10, 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. 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 Sign provided it meets the requirements of Section 1214. The applicant, Matt Baer, and owners, Matt & Tamara Baer, propose to operate a firearm sales business and request approval for an on-premise sign for the business. The property is legally described as: Lot 1, Martins Addition in SE1/4 NE1/4 less H1 in Section 3-114-49, Brandt Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. Plat of Kruse Second Addition in SW1/4 of Section 20 Township 117 North, Range 47 West, Antelope Valley Township, Deuel County, South Dakota
  - b. Plat of Moes Second Addition in NW1/4NE1/4 of Section 30 Township 117 North, Range 50 West, Rome Township, Deuel County, South Dakota
  - c. Plat of Ash Grove Addition in NW1/4 of Section 8 Township 115 North, Range 49 West, Clear Lake Township, Deuel County, South Dakota
  - d. Plat for the 16A of Shady Beach Addition in Government Lot 7 of the SE¼ of Section 4, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota.
10. Reconvene Jointly
11. Mary Nosbush presentation SDCL 49-41B-22
12. Public Comment Session
13. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
  - a. Regular Meeting: Monday, October 13, 2026 (Columbus/Native American Day – October 12, 2026)
  - b. Moratorium Discussion
14. Staff Report
15. Executive Session (if necessary)
16. Adjourn