



## Davison County Planning & Zoning and Emergency Management

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### PLANNING COMMISSION MINUTES JANUARY 14, 2014

1. Call to order at 1:17 P.M. by Chairman Haines.
2. Roll Call
  - Present: Bruce Haines, Gary Stadlman, Brenda Bode, Steve Thiesse, Jeff Bathke, and Nathan Wegner
  - Absent: Chuck Storm, Denny Kiner
  - Kim Weitala arrived at 1:40 PM
  - Guests: Kim Lorang, Matthew Thomas, Brian Hellman, Michelle Hellman, and Melanie Mullenmeister
3. Election of 2014 Planning Commission Officers
  - Administrator Bathke called for nominations of Chairman. Brenda Bode nominated Bruce Haines, Gary Stadlman seconded the nomination. Steve Thiesse ceased nominations and Bruce Haines was unanimously voted as Chairman.
  - Administrator Bathke called for nominations of Vice Chairman. Brenda Bode nominated Gary Stadlman. Bruce Haines seconded the nomination. Steve Thiesse ceased nominations and Gary Stadlman was unanimously voted as Vice Chairman.
4. Approve the agenda
  - Motion by Brenda Bode, seconded by Steve Thiesse to approve the agenda. All members voted aye, motion carried.
5. Approve the December 3, 2013 Minutes
  - Motion by Garey Stadlman, seconded by Brenda Bode to approve the December 3, 2013 minutes. All members voted aye, motion carried.
6. That Scott and Melanie Mullenmeister have appealed to the Davison County Planning Commission to recommend granting a variance in lot size of 20.36 +/- acres to create a lot size of 4.64 +/- acres. The minimum lot size is 25 acres in the Agriculture Residential District. This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as Lot 2 of Georgella Second Addition in the NW ¼ of the NE ¼ of Section 24, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
  - The applicant was present to answer questions. Discussion included whether the road leading to the applicant's land was private or public, which the Commission was informed it was private, as shown on the plat. There was also discussion about the distance the lot will be from the river, to consider septic setbacks. The Zoning Ordinance was reviewed to determine the lot would have sufficient distance for a septic drain field.
  - After consideration of 1403B-Variations, motion by Gary Stadlman, seconded by Steve Thiesse to recommend approval of the variance to the Board of Adjustment. All members voted aye, motion carried.

7. Approve a Plat of Lot 2 of Georgella Second Addition in the NW ¼ of the NE ¼ of Section 24, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Scott & Melanie Mullenmeister.
  - Administrator Bathke gave an explanation of the plat.
  - The applicant was present to answer questions. Considering the Commission just voted on the Variance, there was no further discussion.
  - Motion by Brenda Bode, seconded by Steve Thiesse to recommend approval of the plat to the County Commissioners; with an Agriculture Covenant as the property is in the Agriculture Residential (AR) District. All members voted aye, motion carried.
8. That Matthew Thomas has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of +/- 22 acres to create lot size of +/- 3 acres. The minimum lot requirement is 25 acres in the Agriculture District. 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 is currently legally described as a plat of Thomas Tract 1 of Lot A, a subdivision of the NE 1/4 of Section 21, T 103 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
  - The applicant was present to answer questions. Discussion included what, if any, future plans for the remaining portion of Lot A and Lot B may include. Mr. Thomas has plans to sell the remaining land. Discussion also included access to the remainder of the property.
  - After consideration of 1403B-Variances, motion by Brenda Bode, seconded by Steve Thiesse to recommend approval of the variance to the Board of Adjustment. All members voted aye, motion carried.
9. Approve a plat of Thomas Tract 1 of Lot A, a subdivision of the NE 1/4 of Section 21, T 103 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Matthew Thomas.
  - Administrator Bathke gave an explanation of the plat.
  - The applicant was present to answer questions. Considering the Commission just voted on the Variance, there was no further discussion.
  - Motion by Brenda Bode, seconded by Gary Stadlman to recommend approval of the plat to the County Commissioners; with an Agriculture Covenant as the property is in the Agriculture (AG) District. All members voted aye, motion carried.
10. That Brian and Michelle Hellman have appealed to the Davison County Planning Commission to recommend granting a conditional use permit to operate a Taxidermy Business in the Agriculture Residential (AR) District. A Taxidermy Business is not a Permitted, Accessory, or Conditional Use in the AR District. This request is pursuant to Section 609 Classification of Unlisted Uses of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as LT M NW 1/4 of Section 25, T 103 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
  - The applicant was present to answer questions. Discussion included where the business would be taking place on the property, which the applicant explained would take place in the outbuildings at the rear of the property. The applicant was informed about specific sign regulations (No lighting, setbacks) and told to further discuss the issue with the Zoning Administrator upon design and installation. Traffic volume was also discussed and concluded to not be an issue.

- After consideration of 1403A-Conditional Uses, motion by Gary Stadlman, seconded by Brenda Bode to recommend approval of the Conditional Use to the Board of Adjustment. All members voted aye, motion carried.
11. Update on the rules for TIDS
- Administrator Bathke explained to the Commission there are no further comments from the group on the TID Guidelines. They will now be provided to the County Commission, and the Commission will have two weeks to review/recommend changes.
12. Set date for next meeting.
- February 4, 2014 @ 1:15 P.M.
13. Miscellaneous Items:
- Bruce Haines requested a recognition plaque for Tommy Greenway. The Planning & Zoning office will take care of this. Upon completion Tommy will be invited to receive the plaque at a Planning Commission Meeting.
  - Administrator Bathke introduced Nathan Wegner, Deputy Director of Planning & Zoning and Emergency Management, who started his duties on January 6, 2014.
  - The Zoning Ordinance revision was discussed. Administrator Bathke informed the Commission he and Deputy Administrator Wegner have made several revision recommendations, to include format changes and adding common conditional use items that have been approved over the last several years. A rough draft will be provided in the next few months.
  - The Comprehensive Plan was discussed. Administrator Bathke will contact Brian McGinnis to request the Comprehensive Plan be provided to us by April, 2014 with a goal of approving this by January, 2015.
14. Adjournment @ 2:22 P.M.

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Bruce Haines  
 Planning Commission Chairman

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Jeff Bathke  
 Planning & Zoning and Emergency Management Director