

**AGENDA**  
**JOINT MEETING**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, March 11, 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 February 12, 2024 and February 20, 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. Conditional Use Permit Pursuant to Section 1101.04.16 – Extended Home Occupation: Section 1210. The applicant Rebecca VanDyke, owner, Timothy VanDyke would like to operate gunsmith business on their property described as Block 1 South Rim Addition in NW1/4 (lying west of I-29) of Section 22-114-50, Hidewood Township, Deuel County, South Dakota.
  - b. Variance request to Section 1101.05 Area Regulations. The applicants/owners, Lillian & Francis Misar & Ronald & Kathy Gorder are requesting a variance to plat a parcel of land, to retain existing building that is closer to the new property line than what the ordinance allows. Property is located in S624.36' W344' IN SE1/4 (Misar's property) & a portion of the E286.96' W630.96' S624.36' in SE1/4 where the existing shed is located (Gorder's property) (to be known upon platting as Block 1, Bahr Addition in the SW1/4SE1/4) of the Section 11-113-50, Grange Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. Plat of Block 1, Bahr Addition in the SW1/4SE1/4 of Section 11, Township 113 North, Range 50 West of the 5th P.M., Deuel County, South Dakota
  - b. Plat of Hazy Moon Ranch Addition in NW1/4 of Section 15, Township 116 North, Range 50 West of the 5th P.M., Deuel County, South Dakota
  - c. Plat of Parker Wildlife Addition in NW1/4 of Section 33, 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, April 8, 2024
  - b. Discussion on the upcoming rezoning joint hearing with the Commissioners March 19, 2024
  - c. Discussion about possible CO2 Ordinance
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn