

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, August 10, 2026 - 6:30 p.m.

1. Call to Order the Joint Meeting of the Deuel County Board of Commissioners and Planning Commission
2. Approval of minutes from the following meetings of the Deuel County Board of Adjustment and Planning Commission: July 13, 2026, and July 21, 2026
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. Variance request to Section 1103.06 Minimum Lot Area and Yard. The applicants/owners, Dustin & Lynelle Jorgensen are requesting a Variance from the rear yard setback requirements to allow construction of a deck within 25' from rear lot line. Property is located W40' E80' Lot 13B (Replat of PT OL 34 & Lot 13A) Agnes Place Addition in Gov Lot 8 of Section 5-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.
 - b. Variance Request pursuant to Section 1219.03 of the Deuel County Zoning Ordinance to allow a sand, gravel, or quarry operation, mineral exploration and extraction, and the use of a rock crusher within 1,000 feet of the nearest residence. The applicant, Sterzinger Crushing Inc., and property owners, Nate Atyeo and Chuck Atyeo, request approval to operate a gravel mining operation within the required residence setback. The affected property is legally described as W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$, and E $\frac{1}{2}$ SE $\frac{1}{4}$ (entire SE $\frac{1}{4}$), owned by Nate Atyeo, and Government Lots 3 and 4 and E $\frac{1}{2}$ SW $\frac{1}{4}$ (entire SW $\frac{1}{4}$), owned by Chuck Atyeo, all located in Section 18, Township 115 North, Range 48 West, Clear Lake Township, Deuel County, South Dakota.
 - c. Conditional Use Permit pursuant to Section 1101.04.04 of the Deuel County Zoning Ordinance to allow a sand, gravel, or quarry operation, mineral exploration and extraction, and the use of a rock crusher, provided the requirements of Section 1219 are met. The applicant, Sterzinger Crushing Inc., and property owners, Nate Atyeo and Chuck Atyeo, request approval to operate a gravel mining operation with associated mineral extraction activities on property legally described as W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$, and E $\frac{1}{2}$ SE $\frac{1}{4}$ (entire SE $\frac{1}{4}$), owned by Nate Atyeo, and Government Lots 3 and 4 and E $\frac{1}{2}$ SW $\frac{1}{4}$ (entire SW $\frac{1}{4}$), owned by Chuck Atyeo, all located in Section 18, Township 115 North, Range 48 West, Clear Lake Township, Deuel County, South Dakota.
 - d. 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 applicant and property owner, Ronald Ruud, is requesting approval to construct a storage shed (accessory structure) on property legally described as Lot 9 Grabow Addition in NE1/4, Section 5, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota.
 - e. 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 applicants and property owners, Bonnie & Robert Merritt & Brent & Toni Merri, are requesting approval to construct a storage shed (accessory structure) on property legally described as Lot 8A (Replat of OL 34) Agnes Place Addition in Gov Lot 8, Section 5, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota.
 - f. Variance Request pursuant to Section 1103.06 – Minimum Lot Area and Yard Regulations in the “LP” Lake Park District. The applicant and property owner, Parkwin LLC, is requesting approval to construct a twin home within the required side yard setbacks and within the required rear setback from the established high water mark on property legally described as Lot 12A of Shady Beach in Government Lot 7, Section 4, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota..
 - g. Conditional Use Permit Pursuant to Section 1103.05.06 – Multiple family dwelling in the “LP” Lake Park District. The applicant and property owner, Parkwin LLC, is requesting approval to construct a twin home on property legally described as Lot 12A of Shady Beach in Gov Lot 7, Section 4, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Plat of Boeke's Second Addition in E1/2NW1/4 of Section 29 Township 115 North, Range 48 West, Clear Lake Township, Deuel County, South Dakota.
 - b. Plat of Lot 1A Tolrud Addition in NW1/4 of Section 19 Township 113 North, Range 48 West, Scandinavia Township, Deuel County, South Dakota.
 - c. Plat of Schmidt's Addition in SE1/4 of Section 26 Township 114 North, Range 48 West, Norden Township, Deuel County, South Dakota.
 - d. Plat of Jaeger Pasture Addition in NW1/4 of Section 27 Township 117 North, Range 50 West, Rome Township, Deuel County, South Dakota
 - e. Plat of Kruse Second Addition in SW1/4 of Section 20 Township 117 North, Range 47 West, Antelope Valley Township, Deuel County, South Dakota
 - f. Plat of Hazy Moon Ranch Second Addition in NW1/4 of Section 15 Township 116 North, Range 50 West, Goodwin Township, Deuel County, South Dakota
10. Reconvene Jointly
11. Public Comment Session
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
 - a. Regular Meeting: Monday, September 14, 2026
 - b. Discussion with the board about Deuel Harvest Wind Energy South Project
 - c. Moratorium Discussion
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn