

AGENDA
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, April 8, 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 March 11, 2024 and March 19, 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. Conditional Uses Permit Pursuant to Section 1101.04.12 – Essential Services. The applicant, NorthWestern Energy (NWE) and landowner, Global Dairy LP, are requesting to construct a recycled natural gas (RNG) interconnection system from Brookings Biogas LLC network for biogas from anerobic digesters at Global Dairy and two other RNG sites on the property described as part of Global Dairy Second Addition in S1/2 of the NW1/4, SW1/4 & SE1/4 of Section 21-113-50, Grange Township, Deuel County, South Dakota.
 - b. Conditional Uses Permit Pursuant to Section 1102.04.02 Truck terminals and freight warehouses. The applicant/owner, Doug Troska is requesting to build a truck maintenance shop for his trucking business on his property as follows: Lot 2 Martins Addition in the SE1/4NE1/4 Less H1 of Section 3-114-49, Brandt Township, Deuel County, South Dakota which is in the process of being rezoned to "CI" Commercial/Industrial District from "AG" Agricultural District.
 - c. Variance request to Section 1219.03 Setbacks: gravel or quarry operation, mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants within 1000 feet from property line of nearest residence. The applicant, Bowes Construction, owners, Brett & Tammy Miller & Donald Georgia Miller Living Trust are requesting to operation, mineral exploration and extraction, rock crusher, concrete and asphalt mixing plants within 1000 feet from property line of nearest residences. Property is located in S1/2 in Section 17-114-50, Hidewood Township, Deuel County, South Dakota.
 - d. Conditional Uses Permit Pursuant to Section 1101.04.04 Sand, gravel or quarry operation, Mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants provided they they meet requirements of Section 1219. The applicant, Bowes Construction, owners, Brett & Tammy Miller & Donald Georgia Miller Living Trust are requesting to operation, mineral exploration and extraction, rock crusher, concrete and asphalt mixing plants. Property is located in S1/2 in Section 17-114-50, Hidewood Township, Deuel County, South Dakota.
 - e. Variance request to Section 1219.03 Setbacks: gravel or quarry operation, mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants within 1000 feet from property line of nearest residence. The applicant, Buffalo Ridge Concrete, owner, Plainview Dairy Exchange, LLC are requesting to have a portable ready mix concrete plant within 1000 feet from property line of nearest residence. Property is located in N1/2 in Section 17-113-49, Blom Township, Deuel County, South Dakota.
 - f. Conditional Uses Permit Pursuant to Section 1101.04.04 Sand, gravel or quarry operation, Mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants provided they they meet requirements of Section 1219. The applicant, Buffalo Ridge Concrete, owner, Plainview Dairy Exchange, LLC are requesting to have a portable ready mix concrete plant. Property is located in N1/2 in Section 17-113-49, Blom Township, Deuel County, South Dakota.
 - g. Variance request to Section 1103.06 Minimum Lot Area and Yard. The applicants/owners, Edward & Jolene Kusek are requesting a variance to remove old decks and stairs and replace with new decks and stairs less than 50' from the high-water mark. Property is located on Lots 61-62 Thokola Beach in Gov't Lot 2 of the Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Plat of Tracts 1,2 And 3 Fromm Addition in E1/2SW1/4 of Section 10, Township 116 North, Range 49 West of the 5th P.M., Deuel County, South Dakota
 - b. Plat of Tristen and Mara Kwasniewski Addition in Government Lot 3 of Section 3, Township 114 North, Range 49 West of the 5th P.M., Deuel County, South Dakota
 - c. Plat of Kreger Second Addition in NE1/4 of Section 34, Township 115 North, Range 50 West of the 5th P.M., Deuel County, South Dakota
10. Reconvene Jointly
11. Public Comment Session
 - a. Jeff & Jodi Knutson discussion about new HWY ROW and setbacks
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
 - a. Regular Meeting: Monday, May 13, 2024
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn