

Monday March 13, 2023

The Deuel County Zoning Board met on Monday March 13, 2023 at 6:30 p.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were members Paul Brandt, Kevin DeBoer, Mike Dahl, Jay Grabow, alternate Scott Fieber, States Attorney Craig Evenson, Zoning Officer Jodi Theisen AND Jim Dailey.

Vice Chairman Kevin DeBoer called the meeting to order.

The minutes from the of January 18, 2023, January 30, 2023 & February 7, 2023 meetings were discussed. Motion by Dahl, seconded by Grabow, to approve the minutes January 18, 2023, January 30, 2023 & February 7, 2023 minutes as corrected. Motion passed unanimously. Brandt was absent for the vote.

Motion by Dahl, seconded by Grabow to approve the agenda. Motion passed unanimously. Brandt was absent for the vote.

Motion by Dahl, seconded by Grabow to recess the Planning Commission and convene only as the Board of Adjustment. Motion passed unanimously.

Discussion was held about decreasing the building permit fee for residential structures. The board decided to change all the building permit fees to a flat fee of \$40. Motion by Grabow, second by DeBoer, to change all the building permit fees to a flat fee of \$40 and to recommend that change to the Deuel County Commissioners. DeBoer, called for a roll call vote; DeBoer-yes, Brandt-no, Grabow-yes, Dahl-no, and Fieber -yes and the motion carried

The board had a lengthy discussion about the 2023 building permit fees. They decided to change the "Special Exception" to "Conditional Use" and decided to remove the "Lake Park Tree Removal Permit". They eliminated the "Moving building off, land reclamation deposit". The "Special Permitted Use" was added with a fee of \$40. The Ag Easement was renamed to Right to Farm. A Flood Plain Permit was added with a fee of \$0. They combine the Lake Park Grading Permit and Landscaping Permit. They had discussion about how to decide if a building project had commenced enough to satisfy if a building permit has begun. They discussed the potential storage tank at the Astoria Station site and the requirement for the building permit. The board would like the States Attorney Craig Evenson to draft a letter to the SD PUC about the health and safety concerns about the potential storage tank at the Astoria Station site.

Motion by Brandt, second by Fieber, to approve the changes above and recommend the 2023 Building Permit Fees Schedule to the Deuel County Commissioners. DeBoer, called for a roll call vote; DeBoer-yes, Brandt-yes, Grabow-yes, Dahl-no, and Fieber -yes and the motion carried

Motion by Brandt, second by Grabow, to recess the Board of Adjustment and reconvene as Planning Commission. Motion passed unanimously.

Motion by Dahl, second by Fieber, to recommend approval to the Board of County Commissioners the Plat of Block 1 Pederson Second Addition in NW1/4 of Section 19, T113N, R50W, Deuel County, SD. Theisen reviewed the staff report and stated the existing house is within the front yard setback will not require a variance for platting. However, this structure is nonconforming for the front yard setbacks and would require a variance to be replaced or added onto in the future. Motion passed unanimously.

Motion by Fieber, second by Grabow, to recommend approval to the Board of County Commissioners the Plat of Block 2 Knutson Addition in SW1/4 of Section 10, T113N, R49W, Deuel County, SD. Theisen reviewed the staff report. Motion passed unanimously.

Motion by Brandt, second by DeBoer, to recess the Planning Commission. Motion passed Unanimously.

Motion to adjourn made by Grabow, second by Brandt. Motion passed unanimously. Meeting adjourned at 8:47 pm.



Jodi Theisen
Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board