

Deuel County Zoning
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Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, May 10, 2021 6:30 p.m.□

Call meeting to order.

Approve minutes of April 12, 2021, April 15, 2021 and Amend January 11, 2021

Convene as Deuel County Board of Adjustment

6:30 p.m. Special Exception Permit Pursuant to Section 1103.4.9 - Storage. The applicant/owner, Karen Kockelman is requesting to move in a storage shed on her property described as Lot 34 Bostic Beach in Gov Lot 3 in the NW1/4 of Section 4-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.

6:45 p.m. Extension for Expiration Date for a Variance that was granted on July 13, 2020 to Section 1101.04.2 - Front Yard. The applicants and owners, David & Sandra Korinek, are requesting an extension on the variance that was granted to build a house, basement, garage and storage sheds with less than 150' of front yard. Property is located on Lot 24 Grabow Second Addition in the NE1/4 of Section 5-114-47, Norden Township, Deuel County, South Dakota. This variance will expire without extension on July 13, 2021 if construction is not completed.

7:00 p.m. Special Exception Permit Pursuant to Section 1103.4.1 – Private parks and campgrounds. The applicants/owners Dean & Connie Ackerman, are requesting to operate a private campground on their property described as Lot 9 Agnes Place Addition in Gov Lot 8 in Section 5-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.

7:15 p.m. Special Exception Permit Pursuant to Section 1101.03.18 – Bed and Breakfast that was granted on August 16, 2018 has expired. The applicant, Will Stone, and owner, Stone's Conservation Acres LLP, is requesting to operate a Bed and Breakfast (resort or a specialty lodge) in an Ag District on their property described as Lot 20 Grabow 2nd Addition in Section 5-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.

7:45 p.m. Variance request to Section 1101.04 Area Regulations. The applicant, K & K Farms Inc, and owner, Krause Farms LLP, are requesting a variance to move in 2 hopper bins with less than 150' of front yard. Property is located in NW1/4 & N1/2NE1/4 of Section 20-115-49, Clear Lake Township, Deuel County, South Dakota.

8:00 p.m. Variance request to Section 1208 Shelterbelt Setback Requirements. The applicant/owners, Ronald & Kathy Gorder, are requesting a variance to plant a shelterbelt that is closer to the road right-of-way than what the ordinance allows. Property is located in SW1/4 of the Section 12-113-50, Grange Township, Deuel County, South Dakota.

8:15 p.m. WITHDRAWAL PER APPLICANT Special Exception Permit Pursuant to Section 1101.03 – Concentrated Animal Feeding Operations. The applicants, Caitlyn Brandt, Jacob Brandt, Tanner Brandt and Dylan Brandt d/b/a Brandt Family Feeders, and owners, Paul & Lisa Brandt & Joel & Dianne Brandt, are requesting to seek a Class "C" concentrated animal feeding operation (CAFO up to 2400 animal units) which will be a Swine Finishing Unit in an Ag District on their property described as SE1/4 and the S1/2 of the NE1/4 of the SE1/4 of the SW1/4 of Section 11-115-50, Havana Township, Deuel County, South Dakota.

8:45 p.m. Variance request to Section 1106.04 Area Regulations. The applicant/owner, Abraham Martin Espinoza Ruelas, is requesting a variance to build a carport addition to existing garage and to build two roof covered porches to existing house with less than 25' of front yard. Property is located in W20' of Lot 7 & Lots 8-12, Block 6 & E1/2 vacated road lying adjacent thereto Village of Bemis of Section 20-116-50, Goodwin Township, Deuel County, South Dakota.

9:00 p.m. Public comment

Adjourn as Deuel County Board of Adjustment

Convene as Deuel County Planning Commission

9:05 p.m. Jon Gorder - preliminary plat for Dakota Bluffs Addition in E1/2NW1/4 & NE1/4 of Section 8-T114N-R47W of the 5th P.M., Norden Township, Deuel County, South Dakota

9:30 p.m. Plat of Rhyne Third Addition in E1/2 of the SW1/4 of Section 18-T116N-R49W, Goodwin Township, Deuel County, South Dakota.

9:45 p.m. Plat of Block 1 Konold Addition in SW1/4 of Section 7-T114N-R49W, Brandt Township, Deuel County, South Dakota

9:50 p.m. Public comment

Adjourn as Deuel County Planning Commission

Convene as Deuel County Board of Adjustment

Other business that may come before the Board.

Next meeting: Special Meeting with 1st District to discuss about updating the Ordinance B-2004-01 the Zoning Regulations for Deuel County - Wednesday May 12, 2021; Special meeting for Special Exception Permit Pursuant to Section 1101.03 – Concentrated Animal Feeding Operations d/b/a Brandt Family Feeders LLC – Monday May 24, 2021, regular meeting – Monday June 14, 2021. It is the policy of Deuel County not to discriminate against the disabled. If you plan to attend, please let us know in advance if special accommodations are needed.