

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, June 26, 2023 6:00 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 May 16, 2023 & May 22, 2023 meetings 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. Kim & Jean Willers (Applicant) – Conditional Use Application, Section 1103.05.8 Accessory structures located on a lot adjacent to a lot with principle structure which is separated by a public or private road in the “LP” Lake Park Zone on their property as follows: Lot 5 Block 2 Dakota Bluffs Addition in Gov’t Lot 1, Gov’t Lot 2 and the N1/2 of the Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota.
 - b. Tabb McCluskey (Applicant) – Conditional Use Application, Section 1103.05.8 Accessory structures located on a lot adjacent to a lot with principle structure which is separated by a public or private road in the “LP” Lake Park Zone on their property as follows: Lots 6-6A (replat Lot 12) & 20' between Lots 6-7 Ingvalsons Sugar Sand Beach Add in Gov Lot 6 & SE1/4 NE1/4 4-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.
 - c. Hal & Terri Clemensen (Applicant) – Variance Application, Section 1103.06 Minimum Lot Area and Yard, to remove old shed and build a new shed less than 50' from the high-water mark, Lots 63-64 Thokola Beach in Gov’t Lots 1 & 2 & NE1/4NW1/4 of the Section 8-114-47, Norden Township, Lake Cochrane, Deuel County, South Dakota
 - d. Ronald Tvedt (Applicant) – Variance Application, Section 1101.05 Area Regulations, to build a new bin less than 65' from the road right-of-way, E1/2E1/2 Less N161' S568' E235' SE1/4NE1/4 of the Section 12-114-49 Brandt Township, Deuel County, South Dakota
 - e. Cordell & Phyllis Fox (Applicant) – Variance Application, Section 1208 Shelterbelt Setback Requirements, to plant trees within the 50' from the road right-of-way and to have more than 4 trees in a row in the controlled area, E690' S1345' less HWY in the SE1/4 of the Section 10-115-49 in Clear Lake Township, Deuel County, South Dakota
 - f. Jeremy Wipf (Applicant) – Conditional Use Application, Section 1101.04.16 – Extended Home Occupation: Section 1210, to operate a spray foam business the “A” Agricultural District, NE1/4NW1/4NE1/4 & W268' N661.47' NE1/4NE1/4 of Section 28-113-47, Scandinavia Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
10. Planning Commission New Business: a. Plat of Parker Third Addition in NE1/4 of Section 15, T114N, R50W, b. Brian And Vanessa Moe Addition in S1/2 of Section 12, T116N, R49W
11. Reconvene Jointly
12. Public Comment Session
13. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published. a. Regular Meeting: Monday, July 10, 2023 unless we have no business for that meeting b. Joint Meeting with the Commissioners Ordinance update: Ordinance B2022-01-03: Tuesday, July 18, 2023.
14. Staff Report
15. Executive Session (if necessary)
16. Adjourn