

**September 11, 2023 BOARD OF ADJUSTMENT/ PLANNING COMMISSION
DEUEL COUNTY
STAFF REPORT**

Monday – September 11, 2023 – 6:30 p.m.

DEUEL COUNTY BOARD OF ADJUSTMENT

ITEM #1 Findings of Fact for the Deuel Harvest Wind Energy South LLC

- The findings of fact have been prepared as requested by the Board in its approval on August 7, 2023. The action required of the Board is to authorize the chairman to sign the findings.

ITEM #2 VARIANCE

**Applicant: Kristi Brandenburger
Owners: Todd & Jody Ann Jongeling**

Property Description: Jongeling Addition in S1/2SE1/4 of Section 28-113-49 Blom Township, Deuel County, South Dakota.

Action Items – Variance – (Section 1236.01.4 Variance Maximum Age of Type A Manufacture Home)

Zoning Designation: AG – Agricultural

Request: Applicant requesting a Variance to place a Type A Manufacture Home, greater than 15-years old on the property above

Specifics of Request:

1. Kristi Brandenburger purchased this property end of August 2023 from Todd & Jody Ann Jongeling.
2. An unoccupied house is currently on the same legal description and is proposed to be removed prior to placing the manufactured home on site.
3. The manufactured home is 22 years old and will be placed in a manner that meets all required setbacks.

Ordinance and Comprehensive Land Use Plan regarding this request:

1. "Type A Manufactured Homes..." Are listed as a permitted use in the Agricultural District.
2. Historically the Board has allowed manufactured homes on lots meeting minimum lot requirements or as a second residence for a relative or employee of the farm owner.
3. Type A Manufactured Homes are required to be less than 15 years old at the time of placement on the property; unless a variance issued by the board.
4. In order to issue the variance, the applicant shall obtain the written consent of sixty-six (66) percent of property owners owning property immediately adjacent (excluding streets and alleys) to the proposed building site and the consent of fifty (50) percent of the property owners within two hundred (200) feet (excluding streets and alleys) of said proposed location has been received. Which this complies with section 1205 Moved In Buildings for the written consent.
 - a. The applicant has submitted signature/approval of 2 of the 3 adjoining landowners at the time of this report.
 - b. Adjoining landowners include:
 - i. John & Irene Ororke
 - ii. Todd & Jody Ann Jongeling
 - iii. Larry & Linda Mitchell

Staff Summary & Recommendation

Variance – Minimum Age of of Type A Manufactured Home: The application may be approved, postponed or denied. Staff recommends approval of the variance on the the grounds that the condition for approving a variance to the maximum age of the manufactured home have been met by the applicant.

DEUEL COUNTY BOARD PLANNING COMMISSION

ITEM # 1 PLAT

Applicants/Owners: Erma Harms Larson, Marlys Harms Elms, Lorraine Harms Puckett, Gearld Lee Harms, Jolene Harms and Loretta J harms Briggs

Property Description: LG Harms Addition in SE1/4 of Section 27, T115N, R49W, Deuel County, SD.

Request: To plat Lot 1 which contains 7.27 acres which contains an existing building site for transferring purposes.

Action Item –Plat approval.

ISSUE #2 OPEN/ADMINISTRATE REPORT

- a. Inform the board of the Special Permitted Use Permits for campers in LP that are incomplete

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