

The Deuel County Zoning Board met on Monday, February 13, 2017, at 6:30 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Gary Jaeger, Steve Rhody, Paul Brandt, and Mike Dahl. Also present were States Attorney John Knight and Zoning Officer Jodi Theisen.

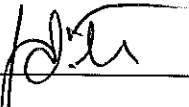
Chairman Dennis Kanengieter called the meeting to order. The minutes from the January 9, 2017, were discussed. Motion by Brandt, seconded by Dahl, to approve the January 9, 2017, minutes. All voted in favor and motion carried.

Motion by Jaeger, seconded by Rhody, to approve the February 13, 2017, Agenda. All voted in favor and motion carried.

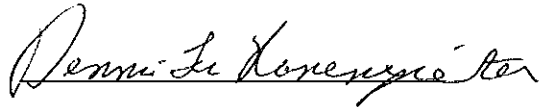
1. Vicki Oswald applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: Outlots 10 & 11 Ash Point in Gov Lot 9, SW1/4 Lake Cochrane of Section 4-114-47, Norden Township, in the following manner: To operate a private campground in a Lake Park District. Oswald would like to renew their special exception for a private park exception so they can park their campers on the lots for the summer. Oswald stated that the lots are owned by her and her sister-in-law, Kay Farris. They had a mobile home there about 4 years ago and then they applied for a private park two years ago. They have parked two campers there and would like to continue. They bring the campers in April and remove them in the fall. Oswald stated they have had no complaints from the neighbors. Motion Jaeger, seconded by Rhody to grant a Special Exception on the following property: Outlots 10 & 11 Ash Point in Gov Lot 9, SW1/4 Lake Cochrane of Section 4-114-47, Norden Township, to permit a private campground for two campers on said lots, no commercial camping is allowed, and not to move closer to the road than what the existing camping site is located at. This special exception is good for two years and the applicant would need to reapply after the two year deadline. The campers are allowed from April 1st to October 31st. All voted in favor and motion carried. The findings for this special exception is that property is on a dead end road with minimum traffic, it is a primitive area with a lot of trees so it is not very visible, and it is generally compatible with the surrounding area. They have had no complaints and they are respectful to their neighbors.
2. Todd Hanten came and talked to the Board about their lots at Bullhead Lake. They would like to replat Lots 6A-6B in order to have Lot 6B have lake frontage. In 1989 they replated Lot 6, Moonlight Bay Subdivision, into two lots. Leo & Ginger Hanten have three children and they wanted them to each have a lot in the future. Brandt suggested to have States Attorney John Knight do some research about ordinance when the plat was filed. The board suggested after they have looked over the research then they will discuss the options with the Hanten's at that time. The Board also suggested that the Hanten's get approval from the neighbors on replating the lots. The board also suggested them looking

into purchasing enough land from Game Fish and Parks or DENR to make enough shoreline for Lot 6B.

3. Dan Barsness came and talked to the Board about the letter he received on December 9, 2016 about junk on his property. Barsness stated that he has a farm in Codington County and his cars were getting vandalized so he moved some of the cars to his property in Deuel County. Barsness stated that he cuts up the vehicles to make wall art and benches out of the back seats. Barsness also stated that he would like to sell antiques. He didn't know that he need permits to sell and to store vehicles on his property. The Board stated that he would need to have special exception to have a junk yard or to sell antiques because it is zoned commercial. The Board also stated that he needs permits to build any buildings also. The Board stated they would like to have Dan Barsness clean up his property by June 1, 2017, and to come to the April meeting to state his intentions and to have a plan for his property.
4. Gary Bandemer came and talked to the Board about possibly building some wean to finish hog barns in Section 22-113-48 in Scandinavia Township north of his residence. Bandemer stated that this is an opportunity for him and his sons to stay involved in agriculture. They would be two 2400 head barns and would be a Class B CAFO. Bandemer stated they have enough manure acres and could find more with the neighbors. The Board stated to apply for the state permit then come back and apply to the Zoning Board.
5. The Zoning Board approved the addition to the Building or General Permit Requirements for Lake Cochrane. This form is to have the property owner notify the Lake Cochrane Sanitary District for any constructions plans. The additional information added was to verify that the Sanitary District is receiving their payment, if needed, before they can receive their building permit.
6. Kanengieter called the meeting.



Jodi Theisen
Zoning Office



Dennis Kanengieter
Chairman, Zoning Board