



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES

April 1, 2014

1. Call to order at 7:10 P.M. by Vice Chairman Stadlman.
2. Roll Call
 - Present: Stadlman, Storm, Thiesse, Weitala, Wegner.
 - Absent: Haines, Bode, Kiner, Bathke
 - Guests: Loren & Julie VanOverschelde, Jessica Burns.
3. Approve the agenda
 - Motion by Storm, seconded by Weitala to approve the agenda. All members voted aye, motion carried.
4. Approve the March 4, 2014 Minutes
 - Motion by Weitala, seconded by Thiesse to approve the March 4, 2014 minutes. All present members voted aye, motion carried.
5. That Loren and Julie Van Overschelde have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 22 acres to create a lot size of 3 acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as LJV Tracts 1 and 2 of Government Lot 1 in the NE 1/4 of Section 1, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Wegner 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 how large the acreage is and how much of that is currently farmed. Applicant informed the Commission that the area farmed would not change with variance. Access to the property was also discussed with the finding that a driveway to the south would serve as access to the portion of the property for farming. An agricultural covenant for the land was discussed, which the applicant was already aware of.
 - After consideration of 1403- B Variance, motion by Weitala, seconded by Thiesse to recommend approval of the Variance with an Agricultural Covenant to the Board of Adjustment. All present members voted 4 aye, 0 nay, motion carried.
6. Consider a Plat of LJV Tracts 1 and 2 of Government Lot 1 in the NE 1/4 of Section 1, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Loren and Julie Van Overschelde.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief due to the Variance covering the same area of discussion.
 - Motion by Storm, seconded by Weitala to recommend approval of the plat to the County Commissioners. All present members voted 4 aye, 0 nay, motion carried
7. Set date for next meeting.
 - May 6, 2014 @ 7:00P.M.
8. Adjournment @ 7:33 P.M.

Gary Stadlman
Planning Commission Vice Chairman

Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director