

Tuesday December 15, 2020

The Deuel County Zoning Board met on December 15, 2020 at 9:45 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Dennis Kanengieter, Judith Homan, Kevin DeBoer, Paul Brandt and Mike Dahl. Also present were Attorney John Knight and Zoning Officer Jodi Theisen

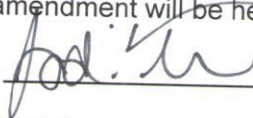
**9:45 Combined Hearing to Rezone**

Motion by Dahl, seconded by DeBoer, to approve Plat of Meyer Second Addition in Government Lot 5 in Section 8, Township 116 North, Range 48 West of the 5th P.M., in Deuel County, South Dakota, contingent upon area getting rezoned to "LP" Lake Park District. Kanengieter called for a roll call vote; DeBoer-yes, Brandt-yes, Homan-yes, Dahl-yes, and Kanengieter-yes and the motion carried.

A public hearing of the Deuel County Board of Adjustment was held upon the request of the applicants, Tyrone & Natasha Meyer and owners Julie & Roger Meyer to rezone a strip of land immediately to the north and east of Lot 1 & 2 Meyer Addition, running 504' Northeast of the Southeast Corner of Lot 2 Meyer Addition and 300' Southwest of the Northwest Corner of Lot 2 Meyer Addition in Government Lot 5 of Section Eight (8), Township One Hundred Sixteen (116) North, Range Forty-Eight (48) West of the 5th P.M., in Deuel County, South Dakota, which upon platting to be included as the Plat of Meyer Second Addition. Those present for the Zoning Board meeting were Dennis Kanengieter, Judith Homan, Kevin DeBoer, Paul Brandt and Mike Dahl.

Kanengieter called the Deuel County Board Planning Commission meeting to order. Concerns were heard about replatting and rezoning the property, and how this would affect the surrounding ag land. The proposed Meyer Second Addition consists of 3 lots and the use would be future lots for the Meyer family for residential development. Theisen and Tyrone stated that they will have an easement for access to the lots and the 2 previous lots. Theisen also stated that the wind towers are permitted in Section 21-116-48 are more than 2 miles away. State law now says that these towers due to their existence before the request to rezone, that it carries forward, even if the the wind towers are to be replaced or damaged. After some additional discussion on the matter, Zoning Board member Brandt moved, seconded by DeBoer, to rezone the above described property from "AG" Agricultural to "LP" Lake Park District.

Upon a roll call vote all Zoning Board members voted yes and the motion carried. The Planning & Zoning Board then recommended to the County Commissioners that the above described property be rezoned to "LP" Lake Park District. Upon the recommendation of the Zoning Board, the Commissioners then held the first reading of Ordinance B2004-01-32A An Ordinance Entitled, An Ordinance to Amend Article III Section 302 Adopted by Ordinance B2004-01, July 6<sup>th</sup>, 2004, as amended, of the Zoning Ordinance of Deuel County. The second reading of the ordinance amendment will be held on Wednesday, December 30, 2020.

  
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Jodi Theisen  
Deuel County Zoning Office

  
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Dennis Kanengieter  
Chairman, Zoning Board