

March 7, 2022 BOARD OF ADJUSTMENT/ PLANNING COMMISSION
DEUEL COUNTY
STAFF REPORT

Monday – March 7, 2022 – 6:30 p.m.

DEUEL COUNTY BOARD OF ADJUSTMENT

ITEM #1 SPECIAL EXCEPTION

Applicants/Owner: Lon Clemensen

Property Description: Lots 66,67 & 68 Less N15' Lot 68 Thokola Beach in Gov Lot 2 of Section 8-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota.

Action Items – Special Exception – (1103.4.9 – Storage)

Zoning Designation: LP – Lake Park

Request: Applicant/Owner built a storage shed on his property.

History/Issue(s):

1. The applicant is requesting to have a 6' x 10' store shed for personal shed.
 - a) Location of storage shed meets the setback requirement.
2. Deuel County Ordinance requires that a land owner go through the Special Exception Process to have storage in the "LP" District.

Ordinance and Comprehensive Land Use Plan regarding this request:

- o This lot has an existing access off of Edgewater Drive which is maintained by Deuel County;
- o They have efficient Off-street parking;
- o They have efficient utilities - Garbage ???;
- o They have efficient Screening and Buffering and the shed is located approximately 20' from the side lot line;
- o They are not having any Signs;
- o They have have efficient yard space and other open space, the shed is approximately 40' from the edge of the road, approximately 100' from the high water mark and approximately 20' from the side lot line;

Staff Summary

Conditional Use Permit – Storage: The application may be approved, postponed, or denied.

Staff recommendation:

Conditional Use Permit – Storage (1103.4.9): The application may be approved, postponed, or denied. If approved, Approval would be based on the board being empowered to issue the permit due to the proposal meeting the definition of a Storage and the applicant's ability to meet the requirements for a special exception described in ordinance.

The Board determined that it is empowered under the section of the ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest. Please see Findings of Fact and Conclusions of Law on file with this application.

ITEM # 2 PLAT

Applicant/Owner: Joan C Krause

Property Description: Joan's Addition Addition in NW1/4 of Section 12, Township 116 North, Range 48 West of the 5th P.M., Deuel County, South Dakota.

Request: Plat a 59.75 acres irregularly shaped parcel for estate planning purposes.

Action Item –Plat approval.

ITEM # 3 Discussion: 1st District discussion about updating the Ordinance B-2004-01 the Zoning Regulations for Deuel County – Lake Park District

ITEM # 4 Discussion: Tatanka wind turbine, shelterbelt discussion & other business that may come before the board.