

Monday, July 12, 2021

The Deuel County Zoning Board met on Monday, July 12, 2021, at 6:30 p.m., in the Commissioner's Room of the Courthouse in Clear Lake. Present were members Dennis Kanengieter, Judith Homan, Paul Brandt, Kevin DeBoer, Mike Dahl, and Zoning Officer Jodi Theisen

Chairman Dennis Kanengieter called the meeting to order.

The minutes from the June 14, 2021 and June 22, 2021 meetings were discussed. Motion by DeBoer, seconded by Homan, to approve the June 14, 2021 and June 22, 2021 minutes. All voted in favor and motion carried.

The minutes from the May 10, 2021 meeting were discussed and Theisen stated that in item Twelve there was a typo and it should read Lynns Farms LLC instead of Lynns Farms LLP. Motion by DeBoer, seconded by Brandt, to amend the May 10, 2021, minutes. All voted in favor and motion carried.

Motion by Brandt, seconded by Kanengieter, to approve the July 12, 2021, Agenda. All voted in favor and motion carried.

ITEM ONE

Danny & Debra DeFries, applicant/owner, applied for Special Exception Permit Pursuant to Section 1103.4.9 Storage. The request, if granted, would permit the applicant to use the following property: Lot 12 Lake Alice Shores in SW1/4 of Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota, to build a storage shed on their property.

DeFries request a Special Exception to build a 34' x 50' storage shed approximately 10' from the side lot line, approximately more than 200' from the high-water-mark and approximately 30' from the platted road. DeFries stated via phone they are wanting to build a shed for storage while they are building their house on the lot. DeFries stated that it will be a stick built shed with steel siding and Cody Krause will be the contractor. The DeFries are from Hot Springs and they are in the process of building a new house this fall or next year on this lot. DeFries stated that he has talked to his neighbor to the south and they are aware of the shed. They will transplant the trees around the shed and along the property line to the south to help screen the shed.

Motion by Brandt seconded by DeBoer, to grant the Special Exception Permit to allow the applicant to build a storage shed which meets all other zoning lot requirements. All voted in favor and the motion carried.

ITEM TWO

Jeffrey Abraham, applicant, and Jeffrey and Darlene Abraham, owners, applied for Special Exception Permit Pursuant to Section 1103.4.5 Shoreline Alterations. The request, if granted, would permit the applicant to use the following property: Lots 13 & 14 Lake Alice Shores in SW1/4 in Section 7-116-48, Lake Alice, Altamont Township, Deuel County, South Dakota, alter the shoreline within 35 feet of the high-water-mark on their property.

Abrahams' would like to remove the old rock and put fabric along the shoreline and place the old rock back on the fabric. Abraham stated that his shoreline is eroding and he would like to stop it. They would like to place a couple of concrete hog barn slats along the shoreline to help with bringing in the dock in the fall and spring. These slats would form a ramp along the shoreline, it would almost be like Mack's stairway they are building. Abrahams' stated they they have been in contact with Rhett Russell with DENR about getting a shoreline permit through his department and he is on board with the suggested plan.

Motion by Brandt seconded by Homan, to grant the Special Exception to alter the shoreline within 35 feet from the high-water-mark by putting fabric under the existing rock along the shoreline, by placing concrete hog slats along the shoreline for boat lift ramp and to follow the landscaping plan that was provided and to use a silt fence during construction. All voted in favor and the motion carried. Please see Findings of Fact and Conclusions of Law on file with this application.

ITEM THREE

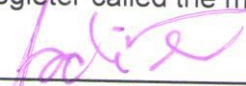
Will Stone, applicant, and Stone's Conservation Acres LLP, owner, applied for Variance of Section 1101.04 Area Regulations. The request, if granted, would permit the applicant to use the following property: Lot 20 Grabow 2nd Addition in Section 5-114-47, Lake Cochrane, Norden Township, Deuel County, South Dakota, to build an attached garage to an existing structure with less than 25' of side yard.

Stone built a house and would like to build an attached garage to the existing structure 10' from the south property line. The lot which is located to the south is Lot 19 Grabow 2nd Addition which is zoned Lake Park, is owned by Stone' Conservation Acres LLP. The board discussed the setbacks to the property lines in Ag District and the Lake Park District.

Motion by DeBoer, seconded by Brandt, to grant the Variance to build an attached garage 10' from the south property line. All voted in favor of and the motion carried. Please see Findings of Fact and Conclusions of Law on file with this application.

Theisen stated that there will be a meeting with 1st District to discuss updating the Ordinance B-2004-01 the Zoning Regulations for Lake Park District in Deuel County on Thursday, July 15 at 6:00 p.m. Theisen also informed the board the next regular meeting which will be held on August 9, 2021 at 6:30 p.m. Theisen talked to the board about some items.

Kanengieter called the meeting.



Jodi Theisen
Zoning Officer



Dennis Kanengieter
Chairman, Zoning Board