

**Deuel County Zoning**  
**PO Box 606**  
**Clear Lake, SD 57226-0606**  
**Phone 605-874-8562 Fax Number 605-874-1306**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, August 22, 2022 6:30 p.m.□**

**Call meeting to order.**

Approve minutes of July 12, 2022, July 19, 2022, August 2, 2022 & August 16, 2022

6:30 p.m. Variance request to Section 1101.04 Area Regulations. The applicants, Dale & Kim Stroschein and owner, Dale & Kim Stroschein Joint Trust, are requesting to build an house addition, garage, & deck less than 150' from the front yard. The property is NE1/4 of Section 6-113-49, Blom Township, Deuel County, South Dakota.

6:45 p.m. Special Exception Permit Pursuant to Section 1103.4.5 - Shoreline Alterations. The applicant, Scott Stevens and owner, SK Investment Trust, are requesting to alter the shoreline by adding on to the existing retaining wall within 35 feet of the high-water-mark on their property described as Lot 10 Lake Alice Shores in SW1/4 in Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

- Variance request to Section 1103.5 Area Regulations & Section 1103.8 Fence Requirements. The applicant, Scott Stevens and owner, SK Investment Trust, are requesting a variance to add on to existing retaining wall and fence less than 50' from the high water-mark. The property is Lot 10 Lake Alice Shores in SW1/4 in Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

- Special Exception Permit Pursuant to Section 1103.4.9 – Storage. The applicant, Scott Stevens and owner, SK Investment Trust, are requesting to move in a storage shed on their property described as Lot 10 Lake Alice Shores in SW1/4 in Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

- Variance request to Section 1103.5 Area Regulations. The applicant, Scott Stevens and owner, SK Investment Trust, are requesting a variance to move in a storage shed less than 50' from the high water-mark and less than 10' from the side property line. The property is Lot 10 Lake Alice Shores in SW1/4 in Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota.

7:15 p.m. Variance request to Section 1103.5 Area Regulations. The applicants/owners, Loren & Carole Femrite, are requesting a variance to have an existing deck less than 50' from the high water-mark. The property is Lots 4 & 5 Thokola Beach in Gov Lot 1 of the Section 8-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.

7:30 p.m. Variance request to Section 1101.04 Area Regulations. The applicants/owners, Wells Trust are requesting to move in an accessory building less than 150' from the front yard. Property is located in all that portion of the N1/2N1/2 Less Wells Addition of the Section 32-116-49, Altamont Township, Deuel County, South Dakota.

7:40 p.m. Variance request to Section 1101.04 Area Regulations. The applicants/owners, Wells Trust are requesting a variance to plat a parcel of land, to retain existing structures that are closer to the road right-of-way than what the ordinance allows. Property is located in all that portion of the N1/2N1/2 Less Wells Addition (to be known upon platting as Ryan Wells Addition) of the Section 32-116-49, Altamont Township, Deuel County, South Dakota.

**Convene as Deuel County Planning Commission**

7:45 p.m. Plat

- Ryan Wells Addition in N1/2N1/2 of the Section 32, Township 116 North, Range 49 West of the 5th P.M., Deuel County, South Dakota.
- Lot 2 in Lot 1 of Pheasant Ridge Addition in N1/2 of the Section 12, Township 116 North, Range 49 West of the 5th P.M., Deuel County, South Dakota.

8:00 p.m. Dennis Evenson discussion on the lots in Shady Beach Addition in Gov 7 of Section 4, Township 114 North, Range 47 West of the 5th P.M., Lake Cochrane, Norden Township, Deuel County, South Dakota.

8:30 Discussion about updated ordinance draft provided from Todd Kays

Adjourn as Deuel County Planning Commission

Convene as Deuel County Board of Adjustment

Other business: that may come before the board; discussion about a violation letter that were sent out for expired permits

Next meeting: regular meeting – Monday, Sept 19, 2022, Public Meeting with Planning Commission Recommendation/ Deuel County Commissioners 1st Reading of the Ordinance B-2004-01 the Zoning Regulations for Deuel County – in September TBD.

It is the policy of Deuel County not to discriminate against the disabled. If you plan to attend, please let us know in advance if special accommodations are needed.