

DAVISON COUNTY PLANNING AND ZONING

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Planning Commission Minutes December 6, 2011

1. Called to order at 1:15 P.M. by Chairperson Bode
2. Roll call: Present- Bode, Weitala, Storm, Kiner Haines, Stadlman (arrived during item 7) and Zoning Administrator Sudrla
Absent- Greenway
Guests- Robert Sopher (Knife River Midwest), Sharon and Jerry Constant, Jerry Buchholz, Ryan Jensen and Highway Superintendent Weinberg.
3. Motion by Weitala, seconded by Haines to approve the agenda. All voting aye. Agenda approved.
4. Motion by Storm, seconded by Kiner to approve the minutes from the November 1, 2011 meeting. All voting aye. Minutes approved.
5. Motion by Haines, seconded by Storm to approve the minutes from the November 17, 2011 meeting. All voting aye. Minutes approved.
6. Motion by Haines, seconded by Weitala to approve A PLAT OF M.A. MEIER TRACT 1 IN THE NORTH 100 RODS OF THE NW $\frac{1}{4}$ LESS THE NORTH $\frac{1}{2}$ OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 15, T 103 N, R 62 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT LOT H-1.
Roll call vote: Aye- Haines, Kiner, Storm, Weitala and Bode
Nay- Stadlman
Absent- Greenway Plat Approved.
7. That Knife River Midwest LLC made application on October 31, 2011 for a temporary conditional use permit for a concrete batch plant for the next two construction seasons. This request is pursuant to Section 607.34 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. This will be used to reconstruct the west bound lanes of Interstate 90 in 2012 and the east bound lanes in 2013. A letter of service was sent to the current owner, applicant was notified by mail and E-mail, the abutting property owners were notified and the property was posted on November 23, 2011. Notice was provided in the Daily Republic November 25, 2001 The property is legally described as NW $\frac{1}{4}$ Ex lots H1, A and B and C of Section 27, T 103 N, R 61 W, Beulah Township, Davison County, South Dakota. Robert Sopher project manager for Knife River gave a overview of the project and answered questions and addressed the following items. All state permits are in the process of being acquired (storm water), the site reclamation agreement with the land owner, project is bonded, all haul roads will have a maintenance agreements with the majority of hauling on state roads using a approach directly from I90 or from I90 ramps, dust and noise issue has not been issue with water trucks provided as needed, the project should be completed in 100 to 110 days and is required to be open for traffic on November 1 both years. Jerry Constant expressed concerns on noise dust and signage for his business. The south winds made him lose business during the construction of the Central Electric project this year. He also asked if an alternate site picked if this

was not approved. The response to this was that this is the only site selected. After consideration of information provided by the applicant and concerns from abutting property owners that were answered to the boards satisfaction and consideration of 1403 A. Conditional Uses of the Davison County Zoning Ordinance item 7 a-h, a motion by Storm, seconded by Kiner to recommend granting the conditional use for a temporary cement batch to used for reconstruction of I90 over the next 2 years.

Roll call vote: Aye- Haines, Kiner, Storm, Stadlman, Weitala and Bode
Nay- None

Absent- Greenway Conditional use is recommended to be granted.

8. That Florence Erpenbach made application on November 15, 2011 variance in lot size of 20 acres to create a 5 acre lot for a family member to construct a residence. The property was posted and applicant notified by mail on November 23, 2011. Notice was in the Daily Republic on November 25, 2011. This request is pursuant to Section 513.4 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The required 25 acres will not be provided. The property is legally described as NE $\frac{1}{4}$ Ex Erpenbach Tract I of Section 25, T 101 N, R 61 W, Tobin Township, Davison County, South Dakota.

After consideration of Section 1403 B Variances with the conditions of platting and Ag-Covenant motion by Haines, seconded by Storm to recommend grating the variance as applied for.

Roll call vote: Aye- Haines, Kiner, Storm, Stadlman, Weitala and Bode
Nay- None

Absent- Greenway Variance is recommended to be granted

9. That Ronald and Steven Potas made application on November 21, 2011 a variance in lot size to separate the farmstead from the Ag land. This request is pursuant to Section 513.1 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property was posted and applicant notified by mail on November 23, 2011. Notice was in the Daily Republic on November 25, 2011. The property is legally described as NW $\frac{1}{4}$ of Section 26, T 102 N, R 61 W, Lisbon Township, Davison County, South Dakota.

After consideration of Section 1403 B Variances with the conditions of platting and Ag-Covenant motion by Haines, seconded by Storm to recommend grating the variance as applied for.

Roll call vote: Aye- Haines, Kiner, Storm, Stadlman, Weitala and Bode
Nay- None

Absent- Greenway Variance is recommended to be granted

10. Misc.