

**AGENDA**  
**JOINT MEETING**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, February 12, 2024 6:30 p.m.**

1. Call to Order the Joint Meeting of the Deuel County Board of Commission and Planning Commission Meeting
2. Approval of Minutes of January 22, 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:
  - a. Extension for an expiration date for a Variance Permit (pursuant to Section 1304.06 CAFO Requirements Setback and Separation Distance) that was granted on January 30, 2023, with issuance date of February 7, 2023, to applicant, Hollywood Feeders, LLC/Gary Balbach Family Trust Feedlot, land owners, Chad A Olsen & Pamela J Olsen Trust Agreement, Sandra Balbach Trust and Daniel Rhody Living Trust, recently transferred to Plainview Dairy Exchange, LLC is requesting to expand their Class "A" Concentrated Animal Feeding Operation with less than 2,640' from several private wells and an established residence. The property property described as N1/2 of Section 17-113-49, Blom Township, Deuel County, South Dakota.
  - b. A Conditional Uses Permit Pursuant to Section 1101.04.30 Accessory Agricultural Housing (Section 1244). The applicant/owner, Plainview Dairy Exchange, LLC is requesting to construct employee housing – apartment buildings on their property as follows: N1/2 of Section 17-113-49, Blom Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. Fischer First Addition Plat in NE1/4, Section 34, Township 116 North, Range 50 West of the 5<sup>th</sup> P.M., Deuel County, South Dakota
10. Reconvene Jointly
11. Public Comment Session
  - a. Warren Wiesner – discussion about Plainview Dairy Exchange, LLC
  - b. Troy Lenning - discussion about Plainview Dairy Exchange, LLC
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
  - a. Regular Meeting: Monday, March 11, 2024
  - b. Communication with Attorney about Dairy CUP
  - d. Discussion about possible CO2 Ordinance
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn