



Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642



PLANNING COMMISSION AGENDA
December 6, 2016

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Approve the November 1, 2016 Minutes.
5. Consider A Plat of Wermers' Tract A in the South 1197 Feet of the S.W. 1/4 of Section 20, T 103 N, R 61 W of the 5th P.M. Davison County, South Dakota; requested by Kyle Wermers.
6. Questions and discussion on amending the Davison County Zoning Ordinance.
7. Additional Comments from the Group.
8. Set date and time for next meeting – January 3, 2017 @ 1:15 P.M.
9. Adjournment.

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning



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PLANNING COMMISSION MINUTES
November 1, 2016

- Chairman Haines called the meeting to order at 7:04 P.M.
- Roll Call
 - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Charles Storm, Kim Weitala, Mark Jenniges.
 - Absent: None: Gary Stadlman, Lewis Bainbridge, Jeff Bathke
 - Guests: Mr. & Mrs. Gates
- Approve the agenda.
 - Motion by Brenda Bode, seconded by Kim Weitala, to approve the agenda. All members voted aye, motion carried.
- Approve the October 4, 2016 Minutes.
 - Motion by Steve Thiesse, seconded by Charles Storm, to approve the October 4, 2016 minutes. All members voted aye, motion carried. .
- Approve a Plat of A Plat of Lots A-1B and A-2B of J. L. Oberembt's First Addition, A subdivision of Government Lot 4 and the SW 1/4 of the NW 1/4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Darrell Gates.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included that the plat withis within 3 miles of the city. The reason they are replatting is so Darrell can keep the well with his property (Lot A-2B) as they sell the parents north lot (Lot A-1). Haines brought up that the families have lived there for many years and done a nice job keeping up the land.
 - Motion by Kim Weitala, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
- Approve a Plat of A Plat of Lots 1 and 2 OF Rus First Addition in the SE 1/4 of Section 15, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Mike Rus.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. Discussion included that Mike is platting his property so he will be in accordance with the zoning ordinance and be able to acquire a building permit to construct a shed, currently his lot descriptions are by measurements.
 - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
- Questions and discussion on amending the Davison County Zoning Ordinance.
- Additional Comments and Discussion from the Group included:

- Set date and time for next meeting – December 6, 2016 @ 1:15 P.M.
- Adjournment @ 8:05 P.M.

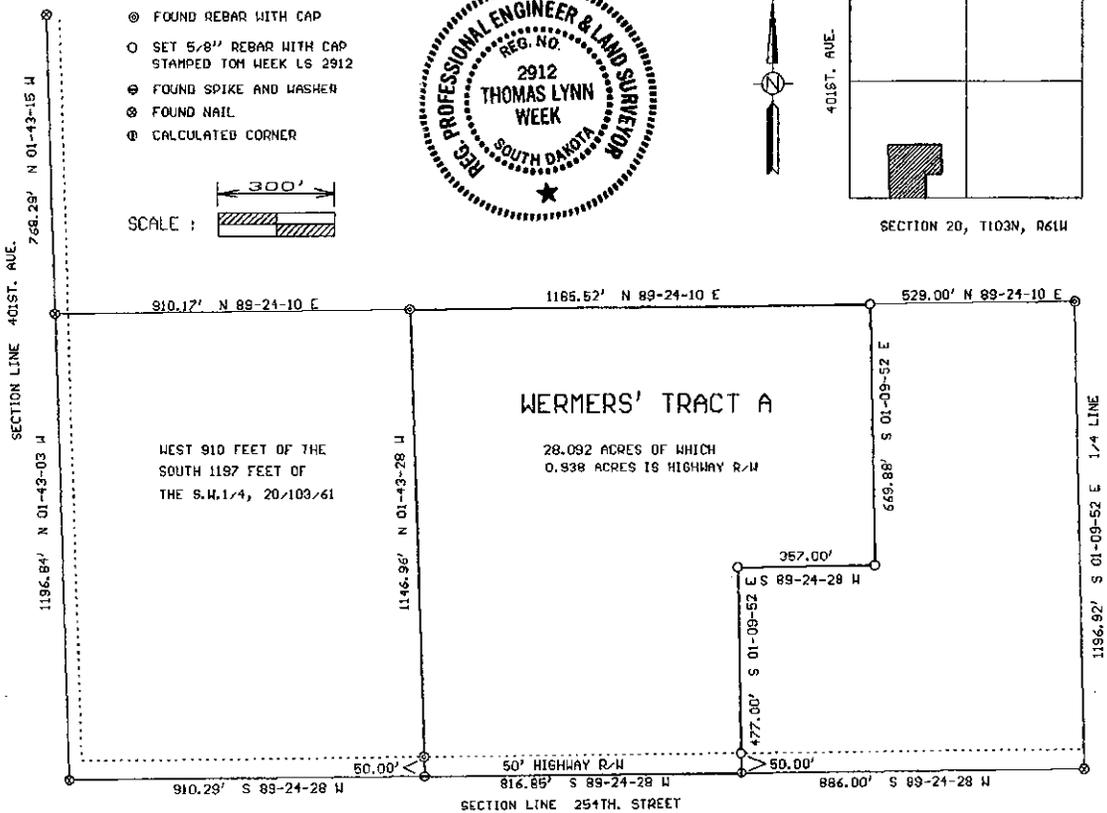
Bruce Haines
Planning Commission Chairman

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning

D.r.f. Equad

PLAT OF WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THIS PROPERTY WAS PREVIOUSLY DESCRIBED AS: THE SOUTH 1197 FEET OF THE S.W.1/4 LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE EAST 529 FEET OF THE SOUTH 1197 FEET, AND EXCEPT THE SOUTH 527 FEET OF THE WEST 357 FEET OF THE EAST 886 FEET OF THE SOUTH 1197 FEET, AND EXCEPT THE WEST 910 FEET OF THE SOUTH 1197 FEET OF THE S.W.1/4, SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF OCTOBER, 2016.

Thomas Lynn Week
 THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS ONE APPROACH TO THIS PROPERTY. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS _____ DAY OF _____, 2016.

COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, 2016.

DIRECTOR OF EQUALIZATION, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK
 407 REGAL DRIVE
 YANKTON, SOUTH DAKOTA 57078
 605-665-8333

PLAT OF WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, KYLE E. WERMERS AND RACHEL C. WERMERS, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF WERMERS' TRACT A, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE SOUTH SIDE OF WERMERS' TRACT A. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH TRACT A, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____, 2016, _____
KYLE E. WERMERS RACHEL C. WERMERS

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2016, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KYLE E. WERMERS AND RACHEL C. WERMERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2016.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: WERMERS' TRACT A IN THE SOUTH 1197 FEET OF THE S.W.1/4 OF SECTION 20, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, 2016.

COUNTY AUDITOR CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER CERTIFICATE

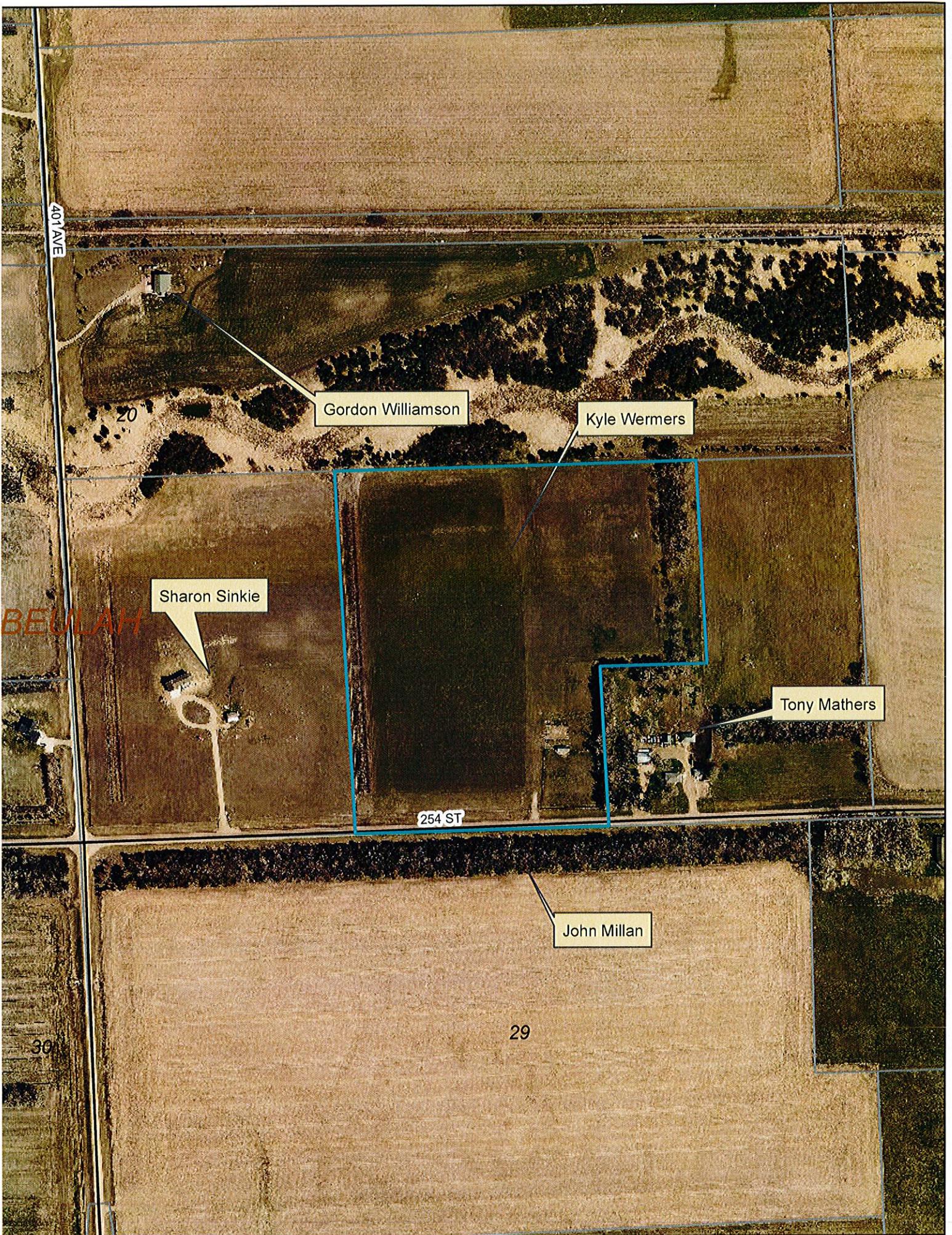
THE UNDERSIGNED, COUNTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 2016.

TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2016, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS, DAVISON COUNTY, S.D.



401 AVE

20

Gordon Williamson

Kyle Wermers

Sharon Sinkie

BEULAH

Tony Mathers

254 ST

John Millan

29

30