

AGENDA
JOINT MEETING
Deuel County Planning Commission and Board of Adjustment
Commissioners' Meeting Room, Courthouse
Monday, May 8, 2023 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 April 17, 2023 & April 18, 2023 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. Jeff Boer (Applicant), Dorothy M Hayek Living Trust (Owner) – Variance Application, Section 1103.06 Minimum Lot Area and Yard, to build a garage less than 30' from the road and easement, Lots 13-14 & SE 80' of NW 260' Lot 17 Clear Water Beach in Gov't Lot 6 in NE1/4 of Section 4, T114N, R47W, Deuel County, SD
 - b. Dorn Severtson (Applicant), GW Cummings Cabin LLC (Owner) – Variance Application, Section 1103.06 Minimum Lot Area and Yard, to build a House/deck/garage less than 50' from the high-water-mark, Lot 5 The Elms in Gov't Lot 6 in NE1/4 of Section 4, T114N, R47W, Deuel County, SD
 - c. Jerae Wire - East River Electric Power Coop (Applicant) , Jeffrey & Christine Watt (Land Owner) – Conditional Use Application, Section 1101.04.12 Essential Services System & Section 1101.04.13 Wireless Telecommunication Tower, to construct a substation station (Toronto Substation) and to erect 60' private internal communication tower, SE1/4 (to be known upon platting as Toronto Substation Addition in the SE1/4) of Section 26-113-50, Grange Township, Deuel County, South Dakota.
 - d. Cody Krause Cody (Applicant) ,Krause Livestock (Owner) – Conditional Use Application, Section 1102.04 Contractor's Shop and Yard, to build a Contractor's Shop and Yard for construction business on Lot 1 Krause Addition in N1/2 of the NE1/4 of Section Twenty-Eight (28), Township One Hundred Fifteen (115) North, Range Forty-Nine (49) West of the 5th P.M., Deuel County, South Dakota which is in the process of being rezoned to "CI" Commercial/Industrial District from "AG" Agricultural District.
 - Variance Application, Section 1102.05 Minimum Lota area and Yard Regulations, to build a Contractors' Shop/Office with a front yard less than 150' from the road right-of-way and within 100' from the rear lot line, Lot 1 Krause Addition in N1/2 of the NE1/4 of Section Twenty-Eight (28), Township One Hundred Fifteen (115) North, Range Forty-Nine (49) West of the 5th P.M., Deuel County, South Dakota which is in the process of being rezoned to "CI" Commercial/Industrial District from "AG" Agricultural District.
 - e. Bryan & Ashley Lipp (Applicant/Owner) – Variance Application, Section 1208 Shelterbelt Setback Requirements to plant trees within the 50' from the road right-of-way, Lot 1 Southwest Addition in SW1/4SW1/4 of Section 27-115-49, Clear Lake Township, Deuel County, South Dakota
9. Action to recess Board of Adjustment and convene only as Planning Commission
10. Planning Commission New Business: a. Plat of Lot 1 of Toronto Substation Addition in SE1/4 of Section 26, T113N, R50W, b. Plat of Gary Hoffman Addition in S1/2 of Section 23, T113N, R48W, c. Plat of Brandsrud FFH Addition in NW1/4 of Section 26, T117N, R49W
11. Reconvene Jointly
12. Public Comment Session
13. Matters for Board Discussion: inform the board about upcoming Wind Energy System Application, discussion about some upcoming rezonings, discussion about possible ordinance amendments and discussion on a letter the zoning office received, Next meeting: 2nd Monday of each month, unless otherwise scheduled and published. a. Joint Meeting with the Commissioners Rezoning: Ordinance B2022-01-02A, b. Regular Meeting: Monday, June 26, 2023.
14. Executive Session (if necessary)
15. Adjourn