

# DAVISON COUNTY PLANNING AND ZONING

Dan Sudrla  
Zoning Administrator  
200 East 4<sup>th</sup> Ave.  
Mitchell SD 57301

Phone 605 995-8615  
Fax 605 995-8614

## Planning Commission Minutes October 5, 2010

1. Called to order by Chairperson Bode at 7:30 P.M.
2. Roll Call: Present- Bode, Weitala, Storm, Stadlman, Greenway, Kiner, Haines and Zoning Administrator Sudrla  
Guests- Butch Morrison, Mark Puetz, Orville Stevenson, Don Petersen, Loren Noess, Scott Krojer, Jerry Constant, Fred F. Kobold JR, Joel Nesheim, Brian Butz, Brad & Lanett Buche, Ryan Storm
3. Motion by Weitala, seconded by Stadlman to approve the agenda with the addition of two discussion items under Misc., (SDPA workshop and November meeting date) All present voting aye. Agenda approved.
4. Motion by Haines, seconded by Greenway to approve the minutes from the September 7, 2010 meeting. All voting aye. Minutes approved
5. Motion by Stadlman, seconded by Haines to approve a PLAT OF LOT 1 OF C. HERRMANN FIRST ADDITION IN THE NW ¼ OF SETION 12, T 101 N, R 62 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA.  
Roll call vote: AYE- Bode, Weitala, Storm, Stadlman, Greenway, Kiner and Haines  
Nay- None Plat approved.
6. That Ryan Storm made application a variance of up to 10' to construct an addition to an existing residence on September 10, 2010. The property was posted, the applicant notified and notice was in the Daily Republic on September 24, 2010. This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the S1/2 of Section 24, T 101 N, R 62W, Baker Township, Davison County, South Dakota. After consideration of Section 1403 B. Variance Motion by Haines, seconded by Greenway to approve as requested.  
Roll call vote: AYE- Bode, Weitala, Stadlman, Greenway, Kiner and Haines  
Abstain- Storm  
Nay- None Variance recommended to be granted.
7. That Central Electric Cooperative INC made application on September 3, 2010 for a Conditional Use Permit to be able construct their Headquarters, including office and warehouse. The property was posted, notice in the Daily Republic, abutting property owners notified and applicant notified on September 24, 2010. A letter of service was sent to all current owners of the proposed site on September 23, 2010. Don Petersen gave a explanation why this request could considered pursuant to Section 509 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the E1/2 of SE1/4 ex H-1; ex Lot A & Ex N220' of E285' & ex Lot 1 of I.M. Smith's 1<sup>st</sup> Addn in SE ¼ of Section 28, T 103 N, R 61W, Beulah Township, Davison County, South Dakota.

Loren Noess presented the current proposed plans for construction with the size of building, 16,000 sq.ft. of office space, 25,000 sq.ft. of warehouse and approximate location on the 33 acre tract. Ingress and egress was discussed by Loren at this time and off street parking as planned. The operation of facility will be Monday thru Friday. Approximately 30 employees arriving daily and beginning there day from this location. There is a plan to screen the property or landscaping along with a security fence and all security lights would be pointed in toward the site. All the utilities needs addresses by Mr. Noess, with the exception of sanitary system. Mr. Peterson explained in the opinion of the applicants that the project was suited to the neighborhood with commercial zoned property to the east and the site was commercial prior to a rezone in the last year. Jerry Constant had a question sanitary system with lagoons or septic system. Concerns of the drainage raised by public and sanitary systems were addressed by Mark Puetz of Puetz Construction will covered in the final engineering pans. Concerns were raised about water usage by Mr. Constant being on the end of the line of the pipe going North. The Central Electric would be tapping in to the 5" line to the South. Access issue of trucks entering and leaving with the length and getting up to speed with other traffic to the camp ground. Option was presented by Mr. kobold for having the trucks enter and exit from the Township road to the South. Mr. Kobold also indicated that he thought that Central electric would be a good neighbor. After consideration of all items in Section 1403 A. Conditional Uses motion by Greenway, seconded by Kiner to recommend granting as applied for.

Roll call vote: AYE- Bode, Weitala, Storm, Stadlman, Greenway, Kiner and  
Haines

Nay- None Conditional Use recommended to be approved.

8. That Brad Buche made application on September 20, 2010 for a Variance for lot size to separate the residence from agricultural land. This request is pursuant to Section 513.3 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property was posted, the applicant notified and notice was in the Daily Republic on September 24, 2010. The property is legally described as the Behrens Tract 1 ex the W1032.30' in SE1/4 of Section 9, T 102 N, R 60W, Prosper Township, Davison County, South Dakota After consideration of Section 1403 B. Variance Motion by Stadlman, seconded by Haines to approve a lot of 3 acres or larger.

Roll call vote: AYE- Bode, Weitala, Stadlman, Greenway, Storm, Kiner and  
Haines

Nay- None Variance recommended to be granted.

9. That Joel & Rose Nesheim made application on September 21, 2010 for a variance of 30' to the West R-O-W to construct an attached garage. This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NW1/4 of NW1/4 of NW1/4 of Section 34, T 102 N, R 60 W, Prosper Township, Davison County, South Dakota. After consideration of Section 1403 B. Variance a Motion by Storm, seconded by Greenway to approve a variance up to 30'(ft) to the west R-O-W property line.

Roll call vote: AYE- Bode, Weitala, Stadlman, Greenway, Storm, Kiner and  
Haines

Nay- None Variance recommended to be granted.

10. Misc. One member expressed a desire to attend the SDPA workshop in Pierre. The November meeting will be held at night (7:30 P.M.) on November 9, 2010 if any items on the agenda. If no items for the agenda the meeting will be cancelled.
11. Adjournment at 8:55 P.M. by Chairperson Bode.

---

Dan Sudrla  
Zoning Administrator