

Tuesday August 5, 2025

The Deuel County Zoning Board met on Tuesday August 5, 2025, 2024 at 9:30 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Jay Grabow, Mike Dahl, Mike Lammers, Alternate Scott Fieber; States Attorney Craig Evenson; Zoning Officer Jodi Theisen; and members of the public.

Chairman Mike Dahl called the meeting to order.

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

Dahl stated if the public had any comments they would be limited to 5 minutes.

Dahl asked for any seated board member if they think they need to recuse themselves from any discussion topics on the agenda, or from voting on an agenda item with no board members indicated a need to recuse themselves.

Motion by Grabow, seconded by Lammers, to approve the agenda. Motion passed unanimously.

A joint public hearing with the Deuel County Commissioners and the Zoning Board was held upon the request of petitioner Michelle (Sorenson) Fahrenbruck and property owners Bruce Sorenson & Michelle (Sorenson) to issue a change in zoning classification for property that is described as Southwest Acres Addition in SW1/4 of Section Thirteen (13), Township One Hundred Sixteen (116) North, Range Forty-nine (49) West of the 5th P.M., Deuel County, South Dakota, to "AG" Agricultural District from "CI" Commercial/Industrial District.

Zoning Officer Jodi Theisen provided background on the request. She explained the parcel is approximately 3 acres in size and was originally rezoned in 2012 to allow for a fur business. However, with Ordinance B2022-01 adopted in November 2022, the zoning ordinance was amended to remove single-family residences as permitted uses in the "CI" district and renamed "Special Exceptions" to "Conditional Uses".

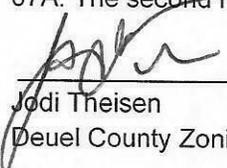
Theisen noted that the purpose of the requested rezoning is to allow the parcel to be marketed and used as a residential acreage, aligning with surrounding land uses and resolving financing complications for potential buyers.

There was no public comment.

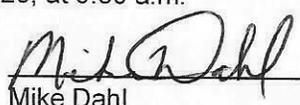
Deuel County Board Planning Commission member Lammers made a motion, seconded by Fieber, to recommend to the Deuel County Board of Commissioners the rezoning of Southwest Acres Addition in SW1/4 of Section Thirteen (13), Township One Hundred Sixteen (116) North, Range Forty-nine (49) West of the 5th P.M., Deuel County, South Dakota, from "CI" Commercial/Industrial District to "AG" Agricultural District. All voted in favor, and the motion carried.

Motion to adjourn by Grabow, second by Dahl. Motion passed unanimously.

Following adjournment, the Deuel County Commissioners held the First Reading of Ordinance B2022-01-07A. The second reading is scheduled for August 19, 2025, at 9:30 a.m.



Jodi Theisen
Deuel County Zoning Officer



Mike Dahl
Chairman, Zoning Board