

**APRIL 2026  
CLARK COUNTY  
BOARD OF ADJUSTMENT  
STAFF REPORT**

**TUESDAY – APRIL 7, 2026 – 9:00 a.m.**

**CLARK COUNTY BOARD OF ADJUSTMENT**

**ISSUE #1 CONDITIONAL USE**

**Applicant:** Cut 'Em by Lincoln Reidburn

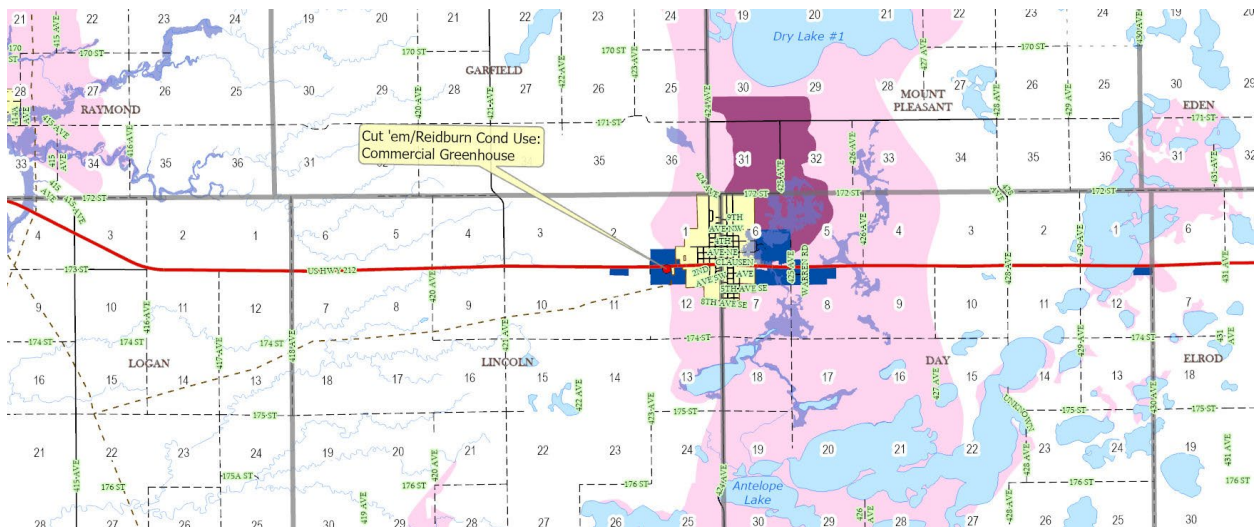
**Owner:** Kyle Gaikowski

**Property Description:**

- West 260 Feet of Lot A in Section 12, Township 116 North, Range 58 West of the 5th P.M. (Lincoln Township), Clark County, South Dakota.

**Request:** The applicant seeks to permit a commercial greenhouse.

**Lat/Long (Existing Approach):** 44.8772709°; -97.7505317°



**Action Item – Conditional Use Permit – Commercial Greenhouse (2.05.03.24)**

**Zoning Designation:** “CI” Commercial/Industrial District

**History/Issue(s):**

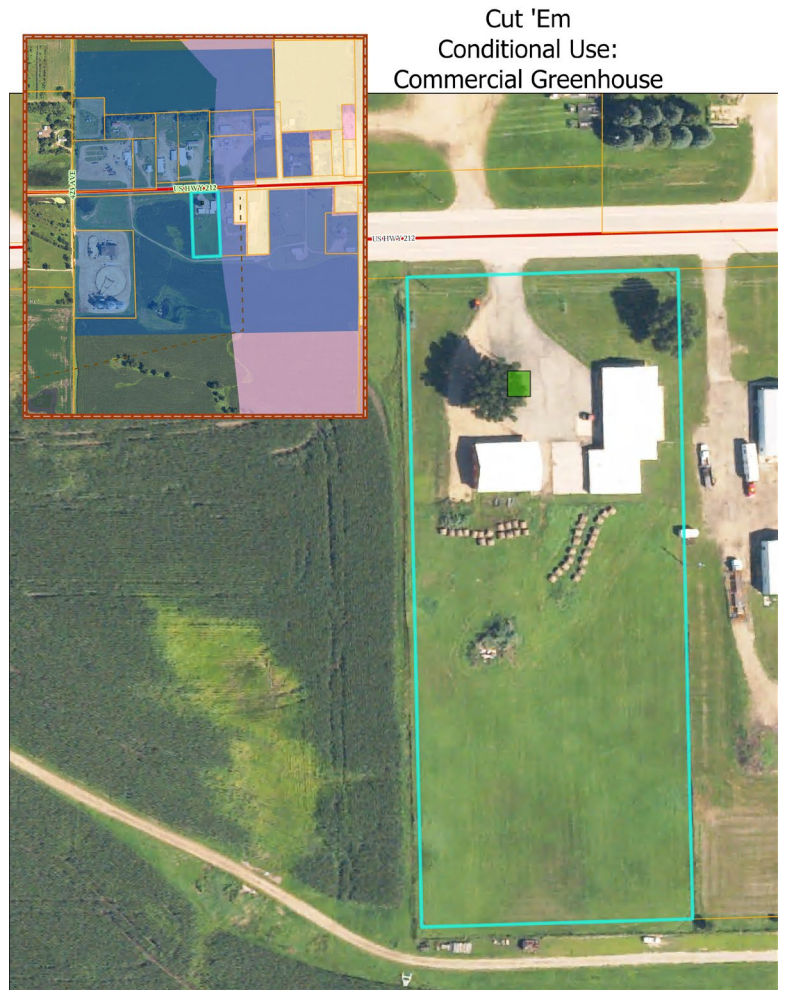
**Specifics of Request:**

1. This property is presently used (primarily) for private storage. (Formerly a Vet)
2. Applicant seeks to lease the property to operate a commercial greenhouse on this property from April thru July; with the option to re-open next year.
3. No permanent structures are proposed with this use.

4. A 21 x 24 temporary greenhouse is proposed to be placed in a location that meets minimum required setbacks (near the tree in the center of parking/driveway area.)
5. Some items for sale storage may be placed outside on a day-to-day basis, but will primarily be stored inside over night.
6. Greenhouse and signs are intended to be removed/stored indoors when sales cease in mid-summer.

Ordinance and Comprehensive Land Use Plan regarding this request:

1. The comprehensive land use plan encourages commercial uses to be located on properties already zoned commercial/industrial and to be supportive of the agricultural industry or ag related.
2. No specific requirements are listed for commercial greenhouses in the ordinance.
3. The site has direct access to US Hwy 212 which is managed by SDDOT and has sufficient capacity to handle traffic. No change to access is expected with this request.
4. Parking is planned to be located near the building on the east side of the lot (asphalt) with overflow available on the west side of the lot (gravel.)
  - a. Utilizing the City of Clark's Parking rules – the greenhouse would require 2 parking spaces. If the existing (largest) shed was included as retail space a total of 17 spaces would be required, which can be accommodated by the existing lot if necessary.
5. Surrounding properties are used for agricultural use or commercial uses.
6. No screening is proposed nor recommended at this time.
7. Temporary tear drop signs (2) are proposed outside the right-of-way at both sides of the access.
8. No changes proposed to lighting.
9. A septic tank is used for on-site wastewater.
10. Commercial garbage hauling is used.
11. No changes to utility loads are expected.



Staff Recommendation:

Conditional Use Permit – **Commercial... Greenhouse** The Board may postpone the request, deny the request or approve the request. If approved staff recommends approval be subject to the following conditions:

1. This permit shall become effective upon the filing date of the decision of the Board of Adjustment, and subject to the conditions described herein.
2. This permit shall be transferable.
3. This permit shall remain in effect unless or until operation as a commercial greenhouse ceases for 365 consecutive days. If operation as a commercial greenhouse ceases for 365 consecutive days, this permit shall expire with no further action by the Board of Adjustment.
4. All temporary structures (signs, greenhouse, storage stands/pedestals, etc.) shall be removed within two (2) weeks of cessation of sales for the season.
5. Location and size of structures (including signs) shall meet applicable requirements of the Clark County Zoning Ordinance.
6. In accordance with SDCL 11-10-6, any future permanent structures shall be constructed in accordance with the latest version of International Building Code.
7. The Board of Adjustment may, after notice and hearing, revoke a conditional use permit in the event of a violation of any of the conditions upon which such permit was issued. In addition, the conditional use permit may not be transferred during any violation.