

AGENDA
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, April 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 March 24, 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 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, Ryan Bjerke, property owners Rebecca Kallhoff & Ryan Bjerke, would like to operate a vehicle and implement repair shop with an on-site sign for the business on their property described as Block 1 Langerock Addition in the NE1/4 of Section 28-115-49, Clear Lake Township, Deuel County, South Dakota.
 - b. Conditional Use Permit Pursuant to Section 1102.04.09 – Contractors' shops and yards. The applicant, Steve Kerkvliet, property owner, Dan McKay, would like to operate a contractors' shops for modular and manufactured home installation business and for modular and manufactured home display and sales business on their property described as Block 1 Langerock Addition in the Blocks 4, 7, 10 and 11 South Rim Of The Hidewood Subdivision in SW1/4 (LY W I-29) of Section 22-114-50, Hidewood Township, Deuel County, South Dakota.
 - c. Conditional Use Permit Pursuant to Section 1101.04.09 – Commercial Stables, fur farms, dog/cat kennels & Conditional Use Permit Pursuant to Section 1101.04-23 On premise and Off-premise Sign. The applicant/owners, Craig & Darla Jelen, would like to operate a Dog kennel for breeding, boarding, training and grooming with an on-site sign on their property described as Rhyne Third Addition in E1/2SW1/4 of Section 18-116-49, Goodwin Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
 - a. Plat of Block 1 Lunden Addition being a replat of Blocks 1 & 2 of Timmons Addition in E1/2 of the NW1/4 of Section 29, Township 115 North, Range 49 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.
 - a. Regular Meeting: Monday, May 12, 2025
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn