

AGENDA
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Tuesday, October 14, 2025 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 September 8, 2025 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. Conditional Uses Permit Pursuant to Section 1103.05.08 – Accessory structures located on a lot adjacent to lot with a principle structure which is separated by a public or private road in the “LP” Lake Park District. The applicant, William & Cheryl Kallhoff, and property owner, Kallhoff Revocable Trust, are requesting to build a storage shed (accessory structure) on the property described as: Lot 5 & Lots 4A–5A Replat of Lot 10 Ingvalson's Sugar Sand Beach Addition in Government Lot 6 & SE1/4 NE1/4 of Section 4-114-47, Norden Township, Deuel County, South Dakota.
 - b. Conditional Use Permit Pursuant to Section 1101.04.16 – Extended Home Occupation: Section 1210 & Conditional Use Permit Pursuant to Section 1101.04-23 On premise and Off-premise Sign provided they meet requirements of Section 1214. The applicant and owner, Trysten Studemann, proposes to operate a diesel vehicle and diesel implement repair shop, including placement of an on-site sign for the business. The property is legally described as: Lot A of Lot 1, Diamond W Addition in the W1/2 of Section 32-115-47, Norden Township, Deuel County, South Dakota.
 - c. Variance request to Section 1236.01.4 Variance Maximum Age of Type B Manufacture Home. The applicants/owners, Cody & Bailly Mack are requesting a variance to place a Type B Manufacture Home, greater than 15-years old on the property described above. Property is located Ash Grove Addition in SE1/4 Less E85' S137' & Less W20' E105' S48 of Section 20-115-49 Clear Lake Township, Deuel County, South Dakota
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Plat of Anderson Addition located in the NW¼ of Section 4, Township 115 North, Range 49 West, Clear Lake Township, Deuel County, South Dakota.
 - b. Plat of Hoeke Addition located in the W1/2 of Section 13, Township 117 North, Range 49 West, Portland Township, 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.
 - a. Joint Meeting with the Commissioners for Rezoning & Plat (Moe Additio, Lake Alice):October 21, 2025
 - b. Informational meeting with the Commissioners with Tract (to talk about future energy generation plant)
 - c. Regular Meeting: Monday, November 4, 2025
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn