

# 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 January 8, 2013

1. Call to Order by Zoning Administrator Sudrla at 3:00 P.M.
2. Roll call: Present- Haines, Stadlman, Storm, Bode, Greenway, Weitala and Zoning Administrator Sudrla  
Absent- Kiner  
Guests- Mary Puetz and Brian McGinnis from District III
3. Election of 2013 planning Commission officers
  - A. Zoning Administrator Sudrla calls for nominations for Chairperson. Bode nominates Haines after additional requests for nominations (min. 3 times.) motion by Greenway seconded by Stadlman to have nominations cease and cast a unanimous ballot for Haines. Haines elected Chairperson for the 2013 year.
  - B. Zoning Administrator Sudrla calls for nominations for Vice-Chairperson (min. 3 times. Bode nominates Stadlman after additional requests for additional nominations (min. 3 times.) motion by Storm seconded by Greenway to have nominations cease and cast a unanimous ballot for Stadlman. Stadlman elected Vice-Chairperson for the 2013 year.
  - C. Zoning Administrator Sudrla turns the meeting over to the new Chairperson Haines.
4. Motion by Stadlman, seconded by Storm to approve the agenda as submitted. All voting aye. Agenda approved as submitted.
5. Motion by Weitala, seconded Bode to approve the minutes from the December 4, 2012 Planning Commission meeting. All voting aye. Minutes from the December 4<sup>th</sup> meeting approved as presented.
6. That Mary K Puetz made application on December 19, 2012 for a variance in lot size to separate the residence from the agricultural land with a new 10.00 acre lot. This request is pursuant to Section 616.1 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The applicant was notified, the property was posted and notice was in the Daily Republic on December 28, 2012. The property is legally described as Lots 4 & 5 N of RR & NW ¼ of the NE ¼ ex that portion of Lot A of Georgella Place 1<sup>st</sup> Addition lying within. Section 24, T 103 N, R 60 W, Mitchell Township, Davison County, South Dakota. After receiving testimony from the applicant and not receive any testimony from the public opposing the variance and After consideration of Section 1403 B. Variance A motion by Greenway, seconded by Storm to recommend grant variance as applied for.

Roll call Vote: Aye- Haines, Stadlman, Storm, Bode, Greenway and Weitala  
Nay- None  
Absent- Kiner The variance is recommend to be granted.

7. Continued the discussion with Brian McGinnis from District III on the new Davison County Comprehensive Plan. Time was spent Chapter IV, which is the demographics of Davison County. The overall demographics of the chapter IV was tables were explained to the commission by Brian. Greenway was concerned more about what it means in terms of future planning. There were a couple of items that were brought to Brian's attention as possible errors in the Chapters tables. The next meeting will be February 5, 2013 and additional information needed to be researched for that Chapter. At that time it will be decided if a special meeting will needed and will schedule at it that time.
8. Misc. Zoning Administrator Sudrla distributed a list of building permits since 2003 and the dollar amount paid.
9. Adjournment at 4:55 P.M. by Chairperson Haines.



Bruce Haines  
Chairman



Dan Sudrla CAA  
Zoning Administrator

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

Phone 605 995-8615  
Fax 605 995-8614

## Planning Commission Minutes March 5, 2013

1. Called to order at 1:15 P.M. by Chairperson Haines.
2. Roll call: Present- Haines, Stadlman, Greenway, Kiner, Storm, Bode and Zoning administrator Sudrta  
Absent- Weitala  
Guests- Dorren Ramy, Duane De Boer, Mike Deinert, Ron Deinert and Wayne Lloyd
3. Motion by Bode seconded by Storm to approve the agenda with moving #8 ahead of number 5. All present voting Aye Motion carried.
4. Motion by Greenway, seconded by Kiner to approve the minutes from the January 8, 2013 meeting. All voting Aye Minutes approved as presented.
5. Motion by Kiner, seconded by Storm to approve A PLAT OF LOT 2-A CIRCLE K RANCH THIRD ADDITION, A SUBDIVISION OF A PORTION OF PREVIOUSLY PLATTED LOT 2 OF CIRCLE K THIRD ADDITION, A PORTION OF GOVERNMENT LOT 3, AND A PORTION OF THE SE ¼ OF THE NW ¼, ALL IN SECTION 6, T 103 N, R 60 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA  
Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode  
Absent- Weitala,  
Nay- None Plat approved as presented
6. Motion by Stadlman, seconded by Storm to approve A PLAT OF SCHLAFFMAN TRACT 1 IN THE SE ¼ OF SECTION 26, T 103 N, R 60 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA.  
Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode  
Absent- Weitala  
Nay- None Plat approved as presented
7. Motion by Bode, seconded by Greenway to approve A PLAT OF LOTS 16 AND 16A OF ENEMY CREEK ESTATES, A SUBDIVISION IN THE NE ¼ OF SECTION 14, T 102 N, R 60 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA.  
Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode  
Absent- Weitala  
Nay- None Plat approved as presented
8. That Loiseau Construction made application on February 14, 2013 a temporary conditional use for a salvage yard– recycling center to recycle concrete for the construction of I-90. The applicant, abutting property owners and letter of service was sent to to current owners on February 21, 2013. The property was posted and notice was in the Daily Republic on February 22, 2013. This request is pursuant to Section 507.30 and 507.31 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as a portion

of the SW ¼ of Section 25, T 103 N, R 62 W, Mt Vernon Township, Davison County, South Dakota.

After receiving testimony from the applicant and none from the public and Consideration of Section 1403 A Conditional uses of the Davison County Zoning Ordinance A motion was made by Greenway, seconded by Stadlman to grant with no specified conditions.

Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode

Absent- Weitala

Nay- None A temporary conditional use is recommended for approval

9. Motion by Greenway seconded by Stadlman to approve A PLAT OF DEAN'S TRACT 1 IN THE NW ¼ OF SECTION 28, T 104 N, R 62 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA.

Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode

Absent- Weitala,

Nay- None Plat approved as presented

10. Motion by Storm, seconded by Stadlman to approve A PLAT OF JENKS TRACT 1 IN THE NE ¼ OF THE SE ¼ OF SECTION 29, T 102 N, R 61 W OF THE 5<sup>TH</sup> P.M., DAVISON COUNTY, SOUTH DAKOTA.

Roll call vote: Aye- Haines, Stadlman, Greenway, Kiner, Storm, Bode

Absent- Weitala

Nay- None Plat approved as presented

11. Discussion on the new Davison County Comprehensive Plan. Zoning Administrator Sudrla handed out Sections V and VI for review. Brian McGinnis from District III told zoning administrator he would mail out the balance of proposed comprehensive plan prior to the April meeting.

12. Misc. The time of the April meeting was discussed and 1:15 P.M. was decided.

13. Adjournment at 3:15 P.M. by chairman Haines.



Bruce Haines

Chairman



Dan Sudrla CAA

Zoning Administrator

# 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 APRIL 2, 2013

1. Call to order at 1:15 by Chairperson Haines
2. Roll call: Present: Haines, Stadlman, Storm, Bode, Greenway, Kiner  
Weitala, Zoning Administrator, Sudrla, Assistant, Punt  
  
Guests: Doug Backlund, David Hildreth, Alice Hildreth, Dan  
Boehmer, Brad Hohn, Peg Greenway, Brad Greenway,  
Shannon Klumb, Thomas Smith, Marty Kost (sp),  
CraigMcManus, Rick Podzimek, Reuben Waldner,  
Clarence Wurtz, John D Wipf, Gerald Moke, & Jason Moke
3. Motion by Greenway, seconded by Storm to approve the agenda. All present  
voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Greenway, seconded by Stadlman to approve the minutes from the  
March 5, 2013 meeting. All voting Aye. Minutes approved as presented.
5. That Pred LLC DBA Rooster Roost Ranch made application on February 25, 2013  
for a conditional use permit for firearm sales. The Applicant and abutting property  
owners were notified by first class mail on March 22, 2013. The notice was  
published in the Daily Republic on March 22, 2013 with the property sign being  
posted on March 21, 2013. This request is pursuant to Section 509 of the Davison  
County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. This  
will be at the Rooster Roost Ranch site to be able to ship and receive firearms. The  
property is legally described as the S ½ of Section 6, T 102 N, R 60 W, Prosper  
Township, Davison County, South Dakota. After consideration of testimony from  
the applicant and the public and after consideration of Section 1403 A Conditional  
Uses a motion was made by Bode, seconded by Storm to recommend approval.  
Roll call vote – Aye: Haines, Stadlman, Storm, Bode, Greenway, Kiner & Weitala  
Nay: None  
The Conditional Use for Federal Firearm License is recommended  
for approval
6. That Jason Moke made application on February 28, 2013 for a conditional use  
permit to expand an animal feeding operation from 460 animal units to 940 animal  
units. The property was posted on March 21, 2013. Notice was published in the  
Daily Republic and the applicant and abutting property owners were notified on  
March 22, 2013. This request is pursuant to Section 507.3 of the Davison County  
Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The  
expansion will surpass the 500 animal units that require a conditional use permit.  
The property is legally described as E ½ of the NE ¼ of Section 14, T 101 N, R 61

W, Tobin Township, Davison County, South Dakota. After consideration of 1403 A Conditional Uses, motion by Stadlman, seconded by Kiner to recommend approval.

Roll call vote – Aye: Haines, Stadlman, Storm, Bode, Greenway, Kiner & Weitala  
Nay – None

The conditional use to expand the swine operation to 940 animals is recommended for approval (with the condition of complying Section 518)

7. That Jason Moke made application on February 28, 2013 for a variance of 195' to the East ROW line. The property was posted on March 21, 2013. Notice was published in the Daily Republic and the applicant and abutting notice for variance were notified on March 22, 2013. This request is pursuant to Section 518.3f of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The required 300' will not be provided. The property is legally described as the E ½ of the NE ¼ of Section 14, T 101 N, R 61 W, Tobin Township, Davison County, South Dakota. After consideration of 1403 B Variances, motion by Stadlman, seconded by Storm to recommend approval.

Roll call vote – Aye: Haines, Stadlman, Storm, Bode, Greenway, Kiner & Weitala  
Nay – None

The Variance of 195' to the East ROW to be granted

8. That Brad & Peg Greenway made application on March 14, 2013 for a conditional use permit to expand their swine finishing operation from 960 animal units to 1920 animal units. The property was posted on March 21, 2013. Notice was published in the Daily Republic and the applicant and abutting property owners were notified on March 22, 2013. This request is pursuant to Section 507.3 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. This expansion will require compliance with section 517 of the Davison County Zoning Ordinance. The property is legally described as the N 813' of the W 806' of the NW ¼ of the NW ¼ of Section 8, T 103 N, R 61 W, Beulah Township, Davison County, South Dakota. After consideration of 1403 A Conditional Uses and testimony from applicant and none from the public, motion by Storm, seconded by Kiner to recommend approval with condition of complying with Section 517.

Roll call vote – Aye: Haines, Stadlman, Storm, Bode, Kiner & Weitala  
Nay – None

Abstain - Greenway

The Conditional Use to expand the swine finishing operation to 1920 animal unit is recommended for approval (with condition of Compliance with Section 517)

9. That Brad & Peg Greenway made application on March 14, 2013 for a variance of 175' to the east property line to expand their feeding operation by constructing a second finishing barn. The property was posted on March 21, 2013. Notice was published in the Daily Republic and the applicant were notified on March 22, 2013. This request is pursuant to Section 517.3h of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The required set back of 300' from a property delineating change of ownership will not be provided. The property is legally described as the N 813' of the W 806' of the NW ¼ of the NW ¼ of Section 8, T 103 N, R 61 W, Beulah Township, Davison County, South Dakota. After consideration of Section 1403 B Variances, motion by Bode, seconded by Weitala to recommend approval.

Roll call vote – Aye: Haines, Stadlman, Storm, Bode, Kiner & Weitala  
Nay – None  
Abstain - Greenway  
Recommended for approval as applied for

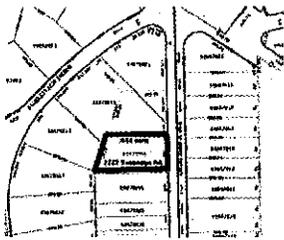
10. Discussion with Brian McGinnis from District III and review the proposed new Davison County Comprehensive Plan Section or chapter 7
11. Misc: The May planning Commission meeting will be May 7<sup>th</sup> at 7:00 P.M.
12. Adjournment at 3:20 P.M. by Chairperson Haines



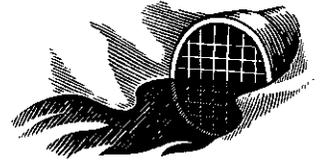
Bruce Haines  
Bruce Haines  
Planning Commission Chairman



Dan Sudrila CAA  
Dan Sudrila CAA  
Zoning Administrator



Davison County Planning & Zoning  
Jeff Bathke, Administrator  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8618 CELL (605) 999-2863



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PLANNING COMMISSION MINUTES  
JUNE 4, 2013

1. Call to order at 7:00 P.M. by Chairperson Haines

2. Roll call:

Present: Haines, Stadlman, Storm, Bode, Greenway, Kiner, Weitala, Sudrla, Bathke, Punt

Absent: None

Guests: Jim & Karen Higgs, Don Petersen, Teresa Wilson, Kenny, Jon & Kayla Pietz, Chuck Mauszycki, John Claggett, John Clarke, Dan Allen, and Richard Benda.

3. Motion by Greenway, seconded by Storm to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Bode, seconded by Kiner to approve the minutes from the May 7, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. Approve a Plat of Lot 1 of Georgella Second addition in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. After consideration and no testimony from the applicant or from the public; motion by Kiner, seconded by Weitala recommend approval.

Roll call vote – Aye – 7  
Nay – 0

Recommended for approval – the Plat of Lot 1 of Georgella Second Addition with an Agriculture Covenant attached.

6. Approve a Plat of Lot 1-A, Farmer's Alliance Second addition, a subdivision of Lot 1 of the SE  $\frac{1}{4}$  of Section 17, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. After consideration and no testimony from the applicant or from the public, motion by Greenway, seconded by Stadlman recommend approval.

Roll call vote – Aye - 7  
Nay – 0

Recommended for approval – the Plat of Lot 1-A Farmer's Alliance Second Addition.

7. That Paul V. Wilson, Personal Representative for the deceased Everett Wilson, made application on May 10, 2013 for a variance of 22.2 acres to create lot size of +/- 2.8 acres. The property was posted on May 24, 2013. Notice was published in the Daily Republic and the applicant notice for variance was mailed on May 24, 2013. This request is pursuant to Section 616.1 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The minimum lot requirement is 25 acres. The property is legally described as Lot 8 located in the NE ¼ of Section 25, T 103 N, R 61 W, EX lots 1-8 EX 4-1 & EX H-1 & EX the S 60' of N 393' of E 468.6' Beulah Township, Davison County, South Dakota.

After consideration of 1403 B – Variance, motion by Kiner, seconded by Storm to recommend approval subject to platting and an Agriculture Covenant attached.

Roll call vote – Aye – 7  
Nay – 0

Recommended for approval – grant the Variance of 22.2 acres to create lot size of +/- 2.8 acres under Section 1403 B – Variance, subject to platting and adding an ag covenant.

8. That Jon Pietz made application on May 15, 2013 for a conditional use permit for a manufactured home. The property was posted on May 24, 2013. Notice was published in the Daily Republic and the applicant and abutting property owners notice for a conditional use were mailed on May 24, 2013. This request is pursuant to Section 607 (24) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract A of Spruce Acres – SE (35) of Section 35, T 103 N, R 60 W, Mitchell Township, Davison County, South Dakota. After consideration of 1403 A - Conditional Use, motion by Bode, seconded by Greenway to recommend the approval of a conditional use permit.

Roll call vote – Aye – 7  
Nay – 0

Recommended for approval – the conditional use permit for a manufactured home.

9. That James and Karen Higgs, made application on May 9, 2013 for a variance of 40 feet from the East property line and 40 feet from the South property line to construct a garage. The property was posted on May 24, 2013. Notice was published in the Daily Republic and the applicant notice for variance was mailed on May 24, 2013. This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The minimum setback for both is not less than 50 feet. The property is legally described as Tract A in irregular tract No. 16, of the NE ¼ of the SW ¼ of Section 22, T 103 N, R 62 W of the 5<sup>th</sup> P.M., Mount Vernon Township, Davison County, South Dakota. After consideration of 1403 B – Variance, motion by Greenway, seconded by Kiner to recommend approval.

Roll call vote – Aye – 7  
Nay – 0

Recommended for approval – grant the Variance of 40 feet from the east property line and 40 feet from the South property line to construct a garage under Section 1403 B – Variance.

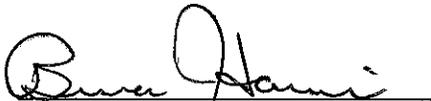
10. Representatives of CJM Consulting, Inc. have appealed to the Davison County Planning Commission to consider the project plan and the establishment of boundaries of Davison County Tax Increment Financing District No. 2 to include the described real property:

\*\*See attachment for minutes

- Parcel 1: Tract A of Westwood Addition
- Parcel 2: All that portion of the SW ¼ of 16-103-60 lying west of H1 (HWY 37 Bypass) except that portion platted in Westwood 1st Addition
- Parcel 3: Block 1 except those lots platted within Westwood 1st Addition
- Parcel 4: Lot 12, block 1 of Westwood 1st Addition
- Parcel 5: Lot 12A, Block 1, Westwood 1st Addition
- Parcel 6: Lot 13, Block 1, Westwood 1st Addition
- Parcel 7: Replat of Lot 13A, Block 1 of Westwood 1st Addition
- Parcel 8: Lot 13B, Block 1 of Westwood 1st Addition
- Parcel 9: Lot 14, Block 1 of Westwood 1st Addition
- Parcel 10: Lot 14A, Block 1 of Westwood 1st Addition
- Parcel 11: S.223.02' of Block 2, in Westwood 1st Addition
- Parcel 12: Lots 3 and 3A in Block 3 of Westwood 1st Addition
- Parcel 13: That portion of Block 4 lying west of Lot 1, Block 4 Westwood 1st Addition
- Parcel 14: Lot 10, Block 6 of Westwood 1st Addition
- Parcel 15: Lot 6, Block 7 of Westwood 1st Addition
- Parcel 16: Lot 7, Block 7 of Westwood 1st Addition
- Parcel 17: Existing Commerce Street right-of-way south from 17th Avenue to West 8th Avenue
- Parcel 18: Lot 1, Block 1 of Westwood 1st Addition
- Parcel 19: Lot 2, Block 3 of Westwood 1st Addition
- Parcel 20: W.161' of Lot 9 and all of Lot 10 in Block 10 of Fullerton Properties 1st Addition

11. Misc: The July Planning Commission meeting will be by July 2, 7:00 P.M.

12. Adjournment at 9:00 P.M. by Chairperson Haines

  
Bruce Haines  
Planning Commission Chairman

  
Jeff Bathke  
Zoning Administrator

TID Notes – Planning Commission Meeting  
June 4, 2013

Don Petersen

Project land for tax incremental district # 2 Davison County – The Planning Commission role is to establish the boundaries and also have the ability to make recommendation to adopt the project plan – adopt – not adopt – or make no recommendation of the project plan.

Basically for an overall view what a tax incremental district does it take the piece of property that has a tax assessed valuation inside the city of Mitchell and of course part goes to county, city, school and part goes to James River Water. What a tax increment district does it freezes the value of the tax assessment at the day the project is approved. If it was a \$1,000 then that would be what it's frozen at and the taxing districts, the county, city, school and James River Water would continue to collect the taxes at the date of the project. The Developer continues to pay taxes from and after the date the tif district is established. But it goes into a special fund those funds are used to pay down the tif debt. What happens to the school? The amount of aid a school district gets is based on the number of students it has. The real property taxes and of course part of that mill levy is the school so part of that aid comes from the school unless there is an opt out. Then the difference is made up by the state – this is the state aid formula.

What the Developer has in this case is that it has a tract of 100+ acres inside the city limits of Mitchell. He has an individual who is interested in purchasing a lot there and they are going to build a 64 unit apartment complex due to the housing study completed for the city and Davison county, earlier this year – what it showed was there was a lack of available housing which is hindering the development of jobs or expansion of businesses. There just aren't enough places for people to live. The area for the biggest gap in rental housing was in the \$600-\$800 range which is exactly the range of rent this apartment complex will provide. The potential buyer has a chance to buy more land at the site to build a second unit. There is only one access and that is Cemetery Road. Phase I will be creating another street called Pheasant Street.

One of the features of a tif is that once a tif is created you have five years to spend down the money. All of the public infrastructure projects have to be completed within those five years. If that second apartment unit goes in - Phase two through eight would be the completion of Pheasant street going south plus more streets, curb and gutter and storm sewers.

As a projection for the next five years, there will be four apartment complexes and up to five commercial buildings that will be developed. If that happens there will be enough tax increment to go through the other phases.

Total tif is \$3.6 million

If by the end of five years if the Developer only spends phase one and two the rest of the tif goes back to the county bonding.

Another feature of this tif – county tif #2 overlaps with city Tif #7 – the tax increments are applied to the first tif first. This is why they are asking for the maximum of 20 years for tif 2. Tif #7 will be paid off by 2021.

Phase I cost is \$600K (actual cost per TIF budget is \$697,385) – all used for streets, legal fees, any other professional fees, also for capitalized interest.

The County doesn't have to occur any expense with the loan. The Developer secures the loan with an interest rate of 4.5%. The County's job is to take the tax incremental funds and put them in a special account. Twice a year when the taxes are paid, the funds are paid out to the lender and are applied to the bond.

The bond document becomes a Developer Agreement signed by both the Developer and the County setting forth that the property can't be conveyed to an entity that doesn't pay property taxes. This document becomes the bond.

Phase I is the street development and improvements of Pheasant street

Phase II is completion of Pheasant street

Phase III is additional streets

Phase IV, V, VI, VII and VIII may not even happen –

The first seven years the funds go entirely to City Tif #7

Chuck Mauszycki – When any of us compete with an industry to get them to come to Mitchell to create jobs, you have to be highly competitive to get the client to come here.

Don Peterson – Coming to the county because the city has a few projects this year that they are bonding and they want to keep some in the reserves for emergencies.

Kiner to Kathy – when you are talking discretionary funds what is the gain or loss for the county by giving them the discretionary funds.

Kathy Goetsch – well you lose 80% the first year, 60% the next year, 40% the next, then 20%.

Tom Greenway - My biggest concern is that this will open the door for how many more tifs the city doesn't want to sponsor that Davison County will be asked to sponsor. What will we do if we need develop out in the county?

Don Petersen – Davison County bonding cap is \$80 million

Don Petersen – Any development in Mitchell or Mt Vernon helps the county.

Denny Kiner - Dealing with the comprehensive plan our major growth is agriculture and the second was industry. If we can't grow industry because we don't have housing that creates a problem. My biggest concern was that the County was not held liable. The County has zero risk.

Brenda Bode - There needs to be some structure – the city needs to get back on board – needs to be some commitment on the city's part.

The city of Mitchell is working with the streets on this. The city puts the streets in their budget.

Bruce Haines – Lesson in bonding - the city has bonding and the county has bonding but the county bonding includes the city – part of the \$80 million bonding is because of the City of Mitchell. As the city of Mitchell grows, the county bonding grows.

Don Petersen – The County Commissioners' responsibility to setup the bonding – they would set up the reserve.

Brenda Bode – What happens in a default?

Don Petersen – There was always a question that if there was a default to a tif – first of all because the county isn't part of the bond and only paying out of a special fund – it will not affect the bond grading for the County – because it's not the county's debt.

Bruce Haines – The bank is holding the bag and the Developer, at some point the County will get that money because that land will be sold. Whoever buys it has to pay the back taxes and the back taxes are part of the tif.

Brenda Bode - Is it in anyway going to influence or have any bearing on our funds for roads and bridges?

Kathy Goetsch – No they are two separate issues - because again, the County is not liable for the tif therefore it wouldn't have anything to do with the funds for the roads.

Gary Stadlman - I like the idea of the County working with the City. Interesting thing that came up the other day at that meeting was Administrative costs. The county can put a "use" onto that – well we would like a couple new motor graters out of the deal, every year the budget goes up and without putting any growth into taking care of paying for the budget. Every taxpayer in the County has an increase.

Bruce Haines - The County has the right to build expenses into the Tif total as an administrative fee.

Don Petersen –

The City charges \$4,000 administrative fee for every Tif up front and that is their cost for administering. It makes sense what Gary is saying for like the Ethanol Plant and an Industry out in the County if they are beating up the roads.

If the County Commission decides they want an administration fee. Hutchinson County ending up charged \$5,000 admin fee on a tif but it was a much smaller Tif.

Kim Weitala - Answering for our County for our public people, my thought was can I vote on something that we won't get any tax money until 2025 – will we even be here - at the same time as you were talking about advancing and growing and stepping out of our comfort zone and you know what I may not see it by I have to help and plan for it so if it's not costing us money. We're not spending any money but we're not getting an increase for a while. Would that land sit dormant if we said no or would you go forward.

Don Petersen – if this tid doesn't go through the street won't be built. If the street isn't built the first apartment complex won't be built. – this project won't go through if the tif doesn't go through.

Kim Weitala – it's making more of an understanding of working towards the future and thinking further ahead. No liability it just seems like a good move.

Chuck Storm – as long as the county isn't on the hook for anything – I have no problem with it.

Bruce Haines –

The public will ask of us and the County Commission later on as we proceed through this process – its' human nature – nobody wants to give up anything they thought that they had, if we don't give up this county needs tax relief. If we don't find ways to generate tax relief now it will be a lot harder 20 -25 years from now.

For the sake of the group – I have to ask Kathy again, I know the discretionary formula is set – can it be altered in a tif situation.

Kathy Goestch– yes

Bruce Haines – Only as a proposal for this group to review in their own minds. We are giving them the tif and also giving them tax discretionary which is 20, 40, 60, 80 & 100%. They pay taxes in five years. Is it a thought to change that, if we are going to think about something – now is the time to think about that. Adapt it to all Tifs.

Kim Weitala – The discretionary fund being a percentage. Being a percentage of 20% - does that mean they can spend that amount any way they want?

Don Petersen - The real property taxes are assessed and the taxable value is figured and the taxes are set. The first year they pay 20% of the taxable value, the second year they pay 40%, the next year 60, fourth year 80 and then finally 100%

Two request for tonight – to establish the boundaries and then recommend the plan.

Motion was made to accept the boundary and to accept the tid without the use of discretionary formula – Motion by Stadlman seconded by Greenway.

Discussion:

Chuck Mauszycki – I have dealt with these clients and others and they have a lot of trouble with our taxes, Aberdeen is \$48,000, this apartment is \$77,000, Sioux Falls was \$53,000 as they're coming from these places - the discretionary is what brought them here. We are on thin ice to get Clients away from other places.

Don Petersen - A lot of cost is in the first year – the year of Construction – until the units are full – paying \$77,000 in property taxes the first year I'm here as opposed to \$16 or \$17,000. I have a feeling with this project if Chuck goes back and says he doesn't get the discretionary formula he won't build.

We had a motion and a second then we had discussion –

Stadlman made a motion to establish the boundaries as listed on page five of the proposal of the recommended plan with the condition that the discretionary formula be waived – Seconded by Greenway

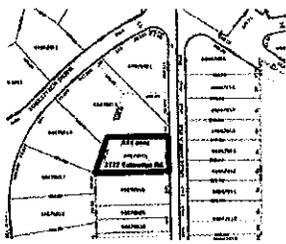
Vote – Ayes – 3; Nays – 4

Stadlman made a motion to set the boundaries as listed on page five of the proposal. Seconded by Kiner

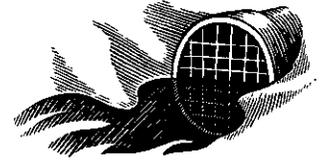
Vote - Ayes – 7; Nays – 0

Motion to recommend to the Commissioners the plan that is presented to us – Motion by Kiner and seconded by Storm

Vote – Ayes – 5; Nays – 2



Davison County Planning & Zoning  
Jeff Bathke, Administrator  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8618 CELL (605) 999-2863



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PLANNING COMMISSION MINUTES  
JULY 2, 2013

1. Call to order at 7:00 P.M. by Chairperson Haines
2. Roll call:
3. Present: Haines, Stadlman, Bode, Greenway, Kiner, Bathke & Punt  
Absent: Storm & Weitala  
Guests: Don Petersen, Darwin Everson, John Clarke, LuAnn Clarke, Chuck Oster, Gary Kingsbury, Floyd Morrison, Shirley K Morrison, Walter Morrison, Schirley Morrison, Patty Morrison, Ken Tracy, Harlan Quenzer, Jason Ellwein, Joe Graves, Bryan Hisel & Ross Dolan
4. Motion by Greenway, seconded by Kiner to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
5. Motion by Stadlman, seconded by Greenway to approve the minutes from the June 4, 2013 meeting. All present voting Aye. Minutes approved as presented.
6. That Firesteel Sportsman's Club made application on June 13, 2013 for a conditional use permit for a shooting range. The property was posted on June 21, 2013. Notice was published in the Daily Republic and the applicant and abutting property owners notice for a conditional use were mailed on June 21, 2013. This request is pursuant to Section 607 (36) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as E ½ of E ½ EX H-1 & H-2 & EX E ½ of SE ¼ West of James River & EX Lot A of Section 22, T 104 N, R 60 W, Perry Township, Davison County, South Dakota. After testimony from the Applicant and from the Public, the Applicant requested the application be tabled indefinitely.

Roll call vote – Aye – Vote not taken  
Nay –

1. Representatives of Edgerton Place, LLC have appealed to the Davison County Planning Commission to consider the project plan and the establishment of boundaries of Davison County Tax Increment Financing District No. 3 to include the described real property:  
\*\*\* See Attachment for minutes
  - a. Parcel 1: a portion of Block Six (6), Sunnyside Addition to the City of Mitchell which when platted will be legally described as Lots D and E, Block Six (6), Sunnyside Addition to the City of Mitchell, Davison County, South Dakota.

b. Parcel 2: West Williams Avenue and public right-of-way from its intersection with South Edgerton Street West to its intersection with South Ohlman Street.

7. Misc: The August Planning Commission meeting will be Tuesday, August 6, 2013 at 7:00 P.M.

8. Adjournment at 9:00 P.M. by Chairperson Haines

  
\_\_\_\_\_  
Bruce Haines  
Planning Commission Chairman

  
\_\_\_\_\_  
Jeff Bathke  
Zoning Administrator

TID Notes – Planning Commission Meeting  
July 2, 2013

Representatives of Edgerton Place LLC request a TID. The reason for the TID is to install West Williams Ave which will go from Edgerton Street west all the way to Ohlman. The purpose of putting the street in is for a new development of one to two apartment complexes north of West Williams Ave. The entire portion of the TID is for the street and for one phase.

Notifications of who was notified –since we were in the process of new school board members we did notify both the outgoing and the incoming – all school board members, Dr Graves, Mayor, John Claggett and all the Commissioners.

The TID went before the City last night – one of the recommendations is the completion of Williams Street from Edgerton to Ohlman, there is some questions on the drainage and how that will be resolved, landscaping and the fire hydrants were explained and discussed and all the conditions that were placed by the City Planning and Zoning Commission were addressed and after hearing the testimony the City Council recommended unanimously to approve this project.

The TID would pay for William's Street, side walk on the north side and the water line from Ohlman to Edgerton.

The Planning Commission tonight has two primary purposes and that is to establish the boundaries of the TID. A portion of block 6 Sunny Side Addition to the City of Mitchell legally described as lots D & E – Block 6 of Sunnyside Addition – that is Parcel 1 and Parcel 2 is the West Williams Ave and public right of way that runs on each side of that from its intersection from South Edgerton to its intersection of South Ohlman street.

The amount of the TID was in the project plan \$795,188, we might increase that amount tonight by about \$8,000. Administrative fees may be raised to \$14,000.00.

One process is William Street – the City of Mitchell will put the street in 2014. The Developer will be in charge of putting in the sewer and water. The first schedule is both complexes will be built in the first five years. If this happens even though we are asking for a twenty year Tid - the Tid will be paid off within ten years. If only one gets build that's the second amortization schedule the tid will be paid off in 2028 in about fifteen years. The tax increment that will be generated from that will hopefully pay it off earlier.

If we have an influx of families with children, might we have to build a new school or what is the school situation?

The school district any school district in South Dakota has several funds there is the general fund that's the fund that we live off of that's what brings in the money for personnel, books, utilities, and everything else and are not affected by these TID's.

When we have enrollment increases our financial situations solve themselves. When we have a decline that's when we get hit.

Does it affect our other funds like the capital outlet – yes but they are less important than the general fund – we need the housing – we need the students.

The District has been consistently over the years in favor of these tifs because of the growth that it brings to town.

County Commissioners will be setting a limit of what the bonding will be. The percentage of the total that can be the cap – they may decide to go only 40% – 50% of the total bonding authority.

The Commissioners need to set the rules – there needs to be a very definite dollar amount set and the rules put in place by our Commissioners.

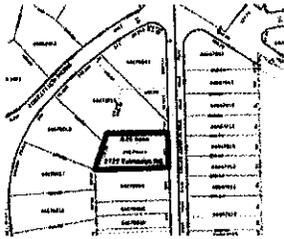
After discussion motions were made as follows:

Motion to set the boundaries as described as Parcel one and Parcel two – motion by Bode, Seconded by Stadlman.

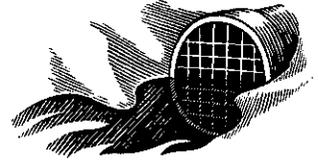
Vote - Ayes – 5;  
Nays – 0;  
Absent – 2

Motion to approve the project plan as proposed with the additional \$8,000.00 administration fee – motion by Kiner, seconded by Stadlman.

Vote - Ayes – 5;  
Nays – 0;  
Absent – 2



Davison County Planning & Zoning  
Jeff Bathke, Administrator  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8618 CELL (605) 999-2863



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PLANNING COMMISSION MINUTES  
AUGUST 6, 2013

1. Call to order at 7:00 P.M. by Chairperson Haines
2. Roll call:  
Present: Haines, Stadlman, Bode, Greenway, Kiner, Weitala, Bathke, & Punt  
Absent: Storm  
Guests: Dan Mohr, Becky Mohr & Jeffrey Hanson
3. Motion by Bode, seconded by Greenway to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Greenway, seconded by Kiner to approve the minutes from the July 2, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. That Dan Mohr has appealed to the Davison County Planning Commission to recommend granting a conditional use permit for an equipment storage building. An equipment storage building is not a permitted conditional use, principal use, or an accessory use in the Agricultural-Residential District (AR). This request is pursuant to Section 609 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract 2 of Witzel Tract of the SW 1/4 of Section 10, T 104 N, R 60, Perry Township, Davison County, South Dakota. After consideration and testimony from the applicant, motion by Greenway, seconded by Stadlman to recommend approval.

Roll call vote – Aye – 6  
Nay – 0  
Absent – 1

Recommended for approval – the conditional use permit for an equipment storage unit.

6. Approve a Plat of Wilson Tracts 1 and 2 in the NE ¼ of Section 25, T 103 N, R 61 W of the 5<sup>th</sup> P.M. Davison County, South Dakota. After consideration and no testimony from the applicant or from the public, motion by Bode, seconded by Weitelat to recommend approval.

Roll call vote – Aye – 6  
Nay – 0  
Absent – 1

Recommended for approval – the Plat of Wilson Tracts 1 and 2.

7. That Jeffrey D. and Sherri L. Hanson, have appealed to the Davison County Planning Commission to recommend granting a variance of 9 acres to create lot size of +/- 16 acres. 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 minimum lot requirement is 25 acres. Currently, the property is legally described as Dean's Tract 1 in the NW ¼ of Section 28, T 104 N, R 62 W of the 5<sup>th</sup> P.M., Blendon Township, Davison County, South Dakota. After consideration and testimony from the applicant, motion by Bode, seconded by Greenway to recommend approval.

Roll call vote – Aye – 5  
Nay – 1  
Absent – 1

Recommend for approval – granting a variance of 9 acres

8. Approve a Plat of Lots 1 and 2 of JDH First Addition in the NW ¼ of Section 28, T 104 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. After consideration and testimony from the applicant, motion by Bode, seconded by Kiner to recommend approval.

Roll call vote – Aye – 6  
Nay – 0  
Absent – 1

Recommend for approval – a Plat of Lots 1 and 2 of JDH First Addition

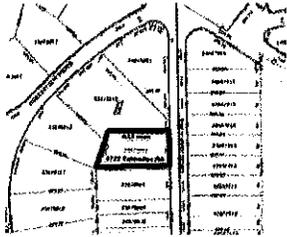
9. Set rules for TIDS – There was some discussion on what to include in the rules for the TIDS. Suggestions are:
- Don't give both the TID request and the discretionary formula to the applicant.
  - Have the guidelines set and post on the website. TIDS inside the City limits should mirror the City guidelines.
  - The County cap would be a percentage, yet to be set.
  - If a Developer sells the project – the discretionary formula and the TID would end.
  - It is our responsibility to investigate the project – bids should be included in the application – make them prove the cost.

10. Misc: The September Planning Commission meeting will be Tuesday, September 3, 2013 at 7:00 P.M.

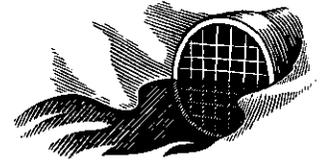
11. Adjournment at 8:50 P.M. by Chairperson Haines

  
Bruce Haines  
Planning Commission Chairman

  
Jeff Bathke  
Zoning Administrator



Davison County Planning & Zoning  
Jeff Bathke, Administrator  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8618 CELL (605) 999-2863



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PLANNING COMMISSION MINUTES  
September 3, 2013

1. Call to order at 7:00 P.M. by Chairperson Haines
2. Roll call:  
Present: Haines, Bode, Kiner, Weitala, Bathke and Punt  
Absent: Stadlman, Storm, Greenway  
Guests: None
3. Motion by Bode, seconded by Kiner to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Weitala, seconded by Bode to approve the minutes from the August 6, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. Approve a Plat of Lots 5-A and 6-A of Enemy Creek Estates, A subdivision of previously platted Lots 5 and 6 of Enemy Creek Estates in the NE ¼ and in the SE ¼ of the NW ¼ of Section 14, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. After consideration, motion by Kiner, seconded by Bode to recommend approval.

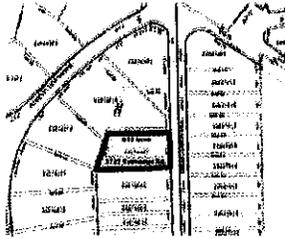
Roll call vote – Aye – Haines, Bode, Kiner & Weitala  
Nay – None  
Absent – Stadlman, Storm & Greenway

Recommended for approval – to approve a Plat of Lots 5-A and 6-A of Enemy Creek Estates.

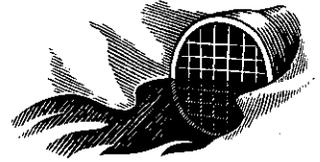
6. Update on the rules for TIDS – Jeff is working on putting a document together with all of the information. It will look like an ordinance.
7. Update on Brian McGinnis on the new comprehensive plan – We are getting close to harvest so January will be a good time to meet with Brian.
8. Misc: The October Planning Commission meeting will be Tuesday, October 1, 2013 at 7:00 P.M.
9. Adjournment at 8:50 P.M. by Chairperson Haines

  
Bruce Haines  
Planning Commission Chairman

  
Jeff Bathke  
Zoning Administrator



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Fax (605) 995-8618 CELL (605) 999-2863



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PLANNING COMMISSION MINUTES  
October 1, 2013

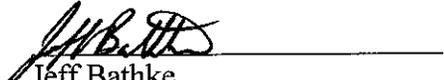
1. Call to order at 7:00 P.M. by Vice Chairperson Stadlman
2. Roll call:  
Present: Stadlman, Bode, Kiner, and Weitala (via phone conference)  
Absent: Haines, Storm, and Greenway  
Guests: Jay Christensen
3. Motion by Bode, seconded by Kiner to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Kiner, seconded by Bode to approve the minutes from the September 3, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. That Jay Christensen has appealed to the Davison County Planning Commission to recommend granting a conditional use permit for a saw sharpening service. A repair shop requires a conditional use in the Agricultural-Residential District (AR). This request is pursuant to Section 607 (31) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot 8 of the Mahoney Sub, of the NE 1/4 of Section 3, T 102 N, R 60 W, Prosper Township, Davison County, South Dakota. After consideration of Section 1403 A – Conditional Uses, motion by Kiner seconded by Bode to recommend approval.

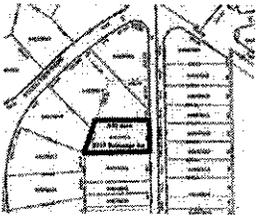
Roll call vote – Aye – Stadlman, Bode, Kiner, Weitala  
Nay – None  
Absent – Haines, Storm, Greenway

Recommended for approval – Approve the conditional use for a saw sharpening service with stipulation that the sign would be no larger than 4'x8' and to work on cleaning the yard.

6. Update on the rules for TIDS – Jeff has a rough draft completed and has distributed it to the committee for review. The document will be ready for the Board's review at the November meeting.
7. Misc: The November Planning Commission meeting will be Tuesday, November 5, 2013 at 7:00 P.M.
8. Adjournment at 8:40 p.m. by Vice Chairperson Stadlman

  
Gary Stadlman  
Planning Commission Vice Chairman

  
Jeff Bathke  
Zoning Administrator



## Davison County Planning & Zoning and Emergency Management

Jeff Bathke, Director  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8642  
Mitchell, SD 57301-2631



### PLANNING COMMISSION MINUTES November 5, 2013

1. Call to order at 7:00 P.M. by Chairperson Haines
2. Roll call:
  - Present: Bruce Haines, Gary Stadlman, Chuck Storm, Brenda Bode, Tom Greenway, Denny Kiner, Kim Weitala, and Jeff Bathke
  - Absent: None
  - Guests: Lyle Bode and Todd Maeschen
3. Motion by Greenway, seconded by Bode to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Stadlman, seconded by Kiner to approve the minutes from the October 1, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. That Todd Maeschen has appealed to the Davison County Planning Commission to recommend granting a variance to construct two grain bins 65 feet from the West property line. The minimum setback from all public right-of-ways is not less than 75 feet in the Agriculture District. 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 NW ¼ of Section 22, T 101 N, R 61 W, Tobin Township, Davison County, South Dakota.
  - a. Discussion: Mr. Maeschen explained he was misinformed when he built the original grain bin several years ago, as he was told the structure needed to be 75' from the center of the road, not the R.O.W. He would like to place the two new bins strategically to allow for one staircase. He was asked by Ms. Bode if he had enough room in the yard for a semi, to which his answer was yes. He was asked by Mr. Haines if he would be adding a leg, to which his answer was no as he has a long auger.
  - b. After consideration of Section 1403 B – Variances, motion by Bode seconded by Storm to recommend approval.
  - c. Roll call vote
    1. Aye – Haines, Stadlman, Storm, Bode, Greenway, Kiner and Weitala
    2. Nay – None
    3. Absent-None
  - d. Recommendation: Approve the Variance to construct two grain bins 65 feet from the West property line.
6. That Shirley Bowman has appealed to the Davison County Planning Commission to recommend granting a variance to construct a garage 60 feet from the South property line. The minimum

setback from all public right-of-ways is not less than 75 feet in the Agriculture District. 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 Lot A Less H-1 in the SE ¼ of Section 17, T 104 N, R 60 W, Perry Township, Davison County, South Dakota.

- a. Discussion: The confusing R.O.W. was explained by P&Z Administrator Bathke. On a normal road the R.O.W. is 66'. However, in this case the road has been widened to 100', resulting in an additional 17' HWY Lot. The Zoning Ordinance does not state if the applicant needs to be 75' from the original R.O.W., or from the widened R.O.W. This was discussed with Brian McGinnis at District III and he agreed, the language is not clear; but would be best to error on the side of caution.
- b. Submitted to the Commission was a letter from Diane Henebry, adjacent land owner, in opposition to the variance as it would set a precedence to allow additional variances on the property. She was also concerned with the upkeep of the property.
- c. After consideration of Section 1403 B – Variances, motion by Greenway seconded by Stadlman to recommend denial of the variance to construct a garage 60' from the South property line, but recommend approval of a variance of 65' from the South property line, which would be even with the South side of the existing house.
- d. Roll call vote
  1. Aye – Haines, Stadlman, Storm, Bode, Greenway, Kiner and Weitala
  2. Nay – None
  3. Absent – None
- e. Recommendation: Denial of the variance to construct a garage 60' from the South property line, but recommend approval of a variance of 65' from the South property line, which would be even with the South side of the existing house.

7. Update on the rules for TIDS

- a. P&Z Administrator Bathke gave the Commission an explanation of where the TID Guideline document was at. The Commission received a copy, but had not had time to review with comments. The Commission was given the next month to make any comments, with a plan to approve the guidelines at the December meeting.

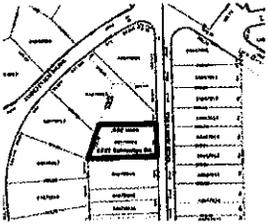
8. Miscellaneous Items:

- a. Tommy Greenway announced his retirement from the Planning Commission. He has served several years, but feels it is time to let someone else take his spot. He offered a name for a possible replacement who will be contacted.
- b. The December Planning Commission meeting will be Tuesday, December 3, 2013 at 7:00 P.M.

9. Adjournment at 8:30 p.m. by Chairperson Haines

  
\_\_\_\_\_  
Bruce Haines  
Planning Commission Chairman

  
\_\_\_\_\_  
Jeff Bathke  
Planning & Zoning and Emergency Management Director



## Davison County Planning & Zoning and Emergency Management

Jeff Bathke, Director  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8642



### PLANNING COMMISSION MINUTES DECEMBER 3, 2013

1. Call to order at 7:00 P.M. by Chairman Haines
2. Roll Call
  - Present: Bruce Haines, Gary Stadlman, Chuck Storm, Brenda Bode, and Jeff Bathke
  - Absent: Tom Greenway, Denny Kiner, Kim Weitala
  - Guests: Steve Thiesse, Paul Reiland
3. Motion by Stadlman, seconded by Bode to approve the agenda. All present voting Aye – Motion carried. Agenda approved as presented.
4. Motion by Storm, seconded by Stadlman to approve the minutes from the November 5, 2013 meeting. All present voting Aye. Minutes approved as presented.
5. Approve a Plat of Lot 8A of Shank's First Addition, a subdivision of the West 436.75' of Lot 8 in the NW ¼ of Section 29, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Discussion: Mr. Reiland explained the plat, as Lot 8A coming out of Lot 8. All three, Lot 8, Lot 8A, and Lot S; have access. The plan is to have all cars removed once the ground freezes, with hopes of having all cars off of Lot 8A by spring. The Planning & Zoning Department sees no issues with this plat. This parcel falls in the Extraterritorial Jurisdiction District (ETJ), which is under the jurisdiction of the city. The land is zoned Highway Business (HB).
  - After consideration, motion by Stadlman seconded by Storm to recommend approval to the County Commissioners.
  - Roll call vote
    - i. Aye – Haines, Stadlman, Storm, Bode
    - ii. Nay – None
    - iii. Absent- Greenway, Kiner and Weitala
  - Recommendation to Commissioners: Approve the Plat.
6. Update on the rules for TIDS
  - P&Z Administrator Bathke gave the Commission an explanation of where the TID Guideline document was at. The Commission received a copy two months ago. A few areas were clarified. The biggest addition was adding a \$2,500 application fee. Jeff will check to see if state law allows this fee. Commission members Kiner and Weitala will be given an opportunity to make any changes, since they were not able to make the meeting. Upon revision, the guideline will be forwarded to the County Commissioners for their approval.

- After consideration, motion by Stadlman seconded by Storm to make noted revisions and send to the County Commissioners after Kiner and Weitala have submitted comments.
- Roll call vote
  - i. Aye – Haines, Stadlman, Storm, Bode
  - ii. Nay – None
  - iii. Absent- Greenway, Kiner and Weitala
- Recommendation: Upon receiving comments from Commission members Kiner and Weitala, the guideline will be forwarded to the County Commissioners for their approval. If the new comments are major, the plan will be revisited by the Planning Commission at the January Meeting.

7. Miscellaneous Items:

- Tommy Greenway announced his retirement from the Planning Commission in November. Steve Thiesse has shown an interest in the Commission. His name will be given to the Commissions for a possible appointment.
- The January Planning Commission meeting will be Tuesday, January 14, 2014 at 1:15 P.M. This meeting will be the 2<sup>nd</sup> Tuesday, which will allow time for appointments at the Regular Commission Meeting on January 7, 2014. Note the meetings have moved to the winter schedule of 1:15 P.M.
- Jeff announced the hiring of Nathan Wegner, Deputy Director of Planning & Zoning and Emergency Management, who will start on January 6, 2014.
- The Commission asked if they were covered for liability. After checking with the Auditor, yes they are covered.

8. Adjournment at 8:08 P.M.

  
 Bruce Haines  
 Planning Commission Chairman

  
 Jeff Bathke  
 Planning & Zoning and Emergency Management Director