

Tuesday, October 14, 2025

The Deuel County Zoning Board met on Tuesday, October 14, 2025, at 6:30 p.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were members, Dennis Kanengieter, Jay Grabow, Mike Lammers, Kevin DeBoer, Mike Dahl, Zoning Officer Jodi Theisen and other members of the public.

Chairman Mike Dahl called the meeting to order.

The minutes from September 8, 2025 were discussed. Motion by Grabow, seconded by DeBoer, to approve the corrected September 8, 2025 meeting minutes. All voted in favor and motion carried.

Dahl asked if the board, or any staff member, had anything to add to the agenda with none being offered.

Dahl reminded attendees that if any member of the public wishes to speak on matters not listed on the agenda, they will have the opportunity to do so at the end of the meeting. Each speaker will be limited to a maximum of five (5) minutes.

Dahl asked if any seated board member believed they needed to recuse themselves from any discussion topics on the agenda, or from voting on an agenda item with no board member responding.

Motion by Lammers, seconded by DeBoer, to approve the October 14, 2025, Agenda. All voted in favor and motion carried.

Motion by Grabow, seconded by DeBoer, to adjourn as the Deuel County Planning Commission and convene as the Deuel County Board of Adjustment. Motion passed unanimously.

ITEM ONE

The applicant, William & Cheryl Kallhoff, and property owner, Kallhoff Revocable Trust applied for a Conditional Uses Permit Pursuant to Section 1103.05.08 – Accessory structures located on a lot adjacent to lot with a principle structure which is separated by a public or private road in the "LP" Lake Park District. The request, if granted, would permit the applicant to use the following property: Lot 5 & Lots 4A–5A Replat of Lot 10 Ingvalson's Sugar Sand Beach Addition in Government Lot 6 & SE1/4 NE1/4 of Section 4-114-47, Norden Township, Deuel County, South Dakota.

The applicants requested a Conditional Use Permit pursuant to Section 1103.05.8 of the zoning ordinance to allow construction of a dry storage shed on a lot adjacent to their principal residence. The two lots are separated by Cobblestone Lane, a privately maintained road.

The proposed structure includes a 35' x 54' storage shed with an attached 16' x 54' lean-to, totaling 2,754 sq. ft. in area. The structure will be used for personal storage only. No commercial activity is proposed. No objections were received following clarification of the proposed use.

Motion by DeBoer, seconded by Grabow, to approve the Conditional Use Permit request submitted by the applicant for the construction of an accessory structure on a lot adjacent to the principal residence, separated by a private road.

All voted in favor and motion carried. See Findings of Fact and Conclusions of Law on file with this application.

ITEM TWO

The applicant/owner Trysten Studemann, is requesting 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 and Off-premise Sign provided they meet requirements of Section 1214. The request, if granted, would permit the applicant to use Lot A of Lot 1, Diamond W Addition, Section 32-115-47, Norden Township, Deuel County, South Dakota, to operate an Extended Home Occupation and install compliant on-premise and off-premise signage. The proposed business is a diesel equipment service and repair shop specializing in agricultural, construction, and trucking equipment. The property is located in the Agricultural District.

The applicant requested a Conditional Use Permit pursuant to Sections 1101.04.16 and 1101.04.23 to operate an Extended Home Occupation and install compliant on-premise and off-premise signage. The proposed business is a diesel equipment service and repair shop specializing in agricultural, construction, and trucking equipment.

The proposal includes the use of an existing 56' x 80' building and the construction of an 88' x 165' expansion, which will include a 25' x 88' wash bay. The shop will employ up to three non-family employees and will comply with all applicable utility and drainage requirements, as well as signage regulations. Work will be conducted both on-site and, in the field, with field service provided by three service trucks that will be stored on-site.

Conditions of Approval (Letter of Assurance):

The applicant and property owner will sign a Letter of Assurance agreeing to the following:

1. An extended home occupation may not be changed to another home occupation except by the issuance of a separate conditional use permit.
2. Individuals engaged in such occupation shall consist of family members residing on the premises and up to three (3) non-family employees.
3. There shall be no change in the outside appearance of the buildings or premises, or other visible evidence of the conduct of such home occupation other than one on-premise sign, not to exceed eighty (80) square feet in area. (Directional signs may be used to manage traffic flow, provided that the cumulative area of all such on-premise signage, excluding wall signage, does not exceed eighty (80) square feet. The maximum area of all allowed on-premise wall signs shall not exceed 20% of each individual wall's surface area.)
4. Off premise signage for extended home occupations shall be limited to South Dakota Department of Transportation (SDDOT) commercial, directional signs, also known as "TOD Signs". These signs, with SDDOT approval, may be located adjacent to State and Federal Highways.
5. The only retail sales allowed shall consist of the sale of commodities/products prepared on the premises in connection with such occupation or activity. Exception: Seed Sales.
6. Extended home occupations should be agriculturally related and be conducted in an accessory building.
7. No traffic shall be generated by such extended home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need of parking generated by the conduct of such extended home occupation shall be provided off the street and other than in a required front yard.
8. No equipment or process shall be used in such extended home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

There was no public comment on the application.

Motion by Grabow, seconded by DeBoer, to grant the Conditional Use Permit to operate an Extended Home Occupation in the Agricultural District. The proposed business is a diesel equipment service and repair shop specializing in agricultural, construction, and trucking equipment, and will include the installation of compliant signage. Approval is contingent upon the applicant and property owner signing a Letter of Assurance.

All voted in favor, and the motion carried. Please refer to the Findings of Fact and Conclusions of Law on file with this application.

ITEM THREE

The applicants/owners Cody & Baily Mack, applied for a Variance to Section 1236.01.4 Variance Maximum Age of Type B Manufacture Home. The applicants/owners, Cody & Baily Mack are requesting a variance to place a Type B Manufacture Home, greater than 15-years old on the property described

above. Property is located in Ash Grove Addition in SE1/4 Less E85' S137' & Less W20' E105' S48 of Section 20-115-49 Clear Lake Township, Deuel County, South Dakota

The applicants requested a variance pursuant to Section 1236.01.4 to allow placement of a 2001 model Type B manufactured home (more than 15 years old) on their property.

A similar variance was granted in 2023 but expired before the home could be placed. The applicants have since purchased a different home and are now seeking approval of a new variance. Required neighbor consents have been obtained, and the proposed placement complies with all applicable setback requirements.

Motion by Grabow, seconded by Lammers, to approve the Variance request for the placement of a Type B manufactured home that is older than 15 years (24 years old), based on compliance with written consent requirements and the determination that there will be no adverse impact. This variance does not apply to any new structures built on the property.

All voted in favor and motion carried. See Findings of Fact and Conclusions of Law on file with this application.

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

ITEM FOUR

Motion by DeBoer, seconded by Grabow, to recommend approval to the Board of County Commissioners of the Anderson Addition, located in the NW¼ of Section 4-115-49, Clear Lake Township, Deuel County, South Dakota. The applicants requested approval of the replat of Lot 1 of Johnson Addition. The new plat, to be named Anderson Addition, expands the lot by approximately 1.60 acres for a total of 6.60 acres, incorporating additional trees and agricultural land.

Motion passed unanimously.

ITEM FIVE

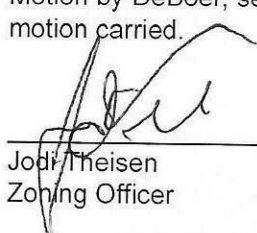
Motion by DeBoer, seconded by Grabow, to recommend approval to the Board of County Commissioners of the Hoeke Addition, located in the W½ of Section 13-117-49, Portland Township, Deuel County, South Dakota. Approval is contingent upon the Portland Township road authority signing off on the plat. The applicants requested approval to plat approximately 290.01 acres into three lots: Lot 1 (20.58 acres), Lot 2 (85.80 acres), and Lot 3 (184.25 acres), for purposes of transfer.


Motion passed unanimously.

Chairperson Dahl opened the floor to public comment. No public comments were received.

Theisen provided the Board with an update on upcoming agenda items for future meetings. She informed the Board of a joint meeting with the Deuel County Commissioners scheduled for October 21, 2025, to discuss a rezoning request for Lake Alice. Additionally, an informational meeting with the Commissioners and Tract is scheduled for Tuesday, November 4, 2025, to discuss a proposed future energy plant. The next regular meeting of the Deuel County Zoning Board is scheduled for November 10, 2025.

Motion by DeBoer, seconded by Grabow, to adjourn the meeting at 8:03 p.m. All voted in favor and motion carried.


Jodi Theisen
Zoning Officer


Mike Dahl,
Chairman, Zoning Board