

Tuesday, November 4, 2025

The Deuel County Zoning Board met on Tuesday, November 4, 2025, at 9:30 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Present were board members Jay Grabow, Mike Dahl, Dennis Kanengieter, Kevin DeBoer, States Attorney Craig Evenson; Zoning Officer Jodi Theisen; and members of the public.

Chairman Mike Dahl called the Deuel County Planning Commission meeting to order.

Dahl asked if any board members or staff had items to add to the agenda. Theisen stated that a plat was received after the agenda had been mailed to the board members; however, the posted agenda did include the plat item.

Dahl stated that public comments would be limited to 5 minutes.

Dahl asked if any seated board member felt the need to recuse themselves from any discussion topics or from voting on any agenda item. No board members indicated a need to recuse themselves.

Motion by DeBoer, seconded by Kanengieter, to approve the agenda. Motion passed unanimously.

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

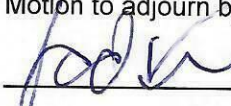
A joint public hearing with the Deuel County Commissioners and the Deuel County Board of Adjustment listened to a presentation from Mitch Nelson of Tract regarding a potential Natural Gas Peaker Facility power generation plant. The proposed site would be on 70 acres of land located south and east of SD Hwy 28 and 481st Ave. The company indicated they would need to rezone the property and obtain a Conditional Use Permit through the Zoning Board and Commissioners. The facility would be a peaking power plant and would interconnect with the MISO Electric Grid. The company is associated with a Data Center project but stated they would pursue this facility even if the Data Center does not come to Deuel County, as it would support other projects on the grid.


There were discussions with the Commissioners and the Board of Adjustment regarding concerns about the proposed site being located on a Well Head and within a Shallow Aquifer Protection District.

Motion by Grabow, seconded by Kanengieter, to recess the Board of Adjustment and reconvene as Planning Commission. All voted in favor and motion carried.

Motion by DeBoer, seconded by Grabow, to recommend approval to the Board of County Commissioners of the Plat of Rauen Addition located in the SW¼ of Section 12, Township 115 North, Range 48 West, Herrick Township, Deuel County, South Dakota. All voted in favor and motion carried.

Motion to adjourn by DeBoer, seconded by Kanengieter. Motion passed unanimously.


Jodi Theisen
Deuel County Zoning Officer


Mike Dahl
Chairman, Zoning Board