

AGENDA
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Tuesday, November 12, 2024 6:30 p.m.

1. Call to Order the Joint Meeting of the Deuel County Planning Commission and Board of Adjustment Meeting
2. Approval of Minutes of October 15, 2024 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. Action to recess Planning Commission and convene only as Board of Adjustment
8. Board of Adjustment New Business:
 - Postponed from the April 8, 2024 meeting: Conditional Uses Permit Pursuant to Section 1101.04.04 Sand, gravel or quarry operation, Mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants provided they they meet requirements of Section 1219. The applicant, Buffalo Ridge Concrete, owner, Plainview Dairy, LLC are requesting to have a portable ready mix concrete plant. Property is located in NW1/4 in Section 17-113-49, Blom Township, Deuel County, South Dakota.
 - The new location does not require the the applicant to apply for a Variance request to Section 1219.03 Setbacks: gravel or quarry operation, mineral exploration and extraction, rock crushers, concrete and asphalt mixing plants within 1000 feet from property line of nearest residence.
 - Variance request to Section 1103.06 Minimum Lot Area and Yard. The applicant/owner, Dave Hentges is requesting a variance to remove old house to leave existing basement and construct a new house closer than 10 feet from the side property line and closer than 50 feet from the high water mark in the Lake Park District. Property is located on Lots 23-24-25 & W 2/3' Lot 26 Shady Beach in Gov Lot 7 in SE1/ of Section 4-114-47 Lake Cochrane, Norden Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - Postponed from the October 15, 2024 hearing - Plat of Clear Lake Historical Post Office Addition in NW1/4 of Section 30, Township 115 North, Range 48 West of the 5th P.M., 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.
 - Regular Meeting: Monday, December 9, 2024 (if we have anything on the Agenda)
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn