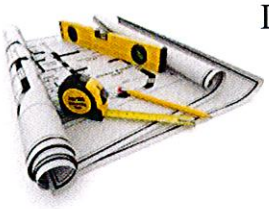

Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
January 3, 2017

1. Chairman Haines called the meeting to order at 1:17 P.M.
2. Roll Call
   - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Charles Storm, Kim Weitala , Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
   - Absent: Gary Stadlman
   - Guests: Teresa Wilson, Bob Weber, Darryl Gates, Brad Gates.
3. Election of 2016 Planning Commission Officers.
   - Administrator Bathke called for nominations of Chair. Brenda Bode nominated Bruce Haines, Charles Storm seconded the nomination. Lewis Bainbridge called to cease nominations and cast a unanimous vote, seconded by Steve Thiesse. Hearing no other nominations, Bruce Haines was unanimously voted as Chairman.
   - Chairman Bruce Haines called for nominations of Vice Chairman. Bruce Haines nominated Gary Stadlman, Kim Weitala seconded the nomination. Brenda Bode called to cease nominations and cast a unanimous vote, seconded by Steve Thiesse. Hearing no further nominations, Gary Stadlman was unanimously voted as Vice Chair.
4. Approve the agenda.
   - Motion by Brenda Bode, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried. The agenda was amended to show Teresa Wilson's Variance Request was for the front yard, not the side yard.
5. Approve the December 6, 2016 Minutes.
   - Motion by Charles Storm, seconded by Steve Thiesse, to approve the December 6, 2016 minutes. All members voted aye, motion carried.
6. That Teresa Wilson has appealed to the Davison County Planning Commission to recommend granting a variance in front yard setback +/- 10 feet, resulting in a setback of +/- 65 feet from the right of way. The minimum setback is 75 feet in the Agricultural Residential District.
   - This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract 1 of Wilson Tracts in the NE 1/4 of Section 25, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
   - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. No phone calls or letters for or against the variance were received. Teresa is adding onto her living room and a bedroom.
   - The applicant was present to answer questions. Discussion included that Haines commended the overall area of the land out there as a whole neighborhood for being cleaned up and looking very nice. Bob Weber was in the audience in favor of the variance. There are no sight or safety issues with the variance.

- After consideration of 1403-B Variance, motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
  Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
  Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

7. That Brad Gates has appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 23.209 acres to create a lot size of +/- 1.791 acres. The minimum in the Ag Res District is 25 acres.
   - This request is pursuant to Section 616 (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 Lots A-1C and A-1D of J.L. Oberembt's First Addition a Subdivision of Government Lot 4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
   - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. There were no phone calls or letters received for or against this variance.
   - The applicant was present to answer questions. Discussion included that Brad Gates has already started to clean up some of the old rotted trees and old machinery off of the land. He plans to build or move in a house in the near future. There are utilities out there for him to tie into. For now he will share an approach with the land owner to the north, Bruce Haines. Eventually he will put in his own approach. Stadlman mentioned to Deputy Jenniges that he is concerned about more and more approaches being put onto main roads and being a possible safety issue, not necessarily this location but planned developments in the future and that is something the updated zoning ordinance hopes to take care of.
   - After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Variance with an Ag Covent to the Board of Adjustment. Roll call vote:
     Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
     Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
8. Approve a Plat of Lots A-1C and A-1D of J.L. Oberembt's First Addition a Subdivision of Government Lot 4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Brad Gates.
   - Deputy Administrator Jenniges gave an explanation of the plat.
   - The applicant was present to answer questions. This is within the 3mi of the city and they will hear it in the upcoming weeks. Discussion was had during the variance permit application.
   - Motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
     Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
     Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
9. Questions and discussion on amending the Davison County Zoning Ordinance.
10. Additional Comments and Discussion from the Group included:
11. Set date and time for next meeting – February 7, 2017 @ 1:15 P.M.

12. Set date and time for Open Public Meeting for Zoning Ordinance Changes-February 7, 2017 @ 5:30 P.M. at Davison County 4H Grounds, 3200 West Havens, Mitchell, SD 57301.
13. Adjournment @ 2:40 P.M.

Bruce Haines
Planning Commission Chairman

Mark Jenniges
Deputy Director of Planning & Zoning