

Monday December 18, 2017

The Deuel County Zoning Board met on Monday, December 18, 2017, at 6:30 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members Dennis Kanengieter, Mike Dahl, Steve Rhody, Paul Brandt, and Kevin DeBoer. Also present were States Attorney John Knight and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order. The minutes from the November 20, 2017, were discussed.

Motion by Dahl, seconded by DeBoer, to approve the amended November 20, 2017, minutes. All voted in favor and motion carried.

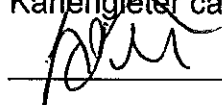
Motion by Dahl, seconded by Rhody, to approve the December 18, 2017, Agenda. All voted in favor and motion carried.

- 1) Jimmy Streich & Jack Streich applied for a Variance. The request, if granted, would permit the applicant to use the following property: E61 Rods S13 Rods in SW1/4 Less E18.5 Rods (Plat Block 1 Streich Addition) in Section 19-113-49, Blom Township to plat a parcel with existing buildings that are closer to the road right-of-way, back lot line, and side lot line than the ordinance allows in a C1 Zoned District. Jack Streich stated that when his son, Jimmy, purchased the land they were under the assumption that the property went further back. The sellers measured from the center of the road instead from the road right-of-way. Streich and Raymond Buschenfeld came up with agreement to sell the 50' feet to the north of Streich's property to Streich. The buildings are closer to the road right-of-way, from the back lot line, and to the side lot line, than the zoning ordinance allows. Motion by Dahl, seconded by DeBoer, to grant the Variance to allow existing bins and buildings in their current location on the Plat of Block 1 Streich Addition in the S1/2SW1/4 Section 19-113-49, Blom Township in a Commercial Zoned District. The findings for this Variance are the existing building won't cause a snow or safety issue. It is a State Hwy and has 50' right-of-way. The existing bins are closer to the road right-of-way. All voted in favor and motion carried.
- 2) Motion by Rhody, seconded by Brandt, to approve the Plat of Block 1, Streich Addition, in the S1/2SW1/4 of Section 19, T113N, R49W of the 5TH P.M., Deuel County, South Dakota. All voted in favor and motion carried.
- 3) Laurine Konald applied for a Variance. The request, if granted, would permit the applicant to use the following property: SE1/4SW1/4 (Plat Block 1 Konald Addition) in Section 21-114-48, Norden Township to plat a parcel with existing buildings that are closer to the road right-of-way than the

ordinance allows in an AG Zoned District. Jane Moore, represented Laurine Konald who couldn't attend the meeting. Jodi Theisen, Deuel County Zoning Officer, stated that Konald platted the existing building site to sell Block 1 to a son and to sell Block 2 to another relative. The existing house and shed are approximately 52 feet from the road right-of-way. The board notice that there were some trees to the east of the driveway and were concerned about visual problems with the driveway. Motion by DeBoer to grant the Variance to allow existing building approximately 52 feet from the road right-of-way. Rhody amended the motion, seconded by Dahl, to include the removal of the trees located on the east side of the driveway located on SE1/4SW1/4 (Plat Block 1, Konald Addition) in Section 21-114-48, Norden Township. The findings for this Variance are the existing building won't cause a snow or safety issue. It is a County Road and the removal of the trees will improve the visibility. The existing bins are closer to the road right-of-way. Kanengieter called a roll call vote: Dahl-yes, Rhody-yes, DeBoer-yes, Kanengieter-yes. Motion carried.

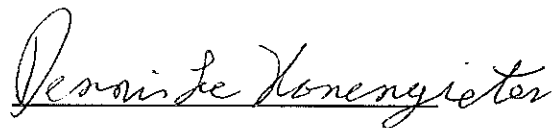
- 4) Motion by Dahl, seconded by Rhody, to approve the Plat of Block 1 and 2, Konald Addition, in the SE1/4SW1/4 of Section 21, T114N, R48W, of the 5TH P.M., Deuel County, South Dakota. Kanengieter called a roll call vote: Dahl-yes, Rhody-yes, DeBoer-yes, Kanengieter-yes. Motion carried.
- 5) Motion by Dahl, seconded by DeBoer, to approve the Plat of Aho Addition in SW1/4 of Section 22, T115N, R50W of the 5th P.M. in Deuel County, South Dakota. Kanengieter called a roll call vote: Dahl-yes, Rhody-yes, DeBoer-yes, Kanengieter-yes. Motion carried.
- 6) Tony Konald came and talked to the Zoning Board about a sign that was erected in the NW1/4 corner of Section 27, T115N, R49W of the 5TH P.M., Deuel County, South Dakota. This parcel is owned by Richard Hellenbusch and farmed by Laron Krause. Konald stated that he talked to Krause and the State DOT and they said that he could erect a sign for his business. The Deuel County Zoning Ordinance doesn't allow off site signs in the AG District. In the Commercial District the Ordinance has a Special Exception for an offsite sign. However, the State DOT doesn't allow off site signs. They allow signs on property where the business is being conducted.

Kanengieter called the meeting.



Jodi Theisen

Zoning Officer



Dennis Kanengieter

Chairman, Zoning Board