

Tuesday September 08, 2015

The Deuel County Zoning Board met on Tuesday September 08, 2015 at 6:30 P.M., at the 4-H Service Center Deuel County Fairgrounds Clear Lake, SD. Those present were members Dennis Kanengieter, Gary Jaeger, Paul Brandt, and Mike Dahl. Also present were Attorney John Knight and Zoning Officer Jodi Theisen.

Chairman Dennis Kanengieter called the meeting to order. The minutes from the August 10, 2015 meeting were discussed. Motion by Brandt, seconded by Dahl to approve the August 10, 2015 minutes. All voted in favor and motion carried.

Motion by Jaeger, seconded by Brandt to approve the amended September 8, 2015 Agenda. All voted in favor and motion carried.

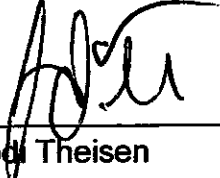
1. Michael Crinion came to talk to the board about adding a parlor to their existing dry cow barn. He stated they are not going to increase their cows they would just like a place to milk the fresh cows. They would build a double parlor so they would be able to spend more time with these cows if they were separate from the main herd. The board decided that the zoning officer could give a building permit for the parlor because Crinion is not increasing the size of the CAFO.
2. Stuart Rhea applied for a Variance Permit. The request, if granted, would permit the applicant to use the following property Lot 2 Rhea Add in Gov Lot 7 in SE1/4 4-114-47, Lake Cochrane, in the following manner: To replat the one lot into two lots with lake footage less than the ordinance requires which is 75 feet of lake footage. Rhea would like to replat Lot 2 Rhea addition into a lot with 75' lake front which would be Lot 2A and Lot 2B would have 64.1' lake frontage. Rhea stated they would like to sell this lot but they are having a hard time with the square footage and noticed that smaller lots are selling quicker than larger lots. Paul Christianson a neighbor of the lots showed concern about the size of the lots and the easements that are on these lots. He was concerned about much of the lot would be buildable. Rhea stated that is why he was going to make the lot with the easements 75' and make the other lot smaller. Christianson also brought up the subject of the road that was platted in front of his lots and Rhea's. John Knight discussed the issue and stated that there are concerns with the township and property owners about the road. Motion Jaeger, seconded by Paul to table the variance request. All voted in favor and motion carried.
3. David Ness applied for a Variance Permit. The request, if granted, would permit the applicant to use the following property: S340' W100' E1/2SE1/4 section 16-117-47, Antelope Valley Township to erect a sign for fireworks closer than 150 feet from the road right-of-way in an AG District. Ness stated that he would like to erect a 12' x 32' billboard sign for his fireworks stand. This sign would only be up during the fireworks selling period which is about five weeks. This sign would have no lights. It would be located outside of the road right-of-way. Ness has spoken with the South Dakota DOT and will follow all their sign requirements. The sign would be approximately 10 feet from the road right-of-way and 5 feet from the adjoining property line. Motion Brandt, seconded by Dahl to grant a Variance to erect a sign for fireworks that is approximately 10 feet from the road right-of-way in an AG District on the

S340' W100' E1/2SE1/4 Section 16-117-47, Antelope Valley Township. Subject to getting permission from Roger Kreutner to allow the sign to be erected 5 feet from the property line. All voted in favor and motion carried. The findings for this variance are that the sign will not cause a snow or visual problem, or a safety issue. The road right-of-way is extra wide being 75 feet.

4. Rick Reichling the representative of the South Dakota Department of Transportation applied for a variance to build a new shop which would be 35 feet from the side property line on Lot H-2 of the NE1/4NE1/4 27-115-48 Clear Lake Township, a Commercial Zoned District. Reichling stated that they would like to build a new shed 35 feet from the side property line to keep in line with the existing shed that is located north of proposed site. The new shed will be 60' x 80' and will be used for salt storage. If they keep the sheds even they can access it with semi much better. Motion by Brandt, seconded by Jaeger to grant a Variance to build a new shed which would be 35 feet from the side property line on Lot H-2 of the NE1/4NE1/4 27-115-48 Clear Lake Township. The findings for this variance are that the variance will not create any problems and is compatible with the general character of the area. All voted in favor and motion carried.
5. Nathan & Davita Atyeo applied for a variance. The request, if granted, would permit the applicant to use the following property: E1/2SE1/4 & E1/2W1/2SE1/4 Section 18-115-48 Clear Lake Township to build a new garage closer than 150 feet from the road right of way in an AG zoned district. Nathan stated that they have a current shed located behind the existing house that is not insurable anymore and they would like to build a new garage and connect it to the existing house with a mudroom and access to the basement. The garage would be 95 feet from the road right of way. Motion by Brandt, seconded by Dahl to grant a building permit and the variance is not needed because it is an addition to existing building and that the garage is no closer to the road right-of-way than the existing house in an AG zoned district.
6. Greg Lunden for a Special exception permit. The request, if granted, would permit the applicant to use the NE1/4 of section 26-113-49 the following manner: a class "C" (500 to 999 animal units) concentrated animal feeding operation (CAFO). Lunden provide the board a nutrient management plan for the class C CAFO. The board looked at it and discussed the plan and noticed that field #3 should have designated a buffer of 300 feet from the Town of Toronto. Lunden stated that they have about 999 head right now and they would like to build a 70' x 300' barn with a pit underneath to house some of their animals. This would make the feed lots outside smaller and the land that is not in the feed lots would be farmed again. The new barn will help in rate of gain and the manure quality is higher. Motion by Jaeger, seconded by Dahl to grant special exception permit to use the following property NE1/4 of section 26-113-49 the following manner: a class "C" (500 to 999 animal units) concentrated animal feeding operation (CAFO) with building plan and contingent that the manure management plan be updated that field #3 have a designated buffer of 300 feet next to the Town of Toronto.
7. Motion by Brandt, seconded by Jaeger to approve the Plat of Block 2A & 3A Cook's Corner Subdivision being a replat of Blocks 2 & 3 of Cook's Corner Subdivision in the NW1/4NW1/4 in Section 26-115-49, Clear Lake Township subject to applying for a variance because the existing shed is located closer than one hundred (100) feet on a lot that abuts an interstate or major highway. All voted in favor and motion carried.

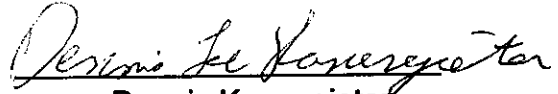
8. Motion by Jaeger, seconded by Dahl to approve the Plat of Lot 1 of Rasmussen Farm Addition in S1/2NE1/4 & N1/2SE1/4 section 5-113-50, Grange Township. All voted in favor and motion carried.

Kanengieter called the meeting.



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Jodi Theisen  
Zoning Office



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Dennis Kanengieter  
Chairman, Zoning Board