

Tuesday May 16, 2023

The Deuel County Zoning Board met on Tuesday June 16, 2020 at 10:00 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Dennis Kanengieter, Jay Grabow, Kevin DeBoer, and Mike Dahl. Also, present was Zoning Officer Jodi Theisen and States Attorney Craig Evenson.

Chairman Dennis Kanengieter called the meeting to order.

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

Motion by DeBoer, second by Dahl, to convene as the Deuel County Planning Commission. Motion passed unanimously.

A joint public hearing with the Deuel County Commissioners and the Deuel County Planning Commission was held upon the request of the petitioner/owners Jeremy & Rachelle Wipf to issue a change in zoning classification for property that is described as NE1/4NW1/4NE1/4 & W268' N661.47' NE1/4NE1/4 in Section 28, Township 113 North, Range 47, West of the 5th P.M., (Scandinavia Township) in Deuel County, South Dakota. Containing 13.35 Acres to "AG" Agricultural District from "CI" Commercial/Industrial District. The Deuel County Zoning Board stated the property meets the necessary requirements of the ordinance. In 2020 Wipf rezoned their property to "CI" Commercial/Industrial District from "AG" Agricultural District. The sight size is 13.35 acres and the use would be for a pole shed with office to operate an auto dealership, spray foam insulation business and to has a single-family residence in a commercial district. Theisen explained that Jeremy Wipf doesn't have an auto dealership license but operates a spray foam insulation business and has a single-family residence. Theisen suggested to Wipf to rezone from Commercial/Industrial District to Agricultural, then apply for a Conditional Uses permit #16: Extended Home Occupation (spray foam business) as it is now allowed. Wipf in the future would like to move the old house off the property and convert old barn into a residence. The simplest would be to rezone from Commercial/Industrial District to Agricultural since that district is less restrictive. Theisen stated that there are a handful of other properties that are zoned "CI" Commercial/Industrial District that have a residence. The options are to amend the ordinance and include a single-family residence or to keep the ordinance as it reads currently.

After some additional discussion on the matter, Deuel County Planning Commission member Dahl motioned, seconded by Grabow, to rezone the above-described property from "CI" Commercial/Industrial District to "AG" Agricultural and to waive the rezoning fee. Upon a roll call vote all Deuel County Planning Commission members voted yes and the motion carried.

The Deuel County Planning Commission then recommended to the Commissioners that the above-described property be rezoned to "AG" Agricultural.

The Commissioners then held the first reading of Ordinance B2022-01-02A. The second reading will be held at the June 6th regular Commission meeting at 10:00 a.m.

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



Jodi Theisen
Deuel County Zoning Office



Dennis Kanengieter
Chairman, Zoning Board