

**DEUEL COUNTY PLANNING COMMISSION BOARD
STAFF REPORT**

Tuesday – August 5, 2025– 9:30 a.m.

DEUEL COUNTY PLANNING & COMMISSION

ITEM #1 – REZONE

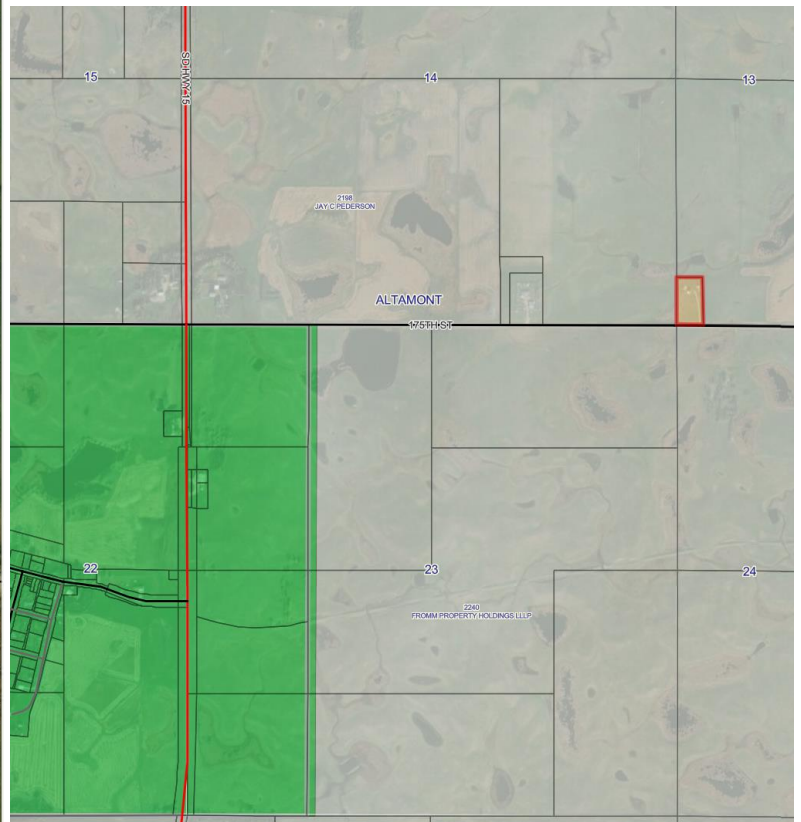
Applicant: Michelle (Sorenson) Fahrenbruck
Owners: Bruce Sorenson & Michelle (Sorenson)

Property Description: Southwest Acres Addition in SW1/4 of Section Thirteen (13), Township One Hundred Sixteen (116) North, Range Forty-nine (49) West of the 5th P.M., Deuel County, South Dakota

Action Items –Rezone – (Article III Section 302)

Current Zoning: “CI” Commercial/Industrial District
Proposed Zoning: “AG” Agricultural District

Request: The applicant is requesting a zoning change for the subject parcel—approximately 3 acres in size—from “CI” Commercial/Industrial to “AG” Agricultural. The primary purpose of this rezoning is to allow the property to be marketed and used as a residential acreage rather than for commercial purposes, consistent with surrounding land uses and to alleviate financing issues for potential buyers.



HISTORY / BACKGROUND

1. April 3, 2012 – Property was rezoned from AG to CI to allow for future operation of a fur business by Bruce Sorenson and Dennis & Jane Evenson.
2. April 9, 2012 – A Special Exception Permit (SEP) was approved for the operation of the fur business and for the placement of an older single-family residence in the CI District.
3. August 28, 2012 – A permit was granted to move in a 32' x 28' existing house from DOE 499.
4. November 2022 – Ordinance B2022-01 was adopted, removing single-family residences as a permitted use in the CI District and converting Special Exceptions to Conditional Uses.

APPLICANT'S INTENT

Following a divorce, neither owner currently resides at the property. In order to facilitate the sale of the property, the owners seek to rezone the parcel to "AG" Agricultural. This would enable more flexible residential or agricultural uses, including modifications or replacement of the existing home—options currently restricted under the CI zoning. The commercial zoning has become a barrier to financing for potential buyers.

Deuel County Comprehensive Plan (Comp Plan):

- A. Rezoning decisions must substantially align with the objectives, goals, and policies of the Deuel County Comprehensive Plan, particularly for the Development Area in question.
- B. Regarding Area of Development Stability (Ag Preservation Policies):
 - The Board must consider whether the proposal's failure to meet the following 4 of 15 policies is significant enough to justify denial:
 - The premature development of agricultural land should be discouraged.
 - Promote development patterns which will avoid producing inflated agricultural land values.
 - Limit rural developments to densities that do not exceed current service levels.
 - Only future development (residential, commercial, industrial, etc.) which cannot be accommodated in a community (incorporated or unincorporated) or in a Lake Park District, or sanitary sewer district should be encouraged in the unincorporated areas of the county that have appropriate infrastructure – roads, water sewer.

6. Staff Summary:

- The core issue is whether the **full range of permitted uses in the AG District** is appropriate and compatible with surrounding land uses.
- The current use of the property—as residential—is more consistent with the AG District than the CI designation.
- Due to changes in the zoning ordinance, former residential exceptions are no longer possible under current CI zoning.

7. Staff recommendation:

Option 1 – Approval:

Approve the request to rezone Lot 3 from "CI" to "AG" on the grounds that:

- The proposed use aligns with surrounding uses and existing development.
- The request meets the majority of Comprehensive Plan policy goals.
- The rezoning supports appropriate residential development and property marketability.

Option 2 – Denial:

- **Deny the rezoning based on failure to meet the four noted policies within the Comprehensive Plan, particularly the guidelines discouraging premature or incompatible rural development and lack of supporting infrastructure.**

BOARD ACTION

The Board is asked to approve or deny the request to rezone the property legally described as Southwest Acres Addition in the SW¼ of Section 13-T116N-R49W from "CI" Commercial/Industrial District to "AG" Agricultural District.