

The Deuel County Zoning Board met on Tuesday June 17, 2024 at 9:30 a.m., in the Commissioner's Room of the Courthouse in Clear Lake. Those present were board members Jay Grabow, Kevin DeBoer, Mike Dahl, Dennis Kanengieter, Mike Lammers, States Attorney Craig Evenson, Zoning Officer Jodi Theisen and other members of the public.

Chairman Mike Dahl called the meeting to order.

Dahl asked if the board, or any staff member, had anything to add to the agenda with none being offered.

Dahl stated if the public had any comments they would be limited to 5 minutes.

Dahl asked for any seated board member if they think they need to recuse themselves from any discussion topics on the agenda, or from voting on an agenda item with no board members indicated a need to recuse themselves.

Motion by Grabow, seconded by Kanengieter, to approve the agenda. Motion passed unanimously.

A joint public hearing with the Deuel County Commissioners and the Zoning Board was held upon the request the petitioner/landowner, Britney Lovre to issue a change in zoning classification for property that is described as Lot 3, Shea Addition in the NW1/4 of Section 13, Township 115 North, Range 50 West of the 5th P.M., Deuel County, South Dakota, to "AG" Agricultural District from "CI" Commercial/Industrial District. Theisen informed the Board that Lovre recently purchased the property and that the purpose of the rezoning request is to allow the parcel to be used as a residential acreage, enabling future expansion of the existing home.

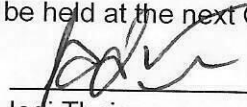
Zoning Officer Theisen provided background information on the property. She noted that the parcel was originally rezoned by footage in 2003 to allow the previous owners to operate an auto repair and sales business. In 2012, the parcel was formally platted into three separate lots, with Lot 3—measuring approximately 3 acres—being the subject of the current petition. Theisen also explained that in November 2022, Ordinance B2022-01 was adopted, which revised the zoning ordinance by changing "Special Exceptions" to "Conditional Uses" and removed single-family residences from the list of permitted uses within the "CI" Commercial/Industrial District.

There was no public comment.


Deuel County Board Planning Commission member DeBoer made a motion, seconded by Lammers, to recommend to the Deuel County Board of Commissioners the rezoning of Lot 3, Shea Addition, located in the NW¼ of Section 13, Township 115 North, Range 50 West of the 5th P.M., Deuel County, South Dakota, from "CI" Commercial/Industrial District to "AG" Agricultural District. Dahl called for a roll call vote; DeBoer-yes, Lammers-yes, Grabow-yes, Dahl-yes, Kanengieter-yes and the motion carried.

Motion to adjourn by Lammers, second by DeBoer. Motion passed unanimously.

The Commissioners then held the first reading of Ordinance B2022-01-06A. The second reading will be held at the next Commissioner meeting on July 1 at 9:30 a.m.



Jodi Theisen
Deuel County Zoning Officer



Mike Dahl
Chairman, Zoning Board