

**AGENDA**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, August 11, 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 July 14, 2025 & August 5, 2025 meetings 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. A Conditional Uses Permit Pursuant to Section 1101.04.25 Agribusiness activities provided they meet the reequipments of Section 1204. The applicants/owners, Kaleb & Brenda Steele are requesting to operate an agribusiness—specifically, seed storage and sales—out of an existing structure located on their property on their property as follows: Lot 5, Mamer's 1st Addition, located in the West Half (W½) of Section 15, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota
  - b. Variance request to Section 1101.05 Area Regulations. The applicants/owners, Kaleb & Brenda Steele are requesting a variance to build lean-to addition to an existing structure at a distance of less than 65 feet from the section line right-of-way. This section line right-of-way is currently in the process of being vacated. Once vacated, the lean-to addition will be located less than 25 feet from the side property line, which also requires a variance. The property is legally described as Lot 5, Mamer's 1st Addition, located in the W½ of Section 15, Township 114 North, Range 47 West, Norden Township, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. Plat of O.J. Second Addition in the SE1/4 of the Section 10-115-49, Clear Lake 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. Regular Meeting: Monday, September 8, 2025
13. Staff Report
14. Executive Session (if necessary)
15. Adjourn