

**AGENDA**  
**JOINT MEETING**  
**Deuel County Planning Commission and Board of Adjustment**  
**Commissioners' Meeting Room, Courthouse**  
**Monday, May 11, 2026 - 6:30 p.m.**

1. Call to Order the Joint Meeting of the Deuel County Board of Commissioners and Planning Commission
2. Approval of minutes from the following meetings of the Deuel County Board of Adjustment and Planning Commission: April 3, 2026
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. Variance request to Section 1101.05.06 – Intensity of Use (Additional Single-Family Farm Dwelling). The applicant, Aaron Kozlowski, is requesting approval for an additional single-family farm dwelling on the existing farmstead. The property is described as Lot 1B Rymerson Farm Second Addition in E1/2 Less H1, Section 22-113-49, Blom Township, Deuel County, South Dakota.
  - b. Variance request to Section 1208 Shelterbelt Setback Requirement. Thad Krause is requesting a variance to allow the planting of a shelterbelt (one row of lilacs) within fifty (50) feet of the road right-of-way, where one hundred fifty (150) feet is typically required. Property is located in NW1/4 Less Hwy & Less PT Lot 2 Angle Sub, Section 25-115-49, Clear Lake Township, Deuel County, South Dakota.
  - c. Variance request to Section 1208 Shelterbelt Setback Requirement. Ryan Wells, applicant, and Wells Trust (Thane Wells, trustee), landowner, is requesting to plant a shelterbelt with the first row within 50 feet of the road right-of-way and the windward row of trees within 150 feet from the road right-of-way. Property is located in the N1/2 N1/2 Less Wells Addition, Section 32-116-49, Altamont Township, Deuel County, South Dakota.
  - d. Variance request to Section 1214(4)(a) On-Premise Signs. The applicant, H-D Electric Cooperative, is requesting a variance to allow a sign to exceed the maximum size of eighty (80) square feet, up to one hundred (100) square feet. Property is located at 18240 SD Highway 15, Clear Lake, SD, legally described as Block 3, Ridgeview Estates Addition in Section 3-113-50, Deuel County, South Dakota.
  - e. Variance request to Section 1102.05 Table 1102 Area Regulations – Front Yard. The applicant is requesting a variance to reduce the required front yard setback from one hundred (100) feet to fifty (50) feet from the highway right-of-way. Property is located at 18240 SD Highway 15, Clear Lake, SD, legally described as Block 3, Ridgeview Estates Addition in Section 3-113-50, Deuel County, South Dakota.
9. Action to recess Board of Adjustment and convene only as Planning Commission
  - a. None
10. Reconvene Jointly
11. Public Comment Session
  - a. Val Trooien has requested to address the Board regarding the public and private utilities section of the Deuel County Zoning Ordinance, which is currently subject to a moratorium. The Commission will receive informational input and public comments. No formal action will be taken.
12. Matters for Board Discussion: Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
  - a. Regular Meeting: Monday, April 13, 2026
13. Staff Report
  - a. Discussion and direction regarding application and interpretation of zoning setback requirements
14. Executive Session (if necessary)
15. Adjourn