



Davison County Planning & Zoning and Emergency Management

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PLANNING COMMISSION MINUTES

January 13, 2015

1. Call to order at 1:15 P.M. by Zoning Administrator Bathke.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Charles Storm, Lewis Bainbridge, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: None.
 - Guests: Jerry Toomey, Randy Doescher, Dennis Westgard, Don Petersen, Dave Backlund, John Claggett, Merle Northrup, Terry Johnson, Gerrad Doering, Jodi Doering, Randy Reider, Doug Backlund, Susan Kiepke, Reg Young, Marcus Traxler, Christie Gunkel, Cory Aadland.
3. Election of 2015 Planning Commission Officers
 - Administrator Bathke called for nominations of Chairman. Charles Storm nominated Bruce Haines, Kim Weitala seconded the nomination. Hearing no further nominations, Bruce Haines was unanimously voted as Chairman.
 - Administrator Bathke called for nominations of Vice Chairman. Kim Weitala nominated Gary Stadlman, Brenda Bode seconded the nomination. Hearing no further nominations, Gary Stadlman was unanimously voted as Vice Chairman.
4. Approve the agenda
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to approve the agenda. All members voted aye, motion carried.
5. Approve the December 2, 2014 Minutes
 - Motion by Gary Stadlman, seconded by Steve Thiesse, to approve the December 2, 2014 minutes with one noted correction to the 'call to order'. All members voted aye, motion carried.
6. That Gerrad and Jodi Doering have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 15.00 +/- acres to create lot size of 10.00 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (3) 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 Lot 1 of G.R. Doering Addition in the N 1/2 of the N 1/2 of the NW 1/4 of Section 15, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota, Except Lot H-1.
 - 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 plans for the remaining acreage which will be used as pasture land and is not suitable for farming/growing practices. There was also discussion about 252nd street in that it is a dirt track/trail and if abandoned by the township [someday] there would be no access to the remaining acreage; the interested buyer would be purchasing the total acreage, so access to the remaining acreage at this point is not a problem.

- After consideration of 1403- B Variance, motion by Kim Weitala, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote: Haines – aye, Stadlman – nay, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
7. Approve a Plat of Lot 1 of G.R. Doering Addition in the N 1/2 of the N 1/2 of the NW 1/4 of Section 15, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota, Except Lot H-1; at the request of Gerrad and Jodi Doering.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion about the variance.
 - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote: Haines – aye, Stadlman – nay, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
 8. Consider Tax Increment District #4 proposed project plan in the Wild Oak development area; at the request of Firesteel Links LLC.
 - Prior to discussion about the proposed project plan, Deputy Administrator Wegner gave an explanation of the TID procedure process: the Planning Commission is responsible for reviewing the project plan and confirming that all criteria is met and the public welfare, benefit, and interest has been addressed. We will hear from the developer and his representatives as well as opening up the floor for public comment. Once the Planning Commission feels they have heard substantial information regarding the subject, a motion can be made; a favorable motion and roll call vote entitles the project plan to be forwarded to the Davison County Commissioners; not recommending approval means the project plan does not move forward. So today, the Planning Commission is to consider the Tax Increment District #4 project plan in the Wild Oak development area; at the request of Firesteel Links LLC. It was also stated that the discussion would be recorded; *below is the summary of the discussion's main points, for anyone who wishes to hear the full discussion, the recording is on file at the Davison County Courthouse in the Planning and Zoning Department.*
 - The applicant was present to answer questions. The applicant and his representative also provided an explanation and presentation of the proposed project plan. Discussion included comments and questions from both the commission and the audience. Discussion started with possible sites for the new clubhouse and its driveway placement, which will be determined by a site survey of the property. The driveway itself would be classified as public (dedicated to the public) but would be privately maintained. The TID will be classified as a grant since it will use discretionary funds. Importance was given to Mattie Street construction which would involve paving an estimated 300 feet to complete Mattie Street from Quiett Lane to Highway 38. Administrator Bathke pointed out that the TID itself meets all required criteria to be considered and a completed checklist was provided/available to the commission and audience. Chairman Haines stated that the phases are tight and leave very little room for change; Don Petersen assured the group that by law all phases must be complete within five years [of the TID being approved]. Mr. Petersen also stated that the construction of Mattie Street needs the increment from phase one in order to be

constructed and that the benefit of Mattie Street being completed through TID funds is both a benefit for the developer(s) and the City. Haines and Petersen also stated that the money that has been borrowed must be paid back with interest if the TID were to dissolve before the 20 year period and that the County is protected if payments/increment fall through [throughout the TID and at the end]. Brenda Bode asked Dave Backlund if, in his opinion, the clubhouse would be built without TID funds. Mr. Backlund responded by saying that he would not build the clubhouse without the TID [funds] because the TID money would provide provide [public] infrastructure (parking lot). Mr. Petersen reassured the group that any costs over the approved 3.1 Million would be covered by the developer. The total non-TID costs from this project would be approximately \$14,849,300 (clubhouse and single family housing units). The developer believes that this project and TID is a necessity for Mitchell area due to the findings of a 2012 study that showed a lack of single family houses to support the market; roughly 40 new houses would be needed each year to support the growth of Mitchell to which only 20-25 have been built each year over the past few years. Commission member Storm questioned the need for bridge(s) reconstruction; Mr. Petersen stated that if development took place east of the golf course then the new bridge(s) would provide for those landowners. It was noted that the City of Mitchell would be involved for all public infrastructure development, to include the parking lot for the clubhouse and the construction of Mattie Street, in order to keep costs under control by bidding the projects out and make sure the construction is to city standards. The City would have to approve any plans for the area through the (City) Planning Commission and City Council. It was asked of Terry Johnson why Mattie Street is fifteen years out for construction; Mr. Johnson responded by stating that not all of Mattie street is in the City limits therefore fiscally viable options (special assessments, budget money, and federal and state dollars) are not available; federal and state aid dollars are currently focused primarily on Spruce street reconstruction. The floor was then opened up for general input from the audience: Dennis Westgard stated that his house is at the intersection of Quiett lane and Mattie Street and he is in favor of the overall plan if it means that Mattie Street would be constructed sooner [than the fifteen years the city has projected]. Randy Doescher stated that he sits on the City Council for Mitchell and he is not in favor of the proposed TID because he does not think the TID meets all criteria and he also believes that the City has approved and overused Tax Incremental Financing (TIF) and doesn't want the County to go down the same road. He also doesn't like how consideration has been given to combining phases. Commission member Bode asked what Dave's definition of a clubhouse would be and Mr. Backlund explained that it is technically defined as a place for storage of clubs, however, today that definition has changed to include amenities for members. His proposed clubhouse would include a workout facility, concession area, check-in station, storage, and will have a liquor license; it will not include a banquet hall. Bode also questioned a paragraph (page 5) in the plan that calls for giving the developer flexibility of phases with no concrete order. Mr. Petersen stated that flexibility is necessary in order to accommodate development that may arise in order to best afford and provide increment for the TID which will keep the project and overall development progressing and overall increment building. Bode also questioned where economic development would occur with the TID and Mr. Petersen answered by stating that it would come in the form

of housing which would allow people to move here and have a place to live thus filling jobs and providing a larger workforce that, through the study, was found to be needed. Bode also wanted to shed light on the fact that Mattie Street has overshadowed the rest of the project plan and that we need to look at the plan in a different way- as if Mattie Street were not included; does the plan have merit without Mattie Street? The last main question of the afternoon dealt with the zoning of the area and what possible development could occur. The zoning would be controlled through the City since the area lies within the extraterritorial district.

- Motion by Gary Stadlman, seconded by Charles Storm, to recommend approval of Tax Incremental District #4 project plan to the County Commissioners. Roll call vote: Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

9. Additional Comments from the Group included:

- Clarification and explanation of Section 513 (3) of the Davison County Zoning Ordinance: Every financial institution has their own number for the amount of acreage that they will finance; the new ordinance will reflect a recommendation for what most banks (on average) look for in max acreage for financing.

10. Set date and time for next meeting – February 3, 2015 @ 1:15 P.M.

11. Adjournment @ 3:23 P.M.



Bruce Haines

Planning Commission Chairman



Nathan Wegner

Planning & Zoning and Emergency Management Deputy Director