

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, May 13, 2024 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 8, 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:
 - a. Variance request to Section 1101.05 Area Regulations. The applicants/owners, Chad & Valynn Appelhof are requesting a variance to build a building for the extended home occupation less than 65' from the road right-of-way. Property is located in Gov Lots 1-2 Less N241' W296' of Gov Lot 1 in Section 18-116-50, Goodwin Township, Deuel County, South Dakota.
 - b. Conditional Use Permit Pursuant to Section 1101.04.16 – Extended Home Occupation: Section 1210. The applicant/owner, Chad & Valynn Appelhof would like to operate a livestock sorting sticks assembly business on their property described as Gov Lots 1-2 Less N241' W296' of Gov Lot 1 and N241' W296' IN NW1/4 in Section 18-116-50, Goodwin Township, Deuel County, South Dakota.
 - c. Variance request to Section 1101.05 Area Regulations. The applicant, Clear Lake Vet Clinic PC and landowners, Andrew & Kenzie Rathbun are requesting a variance to place storage containers less than 25' from the side property line. Property is located in Lot 2 Bader Addition in SE1/4SE1/4 in Section 15-115-49, Clear Lake Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Remove from the table Plat of Tristen and Mara Kwasniewski Addition in Government Lot 3 of Section 3, Township 114 North, Range 49 West of the 5th P.M., Deuel County, South Dakota
10. Reconvene Jointly
11. Public Comment Session
 - a. Brent Moeller with Missouri River Energy about a proposed project
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
 - a. Regular Meeting: Monday, June 10, 2024
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn