

**AGENDA**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, May 12, 2025 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 April 14, 2025 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. Discussion of upcoming Special Meeting Thursday, May 15, 2025 to visit Applied Digital Site in Ellendale North Dakota
8. Action to recess Planning Commission and convene only as Board of Adjustment
9. Board of Adjustment New Business:
  - a. Conditional Use Permit Pursuant to Section 1101.04.15 – Seasonal retail sales, including fireworks stands that require a permanent structure. The applicant, 212 Works LLC, property owners, Bradley & Martie Bothun, would like to operate a seasonal fireworks stand on their property described as That part of the W1/2SW1/4 of Section 15-117-47 being also described as Gov Lot 1 in said Section, which lies south of HWY 212, except Highway right-of-way, Antelope Valley Township, Deuel County, South Dakota.
  - b. Conditional Use Permit Pursuant to Section 1101.04.15 – Seasonal retail sales, including fireworks stands that require a permanent structure. The applicant/owner, 212 Works LLC, would like to operate a seasonal fireworks stand on their property described as the S340' of the W100' of the E1/2SE1/4 of Section 16-117-47, Antelope Valley Township, Deuel County, South Dakota.
  - c. Variance request to Section 1103.06 Minimum Lot Area and Yard. The applicants/owners, Matthew & Emily Coequyt are requesting a variance to remove old deck and stairs and replace with new deck and stairs less than 50' from the high-water mark. Property is located on Lot 12 Elms in Gov Lot 6 in NE1/4 of the Section 4-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.
  - d. A Variance request to Section 1208 Shelterbelt Setback Requirement. Landen Brown is requesting to plant a shelterbelt with the windward row of trees within 150 feet from the road right-of-way. Property is located in SE1/4 Less H-1 in Section 22-114-48, Norden Township, Deuel County, South Dakota
  - e. Application Update and Variance Request – Central Specialties Inc. will provide an update on their application originally heard on March 24, 2025, regarding a Conditional Uses Permit Pursuant to Section 1101.04.04 concrete and asphalt mixing plant provided they they meet requirements of Section 1219. The applicant, Central Specialties Inc, property owners, Charles & Pam Atyeo are requesting to operate a concrete and asphalt mixing plant. Property is located in Gov Lots 3-4 & E1/2 SW1/4 in Section 18-115-48, Clear Lake Township, Deuel County, South Dakota.
    - In addition to the Conditional Use Permit, the applicant is also seeking Variance request to Section 1219.03 Setbacks: concrete and asphalt mixing plant within 1000 feet from property line of nearest residence. The applicant, Central Specialties Inc, property owners, Charles & Pam Atyeo are requesting to operate a concrete and asphalt mixing plant within 1000 feet from property line of nearest residence. Property is located in Gov Lots 3-4 & E1/2 SW1/4 in Section 18-115-48, Clear Lake Township, Deuel County, South Dakota.
  - f. Application Approval Upon Contingency – Craig & Darla Jelen will submit a revised site plan for their Conditional Use Permit application originally heard on April 14, 2025 hearing regarding the Conditional Use Permit Pursuant to Section 1101.04.09 – Commercial Stables, fur farms, dog/cat kennels & Conditional Use Permit Pursuant to Section 1101.04-23 On premise and Off-premise Sign. The applicant/owners, Craig & Darla Jelen, would like to operate a Dog kennel for breeding, boarding, training and grooming with an on-site sign on their property described as Rhyne Third Addition in E1/2SW1/4 of Section 18-116-49, Goodwin Township, Deuel County, South Dakota.
10. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. None
11. Reconvene Jointly
12. Public Comment Session
13. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
  - a. Regular Meeting: Monday, June 9, 2025
14. Staff Report
15. Executive Session (if necessary)
16. Adjourn